

**NOTICE OF A COMPLETE APPLICATION and PUBLIC MEETING
and NOTICE OF OPEN HOUSE**

**CONCERNING A PROPOSED OFFICIAL PLAN AMENDMENT
AND ZONING BY-LAW AMENDMENT**

8 PECK STREET & SOUTHEAST CORNER OF PECK & BOBCAYGEON (PLOZA2017005)

TAKE NOTICE that the Township of Minden Hills has received a complete application to amend the Township's Official Plan & Zoning By-law. The site specific amendments apply to property municipally known as 8 Peck Street and a vacant parcel at the southeast corner of Peck & Bobcaygeon (see Key Map below).

PURPOSE AND EFFECT: The subject property is presently zoned Village Commercial (C4) and is located within the Downtown Transition designation. The purpose of the application would accommodate a proposal for the sales and assembly of energy efficient buildings together with space for training and rental to artisan manufactures. The applicant seeks amendments which would permit this use and to allow for the outside storage of four (4) trailers and the display of a model home.

AND TAKE NOTICE that the applicant will be hosting an Open House to give the public an informal opportunity to review and ask questions about the proposal. Any person may attend the Open House to discuss their comments and concerns with the applicant and municipal planning staff. Comments and concerns received as a result of the Open House will be considered in the preparation of a Planning Report for Council's information, and may result in modifications to the proposal.

AND TAKE NOTICE that Council for The Corporation of the Township of Minden Hills will be holding a Public Meeting, as required under the Planning Act. The Public Meeting is an opportunity for Council to hear and consider comments related to the proposed amendments. Any member of the public may speak in favour, or opposition to, the proposed amendments during the Public Meeting.

DATE AND LOCATION OF OPEN HOUSE

Date: Tuesday January 24, 2017
 Time: 2:00 pm to 6:00 pm
 Location: Minden Lions Club
 166 Bobcaygeon Rd., Minden, ON

DATE AND LOCATION OF PUBLIC MEETING

Date: Thursday, February 9, 2017
 Time: 9:00 am
 Location: Municipal Council Chambers
 7 Milne St., Minden, ON

ADDITIONAL INFORMATION regarding the proposed Amendment is available to the public for inspection at the Township of Minden Hills Municipal Office located at 7 Milne Street on Monday to Friday, between the hours of 8:30 a.m. and 4:30 p.m or by calling Mr. Ian Clendening at 705-286-1260 (ext.206).

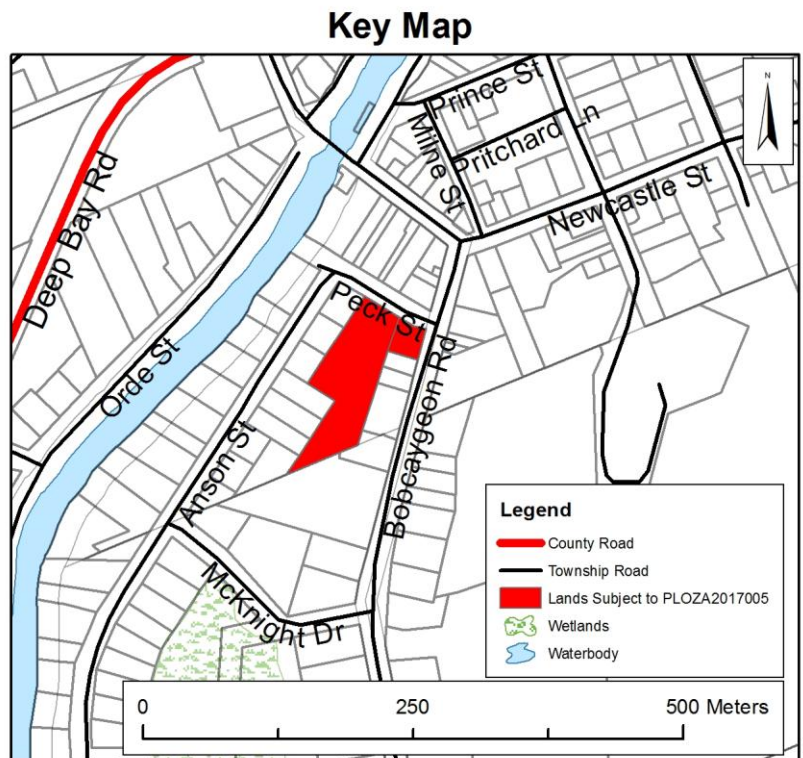
ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan and Zoning By-law Amendments.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Corporation of the Township of Minden Hills before the official plan amendment is adopted or the by-law is passed, the person or public body is not entitled to appeal the decision of the Corporation of the Township of Minden Hills to the Ontario Municipal Board.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting, or make written submissions to the Council for the Corporation of the Township of Minden Hills before the official plan amendment is adopted or the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Township of Minden Hills in respect to the proposed official plan amendment and zoning by-law amendment, you must submit a written request to the Township of Minden Hills. For more information about this matter, including information about preserving your appeal rights, contact the undersigned at iclendening@mindenhills.ca.

DATED this 19th day of January, 2017
 Ian Clendening, Planner
 7 Milne Street, P.O. Box 359
 Minden, ON, K0M 2K0



Application for Zoning By-Law Ammendment
8 Peck Street, Minden, ON

Reason for Application:

To request an exception to the C4 Zone to allow for the past use of low-impact manufacturing to be recognized and permitted in the zone, and for this and similar activities to continue in the future.

Use of the land and building (from past to present)

- Hardware store with shipping and receiving; deck, gazebo and shed manufacturing (Home Hardware)
- Timber-frame assembly (Company unknown)
- Auto sales and full-service mechanic garage (Keaney Automotive)
- Cabinetry manufacturing (Chaulk Woodworking)
- Auto parts and supply sales (CarQuest) & interior auto and boat storage (present owner)

Proposed Uses of the land

- Low-impact manufacturing of wall assemblies
- High Performance Building design and consulting services
- Supply and sale of select high-performance building products
- Demonstration and sales office for design services and specialized high performance building supplies
- Space for training and special events
- Rental to artisan(s) who manufacture, store, distribute and sell on/from site

Minden Passive House Centre

Proposed Location: 8 Peck Street, Minden, ON

About Us

Quantum Holdings Group of Canada is dedicated to the planning, design, and promotion of Passive House, the world's most energy-efficient building standard. A Passive house building requires very little energy for space heating or cooling.

Our team is composed of certified Passive House Trades-people and Designers; Ecologist/Consultant skilled in Ecosystem Management and Planning; Project Manager; and Business Advisors, Coaches and Consultants. In particular, we are interested in this construction model as a way to meet need for Affordable Housing and carbon reduction targets set in Ontario's Climate Change Action Plan.

Proposed Use for 8 Peck Street

Our new business development is focused on building a long-term sustainable company that includes passive house education, production, distribution and sales of select, specialized building materials and supplies. We believe 8 Peck Street poses an opportunity for us to house our current and new functions.

We propose that the building and property at 8 Peck Street and yard to be used for:

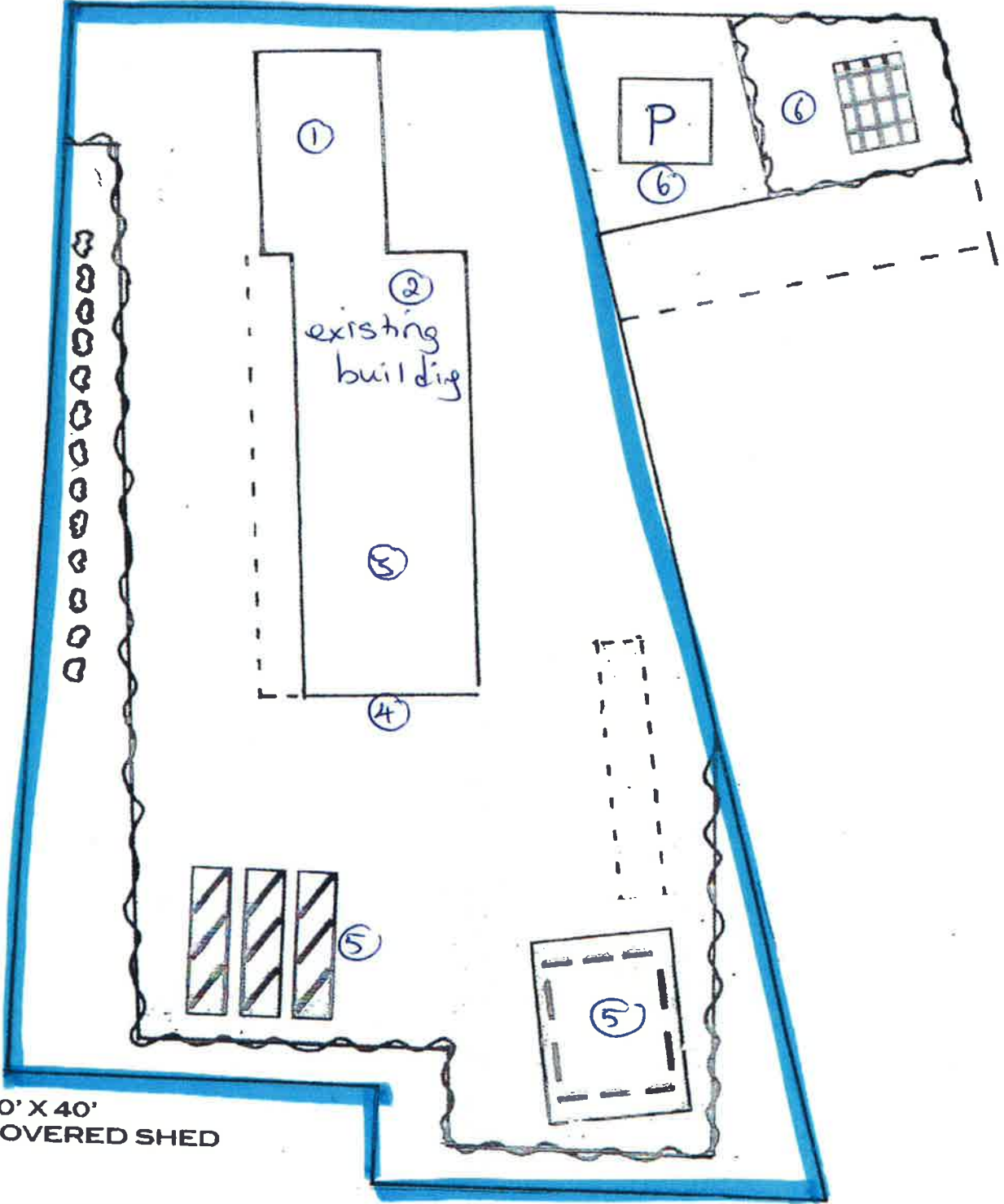
- (AREA 1) Sales, Show and Demonstration Room
Rentable Boardroom/Meeting Space
- (AREA 2) Design Offices
Training Space (Classroom and Shop
Rentable Function/Seminar Space
- (AREA 3) Storage
Fabrication
- (AREA 4) Shipping and Receiving
- (AREA 5) Storage (Trailers/Shed)
- (AREA 6) Exterior Display
Parking

Minden Passive House Centre in the Community

We believe the location of the Minden Passive House Centre in Minden will benefit our community by:

- Providing specialized, innovative and up-and-coming training to local trades/builders which will increase their qualification for work on high performance projects;
- Attracting students from across Ontario and for Passive House Tradesperson Training and Certification;
- Increasing availability of specialized/innovative high performance building supplies to regional trades, not currently offered in the region;
- Increasing awareness of:
 - high performance building methods and standards
 - affordable housing options
 - housing options that reduce carbon fuel dependency
 - healthy and accessible housing
- Improving the aesthetics of the building and lot
- Contributing to a vibrant and active downtown by offering use of space to businesses and organizations for community events
- Increasing Minden's profile provincially and nationally as a progressive community

Proposed Site Plan + Uses



30' X 40'
COVERED SHED



TRAILER/STORAGE



GREEN SPACE



PASSIVE HOUSE POD



PARKING