

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING AGENDA – JANUARY 10, 2022 @ 2:00 P.M.
VIA WEB CONFERENCING**

HOW TO JOIN

Join from a PC, Mac, iPad, iPhone or Android device:
Please click this URL to join. <https://us02web.zoom.us/j/89470972221>
Description: Public Meeting Under the Planning Act

Or join by phone:
Dial (for higher quality, dial a number based on your current location):
855 703 8985 (Toll Free) or 1 438 809 7799 (*long distance charges may apply*)
Webinar ID: 894 7097 2221

	PAGE NUMBER
CALLING TO ORDER - Mayor Lennox	
DISCLOSURE OF PECUNIARY INTEREST	
ZBA 25/21 Avila Investments Ltd. ZBA 01/22 Township of Wellington North Housekeeping ZBA 02/22 Mary & Paul Bolen	
OWNERS/APPLICANT	
Avila Investments Ltd.	
LOCATION OF THE SUBJECT LAND	
The land subject to the proposed amendment is legally described as Part Parks lots Q & R, Survey MacDonald's Mount Forest, Part Lot 2, Concession WOSR, Divisions 3 & 4, geographic Arthur Township, being Parts 1 on Reference Plan 61R-7881, Township of Wellington North. The property is approximately 31.1 ha (76.8 ac) in size and is currently vacant. <i>The location is shown on the map attached.</i>	5
PURPOSE AND EFFECT OF THE APPLICATION	
The purpose and effect of the proposed amendment is to rezone the subject lands from Industrial Site Specific Holding (H)M1-26 & (H)M1-27 and Natural Environment Site Specific (NE-28) zone to Site Specific Low Density Residential (R1B-xx) zone, Low Density Residential (R1C-xx) zone, Medium Density Residential (R2-xx) zone, High Density Residential (R3-xx) zone, Highway Commercials (C2-xx) zone and Open Space (OS) zone. This rezoning is a condition of the Draft Plan of Subdivision 23T-13002.	
NOTICE	
Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies, posted on the subject property and posted in the Wellington Advertiser on December 16 th , 2021.	
PRESENTATIONS	
<ul style="list-style-type: none"> • Jessica Rahim, Senior Planner, County of Wellington, Township of Wellington North <ul style="list-style-type: none"> ○ Planning Report dated January 4, 2022 	6

CORRESPONDENCE FOR COUNCIL'S REVIEW	
<ul style="list-style-type: none"> • Danielle Walker, Wellington Source Water Protection <ul style="list-style-type: none"> ○ Email dated December 17, 2021 (No Objection) 	
REQUEST FOR NOTICE OF DECISION	
The by-law will be considered at a future council meeting. Persons wishing notice of the passing of the by-law must submit a written request.	
MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS	
<ul style="list-style-type: none"> • Barb & Tom Schellenberger Registered 	
COMMENTS/QUESTIONS FROM COUNCIL	

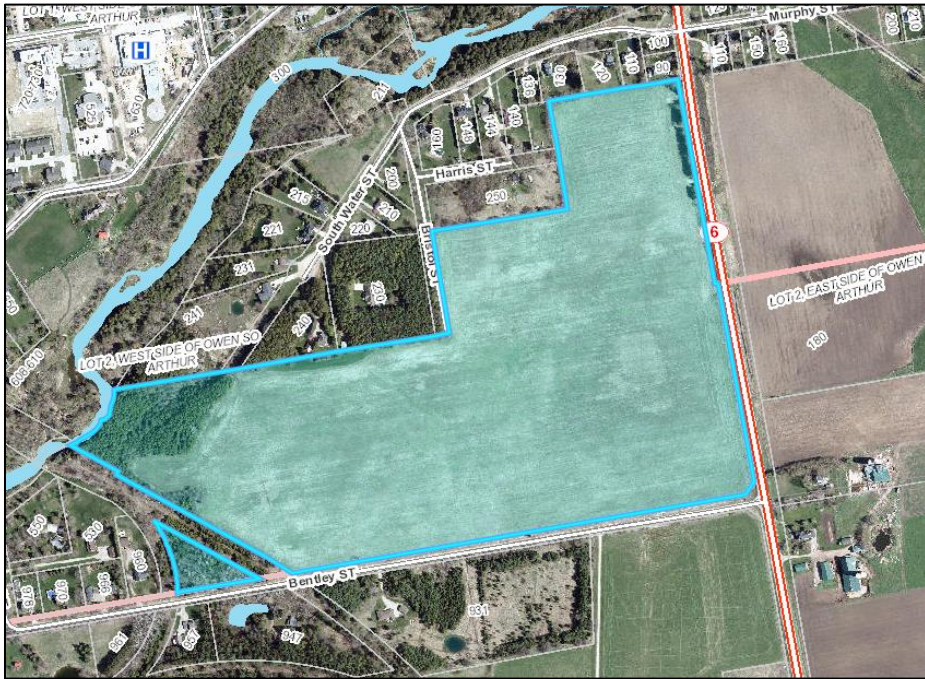
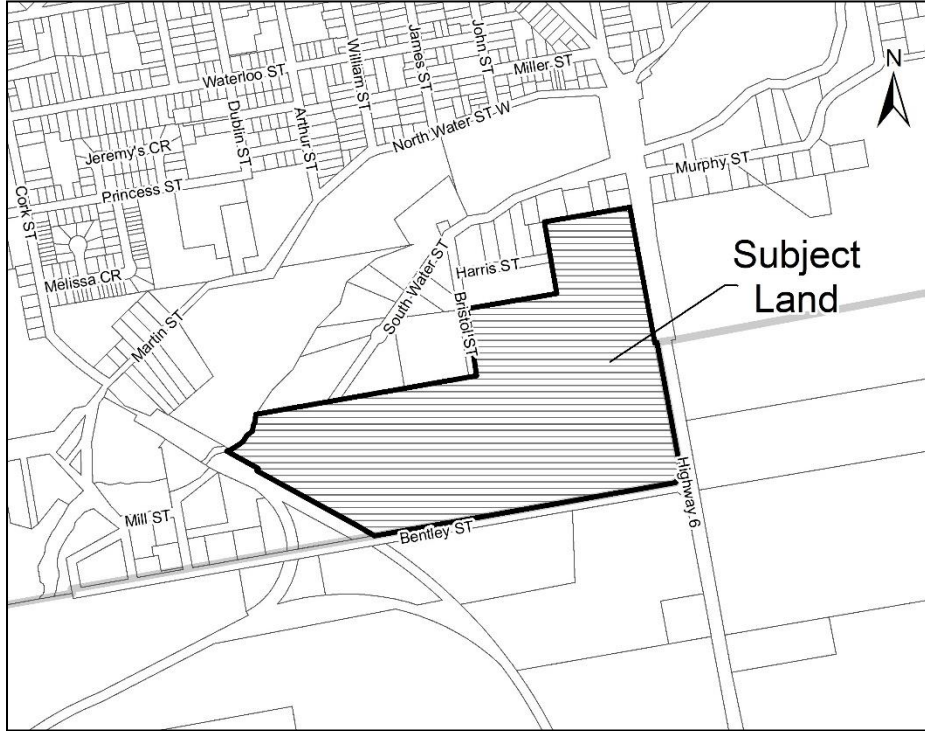
OWNERS/APPLICANT	
Township of Wellington North – Housekeeping	
LOCATION OF THE SUBJECT LAND	
The proposed amendment affects all lands in the Township of Wellington North.	
PURPOSE AND EFFECT OF THE APPLICATION	
<p>The purpose and effect of the proposed amendment is to provide for Township initiated “housekeeping” amendments to the Comprehensive Zoning By-law as itemized below. Please note this is not a complete list and more information can be obtained at the Township office:</p> <ul style="list-style-type: none"> i) General topographical and mapping corrections. ii) Add and update definitions, including clarifying the definition of stacked townhouse. iii) Remove and/or amend site specific exemptions for expired garden suites, redundant restrictions and general adjustments. iv) Removal of redundant Holding provisions in various zones and added a blanket Holding provision under Section 7.3. 	
NOTICE	
Notices were mailed to the applicable agencies and posted in the Wellington Advertiser on December 16 th , 2021.	
PRESENTATIONS	
<ul style="list-style-type: none"> • Matthieu Daoust, Planner, County of Wellington, Township of Wellington North <ul style="list-style-type: none"> ○ Planning Report dated December 20, 2021 ○ Chart of Township initiated amendments dated November 23, 2021 ○ Draft By-Law (Council to receive for information. By-law to return to future meeting.) 	13 15 29
CORRESPONDENCE FOR COUNCIL'S REVIEW	
REQUEST FOR NOTICE OF DECISION	

The by-law will be considered at a future council meeting. Persons wishing notice of the passing of the by-law must submit a written request.	
MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS	
COMMENTS/QUESTIONS FROM COUNCIL	

OWNERS/APPLICANT	
Mary & Paul Bolen	
LOCATION OF THE SUBJECT LAND	
The land subject to the proposed amendment is described as Part Lot 14, Concession 2, with civic address of 9131 Concession 2. The property is 40 ha (98.8 ac) in size. <i>The location is shown on the map attached.</i>	42
PURPOSE AND EFFECT OF THE APPLICATION	
The purpose and effect of the proposed amendment is to rezone the subject lands from Agricultural (A) Zone to Site Specific Agricultural (A-2) Zone. This application is seeking to rezone the retained agricultural portion of the property to prohibit any future residential development. This rezoning is a condition of severance application B77/21, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 1.8 ha (2.7 ac) rural residential parcel with an existing dwelling and a garage. A 39.5 ha (97.6 ac) vacant agricultural parcel will be retained. Additional relief may be considered at this meeting.	
NOTICE	
Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on December 15 th , 2021.	
PRESENTATIONS	
<ul style="list-style-type: none"> • Asavari Jadhav, Junior Planner & Jessica Rahim, Senior Planner, County of Wellington, Township of Wellington North <ul style="list-style-type: none"> ○ Planning Report dated January 4, 2022 	43
CORRESPONDENCE FOR COUNCIL'S REVIEW	
REQUEST FOR NOTICE OF DECISION	
The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the by-law must submit a written request.	
MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS	
<ul style="list-style-type: none"> • Jeff Buisman, Van Harten Surveying Inc. in attendance as Agent for Applicant 	

COMMENTS/QUESTIONS FROM COUNCIL	
ADJOURNMENT	
Recommendation: THAT the Public Meeting of January 10, 2022 be adjourned at _____ pm.	

AVILA INVESTMENTS LTD.





PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development
Department

DATE: January 4th, 2022
TO: Mike Givens, C.A.O.
Township of Wellington North
FROM: Jessica Rahim, Senior Planner
County of Wellington
SUBJECT: **Zoning By-law Amendment (ZBA25-21)**
Avila Investment Inc. (Subdivision 23T-13002)
Public Meeting Report

An application to amend the Zoning By-law to implement the proposed Draft Plan of Subdivision 23T-13002 has been submitted to the Township. The purpose of this report is to provide the Township with an overview of the above reference zone amendment application and to facilitate the public meeting. Further, this statutory public meeting will provide the opportunity for the community and area residents to ask questions and seek more information from the applicant. A meeting will be held at a future date for Council to consider the proposed amendment to the zoning by-law.

Location

The land subject to the proposed amendment is situated in the Urban Centre of Mount Forest (Wellington North) and is legally described as Part Parks lots Q & R, Survey MacDonald's Mount Forest, Part Lot 2, Concession WOSR, Divisions 3 & 4, geographic Arthur Township, being Parts 1 on Reference Plan 61R-7881, Township of Wellington North. The property is approximately 31.1 hectares (76.8 ac). See figure 1.



Figure 1: Airphoto of subject lands

(Source: County of Wellington, 2015)

Proposal

The proposed Zoning By-law amendment will rezone the subject lands from Industrial Site Specific Holding (H)M1-26 & (H)M1-27 and Natural Environment Site Specific (NE-28) zone to:

- Low Density Residential (R1B) zone;
- Site Specific Low Density Residential (R1B-xx) zone;
- Site Specific Low Density Residential (R1C-xx) zone;
- Site Specific Medium Density Residential (R2-xx) zone;
- Site Specific High Density Residential (R3-xx) zone;
- Site Specific Highway Commercials (C2-xx) zone; and
- Open Space (OS) zone

The Subdivision (23T-13002) was draft approved on October 2, 2018. The details of the Draft Plan of Subdivision are as follows:

Table 1: Land Use Schedule:

Land Use	Area (Ha)	Units
Single Detached Residential (Lots 1-116, 131-245)	12.296	231
Semi-detached Residential (Lots 117-130, 246-261)	1.672	60
Street Townhouse Units (Blocks 262-268)	3.106	120
Commercial (Blocks 269-270)	2.953	
Park/Open Space Area (Block 271)	2.574	
Walkway (Block 272 & 274)	0.144	
Stormwater Management (Block 273)	1.722	
Total	31.142	411

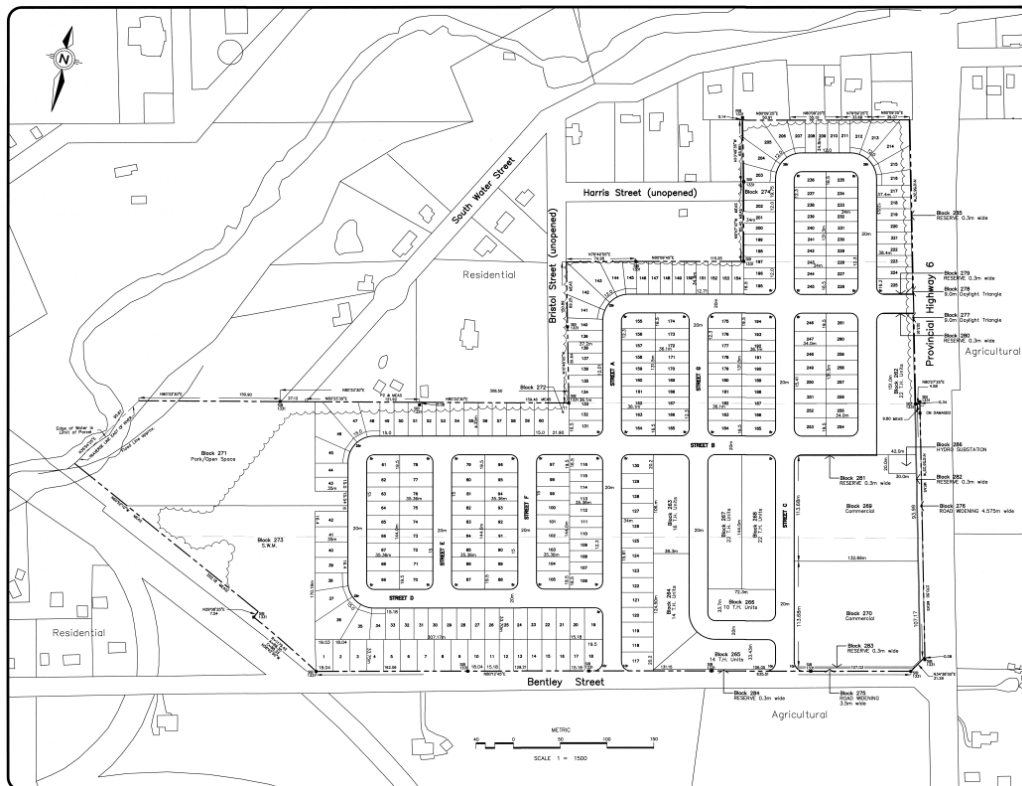


Figure 2: Draft Plan of Subdivision 23T-13002, submitted by J.L. Cox Planning Consulting Inc.

Provincial Policy Statement (PPS)

The subject property is located within the settlement area of Mount Forest. Section 1.1.3.1 of the Provincial Policy Statement states that “settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.” Settlement areas are encouraged to include a mix of densities and land uses.

A Place to Grow

The Growth Plan for the Greater Golden Horseshoe, 2019, came into effect on May 16, 2019.

The Provincial Growth Plan directs the majority of growth to settlement areas as a better use of land and infrastructure while prioritizing intensification in strategic growth areas, including urban growth centres, major transit station areas, brownfield sites and greyfields.

Under section 2.2.7 of the Growth Plan, new development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that supports the achievement of complete communities.

Wellington County Official Plan Policy Framework

The lands subject to the amendment are designated RESIDENTIAL and HIGHWAY COMMERCIAL with a Special Policy Area PA6-8 in the Urban Centre of Mount Forest. The property is located outside of the defined “built boundary” and therefore is considered a Greenfield area.

Intensification

The policies of Section 3 of the Official Plan outline the general strategies for guiding growth within the County. Section 3.3 sets out objectives for growth and encourages growth in urban areas. It further seeks to encourage more efficient use of land through increased densities in designated Greenfield areas of urban centres.

Section 3.3.1 identifies targets and states “the designated greenfield area of the County will be planned to achieve an overall minimum density of not less than 40 residents and jobs per hectare”. This application is located within a greenfield area of Mount Forest and will contribute to and support this target.

Section 3.5 of the Plan allocates growth to the local municipalities. Wellington North is anticipated to grow from 12,490 persons in 2016 up to 17,085 persons in 2036. An additional 1695 households are predicted.

Section 4.4.3 of the Official Plan encourages intensification in urban centres and further states in subsection a) that the plan supports increased densities in newly developing greenfield areas with a broad mix of housing types.

Section 4.4 of the Plan outlines Housing policies. The main applicable policy, Section 4.4.4, deals with Greenfield Housing, and requires a gross density of at least 16 residential units per gross hectare (6.5 units per gross acre). The development as proposed has 16 units per gross hectare (6.5 units per gross acre).

Section 4.4.5, Affordable Housing, requires a minimum of 25% of new housing units in the County to be affordable. This is to be accomplished mainly through accessory apartments, semi-detached, duplex, townhouse and apartment units. This proposal will exceed this target as 44% of the housing unit types fall into this category.

Residential Designation

The policies of Section 8.3.2 of the Official Plan sets out a number of objectives for residential development including, b) “to provide a variety of dwelling types to satisfy a broad range of residential requirements, and e) to ensure that an adequate level of municipal services will be available to all residential areas”.

The policies of Section 8.3.11 of the Official Plan encourage development of “vacant or under-utilized properties for residential uses which are compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks”.

Highway Commercial Designation

The policies of Section 8.6.2 of the Official Plan sets out a number of objectives for highway commercial development including, a) to provide commercial services for the travelling public, and c) to provide, on a limited basis, convenience facilities to serve the daily needs of the local residents.

Section 8.6.3 of the Plan indicates that residential uses may be permitted within mixed use development provided that commercial uses are located at street level, and land use compatibility can be addressed. The applicants are proposing the commercial blocks in the draft plan of subdivision to have mixed commercial uses on the main floor level and residential dwelling units above.

Special Policy Area PA6-8

PA6-8 Murphy Lands:

“The lands identified as PA6-8 on Schedule “A6-1” may be used for Highway Commercial uses as set out in Section 8.6 of this Plan. Limited retail uses including a retail drug store and financial institution(s), but not including a grocery store, are also allowed. Additional commercial uses may be included in a zoning bylaw provided such additional uses are supported by a market study being completed to the satisfaction of the municipal”.

Wellington North Community Growth Plan

The following relevant Growth Management Goals have been identified:

- To direct and focus development to the urban areas of Arthur and Mount Forest as the primary centres and complete communities with a mix of land uses, housing, jobs and services.
- To plan and promote orderly, compact development within the urban areas, based on phasing to align with planning for infrastructure, transportation, facilities and services.
- Intensification Goals – To encourage intensification generally to achieve the desired urban structure.

Wellington North Zoning By-law 66-01

The subject lands are currently zoned Industrial Site Specific Holding (H)M1-26 & (H)M1-27 and Natural Environment Site Specific (NE-28). An application to amend the Zoning By-law to implement the proposed Draft Plan of Subdivision 23T-13002 has been submitted to the Township. The amendment would permit the development of 231 single detached lots, 30 semi-detached lots (60 units), 120 street townhouses, two Commercial Blocks, a Park Block and a Stormwater Management Block.

This amendment is also seeking zoning relief to permit reductions in frontage and setbacks and increased building height in the commercial blocks, in order to accommodate the mixed uses on the main floor level and 4 storeys of residential units above for a total of 5 storeys. The proposed zoning and associated site specific criteria is provided below:

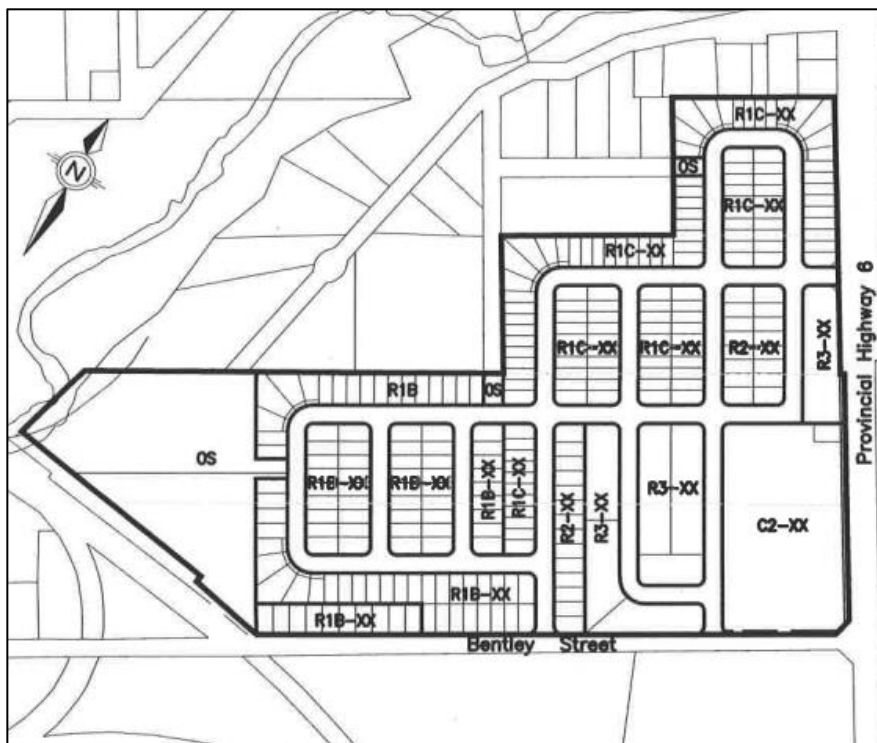


Figure 3: Proposed Amendment to the Zoning By-law submitted by J.L. Cox Planning Consulting Inc.

	Required	Proposed
R1B Zoning Provisions:		
LOT FRONTAGE, Minimum	15 m (49.2 ft)	18 m (59 ft) along Bentley St.
EXTERIOR SIDE YARD, Minimum	6 m (19.7 ft)	4.5 m (14.76 ft)
R1C Zoning Provisions:		
EXTERIOR SIDE YARD, Minimum	6 m (19.7 ft)	4.5 m (14.76 ft)
R2 Zoning Provisions – Semi- detached:		
LOT FRONTAGE, Minimum per dwelling	18 m (59 ft)	15 m (49.2 ft)
LOT FRONTAGE, Minimum separate lot	9 m (29.5 ft)	7.5 m (24.6 ft)
EXTERIOR SIDE YARD, Minimum	6 m (19.7 ft)	4.5 m (14.76 ft)
R3 Zoning Provisions- Street Townhouse:		
LOT FRONTAGE, Minimum	6.5 m (21.3 ft)	6 m (19.7 ft)
- Corner lot	14 m (46 ft)	10.5m (34.4 ft)
EXTERIOR SIDE YARD, Minimum	6 m (19.7 ft)	4.5 m (14.76 ft)
C2 Zoning Provisions:		
BUILDING HEIGHT, Maximum	12.5 m (41 ft)	18.5 m (60.7 ft)

Holding

The subject lands currently have a holding provision that remains in place. The holding may be lifted as follows:

Council may pass a By-law removing the holding symbol once it is satisfied that the following matters have been adequately addressed:

- I. Adequate municipal services, including a suitable road entrance, are or will be available to the lands*
- II. A satisfactory stormwater management plan has been completed, in consultation with the Saugeen Valley Conservation Authority.*

Next Steps

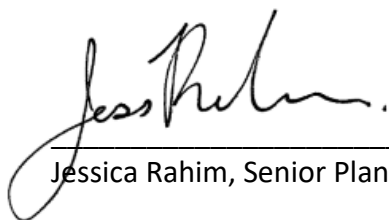
Following the Public Meeting, staff will finalize the technical review of the amendment to the zoning by-law. An amending by-law will be forwarded to Township Council for consideration at a later date. If the amending by-law is approved by Township Council at a later meeting, and the appeal period has been met, there are a number of conditions placed on the Draft Plan of Subdivision 23T-13002 that still need to be addressed before construction can begin. The following matters will be brought back to Council, in addition to the amending by-law regarding subdivision 23T-13002:

- Sewage allocation for the subdivision;
- Holding removal report once the provisions are adequately addressed; and
- Development agreement.

Planning staff note that the engineering design details are underway in order to address stormwater management, traffic, grading etc. This will be reviewed by Township Staff before the subdivision agreement can be finalized.

Respectfully submitted

County of Wellington Planning and Development Department



Jessica Rahim, Senior Planner



PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development
Department

DATE: December 20, 2021
TO: Mike Givens, C.A.O.
Township of Wellington North
FROM: Matthieu Daoust, Planner
County of Wellington
SUBJECT: **2022 Housekeeping Amendment- Zoning By-law 66-01
Zoning By-law Amendment**

Planning Summary

This housekeeping amendment will introduce changes to the Township of Wellington North Zoning By-law 66-01 to clarify regulations and mapping, improve or refine regulations and correct any typographical inaccuracies. This report provides our preliminary comments on the proposed amendments, while providing an opportunity for further discussion and comments through the public meeting process.

PURPOSE

Housekeeping changes or amendments are intended to keep a zoning by-law relevant with other policy or legislation, user friendly, accurate and manageable. The current Zoning By-law was adopted in 2001 and has undergone four housekeeping amendments (2003, 2009, 2013 and 2018). The 2022 proposed housekeeping changes have been compiled through day to day usage of the document and are to edit, clarify and update the By-law. These housekeeping amendments have been developed in consultation with Township Staff.

PROPOSED CHANGES

Planning Staff have identified the key changes to the By-law below:

Stacked Townhouses

Proposed introduction of a Stacked Townhouse definition and provision: The existing By-law currently does not define or have provisions for stacked townhouses. The proposed addition is to permit stacked townhouses in the R3 zone under the Cluster Townhouse provisions. This change will permit stacked townhouses as of right within the R3 zone. This change will eliminate the need for a site specific zone amendment and stacked townhouses will provide an additional housing type to the residents of Wellington North. The maximum number of units in a row has been kept to six, with the opportunity to have a stacked unit above, bringing the maximum total number of units to 12 in one grouping. From a streetscape perspective this change would provide little to no impact as the proposed change would only alter the structural composition of the townhouse.

Holding By-laws

Consolidation of repetitive Holding provisions in a number of zones as it relates to matters addressing sufficient water and services: The proposed change would consolidate the repetitive Holding provision wording into a blanket Holding provision section under the general regulations section of the Zoning By-law. This change will increase the ease of use of the document.

Additional Residential Units (ARU)

Add wording to clarify that a detached ARU can only be located within an accessory structure and cannot be a standalone unit.

Add additional subsection to clarify the location of the detached ARU to be within 60m of the main residence. This ensures the ARU remains within the building cluster and decreases potential severance requests. Planning Staff note that an ARU may not be severed from a property under provincial policy and the County Official Plan.

Housekeeping Items

All of the proposed Township initiated amendments are set out in the attached chart, maps and draft By-law. The proposed amendments are intended to correct topographical errors, keep the by-law current and user friendly by introducing new criteria, enhance customer service by expediting appropriate development, maintain the effectiveness of the Zoning By-law and reduce the number of Committee of Adjustment applications.

Next Steps

Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final report and By-law for Councils consideration.

Respectfully submitted



Matthieu Daoust, RPP MCIP
Planner



**PLANNING REPORT
for the TOWNSHIP OF WELLINGTON NORTH**

Prepared by the County of Wellington Planning and Development
Department

DATE: November 23, 2021
TO: Mike Givens, C.A.O.
Township of Wellington North
FROM: Matthieu Daoust, Planner
County of Wellington
SUBJECT: **2021 Housekeeping Amendment- Zoning By-law 66-01**
Zoning By-law Amendment

Please find attached the Housekeeping Amending By-law for the Township of Wellington North Zoning By-law 66-01.

All of the proposed Township initiated amendments are set out in the attached chart. The proposed amendments are intended to correct topographical errors, keep the by-law current and user friendly by introducing new criteria, enhance customer service by expediting appropriate development, maintain the effectiveness of the Zoning By-law and reduce the number of Committee of Adjustment applications.

I trust this will be of assistance to Council in their consideration of this matter.

Respectfully submitted

A handwritten signature in cursive script that reads "Matthieu Daoust".

Matthieu Daoust, MCIP RPP
Planner

Zoning By-Law 66-01 Section	ZBA Section	Existing provision/section	Proposed provision/section
Section 5 Definitions	1	<p>New Definitions</p> <p>DWELLING, STACKED TOWNHOUSE, means a building containing two townhouse dwelling units divided horizontally, one atop the other, both with independent access to the street or courtyard. A stacked townhouse shall not be considered an apartment.</p> <p>TOWNHOUSE, CLUSTER – individual residential dwelling units do not require frontage onto a street. Stacked townhouses shall follow the same provisions as a cluster townhouse.</p>	
Section 5 Definition Amendments	2	ADDITIONAL DWELLING UNIT (detached) , clarify	ADDITIONAL DWELLING UNIT (detached) , means the use of a building where a separate self-contained dwelling unit is located in a detached accessory building on the same lot as an associated single detached dwelling, semi-detached dwelling unit, or street townhouse dwelling unit. (Subject to 6.1)
	3	LOT COVERAGE , clarify that pools, decks, etc. are not included in lot coverage calculation.	LOT COVERAGE , means the percentage of the total lot area covered by all building(s) and structure(s), including accessory buildings and structure(s), which are located on or above ground level. The area of an outdoor swimming pool, open and unenclosed porches, uncovered decks, balconies and steps shall not be calculated in determining lot coverage.
Section 6.1 Accessory Uses	4	6.1.4 c) – Amend wording to identify that pools, decks, etc. are not included in lot coverage calculation for accessory buildings.	The area of an open swimming pool or deck shall not be calculated in determining lot coverage. outdoor swimming pool, open unenclosed porches, uncovered decks, balconies and steps shall not be calculated in determining lot coverage.
Section 6.27, Parking Regulations	5	6.27.1 – Amend Angled parking stall width	Angled – width 2.9m (9.5 ft) 2.8m (9.0 ft)
	5	6.27.1 – Amend wording Parking Space Type – Private Garage – interior	Private Garage interior – (excluding parking garage)
Section 6.27.8, Calculation of Parking Regulations	6	6.27.8 Table #3 – Revise parking standards for automotive gas bars	1/fuel pump island + 1/18m² (1/194 ft²) of Retail Commercial/Food GFA
Section	7	6.29.2 – Add new subsection	g) An Additional Dwelling Unit (Detached)

Zoning By-Law 66-01 Section	ZBA Section	Existing provision/section	Proposed provision/section
6.29.2, Additional Dwelling Unit Detached Regulations			shall be located within a 60 m (196.8 ft) of the main residence.
Section 7.3, Holding Provisions	8	7.3 – Delete & add new subsection	<p>Where an H appears as a suffix to a zone symbol on Schedule “A”, such land shall be subject to specific holding provisions unless this By-law has been amended to remove the relevant H symbol.</p> <p>The conditions under which the specific holding provision may be removed can be found within the Holding Provisions section of each zone category or, if related to an exception zone, within Sections 31, 32 and 33) of this By-law. Under the Planning Act, Council must give public notice of its intent to remove the H symbol. A public meeting is not required and the decision to remove the H symbol is not subject to appeal procedures.</p> <p>Where an H appears as a suffix to a zone symbol on Schedule “A”, such land shall be subject to specific holding provisions unless this By-law has been amended to remove the relevant H symbol.</p> <p>Notwithstanding any other provisions of this By-law, where the Holding (H) provision is in place on a property, permitted uses and buildings are limited to those legally existing as of the date of passing of this By-law until the Holding (H) provision is lifted by Council.</p> <p>In regards to Sections 9.4.2, 10.3.2, 11.3.2, 13.3.2, 16.5.2, 24.3.1 and 24.3.2 the following provisions apply: Council may pass a by-law removing the holding symbol from a lot once it is satisfied that the following matters have been adequately addressed:</p> <ul style="list-style-type: none"> • Municipal water including sufficient reserve capacity is or will be made available to the land • That the lot can be adequately serviced with

Zoning By-Law 66-01 Section	ZBA Section	Existing provision/section	Proposed provision/section
			<p>a private sewage treatment system</p> <ul style="list-style-type: none"> • Storm water management issues have been addressed. <p>If related to an exception zone, the conditions under which the specific holding provisions may be removed can be found with Sections 31, 32, 33) of this By-law. Under the Planning Act, Council must give public notice of its intent to remove the H symbol. A public meeting is not required and the decision to remove the H symbol is not subject to appeal procedures.</p>
Section 8.5.1 Reduced Lot Regulations Permitted Uses	9	8.5.1 – Permitted Uses – Remove & Add	<p>PERMITTED USES</p> <ul style="list-style-type: none"> • A Single detached residential dwelling on a lot • Accessory uses, building and structures. Permitted Accessory uses to the main use: <ul style="list-style-type: none"> • Home Occupation • Home Industry • Hobby Barn, in accordance with Section 8.3 • Bed and Breakfast in accordance with Section 6.2 • Farming excluding new buildings and structures • Conversion of a single detached residential dwelling for one additional residential dwelling unit in accordance with Section 6.29 • Accessory uses, building and structures.
Section 9.4 R1A Holding Zones	10	9.4 - Delete	<p>PERMITTED USES</p> <ul style="list-style-type: none"> • Legally existing land uses at the date of passing of the Zoning By-law <p>Council may pass a by-law removing the holding symbol from a lot once it is satisfied that the following matters have been adequately addressed:</p> <ul style="list-style-type: none"> • Municipal water including sufficient reserve capacity is or will be made available to the land • That the lot can be adequately serviced with a private sewage treatment system • Storm water management issues have been addressed.
Section 10.3	11	10.3 - Delete	10.3.1 PERMITTED USES

Zoning By-Law 66-01 Section	ZBA Section	Existing provision/section	Proposed provision/section
(H)R1B Holding Zones			<ul style="list-style-type: none"> • Single detached residential dwelling on an existing lot and accessory, uses buildings and structures • Legally existing land uses at the date of passing of the Zoning By-law • Home Occupations <p>Council may pass a by-law removing the holding symbol from a lot once it is satisfied that the following matters have been adequately addressed:</p> <ul style="list-style-type: none"> • Municipal water including sufficient reserve capacity is or will be made available to the land • That the lot can be adequately serviced with a private sewage treatment system • Storm water management issues have been addressed.
Section 11.3 (H)R1C Holding Zones	12	11.3 - Delete	<p>11.3.1 Permitted Uses</p> <ul style="list-style-type: none"> • Single detached residential dwelling on an existing lot and accessory, uses buildings and structures • Legally existing land uses at the date of passing of the Zoning By-law • Home Occupations <p>Council may pass a by-law removing the holding symbol from a lot once it is satisfied that the following matters have been adequately addressed:</p> <ul style="list-style-type: none"> • Municipal water including sufficient reserve capacity is or will be made available to the land • That the lot can be adequately serviced with a private sewage treatment system • Storm water management issues have been addressed.
Section 13.2.1.2 R3 Residential Zone Street Townhouse	13	13.2.1.2 – Lot Frontage, Minimum – Delete	<p>LOT FRONTAGE, Minimum 6.5 m (21.3 ft)</p> <ul style="list-style-type: none"> • Corner lot residential dwelling unit 14.0 m (46.0 ft)-12.5 m (41.0 ft)
Section 13.2.2.9 Cluster Townhouse Residential	14	13.2.2.9 – Add subsection for stacked Townhouses.	<p>MAXIMUM NUMBER OF ATTACHED UNITS IN A ROW</p> <ul style="list-style-type: none"> i. Stacked Townhouses 6 (12 total units)

Zoning By-Law 66-01 Section	ZBA Section	Existing provision/section	Proposed provision/section
Dwelling Section 13.3 (H)R3 Holding Zones	15	13.3 - Delete	<p>13.3.1 Permitted Uses</p> <ul style="list-style-type: none"> • Single detached residential dwelling on an existing lot and accessory, uses buildings and structures subject to the R1A zone requirements • Legally existing land uses at the date of passing of the Zoning By-law • Home Occupations <p>Council may pass a by-law removing the holding symbol from a lot once it is satisfied that the following matters have been adequately addressed:</p> <ul style="list-style-type: none"> • Municipal water including sufficient reserve capacity is or will be made available to the land • That the lot can be adequately serviced with a private sewage treatment system • Storm water management issues have been addressed.
Section 16.5 (H)C1 Holding Zones	16	16.5 - Delete	<p>16.5.1 Permitted Uses</p> <ul style="list-style-type: none"> • Legally existing land uses at the date of passing of the Zoning By-law <p>Council may pass a by-law removing the holding symbol from a lot once it is satisfied that the following matters have been adequately addressed:</p> <ul style="list-style-type: none"> • Municipal water including sufficient reserve capacity is or will be made available to the land • That the lot can be adequately serviced with a private sewage treatment system • Storm water management issues have been addressed.
Section 24.3 (H)M1 Holding Zones	17	24.3 – Text Removal	<p>Permitted Uses</p> <ul style="list-style-type: none"> • Agricultural uses except for new livestock facilities • Existing single detached dwellings and accessory uses, buildings and structures • Home Occupations within an existing single detached dwelling <p>Council may pass a by-law removing the holding symbol from a lot once it is satisfied that the following matters have been adequately addressed:</p>

Zoning By-Law 66-01 Section	ZBA Section	Existing provision/section	Proposed provision/section
			<ul style="list-style-type: none"> • Municipal water including sufficient reserve capacity is or will be made available to the land • That the lot can be adequately serviced with a private sewage treatment system • Storm water management issues have been addressed.
Section 24.3.2 (H)M1 Holding Zones	18	24.3.2 – Text Removal	<p>Until the “(H)” holding symbol is removed, the land zoned (H)M1 may only be used for the following uses:</p> <ul style="list-style-type: none"> • A market garden • An agricultural use, excluding the keeping of livestock, a fur farm or dog kennels • An accessory use other than a residential dwelling <p>Council may pass a by-law removing the holding symbol once it is satisfied that the following matters have been adequately addressed:</p> <ul style="list-style-type: none"> • Adequate municipal services are or will be made available to the lands.
Section 31 – Arthur Exception Zone	19	31.7 – MH-7 zone change to R1C. Amend text. Typo.	In addition to the uses of Section 11.1, the land zoned MH-7 R1-C may be used for a single-wide mobile home, which is connected to municipal water and municipal sewage treatment facility.
	20	31.9 – C2-9, Delete text and map. Fuel storage tanks and depot removed. 7932 Wellington Rd 109	<p>Text: Notwithstanding any other provisions to the contrary, the land zoned C2-9 may be used for a fuel storage tank and depot.</p> <p>Map: Rezone from C2-9 to FD.</p>
	21	31.28 – (H)R3-28, H Removal & By-law text correction. H has been lifted by Council.	<p>Site specific zone changed from (H)R3-28 to R3-28.</p> <p>By-law text correction: Notwithstanding any other section of this by-law to the contrary, the land within the (H)R3-28 zone shall be subject to the following additional regulations:</p> <p>a) The Street Townhouse and/or Cluster/block Townhouse uses shall meet all of the regulations of Sections 13.2, 13.4 and 13.5 of the Residential R3 Zone.</p>

Zoning By-Law 66-01 Section	ZBA Section	Existing provision/section	Proposed provision/section
		101 Berkshire Dr Pvt	<p>b) Notwithstanding Section 5.197.12 (ii), Definitions, if Townhouses front on a private, internal road in a similar fashion as a Street Townhouse, they shall be considered to be Street Townhouses for the purposes of zoning regulations.</p> <p>c) Notwithstanding Section 13.2.1.1 the minimum lot area per unit shall be 201.3 m² (2,167 ft²).</p> <p>d) Notwithstanding Section 6.27.8 the minimum number of parking spaces for a street townhouse or cluster townhouse development will be 1.25/unit.</p> <p>e) Council may pass a By law removing the holding symbol once it is satisfied that the following matters have been adequately addressed:</p> <ul style="list-style-type: none"> i) Adequate municipal services ii) A satisfactory stormwater
Section 32-Mount Forest Exception Zone	22	32.20 – C1-20, Delete text and revise map. Temporary farmer’s market use expired in 1999.	<p>Site specific zone C1-20 corrected to C1.</p> <p>Text:</p> <p>In addition to the other uses permitted in the C1-Zone, the property zoned C1-20 may also be used for an “Outside Farmer’s Market”. In addition to complying with the regulations of Sections 16.2, 16.3 and 16.4, the farmer’s market shall also comply with the following:</p> <ul style="list-style-type: none"> i) The farmer’s market is to be entirely contained within the vacant, graveled portion situated at the rear of the property. No permanent building of any kind shall be permitted within this area. ii) The farmer’s market shall not, in any way, obstruct the right of way, which passes immediately east of the farmer’s market site. iii) The owners of the land at the owner’s expense shall provide sufficient washroom facilities, garbage facilities and dust suppressant, as determined by the Township. iv) Operation of the farmer’s market shall occur only on Thursdays, Fridays and Saturdays of the week. Hours of operation on these days shall fall between 8:00 AM and 8:00 PM. Arrival of vendors shall not occur prior to 7:00 AM and departure of vendors shall not occur after 9:00 PM.

Zoning By-Law 66- 01 Section	ZBA Section	Existing provision/section	Proposed provision/section
			v) This Temporary Use Zone, established by By-Law 48-99 shall be in effect for a maximum of three years, starting from the date this By law of June 28, 1999.
	23	32.37 – (H)IN-37, H Removal. H lifted by Council. 740 Princess St	Site specific zone (H)IN-37 corrected to IN-37. Text: d) Until the “H” Holding Symbol is removed from the (H)IN-37 zone, the lands may only be used for the following uses: <ul style="list-style-type: none"> • an agricultural use, excluding: the keeping of livestock, a fur farm or a dog kennel • a passive open space use • an accessory use other than a dwelling Council may pass a By-law removing the holding symbol once it is satisfied that the following matters have been adequately addressed: <ul style="list-style-type: none"> • adequate municipal services • a satisfactory stormwater management plan has been completed, in consultation with the Saugeen Valley Conservation Authority
	24	32.60 – OS-60, Add site specific and map correction. 318-326 Wellington St E	Notwithstanding Section 28.2.5, a 3m (10 ft) exterior side yard setback will be permitted for a utility building. Map correction: OS change to OS-60.
Section 33 – Rural	25	33.16 – A-16, Delete text and revise map correction. Mobile home no	Site specific zone A-16 corrected to A.

Zoning By-Law 66- 01 Section	ZBA Section	Existing provision/section	Proposed provision/section
exceptions		longer on the subject lands. 6897 Sideroad 5 W	Text: In addition to the permitted uses of Section 8, the land zoned A-16 shall be permitted a “garden suite” as a temporary use with a maximum floor area of 83.6 sq. m. (900 ft²) and shall comply with all other requirements of Section 6.12 of this By-law. This temporary use was established by By-law 49-99 and shall be in effect for a maximum of ten (10) years commencing from the effect date of By-law 49-99 of July 2, 1999. Map correction: A-16 change to A.
	26	33.19 – Text Removal. Garden suite no longer on the subject lands. 7450 First Line	In addition to the other uses permitted in the Agricultural (A) zone, and notwithstanding any other sections of this by-law to the contrary, the land zoned A-19 shall be permitted a “Security Contracting Business”, including accessory storage, subject to the following regulations: i) The security contracting business may occupy the existing mobile home, but only for the lifetime of the mobile home. After that, the business is only permitted to continue in a building. ii) The use shall be subject to the Home Industry regulations of Section 6.14, except that notwithstanding Section 6.14 e of the by-law, the maximum number of employees, other than the owner, shall be three. This temporary use was established by By-law 48-01 and shall be in effect for a maximum of ten (10) years commencing from the effect date of the amending By-law of August 13, 2001.
	27	33.49 – A-49, Delete text and revise map correction. Previously site specific added in error.	Rezone from A-49 to A. Text: In addition to the permitted uses of Section 8, the land zoned A-49 shall be permitted a “garden suite” as a temporary use with a minimum ground floor area of 46.45 m². (500 ft²) and which shall comply with all other applicable requirements of Section 6.12 of this By-law. This temporary use was established by By-law

Zoning By-Law 66-01 Section	ZBA Section	Existing provision/section	Proposed provision/section
		8591 Sideroad 3	1557/94 and shall be in effect for a maximum of ten (10) years commencing from the effect date of By law 1557/94 of October 6, 1994.
	28	33.52 – A-52, Delete text and revise map. Temporary use expired and “mobile home” has been removed.	Rezone from A-52 to A. Text: In addition to the uses permitted by Section 8.1, on the land zoned A-52 a modular residential dwelling or mobile home may temporarily be used and occupied by the property owner of the land as his/her main residential dwelling subject to the following regulations: ii) The provisions of Section 6.18 shall apply to the construction of the mobile home; iii) Front Yard, minimum 30.5 m (100 ft.) iv) Minimum Front Yard requirement: shall include an additional 15m (50 ft.) setback measured at right angles from the center line of Wellington Rd 14 toward the front lot line of the subject property; v) Interior Side Yard, minimum 46.0 m (150 ft.) vi) Rear Yard, minimum 46.0 m (150 ft.) vii) Existing Driveway entrance for the land zoned A-52 shall be used as access for the mobile home; viii) Expiry of By-law: A-52 is a temporary use zone and shall be in effect for a maximum of three (3) years. The use shall be permitted until the 26th day of June 2003 at which time the subject land shall revert to the original Agricultural Zone upon the expiry of this time period.
	29	33.104 – A-104, Typo correction. 9583 Sideroad 15	Site specific By-law 31.104 corrected to 33.104
	39	33.106 – A-106, Add new site specific and map correction. 9173 Concession 11	In addition to the permitted uses of Section 8 of the Agricultural Zone, the land zone A-106, may be permitted a parochial school and accessory uses such as playgrounds, ball diamonds, and parking areas. Map correction: A change to A-106.
	40	33.107 – A-107, Add site specific and map correction. Accidently deleted from previous By-law.	In addition to the uses permitted in Section 8.5.1, Reduced Lot Regulations, in the Agricultural Zone, equipment used in the

Zoning By-Law 66- 01 Section	ZBA Section	Existing provision/section	Proposed provision/section
			<p>excavating business may be serviced and parked in this zone. In addition to the regulations of Section 8.5.2, the above use shall also be subject to the following regulations:</p> <p>i. The following accessory buildings shall be permitted:</p> <ul style="list-style-type: none"> • Existing accessory building with a floor area of 143 m² (1,539 ft²) • Two car garage with a floor area of 113.8 m² (1,225 ft²) • Two bay servicing shop with a floor area of 278.7 m² (3,000 ft²) <p>ii. Minor storage, excluding the outdoor parking of equipment on-site to be serviced in the shop, shall be permitted as per Section 6.26 of this by-law, except as follows:</p> <ul style="list-style-type: none"> • Notwithstanding Section 6.26 (a), outdoor storage shall maintain a setback of at least 3 m (9.8 ft) from the rear property boundary. • Notwithstanding Section 6.26 (b), outdoor storage shall be limited to an area no greater than 464.5 m² (5,000 ft²). <p>Map correction: A change to A-107</p>
	41	33.109 – A-109, Add site specific and map correction. Accidentally deleted from previous By-law.	<p>In addition to the other uses permitted for this property, a temporary, second residential dwelling unit in the form of a garden suite as defined by this By-law is permitted, subject to the following regulations:</p> <p>i. The garden suite shall comply with the regulations of Section 6.12 of this by-law;</p> <p>ii. That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c.P.13 as amended, the garden suite is permitted until April 25, 2024.</p> <p>Map correction: A change to A-109</p>
	42	33.181 – A-181, Add site specific and map correction. Accidentally deleted	Notwithstanding Section 8.3.1 or any other section of this by-law to the contrary, the

Zoning By-Law 66-01 Section	ZBA Section	Existing provision/section	Proposed provision/section
		<p>from previous By-law.</p> <p>7470 Sideroad 8 W</p>	<p>barn existing on the day of passing of this by-law may have a maximum floor area of 231.13 m² (2,488 ft²) for a hobby barn use.</p> <p>And further no other accessory structures will be permitted on the property without an amendment to this by-law.</p> <p>Map correction: A change to A-181</p>
Rural Map 1	43	<p>Rezone lands from A to A-1.</p> <p>7808 Wellington Rd 109</p>	Standard zone within 1km of the urban centre boundary to restrict the construction of new livestock facilities.
	44	<p>NE boundary revised.</p> <p>9357 Wellington Rd 6</p>	NE boundary shifted into correct position in consultation with the Saugeen Valley Conservation Authority.
	45	<p>Rezone portion of lands from EI to A.</p> <p>7572 Sideroad 3 E</p>	Former aggregate pit no longer operational as of 2009.
	46	<p>NE boundary revised.</p> <p>7450 First Line</p>	NE boundary shifted into correct position in consultation with the Grand River Conservation Authority.
	47	<p>Mapping updated to match consent application.</p> <p>7040 Sideroad 2 W</p>	AC zone shifted into correct position to reflect Plan 61R-21902.
Arthur Map 2	48	<p>Rezone from OS to R2 & R3 (23T-18007).</p> <p>ARTHUR VILLAGE SURVEY CROWN;PT PARK LOT 4 RP 60R3168 PT;PART 1 (West of 350 Domville St)</p>	Stormwater management block converted to residential.
	49	<p>Rezone from (H)R3-33 & (H)R3 to R2.</p> <p>182 Frederick St W</p>	Mapping error corrected. House built on property in 2007.
	50	<p>Rezone from MH-7 to R1-C.</p> <p>401 Smith St</p>	Mobile home removed in 2011.
Mount Forest Map 3	51	<p>Rezone from R2 to (H)R2.</p> <p>MACDONALD'S SURVEY PT PARK;LOTS I AND H RP 60R3375 PART;1 RP 60R2535 PT PART 1 (West of 645 Martin St)</p>	Add hold on lands to confirm appropriate services.

Zoning By-Law 66- 01 Section	ZBA Section n	Existing provision/section	Proposed provision/section
Appendix A	52	Sight Triangle illustration added to Appendix A	<p style="text-align: center;">Illustration of Sight Triangles</p> <p style="text-align: center;">Document Path: F:\GIS\Projects\Zoning\Municipal Zoning By-law Schedule\Maps\GIS_SCHEDULES\Triange_Map_Zoning_By-law.mxd</p>

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
BY-LAW NUMBER 060-18**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH**

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Section 5, Definitions, is amended by including the following new definitions in alphabetical order:

“DWELLING, STACKED TOWNHOUSE, means a building containing two townhouse dwelling units divided horizontally, one atop the other, both with independent access to the street or courtyard. A stacked townhouse shall not be considered an apartment.

TOWNHOUSE, CLUSTER – individual residential dwelling units do not require frontage onto a street. Stacked townhouses shall follow the same provisions as a cluster townhouse.”

2. THAT Section 5, Definitions – Additional Dwelling Unit (detached), is amended by adding the word **“accessory”** after the words *located in a detached*.
3. THAT Section 5, Definitions – Lot Coverage, is amended by adding a second sentence as follows: **“The area of an outdoor swimming pool, open and unenclosed porches, uncovered decks, balconies and steps shall not be calculated in determining lot coverage.”**
4. THAT Section 6.1.4 c), Accessory Uses, is amended by deleting the words **“open swimming pool or deck shall not be calculated in determining lot coverage.”** after the word *an*.
5. THAT Section 6.27.1, Size of Parking Spaces, is amended by deleting the “table” in its entirety and replacing it with the following table:

Parking Space Type	Minimum Dimensions	
	Width	Length
Angled	2.8 m (9.0 ft)	5.5 m (18 ft)
Parallel	2.7 m (8.8 ft)	6.5 m (21.3ft)
Private Garage (excluding parking garages)	3 m (9.8 ft)	6 m (19.6 ft)

6. THAT Section 6.27.8, Calculation of Parking Regulations, is amended as follows:

- 1/fuel pump island + **1/18m² (1/194 ft²) of Retail Commercial/Food GFA**

7. THAT Section 6.29.2, Additional Dwelling Unit (Detached), is amended by adding a new subsection 6.29.2 g) as follows:

“g) An Additional Dwelling Unit (Detached) shall be located within a 60 m (196.8 ft) of the main residence.”

8. THAT Section 7.3, Holding Provisions, is amended by deleting the existing text in its entirety and replacing it with the following:

“Where an H appears as a suffix to a zone symbol on Schedule “A”, such land shall be subject to specific holding provisions unless this By-law has been amended to remove the relevant H symbol.

Notwithstanding any other provisions of this By-law, where the Holding (H) provision is in place on a property, permitted uses and buildings are limited to those legally existing as of the date of passing of this By-law until the Holding (H) provision is lifted by Council.

In regards to Sections 9.4.2, 10.3.2, 11.3.2, 13.3.2, 16.5.2, 24.3.1 and 24.3.2 the following provisions apply:

Council may pass a by-law removing the holding symbol from a lot once it is satisfied that the following matters have been adequately addressed:

- **Municipal water including sufficient reserve capacity is or will be made available to the land**
- **That the lot can be adequately serviced with a private sewage treatment system**
- **Storm water management issues have been addressed.**

If related to an exception zone, the conditions under which the specific holding provisions may be removed can be found with Sections 31, 32, 33) of this By-law. Under the Planning Act, Council must give public notice of its intent to remove the H symbol. A public meeting is not required and the decision to remove the H symbol is not subject to appeal procedures.”

9. THAT Section 8.5.1, Permitted Uses, is amended by deleting the existing text and replacing it with the following:

PERMITTED USES

- **A Single detached residential dwelling on a lot**
- **Home Occupation**
- **Hobby Barn, in accordance with Section 8.3**
- **Bed and Breakfast in accordance with Section 6.2**
- **Farming excluding new buildings and structures**
- **Accessory uses, building and structures.**

10. THAT Section 9.4, R1A Holding Zone is deleted.

11. THAT Section 10.3, (H)R1B Holding Zone is deleted.

12. THAT Section 11.3, (H)R1C Holding Zone is deleted.

13. THAT Section 13.2.1.2, R3 Zone, Lot Frontage Minimum, is amended by deleting the numbers/words

"14.0 m (46.0 ft)" and replacing with "12.5 m (41 ft)".

14. THAT Section 13.2.2.9, Regulations Cluster Townhouse, is amended by deleting the existing text and replacing it with the following:

13.2.2.9	MAXIMUM NUMBER OF ATTACHED UNITS IN A ROW	6
	i. Stacked Townhouses	6 (12 total units)

15. THAT Section 13.3, (H)R3 Holding Zone is deleted.
16. THAT Section 16.5, (H)C1 Holding Zone is deleted.
17. THAT Section 24.3, (H)M1 Holding Zone is deleted.
18. THAT Section 24.3.2, (H)M1 Holding Zone is deleted.
19. THAT Section 31.7, Exception Zone 1- Arthur Village, is amended by deleting the words "MH-7" after the words *land zoned* and replacing with "R1-C".
20. THAT Section 31, Exception Zone 1- Arthur Village, is amended by deleting site specific 31.9 – C2-9 Zone in its entirety.
21. THAT Section 31.28, Exception Zone 1- Arthur Village, is amended by deleting subsection e).
22. THAT Section 32, Exception Zone 2- Mount Forest, be amended by deleting site specific 32.20 – C1-20 Zone in its entirety.
23. THAT Section 32, Exception Zone 2- Mount Forest, be amended by changing the exception zone heading from 32.37– (H)IN-37 Zone to 32.37 – IN-37 and deleting subsection d).
24. THAT Section 32, Exception Zone 2- Mount Forest, is amended by the inclusion of the following new exception:

32.60 318-326 Wellington St E	OS-60	Notwithstanding Section 28.2.5, a 3 m (10 ft) exterior side yard setback will be permitted for a utility building.
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25. THAT Section 33, Exception Zone 3- Rural Areas, be amended by deleting site specific 33.16– A-16 Zone in its entirety.
26. THAT Section 33.19, Exception Zone 3- Rural Areas, is amended by deleting the existing text in its entirety and replacing it with the following:

In addition to the other uses permitted in the Agricultural (A) zone, and notwithstanding any other sections of this by-law to the contrary, the land zoned A-19 shall be permitted a "Security Contracting Business", including accessory storage, subject to the following regulations:

- i) The security contracting business may occupy the existing mobile home, but only for the lifetime of the mobile home. After that, the business is only permitted to continue in a building.
- ii) The use shall be subject to the Home Industry regulations of Section 6.14, except that notwithstanding Section 6.14 e of the by-law, the maximum number of employees, other than the owner, shall be three.

27. THAT Section 33, Exception Zone 3- Rural Areas, be amended by deleting site specific **33.49– A-49** Zone in its entirety.
28. THAT Section 33, Exception Zone 3- Rural Areas, be amended by deleting site specific **33.52– A-52** Zone in its entirety.
29. THAT Section 33 Exception Zone 3- Rural Areas, be amended by changing the exception zone heading from **31.104– A-104** Zone to **33.104 – A-104**.
30. THAT Section 33, Exception Zone 3- Rural Areas, is amended by the inclusion of the following new exception:

33.106 9173 Concession 11	A-106	In addition to the permitted uses of Section 8 of the Agricultural Zone, the land zone A-106, may be permitted a parochial school and accessory uses such as playgrounds, ball diamonds, and parking areas.
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31. THAT Section 33, Exception Zone 3- Rural Areas, is amended by the inclusion of the following new exception:

33.107 8586 Highway 6	A-107	<p>In addition to the uses permitted in Section 8.5.1, Reduced Lot Regulations, in the Agricultural Zone, equipment used in the excavating business may be serviced and parked in this zone. In addition to the regulations of Section 8.5.2, the above use shall also be subject to the following regulations:</p> <ul style="list-style-type: none"> i. The following accessory buildings shall be permitted: <ul style="list-style-type: none"> • Existing accessory building with a floor area of 143 m² (1,539 ft²) • Two car garage with a floor area of 113.8 m² (1,225 ft²) • Two bay servicing shop with a floor area of 278.7 m² (3,000 ft²) ii. Minor storage, excluding the outdoor parking of equipment on-site to be serviced in the shop, shall be permitted as per Section 6.26 of this by-law, except as follows: <ul style="list-style-type: none"> • Notwithstanding Section 6.26 (a), outdoor storage shall maintain a setback of at least 3 m (9.8 ft) from the rear property boundary. • Notwithstanding Section 6.26 (b), outdoor storage shall be limited to an area no greater than 464.5 m² (5,000 ft²).
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32. THAT Section 33, Exception Zone 3- Rural Areas, is amended by the inclusion of the following new exception:

33.109	A-109	In addition to the other uses permitted for this property, a temporary,
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8613 Sideroad 13		<p>second residential dwelling unit in the form of a garden suite as defined by this By-law is permitted, subject to the following regulations:</p> <ul style="list-style-type: none"> i. The garden suite shall comply with the regulations of Section 6.12 of this by-law; ii. That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c.P.13 as amended, the garden suite is permitted until April 25, 2024.
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33. THAT Section 33, Exception Zone 3- Rural Areas, is amended by the inclusion of the following new exception:

33.181 7470 Sideroad 8 W	A-181	<p>Notwithstanding Section 8.3.1 or any other section of this by-law to the contrary, the barn existing on the day of passing of this by-law may have a maximum floor area of 231.13 m² (2,488 ft²) for a hobby barn use.</p> <p>And further no other accessory structures will be permitted on the property without an amendment to this by-law.</p>
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34. THAT Schedule "A" Map 1 – Wellington North By-law 66-01 is amended by changing the zoning on the lands described as PT Park Lot 2 N/S Catherine, as shown on Schedule "i" attached to and forming part of this By-law from **Highway Commercial Exception (C2-9) to Future Development (FD)**.

35. THAT Schedule "A" Map 3 – Wellington North By-law 66-01 is amended by changing the zoning on the lands described as Park Lot 1 Church St; Harts Survey Lots 1 to 413; to 15 Pt Lots 5 11 12 & 16, as shown on Schedule "ii" attached to and forming part of this By-law from **Open Space (OS) to Open Space Exception (OS-60)**.

36. THAT Schedule "A" Map 1 – Wellington North By-law 66-01 is amended by changing the zoning on the lands described as Con 12, Pt Lot 13 RP 60R2829; Pt 1 RP 61R6076 Pt 1, as shown on Schedule "iii" attached to and forming part of this By-law from **Agricultural Exception (A-16) to Agricultural (A)**.

37. THAT Schedule "A" Map 1 – Wellington North By-law 66-01 is amended by changing the zoning on the lands described as Con 12, Pt Lot 13 RP 60R2829; Pt 1 RP 61R6076 Pt 1, as shown on Schedule "iv" attached to and forming part of this By-law from **Agricultural Exception (A-49) to Agricultural (A)**.

38. THAT Schedule "A" Map 1 – Wellington North By-law 66-01 is amended by changing the zoning on the lands described as Con 12 S, Pt Lot 1, as shown on Schedule "v" attached to and forming part of this By-law from **Agricultural Exception (A-52) to Agricultural (A)**.

39. THAT Schedule "A" Map 1 – Wellington North By-law 66-01 is amended by changing the zoning on the lands described as Con 12 S, Pt Lot 1, as shown on Schedule "vi" attached to and forming part of this By-law from **Agricultural (A) to Agricultural Exception (A-106)**.

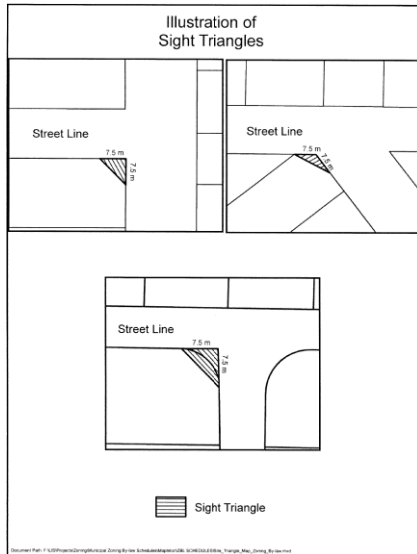
40. THAT Schedule "A" Map 1 – Wellington North By-law 66-01 is amended by changing the zoning on the lands described as Arthur Con WOSR Pt Divs 3 & 4 of lot 33 RP 61R11576; Pt 1, as shown on Schedule "vii" attached to and forming part of this By-law from **Agricultural (A) to Agricultural Exception (A-**

107).

41. THAT Schedule "A" Map 1 – Wellington North By-law 66-01 is amended by changing the zoning on the lands described as Con 3 S, Pt Lot 13, as shown on Schedule "viii" attached to and forming part of this By-law from **Agricultural (A) to Agricultural Exception (A-109)**.
42. THAT Schedule "A" Map 1 – Wellington North By-law 66-01 is amended by changing the zoning on the lands described as Arthur Con 6, Pt Lot 21 RP 61R20897 Pt 1, as shown on Schedule "ix" attached to and forming part of this By-law from **Agricultural (A) to Agricultural Exception (A-181)**.
43. THAT Schedule "A" Map 1 – Wellington North By-law 66-01 is amended by changing the zoning on the lands described as Div 4 Pt Lot 35 WOSR RP 60R2653 Pt 1, as shown on Schedule "x" attached to and forming part of this By-law from **Agricultural (A) to Agricultural Exception (A-1)**.
44. THAT Schedule "A" Map 1 – Wellington North By-law 66-01 is amended by changing the zoning on lands described as Con 12, Pt Lot 7 & 8, as shown on Schedule "xi" attached to and forming part of this By-law from **Natural Environment (NE) to Agricultural (A)**.
45. THAT Schedule "A" Map 1 – Wellington North By-law 66-01 is amended by changing the zoning on lands described as Con 5 E, Pt Lot 6, as shown on Schedule "xii" attached to and forming part of this By-law from **Extractive Industrial (EI) to Agricultural (A)**.
46. THAT Schedule "A" Map 1 – Wellington North By-law 66-01 is amended by changing the zoning on lands described as Con1 E, Pt Lot 32 RP 60R2546 Pt 1, as shown on Schedule "xiii" attached to and forming part of this By-law from **Agricultural Exception (A-19) to Natural Environment (NE) and Natural Environment (NE) to Agricultural Exception (A-19)**.
47. THAT Schedule "A" Map 1 – Wellington North By-law 66-01 is amended by changing the zoning on lands described as Arthur WOSR Div 3 & 4, Pt Lot 3 RP 60R3155 Pt 2, as shown on Schedule "xiv" attached to and forming part of this By-law from **Agricultural (A) to Agricultural Commercial (AC)**.
48. THAT Schedule "A" Map 2 – Arthur By-law 66-01 is amended by changing the zoning on lands described as Arthur Village Survey Crown Pt Park Lot 4 RP 60R3168 Pt 1, as shown on Schedule "xv" attached to and forming part of this By-law from **Open Space (OS) to Medium Density Residential (R2) and Open Space (OS) to High Density Residential (R3)**.
49. THAT Schedule "A" Map 2 – Arthur By-law 66-01 is amended by changing the zoning on lands described as Survey Crown Pt Park Lot 2, N/S Catherine St RP 61R20152 Pts 1 & 2, as shown on Schedule "xvi" attached to and forming part of this By-law from **Holding High Density Residential ((H)R3) to Medium Density Residential (R2) and Holding High Density Residential Exception ((H)R3-33) to Medium Density Residential (R2)**.
50. THAT Schedule "A" Map 2 – Arthur By-law 66-01 is amended by changing the zoning on lands described as Pt Park Lot 8, as shown on Schedule "xvii" attached to and forming part of this By-law from **Mobile Home Exception (MH-7) to Low Density Residential (R1-C)**.
51. THAT Schedule "A" Map 3 – Mount Forest By-law 66-01 is amended by changing the zoning on lands

described as Macdonald's Survey Pt Park Lots I and H RP 60R3375 Pt 1 RP 60R2535 Pt 1, as shown on Schedule "xviii" attached to and forming part of this By-law from **Medium Density Residential (R2) to Holding Medium Density ((H)R2)**.

52. THAT Appendix A – Illustrations of Definitions and Provisions, is amended by adding the following:



53. THAT except as amended by this By-law, the land as shown on the attached Schedules shall be subject to all applicable regulations of the Township of Wellington North Zoning By-law 66-01, as amended.
54. THAT upon enactment of this Township Comprehensive Zoning Bylaw Housekeeping Amendment by Council, site specific Zoning By-law Amendment and Minor Variance applications will continue to be received, processed and considered by Council and the Committee of Adjustment.
55. THAT this By-law Amendment shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34(30) and (31) of the Planning Act, R.S.O., 1990, as amended.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS xxth DAY OF JANUARY, 2022**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 060-18

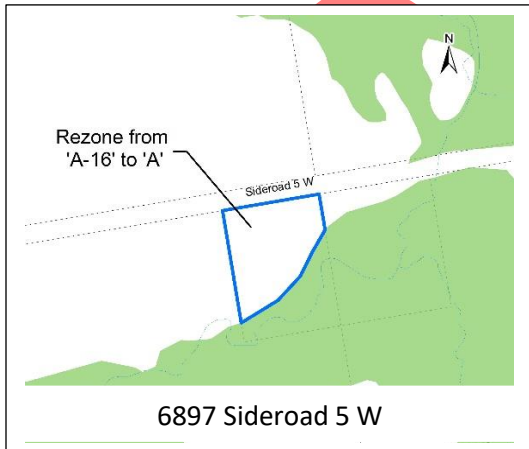
Schedule "i"



Schedule "ii"



Schedule "iii"



Schedule "iv"



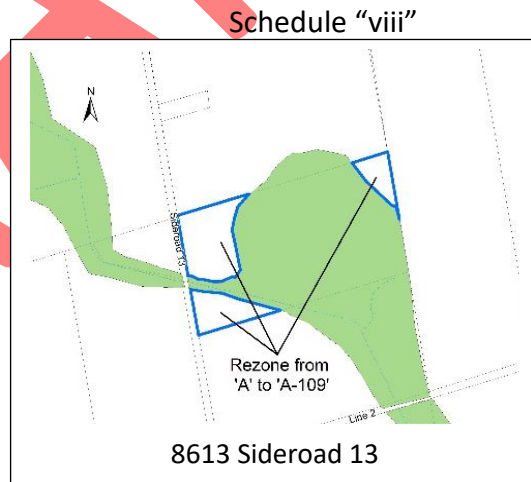
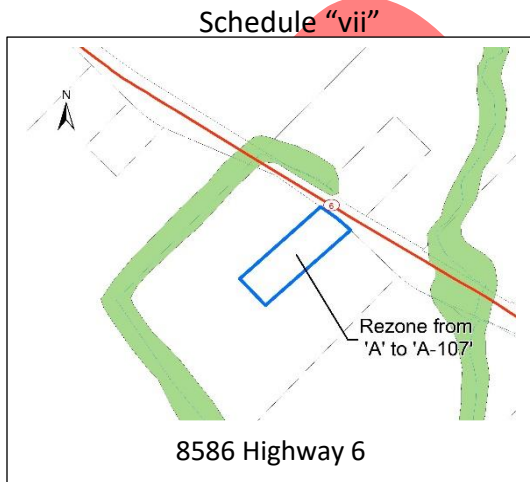
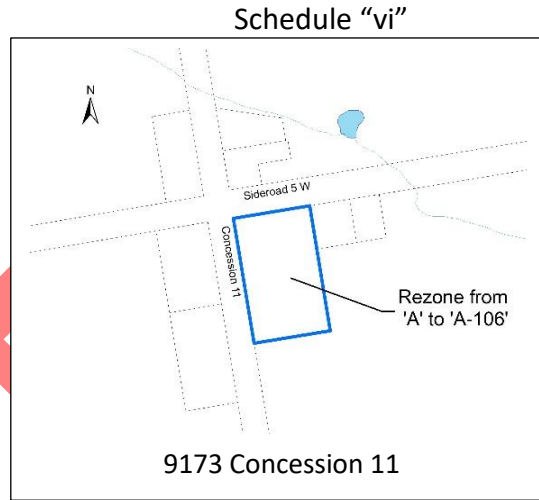
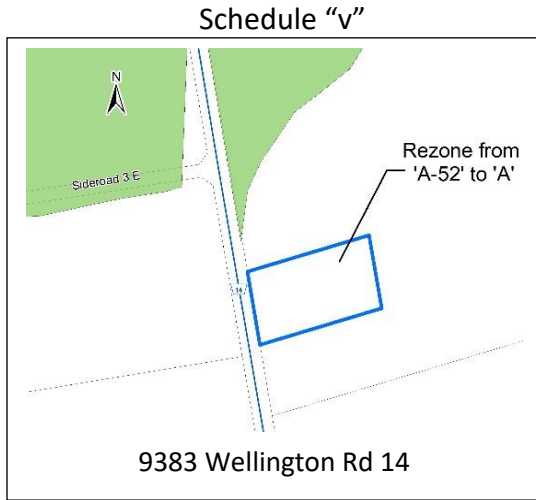
Passed this xxth day of January 2022.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 060-18



Passed this xxth day of January 2022.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

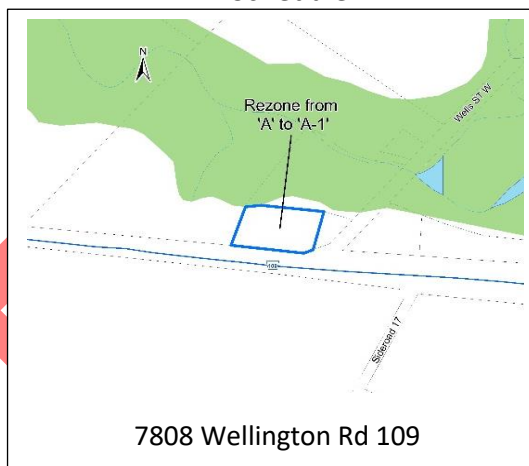
THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 060-18

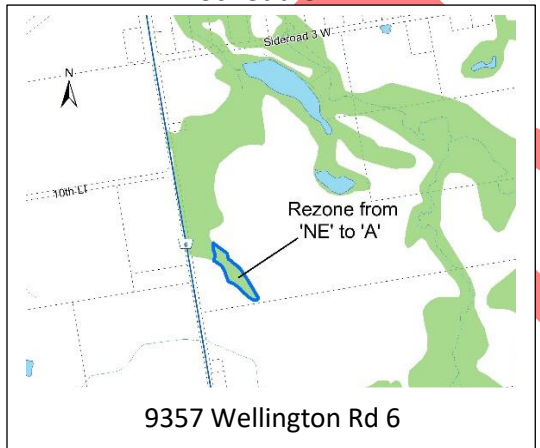
Schedule "ix"



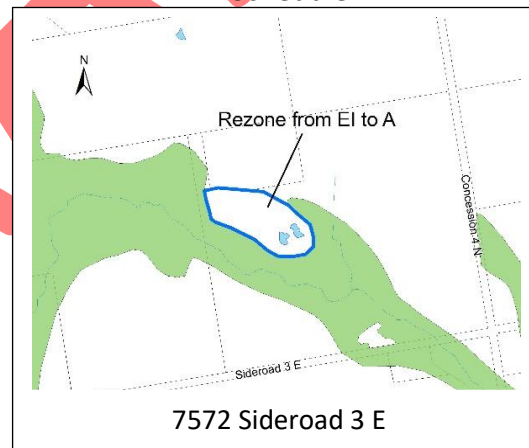
Schedule "x"



Schedule "xi"



Schedule "xii"



Passed this xxth day of January 2022.

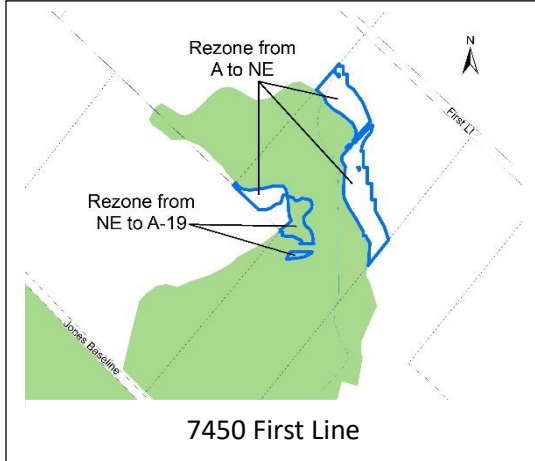
ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

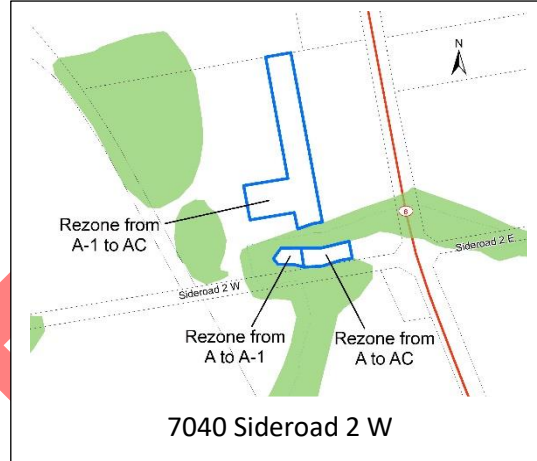
THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 060-18

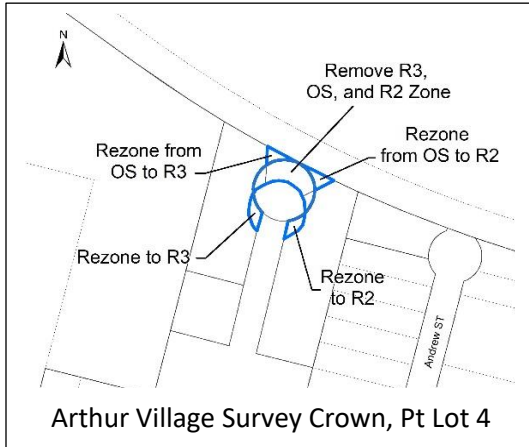
Schedule "xiii"



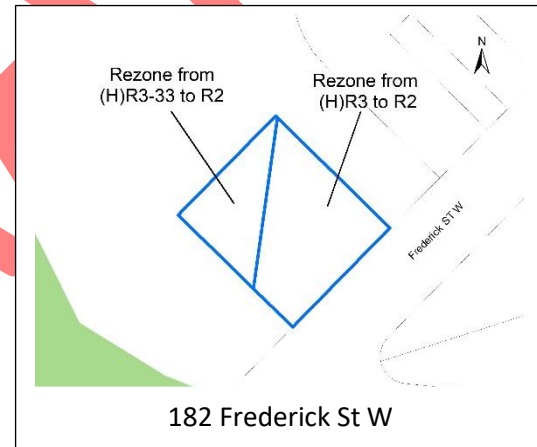
Schedule "xiv"



Schedule "xv"



Schedule "xvi"



Passed this xxth day of January 2022.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

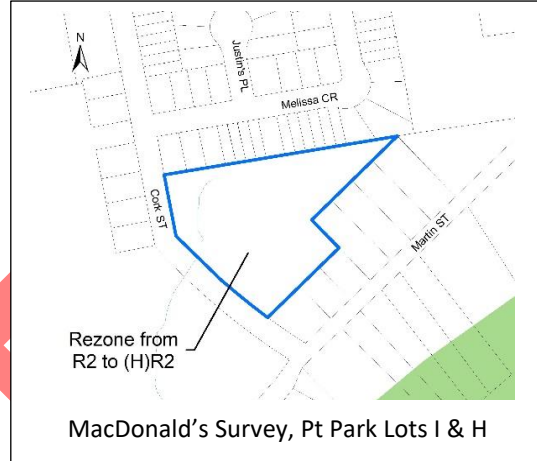
THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 060-18

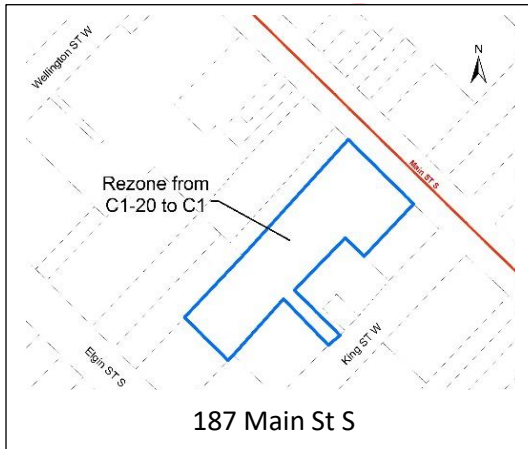
Schedule "xvii"



Schedule "xviii"



Schedule "xix"



Passed this xxth day of January 2022.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

EXPLANATORY NOTE

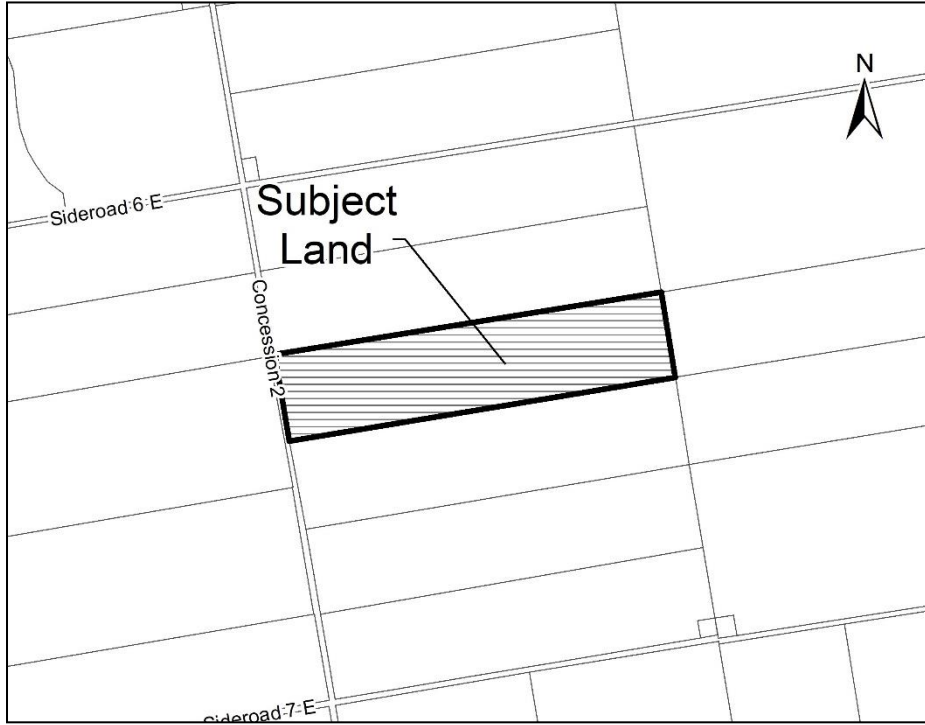
BY-LAW NUMBER 060-18

THE PURPOSE AND EFFECT OF THE ZONING BY-LAW AMENDMENT is to provide for “housekeeping” changes to the Comprehensive Zoning By-law as itemized below:

- i) General typographical and mapping corrections.
- ii) Add and update definitions, including clarifying the definition of stacked townhouse.
- iii) Remove and/or amend site specific exemptions for expired garden suites, redundant restrictions and general adjustments.
- iv) Removal of redundant Holding provisions in various zones and added a blanked Holding provision under Section 7.3

DRAFT

MARY & PAUL BOLEN





PLANNING REPORT
for the TOWNSHIP OF WELLINGTON NORTH
Prepared by the County of Wellington Planning and Development
Department

DATE: January 4th, 2022
TO: Darren Jones, C.B.O.
Township of Wellington North
FROM: Asavari Jadhav, Junior Planner
Jessica Rahim, Planner
County of Wellington
SUBJECT: **Mary and Paul Bolen**
Part Lot 14, Concession 2
9131 Concession 2
Zoning By-law Amendment

Planning Opinion

The purpose of this zoning amendment is to prohibit future residential development on the retained agricultural portion of the subject land. This rezoning is a condition of severance application B77/21, that was granted provisional consent by the Wellington County Land Division Committee in November 2021. The consent will sever 1.8 ha (4.44 ac) rural residential parcel with an existing dwelling and garage from the retained 39.5 ha (97.6ac) agricultural parcel.

We have no objections to the zoning amendment. Both the PPS and County Official Plan provide for surplus farm dwelling severances, provided the agricultural lands are rezoned to prohibit future development dwellings.

INTRODUCTION

The property subject to the proposed amendment is legally described as Part Lot 14, Concession 2 with civic address of 9131 Concession 2. The proposal is a condition of a recent severance application B77/21 on the property. The proposed severed parcel is 1.8 ha (4.44 ac) with an existing dwelling and a garage. A vacant agricultural parcel of 39.5 ha (97.6 ac) is retained. The location of the property is shown on Figure 1.

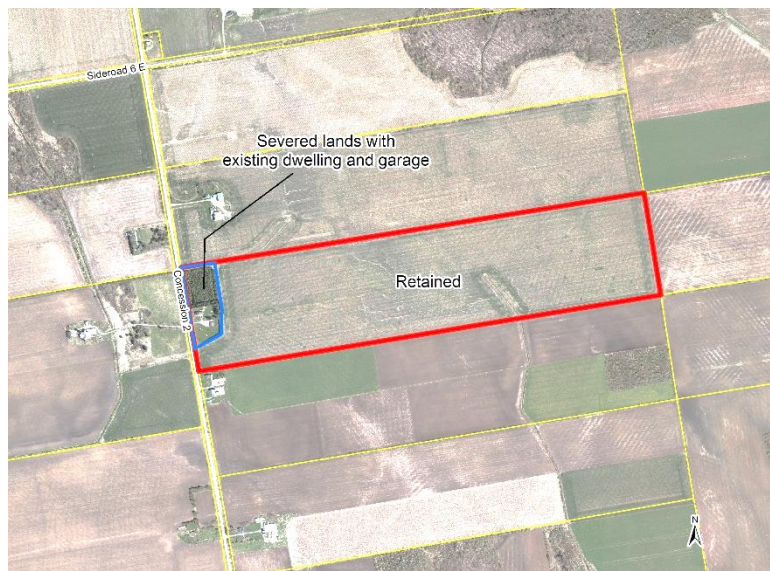


Figure 1. 2015 Aerial photo

PROPOSAL

The purpose of the application is to rezone the subject land to restrict future residential development on the retained agricultural lot. This rezoning is a condition of severance application B77/21, that was granted provisional approval by the Wellington County Land Division Committee in November 2021. The consent will sever the existing dwelling and garage from the agricultural parcel under the surplus farm dwelling policies.

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is considered to be within a PRIME AGRICULTURAL area. Section 2.3.4.1(c) of the PPS provides consideration for the severance of a surplus residence, provided that new residential dwellings are prohibited on the remnant parcel of farmland.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated as PRIME AGRICULTURE. This application is submitted to facilitate a condition of the proposed severance application B77/21. Section 10.3.4 of the Official Plan implements the PPS and requires that the remnant parcel be rezoned to prohibit dwellings. The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels where the impact on existing and future farm operations can be kept to a minimum.

WELLINGTON NORTH ZONING BY-LAW

The subject lands are zoned Agricultural (A) and Natural Environment (NE). Permitted uses in the Agricultural zone include agricultural uses, single detached dwellings and accessory uses, buildings and structures. This zoning amendment will apply the standard A-2, which will restrict any future residential development on the retained agricultural parcel.

Draft Zoning By-law Amendment

A draft zoning by-law amendment has been prepared and attached to this report for Council's consideration.

Respectfully submitted

County of Wellington Planning and Development Department



Asavari Jadhav
Junior Planner



Jessica Rahim
Senior Planner

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
BY-LAW NUMBER _____.**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH**

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Schedule 'A' Map 1 to By-law 66-01 is amended by changing the zoning on lands legally described as Part Lot 14, Concession 2 with civic address of 9131 Concession 2 as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural (A) to Agricultural Exception (A-2)**.
2. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
3. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2022

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2022

_____.

MAYOR

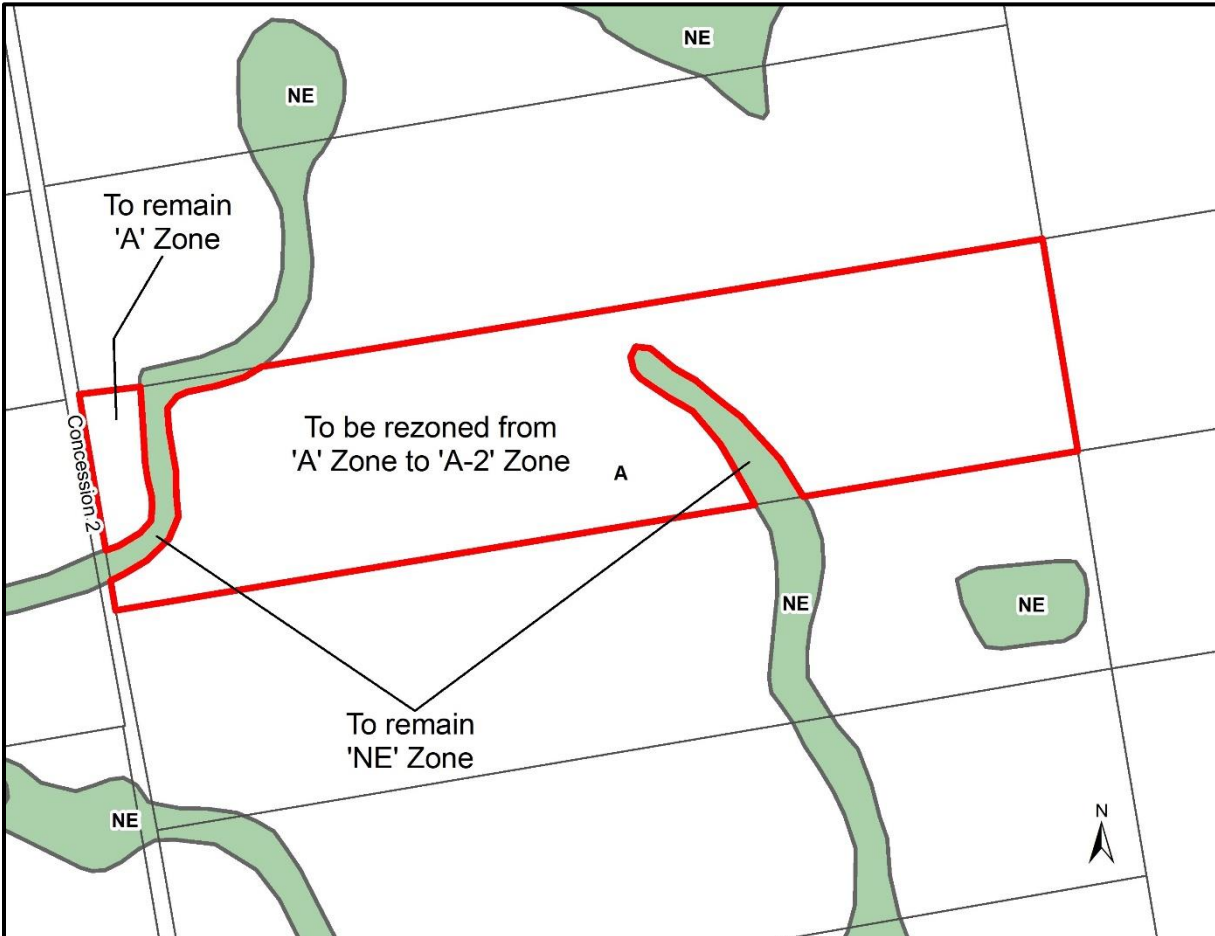
_____.

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule "A"



This is Schedule "A" to By-law _____.

Passed this ____ day of _____ 2022

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION OF THE SUBJECT LANDS

The subject property is legally described as Part Lot 14, Concession 2 with civic address of 9131 Concession 2. The lands subject to the amendment is 39.5 ha (97.6 ac) in size and are currently zoned Agriculture (A) and Natural Environment (NE).

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to restrict future residential development on the retained agricultural parcel. This rezoning is a condition of severance application B77/21, that is granted provisional approval by the Wellington County Land Division Committee in November, 2021. The consent will sever a 1.8 ha (4.44 ac) parcel with an existing dwelling from the retained 39.5 ha (97.6 ac) agricultural parcel with two storage sheds under the surplus farm dwelling policies.