



Township of Wellington North

P.O. Box 125 • 7490 Sideroad 7 W • Kenilworth • ON • N0G 2E0

Second Public Meeting

Monday, January 28th, 2013 at 7:00 p.m.

Municipal Office Council Chambers, Kenilworth

A G E N D A

Page 1 of 2

AGENDA ITEM	PAGE NO.
<p>The Mayor will call the meeting to order.</p> <p>Declaration of Pecuniary Interest.</p> <p>Owners/Applicant: The Corporation of the Township of Wellington North</p> <p>DEFERRED FROM DECEMBER 17TH, 2012.</p> <ul style="list-style-type: none">- Public Meeting Minutes, December 17, 2012 (copy attached)- Notice of Second Public Meeting, dated January 16, 2013 (copy attached) <p>This second public meeting is to consider a zoning amendment for “housekeeping” revisions.</p> <p>Re: The changes are of a general nature and apply throughout the Township of Wellington North.</p> <p>The Purpose and Effect of the Application</p> <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:</p> <ul style="list-style-type: none">i) General typographical and mapping corrections.ii) Clarification of text for regulations such as non-complying uses, buffer areas, common amenity area, hobby barns, yard encroachments.iii) Add text to clarify the use of trailer boxes for storage or temporary uses.iv) Amend provisions for accessory uses, including clarifying number, size and location of structures.v) Provide regulations for accessory residential uses in a Highway Commercial zone.	<p>1</p> <p>7</p>

AGENDA ITEM	PAGE NO.
<p>Purpose and Effect (continued)</p> <ul style="list-style-type: none"> vi) Add new provisions to restrict dog kennels unless a site specific zoning amendment is obtained. vii) Add and update definitions, viii) Modify parking requirements related to street townhouse uses. <p>Please note – Section 34 (12) of the Planning Act.</p> <p>(12) Information. – At a meeting under subsection (12), the council shall ensure that information is made available to the public regarding the power of the Municipal Board under subsection (14.1) to dismiss an appeal if an appellant has not provided the council with oral submissions at a public meeting or written submissions before a By-law is passed.</p> <ol style="list-style-type: none"> 1. Notice for the original public meeting was sent to the required agencies and published in the Mount Forest Confederate and the Arthur Enterprise on November 21st, 2012 and in the Wellington Advertiser on November 23rd, 2012. Notice for this public meeting was sent to those requesting notice in writing on January 16th, 2013. 2. Presentations by: <ul style="list-style-type: none"> - Linda Redmond, Planner <ul style="list-style-type: none"> - See attached comments and draft by-law. 3. Review of Correspondence received by the Township: <ul style="list-style-type: none"> - Fred Natolochny, Supervisor Resource Planning, GRCA <ul style="list-style-type: none"> - No objection - Cherielyn Leslie, Environmental Planning Coordinator, SVCA <ul style="list-style-type: none"> - No objection 4. 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. 5. Mayor opens floor for any questions/comments. 6. Comments/questions from Council. 7. Adjournment. 	<p>8</p> <p>28</p>

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, December 17, 2012

The Public Meeting was held Monday, December 17, 2012 at 7:00 p.m. at the Township of Wellington North Council Chambers, Kenilworth to consider a Zoning Amendment application.

Present:

Mayor: Raymond Tout
Councillors: Sherry Burke
Mark Goetz
Dan Yake

Absent:

Councillor: Andy Lennox

Also Present:

C.A.O./Clerk: Lorraine Heinbuch
Executive Assistant: Cathy Conrad
Township Planner: Linda Redmond

Mayor Tout called the meeting to order.

Declaration of Pecuniary Interest:

None declared.

Owner/Applicant: The Corporation of the Township of Wellington North

This public meeting was held to consider a zoning amendment for “housekeeping” revisions.

Re: The changes are of a general nature and apply throughout the Township of Wellington North.

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, December 17, 2012

Page Two

The Purpose and Effect of the Application

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:

- i) General typographical and mapping corrections.
- ii) Clarification of text for regulations such as non-complying uses, buffer areas, common amenity area, hobby barns, yard encroachments, general industrial zone, Open space zone,
- iii) Add text to clarify the use of trailer boxes for storage or temporary uses.
- iv) Amend provisions for accessory uses, including clarifying number, size and location of structures.
- v) Clarify the requirements under the Natural Environment zone.
- vi) Provide regulations for accessory residential uses in a Highway Commercial zone.
- vii) Add new provisions to restrict dog kennels unless a site specific zoning amendment is obtained.
- viii) Add and update definitions, including clarifying the definition of modular homes.
- ix) Modify parking requirements related to street townhouse uses, aisle and access width and criteria for tandem parking requirements.
- x) Consideration to add new Light Industrial zone.
- xi) Rezone a portion of Part of Lot 33, Concession 1 from C2 to R2.
- xii) Add provisions for wellhead protection areas.

Please note – Section 34 (12) of the Planning Act.

Information – At a meeting under subsection (12), the Council shall ensure that information is made available to the public regarding the power of the Municipal Board under subsection (14.1) to dismiss an appeal if an appellant has not provided the Council with oral submissions at a public meeting or written submissions before a By-law is passed.

1. Notice for the public meeting was sent to the required agencies and published in the Mount Forest Confederate and the Arthur Enterprise on November 21st, 2012 and in the Wellington Advertiser on November 23rd, 2012.

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, December 17, 2012

Page Three

2. Presentation by:

Linda Redmond, Planner, reviewed her comments dated December 13, 2012.

This housekeeping amendment would introduce changes to the Township of Wellington North Zoning By-law 66-01 to correct typographical inaccuracies, clarify regulations and mapping, and improve or refine other by-law sections.

The Comprehensive Zoning By-law for the Township of Wellington North was adopted in 2001. Since that time we have tracked areas of the by-law that could be improved, refined or clarified. The Township's CBO, has also been consulted. This housekeeping amendment is the result of that effort.

The main changes proposed through this housekeeping amendment relate to typographical inaccuracies and wording clarification. However, there are other proposed amendments to change selected mapping, parking regulations for street townhouse uses, kennels and accessory structures.

New definitions have been introduced. In some cases they have been added to support or help to clarify existing regulations and some definitions have been added to support new regulations such as kennels.

New Definitions include:

Amenity Area	Garage sale	Machine Shop
Animal Shelter	Gravel Pit	Nursery
Drive-thru service facility	Home Improvement Centre	Outdoor storage
Driveway	Kennel	Postal or courier outlet
Floor area, Gross Leasable (GFLA)		

Clarification has been included regarding height requirement exemptions with respect to farm buildings such as silos, grain bins and corn cribs.

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, December 17, 2012

Page Four

Lot coverage has been amended to recognize different lot sizes in the rural area. The lot coverage will allow for larger accessory structures on larger parcels in the form of a sliding scale. The new criteria is as follows:

Current section 6.1.4 b)	Proposed
Provided the maximum lot coverage in i) is not exceed, the maximum floor area for an accessory building or structure not including a hobby barn in any residential zone including a lot subject to the reduced lot regulations of Section 8.5 shall not exceed 92.9 sq.m. (1000.0 sq.ft.) ground floor area.	Provided the maximum lot coverage is not exceeded for an accessory building or structure, the combined maximum floor area for all accessory buildings or structures not including a hobby barn or home industry in any residential zone including a lot subject to the reduced lot regulations of Section 8.5 shall not exceed 92.9 m ² (1000.0 ft ²) ground floor area for any lot 0.4 hectares (1.0 acres) or less in size. For each additional full 0.4 hectares (1.0 acres) of lot area, an additional 9.29 m ² (100 ft ²) of ground floor area may be added to the accessory building

Under the current by-law Kennels are not addressed. The proposed by-law will add provisions to restrict kennels unless a zone amendment has been obtained. A new By-law for the Keeping of Dogs and Dog Kennels is also proposed.

Accessory residential uses are permitted within the Highway Commercial zone currently, however there is no criteria to regulate this use. A new section has been added to the Highway Commercial zone to address this use.

Typographical corrections are proposed to recognize previously approved uses that were incorrectly numbered. There is also some mapping corrections in which the zoning was incomplete.

Clarification regarding the modular uses on lands located at Conestoga Estates, Spring Valley and Wellington Acres has been added to the site specific zones on those lands. The new clause states the following:

“Mobile home and modular homes shall not be permitted to have framed additions or basements.”

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, December 17, 2012

Page Five

The draft by-law was for discussion only at this point. Ms. Redmond recommended that the final by-law be addressed at a future meeting.

3. Review of Correspondence received by the Township:
 - Fred Natolochny, Supervisor Resource Planning, Grand River Conservation Authority
 - No objection
 - Brandi Walter, Environmental Planner/ Regulations Officer, Maitland Valley Conservation Authority
 - No concerns
4. The by-law will be considered at the Regular Council Meeting on January 14th. Mayor Tout asked those wishing to receive further notices regarding this application to make their request in writing.
5. Mayor Tout opened the floor for any questions/comments.

Gerald Shepetunko, 8720 Highway 6, Arthur, commented that the information regarding the draft by-law would take a lot of time to review to assess its impact. He asked if the financial impact of some of these changes had been looked at and if some of these changes are necessary. Specifically are the changes regarding storage trailers and kennels needed?

Terry Cudney, Property Manager of Conestoga Estates, stated that while he understood basements for mobile homes and modular homes not being permitted he did not think all additions to these homes should be restricted. Some prospective buyers are buying subject to being able to add on to the home. A statement restricting the size of additions would make more sense. Not allowing any additions would be unreasonable. Mobile homes and modular homes provide affordable housing for seniors and young families. Mayor Tout suggested that the additions that double the size of the home are the concern. Ms. Redmond stated that the change speaks to the intent as buildings are not moveable.

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, December 17, 2012

Page Six

Jens Dam, R.R. 1 Moorefield, stated that he had attended the office on December 7 and again the following Wednesday to get information about the zoning amendment. No information was available. Under the Planning Act information is supposed to be available 20 days prior to the meeting. He questioned if this was an information meeting or a public meeting. Mr. Dam stated that he will need time to sit down with the planner to see what Council is up to. Mr. Dam submitted a written statement that if this by-law goes ahead he will go to the OMB. He did not consider this meeting to be a public meeting in accordance with the Planning Act.

6. Comments/questions from Council.

Councillor Burke questioned the changes to outdoor storage areas and the impact to businesses that set up seasonal displays, such as garden centres and Christmas tree lots set up in part of the business parking lot. Ms. Redmond provided that it would be a matter of interpretation for the building department.

Councillor Goetz inquired about the definition of “garage sale” and charity groups using garage sales for fund raising. Ms. Redmond clarified that the definition pertained to residential properties.

Councillor Goetz asked what will happen with existing railroad cars and trailers on properties. Who will enforce that part of the by-law? Ms. Redmond stated that temporary construction trailers will be allowed. This change deals with trailers that are being used as buildings. Trailers can be used but property owners will need to obtain appropriate approvals.

Councillor Yake inquired about the lot coverage changes. Is the Planner comfortable with the proposed increase of 100 sq. ft. per acre scale? Ms. Redmond commented that this is applicable for properties under 25 acres in section 6.1. Other areas are using this scale and it is working well.

7. Adjournment 7:48 p.m.

C.A.O./CLERK

MAYOR

TOWNSHIP OF WELLINGTON NORTH

A NOTICE OF A SECOND PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE COMPREHENSIVE ZONING BY-LAW 66-01

TAKE NOTICE that the Council of the Corporation of the Township of Wellington North has received a complete application to consider a proposed amendment to the Comprehensive Zoning By-law 66-01, pursuant to Section 34 of the *Planning Act, R.S.O. 1990*, as amended.

A Public Meeting will be held by the Wellington North Council to consider this on:

Monday, January 28, 2013

Township of Wellington North Municipal Offices
Council Chambers
7490 Sideroad 7 West, Kenilworth
7:00 p.m.

Location of the Subject Land

The proposed amendment affects all lands in the Township of Wellington North.

The Purpose and Effect of the Application

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:

- i) General typographical and mapping corrections.
- ii) Clarification of text for regulations such as non-complying uses, buffer areas, common amenity area, hobby barns, yard encroachments.
- iii) Add text to clarify the use of trailer boxes for storage or temporary uses.
- iv) Amend provisions for accessory uses, including clarifying number, size and location of structures.
- v) Provide regulations for accessory residential uses in a Highway Commercial zone.
- vi) Add new provisions to restrict dog kennels unless a site specific zoning amendment is obtained.
- vii) Add and update definitions.
- viii) Modify parking requirements related to street townhouse uses.

Oral or Written Submissions

Any person or public body is entitled to attend the public meeting and make written or oral submissions in support of or in opposition to the proposed zoning by-law amendment. Written comments should be submitted to the Township Clerk at the address shown below.

Power of OMB to Dismiss Appeals

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Wellington North before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Wellington North 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 Township of Wellington North before 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.

Request for Notice of Decision

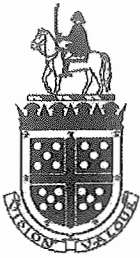
If you wish to be notified of the decision in respect of the proposed Township of Wellington North Zoning By-law Amendments, you must make a written request to the Clerk.

Additional Information

Additional information regarding this application is available for inspection at the Township of Municipal Office at the address shown below.

Dated at the Township of Wellington North
This 16th day of January, 2013.

Darren Jones, Building/Zoning Dept.
Township Wellington North
7490 Sideroad 7, W
Kenilworth, ON N0G 2E0
Phone: (519) 848-3620
Fax: (519) 848-1119



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

January 23, 2013

Darren Jones, Building Official
Township of Wellington North
7490 Sideroad 7 W
Kenilworth, ON N0G 2E0

Dear Mr. Jones:

**Re: DRAFT Housekeeping Amendment – Second Public Meeting
Township of Wellington North Zoning By-law 66-01**

Please find attached the Housekeeping Amending By-law for the Township of Wellington North Zoning By-law 66-01. The following changes have been made to the proposed housekeeping by-law as a result of the public meeting held at the December 17, 2012 Council meeting:

Kennels

There are currently five active kennels within the Township that have obtained the appropriate approvals under the old system for a kennel license. With the introduction of the Keeping, Control and Licensing of Dogs within the Township of Wellington North By-law, combined with the restrictions for allowing kennels proposed under the zoning by-law, these kennels would become non compliant. In order to recognize these existing kennels so they may continue to operate within the parameters of the Zoning By-law we have included a site specific zoning on the properties that permits them to continue to have a dog kennel.

Modular Homes

The changes proposed regarding the modular uses on lands located at Conestoga Estates, Spring Valley and Wellington Acres have been removed and will be addressed under a separate zone amendment.

Notice under the Planning Act

Mr. Jens Dam raised a concern at the Public Meeting (December 17, 2012) that proper information was not available 20 days prior to the public meeting. He made reference to Section 17, subsection 19.1 of the Planning Act. This section relates to Official Plan Amendments, in which the draft amendment must be completed and made available 20 days before the public meeting. The following are the sections for information:

Section 17 of the Planning Act is located within Part III – Official Plans.

Section 17, subsection 19 – Timing of Public Meeting – The public meeting required under clause (15)(d) shall be held no earlier than 20 days after the requirements for giving notice have been complied with.

Section 17, subsection 19.1 – Information and material – The information and material referred to in clause (15)(c), including a copy of the current proposed plan, shall be made available to the public at least 20 days before the public meeting required under clause (15)(d) is held.

This above section is not applicable to the Housekeeping Zoning amendment.

Section 34 of the Planning Act is located within Part V – Land Use Controls and Related Administration; this is the section that pertains to the Housekeeping Zone Amendment. Section 34 – Zoning By-laws. Sub-section (12) – Information and public meeting; open house in certain circumstances, is applicable. Here, it is required that before passing a by-law under this section, sufficient information and material is made available to enable the public to understand generally the zoning proposal that is being considered by the council (sub section (12)(a)(i).

This section does not require information to be available to the public 20 days prior to the public meeting. In this case information was available on the Townships website at the same time that the information was available to Council. Also further clarification was provided at the public meeting. This is the normal practice for the Township and in most municipalities.

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

Sincerely,



Linda Redmond B.A.
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;

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

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

“AMENITY AREA, means an area situated on a residential lot that is intended for recreational purposes, and may include landscaped open spaces, patios, balconies, communal play areas, lounges, decks and other similar uses but shall not include a swimming pool or areas occupied at grade by service areas, parking areas, aisle or access driveways associated with the residential development or use. A Private Amenity Area means an amenity area, excluding a walkway, play area or other communal area, which is accessory to and outside of a dwelling unit, and is for the exclusive use of the occupants of the dwelling unit. A Common Amenity Area means an amenity area which is available for the use and enjoyment of the residents and guest of a residential development in common.

ANIMAL SHELTER, shall mean a building or part thereof, with or without related structures, wherein domestic household pets including, but not so as to limit the generality of the foregoing, dogs, cats, caged birds and specialty fish, but excluding any animals kept primarily for the purpose of providing food or skins, are given temporary shelter and accommodation or are treated or kept for treatment by a registered veterinarian, and includes the office of a registered veterinarian, but does not include any establishment engaged primarily in the retail sale of animals or in breeding animals for gain or profit, or a veterinarian’s clinic as defined herein.

DRIVE-THRU SERVICE FACILITY, means the use of a building or structure or a part thereof accessed by a designated stacking lane, where goods, products or services are offered to the public within a parked or stationary vehicle by way of a service window or kiosk. Service kiosks for parking control within a parking structure or parking are not considered to be drive-thru service facilities.

DRIVEWAY, shall mean a portion of a lot used to provide vehicular access from a street or lane to a parking space or off-street parking area or loading area located on the same lot.

FLOOR AREA, GROSS LEASABLE (GLFA), shall mean in the case of a commercial or industrial building, the aggregate of the area of all floors devoted to retail sales, customer service and/or office use measured from the outside face of exterior walls but excluding storage, mezzanine areas, mechanical rooms, parking structures and similar uses ancillary to the main use.

GARAGE SALE, shall mean an occasional use sale, conducted on a residential property by an occupant of such residential property, of household goods belonging to the occupier thereof and includes a yard sale and the like.

GRAVEL PIT, shall mean any open excavation made for the removal of any soil, earth, clay, marl, sand, gravel or unconsolidated rock or mineral to supply such material for construction, industrial or manufacturing purposes. This definition does not include any excavation incidental to the construction of a building or structure for which a building permit has been issued; or any asphalt plant, cement manufacturing plant or concrete batching plant.

HOME IMPROVEMENT CENTRE, shall mean a garden centre; a furniture sales and service establishment, a floor covering sales and service establishment, a wall covering sales and service establishment, a lighting sales and service establishment, an electronics sales and service establishment, a major appliance sales and service establishment, or a swimming pool sales and service establishment.

KENNEL, means a place where more than 3 dogs are housed, groomed, bred, boarded, trained, sold or kept for hunting and includes both Boarding Kennels and Breeding Kennels, on a lot or parcel which is 25 acres or greater in size within an Agricultural Zone and which are licensed by the Township of Wellington North under the provisions of the By-law to Regulate and Provide for the Keeping, Control and Licensing of Dogs within the Township of Wellington North

MACHINE SHOP means a workshop in which work is machined to size and assembled.

NURSERY, means a place where trees, shrubs or plants are grown or stored for the purpose of transplanting , for use as stocks for building or grafting, or for the purpose of retail or wholesale, together with the sale of soil, planting materials, fertilizers or similar materials and includes a greenhouse.

OUTDOOR STORAGE, means the use of land for outdoor storage of equipment, goods or materials in the open air. It does not include storage in transport truck trailers.

POSTAL OR COURIER OUTLET, shall mean the provision of postal and courier pick-up and drop-off services for letters and small parcels, but does not include a postal or courier distribution or terminal facility.”

2. THAT Section 5.37, Definitions – Building Setback, is amended by adding the following wording to the end of the definition: **“excluding permitted architectural projections/encroachments.**
3. THAT Section 5.115, Definitions – Hobby Barn, is amended by deleting the words **“for personal use and pleasure”** after the word *animals*.
4. THAT Section 5.110, Definitions – Group Home is amended by deleting the definition in its entirety and replacing it with the following:

“5.110 GROUP HOME shall mean a single dwelling unit in a free standing building in which a range of three to ten residents (excluding staff or the receiving

family) live under supervision and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well being.”

5. THAT Section 5.203, Definitions – Salvage or Wrecking and Recycling Facility, is amended by adding the words “farm equipment” after the word *vehicles*.

6. THAT Section 6.1.2, Accessory Uses, is amended by adding a new subsection 6.1.2 (e), as follows:

“e) Notwithstanding Section 6.1.2 (a), (b) or (c), where a property is adjacent to a provincial highway, any setback regulations of the Ministry of Transportation shall prevail.”

7. THAT Section 6.1.2 b), location, is amended by adding the following wording to the end of the section **“or any other building or structure on the property”**.

8. THAT Section 6.1.3, Height, is amended by adding the following wording **“including a lot subject to the reduced lot regulations of Section 8.5”** after the words *“residential zone”* in the first line. AND further amended by adding the following sentence to the end of the section, **“Notwithstanding, the above provisions shall not apply to agricultural buildings such as but not limited to silos, grain bins and corn cribs as permitted in Section 8.1 and further defined in Section 6.4”**.

9. THAT Section 6.1.4, Lot Coverage, is amended by revising the subsection numbering from “i, ii and iii” to **“a, b and c”**.

10. THAT Section 6.1.4 (b), Lot Coverage, is amended by deleting section (b) in its entirety and replacing it with the following:

“b) Provided the maximum lot coverage is not exceeded for an accessory building or structure, the combined maximum floor area for all accessory buildings or structures not including a hobby barn or home industry in any residential zone including a lot subject to the reduced lot regulations of Section 8.5 shall not exceed 92.9 m² (1000.0 ft²) ground floor area for any lot 0.4 hectares (1.0 acres) or less in size. For each additional full 0.4 hectares (1.0 acres) of lot area, an additional 9.29 m² (100 ft²) of ground floor area may be added to the accessory building”.

11. THAT Section 6.3, Buffer Area, is amended by adding the following wording **“R3-Residential,”** after the words *“be provide on the”*.

12. THAT Section 6.5, Commercial Kennels and Pet Boarding Establishments, is amended by deleting the wording in its entirety and replacing it with the following paragraph:

“As per Section 6.35.2 of this By-law, a kennel is a restricted use in all zones within the Township of Wellington North. Kennels are prohibited uses unless specifically permitted by an amendment to this By-law. Where specifically permitted by an amendment to this By-law, no land, building or structure shall be used for a kennel, unless the land, building and structure is in compliance with the approved By-Law to Regulate and Provide for the Keeping, Control and Licensing of Dogs within the Township of Wellington North”.

13. THAT Section 6.6 a), Common Amenity Area, is amended by deleting the word **“outdoor”**

after the word "common".

14. THAT Section 6.22, Non-Complying Uses, is amended by adding the following new sentence at the end of the first paragraph **"Notwithstanding the above, new additions must be in compliance with the regulations of the Zone in which the building or structure is located"**.

15. THAT Section 6.26, Outdoor Storage Areas, is amended by adding a new subsection 6.26 d), as follows:

"d) Not obstruct or occupy any required parking area."

16. THAT Section 6.27.8, Parking Regulations - Calculation of Parking Regulations –Table # 3, is amended by deleting the "minimum number of parking space requirements for Townhouses/ Street as follows:

- **"Townhouses/ Street 1/unit"**

17. THAT Section 6.35.2, Restricted Uses, is amended by adding the following new uses to the list:

- **Kennel;**
- **The locating or storing on any land for any purpose whatsoever any disused railroad car, street car body, truck body, shipping container, or a trailer without wheels, whether or not the same is situated on a foundation;**

18. THAT Section 6.36 f, Yard Encroachments, is amended by deleting the wording it in its entirety and replacing it with the following:

f. Single detached, semi-detached and duplex residential dwellings.	The requirements of this by-law for a minimum interior side yard and minimum rear yard may be interchanged where such building is located on a corner lot.
--	---

19. THAT Section 8.3.2 (a), Hobby Barn Setback, is amended by deleting the words **"of 27.9 m2 (300.0 ft2)"** after the words *"A hobby barn of"*.

20. THAT Section 8.5.1, Reduced Lot Regulations, is amended by adding the following permitted use:

- **Accessory uses, building and structures**

21. THAT Section 17, Highway Commercial Zone, is amended by the addition of the following new Section 17.6 as follows:

17.6 ACCESSORY RESIDENTIAL USES

A permitted commercial use or building may contain one or more accessory residential apartments subject to the following:

- a) Each residential dwelling unit, accessory to a permitted commercial use or building shall be located above or to the rear of the main commercial use.**
- b) Where an accessory residential dwelling unit is to be located on the ground floor area of a main commercial building, it shall not occupy any more than**

forty-nine percent (49%) of the ground floor area of the rear portion of the building.

- c) Each accessory residential dwelling unit shall have a minimum floor area of 50.0 m² (538.2 ft²).
- d) Each accessory residential dwelling unit shall be completely self-contained.
- e) Each accessory residential dwelling unit shall have a separate and direct means of access to a public street or lane via halls and /or stairs and/or across the subject property.
- f) Each accessory residential unit shall be provided with a minimum of one off-street parking space which is on the same lot as the accessory residential unit.

22. THAT Section 24.1, Industrial Zone permitted uses, is amended by deleting the word “Any” from the first bullet, and adding the words at the end of the first bullet “or uses restricted in all zones as per section 6.35”.

23. THAT Section 31 Exception Zone 1- Arthur Village, be amended by deleting site specific 31.22 – M1-22 Zone in its entirety.

24. THAT Section 33.93 - A-93 Zone is amended by changing the exception zone heading from 33.93 - A-93 zone to “33.132 A-132 zone”.

25. THAT Section 33.119 - A-119 Zone is amended by changing the exception zone heading from 33.119 - A-119 zone to “33.123 - A-123 zone”.

26. THAT Section 33.120 - A-120 Zone is amended by changing the exception zone heading from 33.120 - A-120 zone to “33.124 - A-124 zone”.

27. THAT Section 33.95 - A-95 Zone is amended by changing the exception zone heading from 33.95 - A-95 zone to “33.133 - A-133 zone”.

28. THAT Section 33.23 – A-23 Zone is amended by adding the following permitted use:
 “In addition to the uses permitted in the Agriculture (A) zone, section 8, the following additional use is permitted:

- a) the operation of a dog kennel.

And further that the use is subject to the By-law to Regulate and Provide for the Keeping, Control and Licensing of Dogs.”

29. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

<p>33.134 Part Lot 13 Conc. 4</p>	<p>A-134</p>	<p>In addition to the uses permitted in the Agriculture (A) zone, section 8, the following additional use is permitted:</p> <ul style="list-style-type: none"> a) the operation of a dog kennel. <p>And further that the use is subject to the By-law to Regulate and Provide for the Keeping, Control and Licensing of Dogs.</p>
---	--------------	--

30. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

<p>33.135 Part Lot 13 Conc. 12</p>	<p>A-135</p>	<p>In addition to the uses permitted in the Agriculture (A) zone, section 8, the following additional use is permitted:</p> <p style="text-align: center;">a) the operation of a dog kennel.</p> <p>And further that the use is subject to the By-law to Regulate and Provide for the Keeping, Control and Licensing of Dogs.</p>
--	---------------------	--

31. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

<p>33.137 E. Part Lot 27, Conc. 2</p>	<p>A-137</p>	<p>In addition to the uses permitted in the Agriculture (A) zone, section 8, the following additional use is permitted:</p> <p style="text-align: center;">a) the operation of a dog kennel.</p> <p>And further that the use is subject to the By-law to Regulate and Provide for the Keeping, Control and Licensing of Dogs.</p>
---	---------------------	--

32. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

<p>33.138 Lot 15 WOSR</p>	<p>A-138</p>	<p>In addition to the uses permitted in the Agriculture (A) zone, section 8, the following additional use is permitted:</p> <p style="text-align: center;">a) the operation of a dog kennel.</p> <p>And further that the use is subject to the By-law to Regulate and Provide for the Keeping, Control and Licensing of Dogs.</p>
---	---------------------	--

33. THAT Schedule "A" Map 3 – Mount Forest By-law 66-01 is amended by changing the zoning on lands described as Part of 33, Concession 1 as shown on Schedule "A" attached to and forming part of this By-law from **Commercial (C2)** to **"Residential (R2)**.

34. THAT Schedule "A" Map 3 – Mount Forest By-law 66-01 is amended by changing the zoning on the lands described as Lot 6, West of Elgin Street, Township of Wellington North, as shown on Schedule "B" attached to and forming part of this By-law from **Residential (R2)** to **Institutional (IN)**.

35. THAT Schedule "A" Map 2 – Arthur By-law 66-01 is amended by changing the zoning on the lands described as Pt Mill Property N/S Catherine St Pt Lot 32 S/S Francis St RP 61R7408 Parts;1 & 2, Township of Wellington North, as shown on Schedule "C" attached to and forming part of this By-law from **Residential Holding (R1H)** to **Residential Holding (R1C (H))**.

36. THAT Schedule "A" Map 1 – Wellington North By-law 66-01 is amended by changing the zoning on the lands described as Part of Lot 13, Concession 3 & 4, Township of Wellington North, as shown on Schedule "D" attached to and forming part of this By-law from **Agricultural Exception (A-93)** to **Agricultural Exception (A-132)**.

37. THAT Schedule "A" Map 1 – Wellington North By-law 66-01 is amended by changing the zoning on the lands described as Part of Lot 9, Concession 8, Township of Wellington North, as shown on Schedule "E" attached to and forming part of this By-law from **Agricultural Exception (A-119) and (A-120) to Agricultural Exception (A-123) and (A-124).**
38. THAT Schedule "A" Map 1 – Wellington North By-law 66-01 is amended by changing the zoning on the lands described as Lot 28, Concession 4, Township of Wellington North, as shown on Schedule "F" attached to and forming part of this By-law from **Agricultural Exception (A-95) to Agricultural Exception (A-133).**
39. THAT Schedule "A" Map 1 - Wellington North By-law 66-01 is amended by changing the zoning on lands described as Part Lot 13, Concession 4, as shown on Schedule "G" attached to and forming part of this By-law from **Agricultural (A) to Agricultural Exception (A-134).**
40. THAT Schedule "A" Map 1 - Wellington North By-law 66-01 is amended by changing the zoning on lands described as Part Lot 13, Concession 12, as shown on Schedule "H" attached to and forming part of this By-law from **Agricultural (A) to Agricultural Exception (A-135).**
41. THAT Schedule "A" Map 1 - Wellington North By-law 66-01 is amended by changing the zoning on lands described as E. Part Lot 27, Concession 2, as shown on Schedule "I" attached to and forming part of this By-law from **Agricultural (A) to Agricultural Exception (A-137).**
42. THAT Schedule "A" Map 1 - Wellington North By-law 66-01 is amended by changing the zoning on lands described as Lot 15, WOSR, as shown on Schedule "J" attached to and forming part of this By-law from **Agricultural (A) to Agricultural Exception (A-138).**
43. 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.
44. 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 AND SECOND TIME THIS ____ DAY OF _____, 2013

READ A THIRD TIME AND PASSED THIS ____ DAY OF _____, 2013

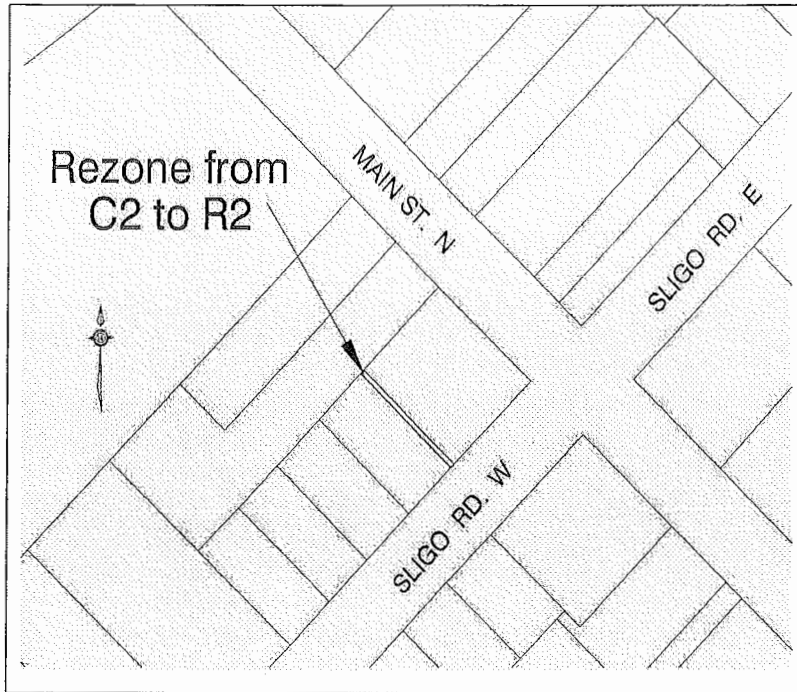
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Rezoned from C2 to R2

Passed this ____ day of _____ 2013.

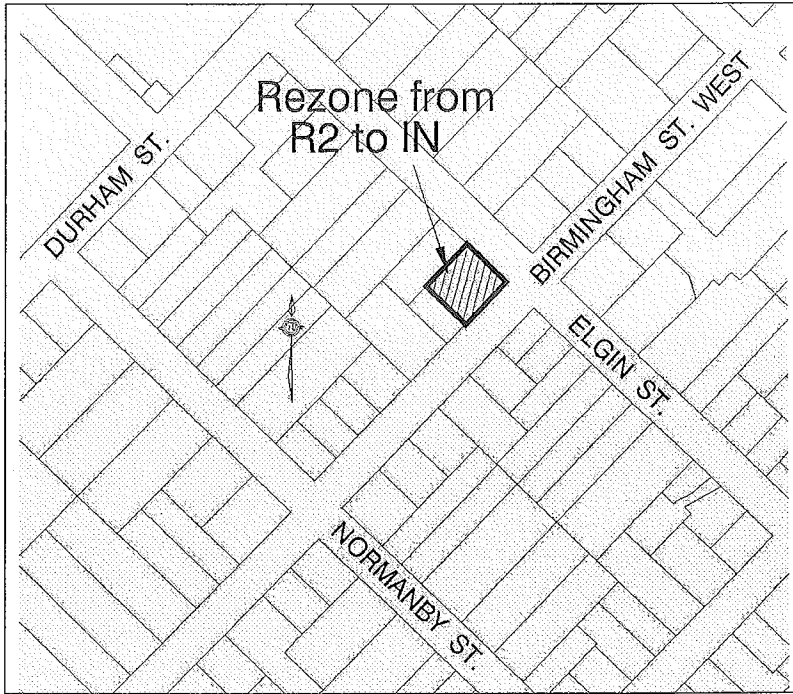
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "B"



Residential (R2) to Institutional (IN).

Passed this ____ day of _____ 2013.

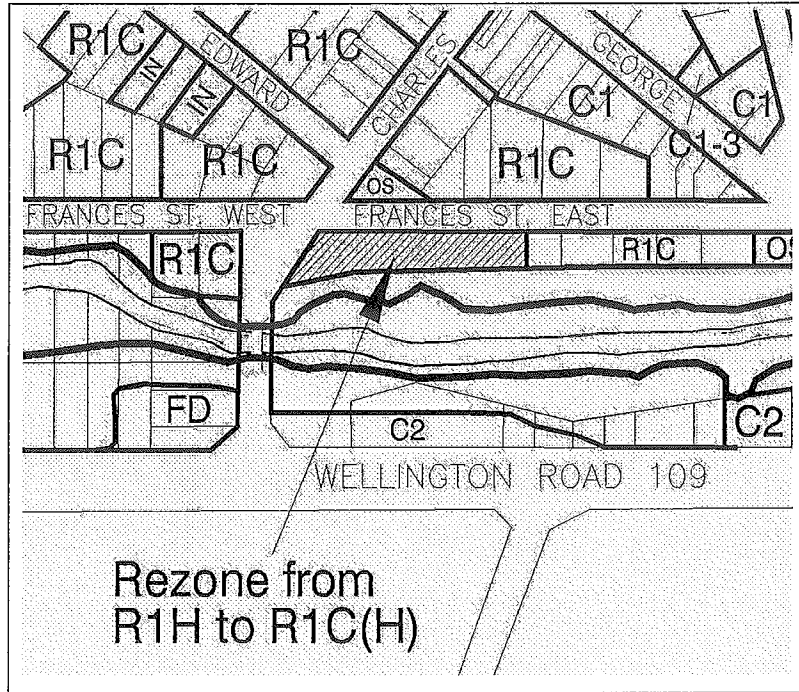
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "C"



Residential Holding (R1H) to Residential Holding (R1C (H)).

Passed this ____ day of _____ 2013.

MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "D"



Rezone from Agricultural Exception (A-93) to Agricultural Exception (A-132)

Passed this ____ day of _____ 2013.

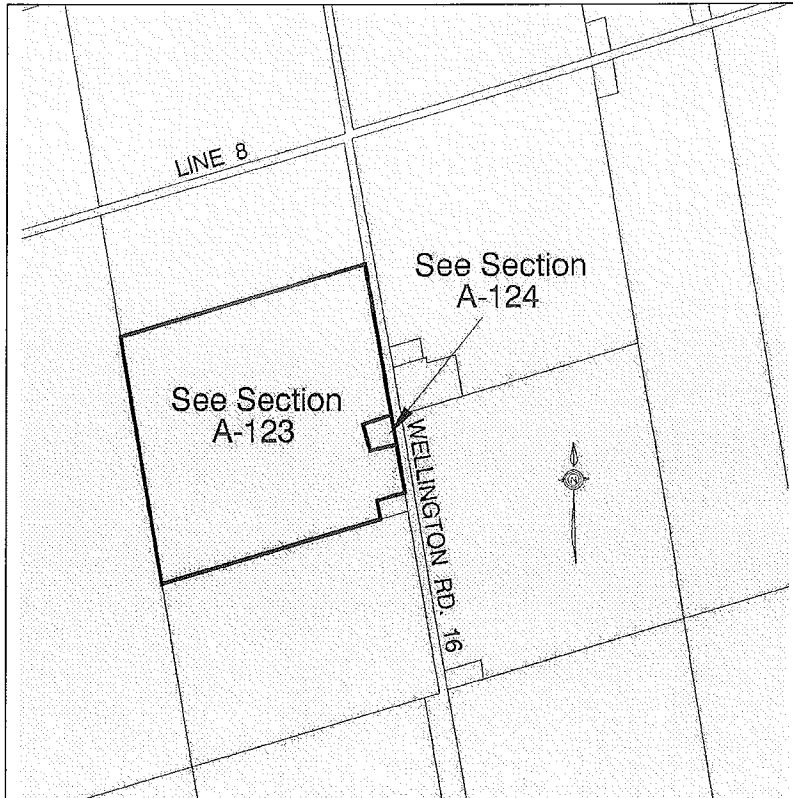
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "E"



Agricultural Exception (A-119) and (A-120) to Agricultural Exception (A-123) and (A-124)

Passed this ____ day of _____ 2013.

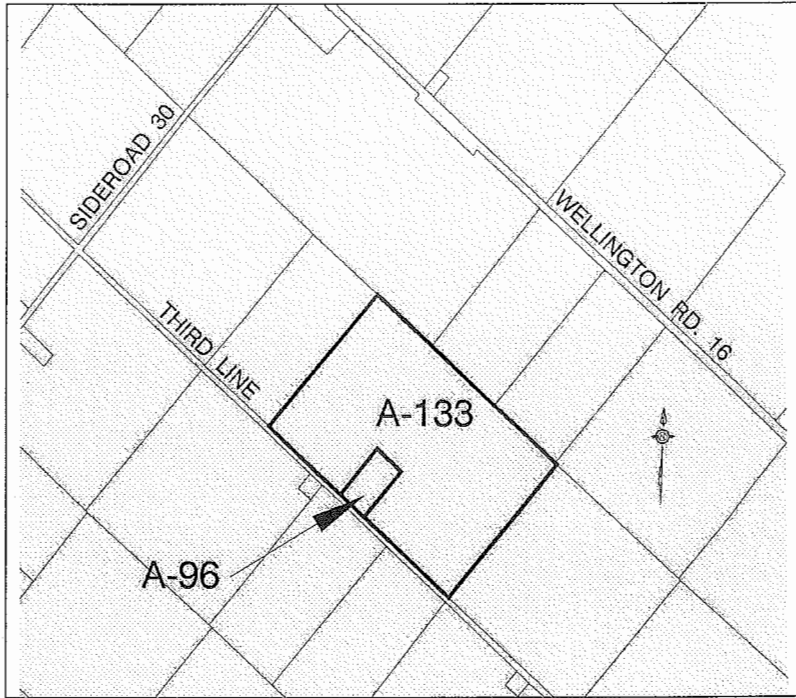
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "F"



Agricultural Exception (A-95) to Agricultural Exception (A-133).

Passed this ____ day of _____ 2013.

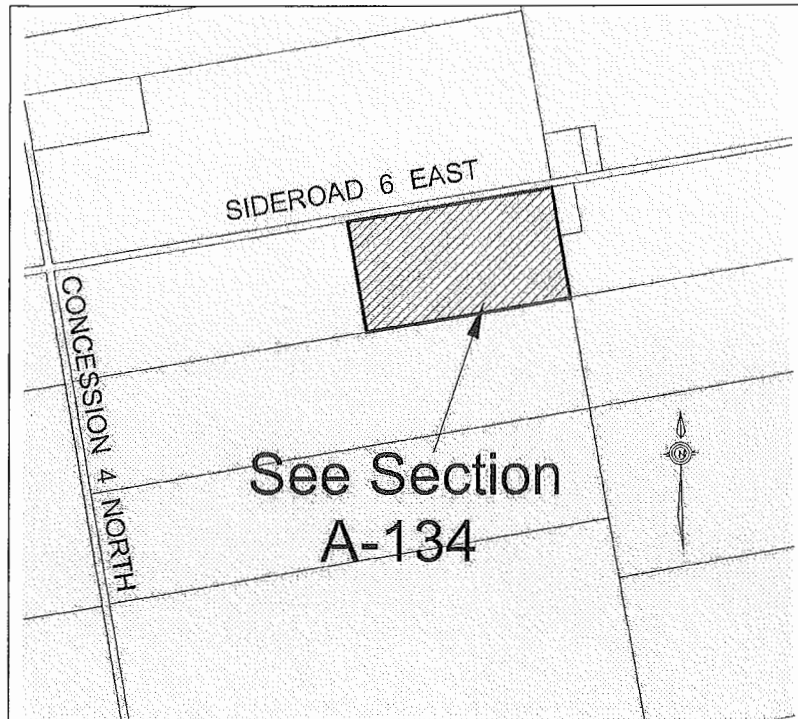
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "G"



Agricultural to Agricultural Exception (A-134).

Passed this ____ day of _____ 2013.

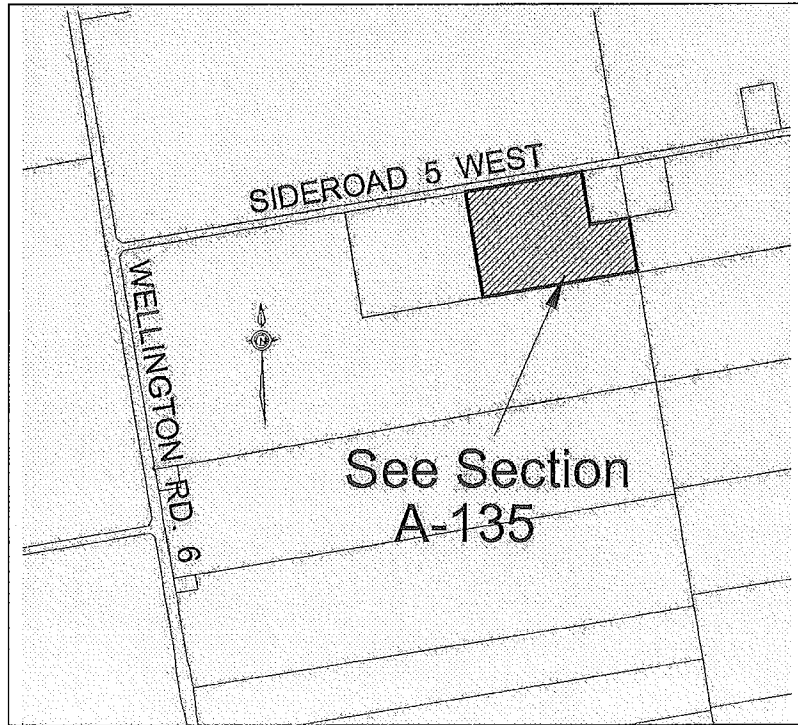
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "H"



Agricultural to Agricultural Exception (A-135).

Passed this ____ day of _____ 2013.

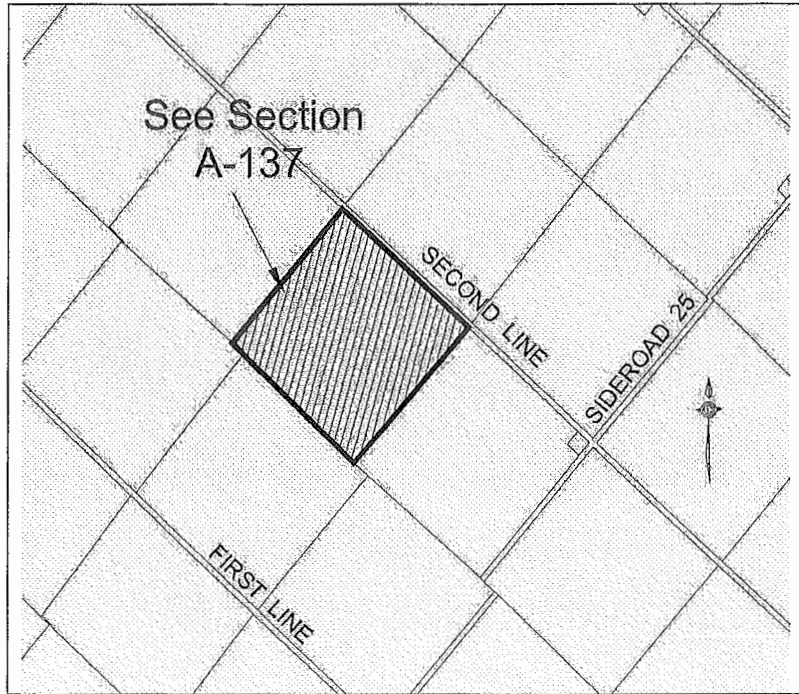
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "I"



Agricultural to Agricultural Exception (A-137).

Passed this ____ day of _____ 2013.

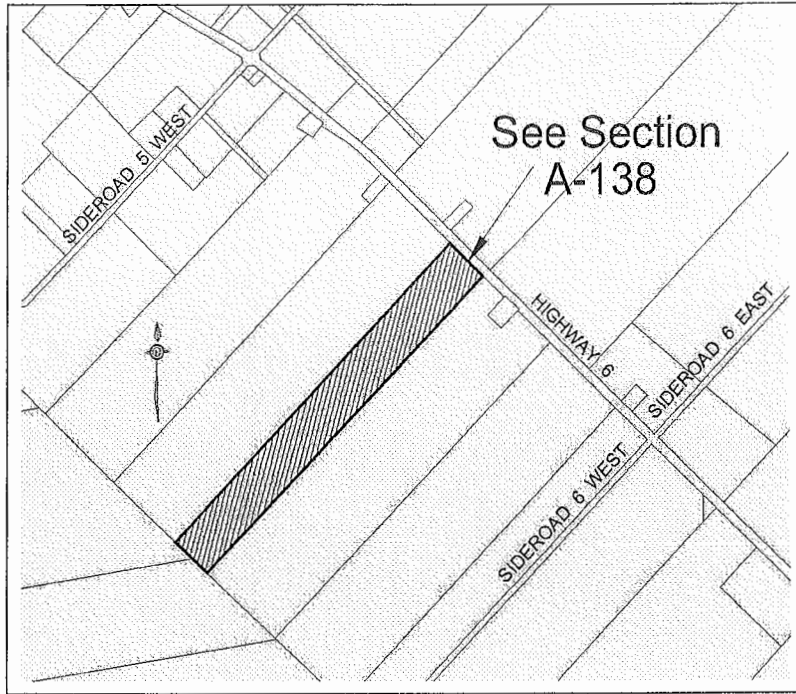
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "J"



Agricultural to Agricultural Exception (A-138).

Passed this ____ day of _____ 2013.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

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) Clarification of text for regulations such as non-complying uses, buffer areas, common amenity area, hobby barns, yard encroachments.
- iii) Add text to clarify the use of trailer boxes for storage or temporary uses.
- iv) Amend provisions for accessory uses, including clarifying number, size and location of structures.
- v) Provide regulations for accessory residential uses in a Highway Commercial zone.
- vi) Add new provisions to restrict dog kennels unless a site specific zoning amendment is obtained.
- vii) Identify existing kennel operations within zoning by-law via site specific zoning.
- viii) Add and update definitions,
- ix) Modify parking requirements related to street townhouse uses.



RECEIVED

DEC 17 2012

TWP. OF WELLINGTON NORTH

**PLAN REVIEW REPORT: Township of Wellington North
Darren Jones, Building/Zoning Department**

DATE: December 14th, 2012 **YOUR FILE:** Housekeeping Amendment
GRCA FILE: Wellington/NorthWell/2012/ZC/House **Related App:**

**RE: Housekeeping Amendment of Comprehensive Zoning By-Law 66-01
All lands within Wellington North**

GRCA COMMENT: *

The Grand River Conservation Authority has no objection to the housekeeping amendment.

BACKGROUND:

1. Resource Issues:

None

2. Legislative/Policy Requirements and Implications:

It is our understanding based on correspondence received from Linda Redmond (Planner, County of Wellington) that the housekeeping amendment has been revised from the original notice with the removal of the amendment to clarify uses under the Natural Environment zone; and the removal of the amendment to add provisions for wellhead protection areas.

3. Additional Information/Suggestions provided in an advisory capacity:

None

Fred Natolochny
Supervisor Resource Planning
Grand River Conservation Authority

FN/ng

* *These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.*



1078 Bruce Rd. 12,
P.O. Box 150
Formosa ON
Canada N0G 1W0

Tel 519-367-3040
Fax 519-367-3041
publicinfo@svca.on.ca
www.svca.on.ca

December 14, 2012

RECEIVED
DEC 19 2012
TWP. OF WELLINGTON NORTH

Township of Wellington North
P.O. Box 125
7490 Sideroad 7 West
Kenilworth, ON
N0G 2E0

ATTENTION: Darren Jones, Building/Zoning Department

Dear Mr. Jones:

RE: Proposed Housekeeping Amendment to
Township of Wellington North Comprehensive Zoning By-Law No. 66-01

The Saugeen Valley Conservation Authority (SVCA) has reviewed the proposed housekeeping amendments in accordance with the SVCA's mandate and policies and the Memorandum of Agreement between the Authority and the County of Wellington with respect to Plan Review. A draft copy of the proposed By-law was forwarded to this office on December 14, 2012. We offer the following comments.

The SVCA has no objection to the granting of the proposed housekeeping By-law. It should be noted that amendment numbers 25-28 and 31-34 of the proposed housekeeping by-law are not within the SVCA's jurisdiction. Please refer to the Grand River Conservation Authority's comments and/or Maitland Valley Conservation Authority's comments regarding those specific housekeeping amendments.

Furthermore, the Notice of Public Meeting stated that the proposed housekeeping amendment would "clarify the requirements under the Natural Environment zone and add provisions for wellhead protection areas". The Municipality has since informed the SVCA that these two issues will be dealt with independently at a later date.

We trust these comments are helpful. Please forward a copy of the Notice of Decision, along with the approved By-law, to the Authority. Should questions arise, please do not hesitate to contact this office.

Sincerely,

Cherielyn Leslie
Environmental Planning Coordinator

CL/cz

cc. Terry Fisk, SVCA Director (via e-mail)

Conservation
Through
Cooperation

A MEMBER OF



Conservation
ONTARIO
Natural Champions