



Township of Wellington North

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

Public Meeting

Monday, March 9, 2015 at 7:00 p.m.

Municipal Office Council Chambers, Kenilworth

A G E N D A

Page 1 of 7

AGENDA ITEM	PAGE NO.
<p>The Mayor will call the meeting to order.</p> <p>Declaration of Pecuniary Interest.</p> <p>Owners/Applicant: Bradley Culp</p> <p>The Property Subject to the Proposed Amendment is described as Part Lot 3, Concession 13, Geographic Township of West Luther, with a municipal address of 9468 Sideroad 3. The property is 41.67 hectares (102 acres) in size and the location is shown on the map attached.</p> <p>The Purpose and Effect of the Application is to rezone the subject lands to restrict future residential development on the agricultural portion of property, and to recognize the oversized accessory structure. This rezoning is a condition of severance application B84/14, that has been granted provisional consent by the Wellington County Land Division Committee. The consent will sever the existing dwelling (0.57 ha) from the agricultural parcel (41.1 ha). The property is currently zoned Agricultural.</p> <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 this public meeting was sent to property owners within 120 m and required agencies and posted on the property on February 13, 2015.	1
<ol style="list-style-type: none">2. Application for Zoning By-law Amendment	2

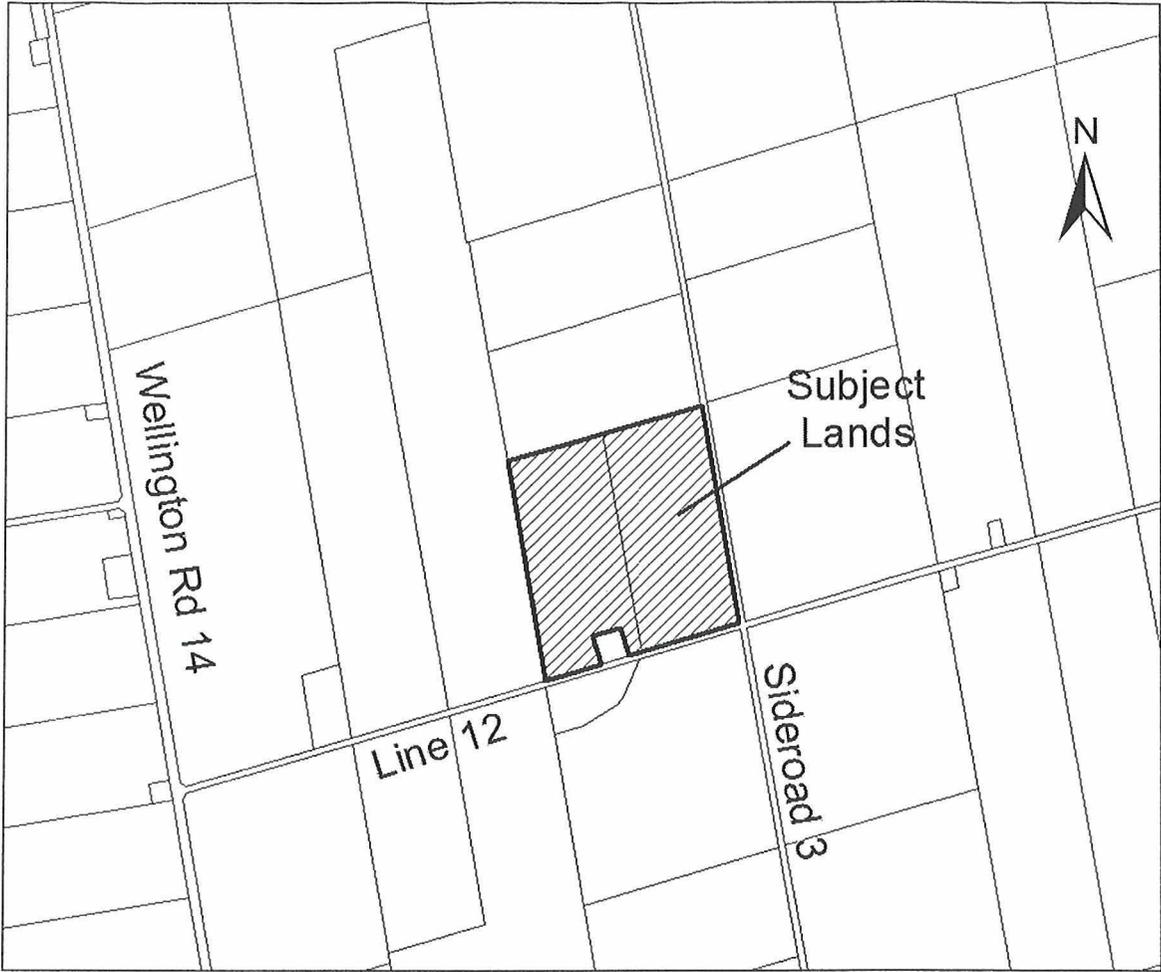
AGENDA ITEM	PAGE NO.
3. Presentations by: <ul style="list-style-type: none">- Linda Redmond, Senior Planner<ul style="list-style-type: none">- See attached comments and draft by-law prepared by Jameson Pickard, Junior Planner.	10
4. Review of Correspondence received by the Township: <ul style="list-style-type: none">- Jennifer Prenger, Environmental Planning Technician, SVCA<ul style="list-style-type: none">- No objection.	15
5. 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.	
6. Mayor opens floor for any questions/comments.	
7. Comments/questions from Council.	

AGENDA ITEM	PAGE NO.
<p>Owners/Applicant: Dwight McKinlay and Deborah Farrelly</p>	19
<p>The Property Subject to the Proposed Amendment is described as Part Lot 28, Concession 4, Geographic Township of West Garafraxa, with a municipal address of 7282 Wellington Rd 16. The lands subject to the amendment are 19.47 hectares (48.13 acres) in size and the location is shown on the map attached.</p>	
<p>The Purpose and Effect of the Application is to rezone the subject lands to restrict any future residential development on the agricultural portion of the property and to remove site specific zoning restriction (A-69). This property was recently severed and merged with an adjoining property. The amendments are required as a condition of this severance.</p>	
<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>	
<p>8. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on February 13, 2015.</p>	
<p>9. Application for Zoning By-law Amendment</p>	21
<p>10. Presentations by:</p>	
<p>- Linda Redmond, Senior Planner - See attached comments and draft by-law prepared by Jameson Pickard, Junior Planner.</p>	28
<p>11. Review of Correspondence received by the Township:</p>	
<p>- Andrew Herreman, Resource Planner, GRCA - No objection.</p>	33
<p>12. 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.</p>	
<p>13. Mayor opens floor for any questions/comments.</p>	

AGENDA ITEM	PAGE NO.
14. Comments/questions from Council.	

AGENDA ITEM	PAGE NO.
<p>Owners/Applicant: Officers Auto Care Inc.</p> <p>The Property Subject to the Proposed Amendment is described as Part Lot 33, Concession 1, Geographic Township of Normanby, with a municipal address of 210 Industrial Dr. The property is 0.64 hectares (1.6 acres) in size and the location is shown on the map attached.</p> <p>The Purpose and Effect of the Application The purpose and effect of the proposed amendment is to rezone the subject lands to permit a site specific zoning for the sale of used vehicles and car cleaning. The property is currently zoned and designated in the Official Plan as Industrial. The current business operates as an automotive repair and emission testing facility.</p> <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> <p>15. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on February 13, 2015.</p> <p>16. Application for Zoning By-law Amendment</p> <p>17. Presentations by:</p> <ul style="list-style-type: none"> - Linda Redmond, Senior Planner <ul style="list-style-type: none"> - See attached comments and draft by-law prepared by Mark Van Patter, Manager of Planning and Environment. <p>18. Review of Correspondence received by the Township:</p> <ul style="list-style-type: none"> - None. <p>19. 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.</p> <p>20. Mayor opens floor for any questions/comments.</p> <p>21. Comments/questions from Council.</p>	<p>36</p> <p>37</p> <p>45</p>

AGENDA ITEM	PAGE NO.
26. Review of Correspondence received by the Township:	
- Jim Klujber, Manager of Operations, Wellington North Power	79
- No objection.	
- Amy Noone and Richard Romanowski, 430 Glasgow Street	80
- Object.	
- Emily Bumbaco, Planning Department, Upper Grand District School Board	81
- No objection.	
- Erik Downing, Manager of Environmental Planning and Regulations	82
- Not within regulated area.	
27. The by-law will be considered at a regular council meeting at a later date. Persons wishing notice of the passing of the By-law must submit a written request.	
28. Mayor opens floor for any questions/comments.	
29. Comments/questions from Council.	
30. Adjournment.	



Owners/Applicant: Bradley Culp

RECEIVED

JAN 9 - 2015

January 6, 2015

TWP. OF WELLINGTON NORTH

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

Attention: Darren Jones, CBCO

Dear Mr. Jones:

**Re: Application for Zoning By-law Amendment
9468 Sideroad 3, R.R. #1, Conn ON N0G 1N0**

On behalf of our client, Brad Culp, please find enclosed three copies of an Application for Zoning By-law Amendment, together with three copies of a sketch prepared by Van Harten Surveying Inc. We also enclose our trust cheque in payment of your fee in the amount of \$1500.00.

Please arrange to have this placed on Council's agenda and advise our office of the date. We trust you find the enclosed to be in order, however, should you have any questions, or require clarification, please do not hesitate to contact us.

Yours very truly,
SMITH VALERIOTE LAW FIRM



Vincent J. Starratt, B.A., M.A., LL.B.
VJS/lz

direct line: 519-843-1960
email: vstarratt@smithvaleriotelaw.com
assistant: lzabielski@smithvaleriotelaw.com

Reply to:

MAILING ADDRESS

P.O. Box 1240, Guelph, ON N1H 6N6

ADDRESS

105 Silvercreek Pkwy. N., Suite 100, Guelph, ON N1H 6S4
TF 800 746 0685 F 519 837 1617

Reply to:

MAILING ADDRESS

P.O. Box 128, Fergus, ON N1M 2W7

ADDRESS

265 Bridge St., Fergus, ON N1M 1T7
T 519 843 1960 F 519 843 6888

CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

Application for Zoning By-law Amendment

Application No. _____

A. THE AMENDMENT

1. TYPE OF AMENDMENT? Site Specific [] Other _____

2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?

To prohibit new residential on retained lands.

To request relief of area and height of shed on severed lands.

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): BRADLEY CULP

Address: 9468 Sideroad 3, R.R. #1, Conn, Ontario N0G 1N0

Phone: Home () 848-2957 Work () _____ Fax () _____

b) Applicant (Agent) Name(s): VINCENT J. STARRATT

Address: 265 Bridge Street, P.O. Box 128, Fergus, Ontario N1M 2W7

Phone: Home () _____ Work () (519) 843-1960 Fax () (519) 843-6888

c) Name, Address, Phone of all persons having any mortgage charge or encumbrance on the property:
ROYAL BANK OF CANADA

d) Send Correspondence To? Owner [] Agent [] Other [] _____

e) When did the current owner acquire the subject land? August 16, 2010

4. WHAT AREA DOES THE AMENDMENT COVER? [] the "entire" property [] a "portion" of the property (This information should be illustrated on the required drawing under item G of this application.)

5. PROVIDE A DESCRIPTION OF THE "ENTIRE" PROPERTY:

Municipal Address: 9468 SIDEROAD 3, R.R. #1, CONN, ONTARIO N0G 1N0

Concession: 13 PtLot: 3 Registered Plan No: _____

Area: 41.67 hectares Depth: 611 meters Frontage (Width): 673 meters
_____ acres _____ feet _____ feet

6. PROVIDE A DESCRIPTION OF THE AREA TO BE AMENDED IF ONLY A "PORTION" OF THE PROPERTY:

Retained
Area: 41.1 hectares Depth: 616 meters Frontage (Width): 618 meters
_____ acres _____ feet _____ feet

Severed: Area 0.57 h Depth: 100 meters Frontage 55 meters

7. WHAT IS THE CURRENT COUNTY OF WELLINGTON OFFICIAL PLAN DESIGNATION OF THE SUBJECT PROPERTY?

PRIME AGRICULTURAL, CORE GREENLANDS

8. LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION

AGRICULTURAL

9. WHAT IS THE CURRENT ZONING OF THE SUBJECT PROPERTY AND WHAT USES ARE PERMITTED?

AGRICULTURAL & NATURAL ENVIRONMENT

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

10. WHAT IS THE "EXISTING" USE(S) OF THE SUBJECT LAND?

RETAINED - AGRICULTURAL

SEVERED - RESIDENTIAL

11. HOW LONG HAS THE "EXISTING" USE(S) CONTINUED ON THE SUBJECT LAND?

12. WHAT IS THE "PROPOSED" USE OF THE SUBJECT LAND?

RETAINED - AGRICULTURAL

SEVERED - RESIDENTIAL

13. PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS OR STRUCTURES ON THE SUBJECT LAND:

PLEASE SEE SCHEDULED ATTACHED.

(Please use a separate page if necessary.)

	<u>Existing</u>		<u>Proposed</u>	
a) Type of Building (s) -or Structure (s)				
b) Date of Construction				
c) Building Height	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
d) Number of Floors				
e) Total Floor Area (sq.m.)	_____ (sq m)	_____ (sq ft)	_____ (sq m)	_____ (sq ft)
f) Ground Floor Area (sq.m.) (exclude basement)	_____ (sq m)	_____ (sq ft)	_____ (sq m)	_____ (sq ft)
g) Distance from building/structure to the:	_____ (sq m)	_____ (sq ft)	_____ (sq m)	_____ (sq ft)
Front lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
Side lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
Side lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
Rear lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
h) % Lot Coverage				
i) # of Parking Spaces				
j) # of Loading Spaces				

D. EXISTING AND PROPOSED SERVICES

NOT APPLICABLE

14. WHAT IS THE ACCESS TO THE SUBJECT PROPERTY?

Provincial Highway Continually maintained municipal road Right-of-way
County Road Seasonally maintained municipal road Water access

15. WHAT IS THE NAME OF THE ROAD OR STREET THAT PROVIDES ACCESS TO THE SUBJECT PROPERTY?

SIDEROAD 3

16. IF ACCESS IS BY WATER ONLY, PLEASE DESCRIBE THE PARKING AND DOCKING FACILITIES USED OR TO BE USED AND THE APPROXIMATE DISTANCE OF THESE FACILITIES FROM SUBJECT LAND TO THE NEAREST PUBLIC ROAD. (This information should be illustrated on the required drawing under item G of this application.)

NOT APPLICABLE

17. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:

	Municipal Sewers	Communal Sewers	Private Wells	Other Water Supply	Communal Sewers	Private Septic	Other Sewage Disposal
a) Existing	()	()	(x)	()	()	(x)	()
b) Proposed	()	()	()	()	()	()	()

18. HOW IS THE STORM DRAINAGE PROVIDED?

Storm Sewers () Ditches () Swales () Other means (explain below)



E. OTHER RELATED PLANNING APPLICATIONS

19. HAS THE CURRENT OWNER (OR ANY PREVIOUS OWNER) MADE APPLICATION FOR ANY OF THE FOLLOWING, EITHER ON OR WITHIN 120 METRES OF THE SUBJECT LAND?

Official Plan Amendment	Yes ()	No (X)
Zoning By-law Amendment	Yes (X)	No ()
Minor Variance	Yes ()	No (X)
Plan of Subdivision	Yes ()	No (X)
Consent (Severance)	Yes (X)	No ()
Site Plan Control	Yes ()	No (X)

20. IF THE ANSWER TO QUESTION 19 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

File No. and Date of Application: Application for Consent B84/14

Approval Authority: County of Wellington Planning and Land Division

Lands Subject to Application: PART LOT 3, CONCESSION 3, TOWNSHIP OF WELLINGTON NORTH

Purpose of Application: Severance

Status of Application: Conditional Approval

Effect on the Current Application for Amendment: Satisfy condition of severance

F. OTHER SUPPORTING INFORMATION

21. PLEASE LIST THE TITLES OF ANY SUPPORTING DOCUMENTS: (E.G. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report, etc.)

G. APPLICATION DRAWING

22. PLEASE PROVIDE AN ACCURATE DRAWING OF THE PROPOSAL, PREFERABLY PREPARED BY A QUALIFIED PROFESSIONAL. IN SOME CASES IT MAY BE APPROPRIATE TO SUBMIT ADDITIONAL DRAWINGS AT VARYING SCALES TO BETTER ILLUSTRATE THE PROPOSAL. THE DRAWING MUST INCLUDE THE FOLLOWING:

- Owners' / applicant's name;
- Legal description of property;
- Boundaries and dimensions of the subject property and its current land use;
- Dimensions of area of amendment (if not, the entire property);
- The size and use of all abutting land;
- All existing and proposed parking and loading areas, driveways and lanes;

Existing:

a) Type of Building or Structure	-	Shed
b) Date of Construction	-	2004
c) Building Height	-	6.09 m± (22ft±)
d) Number of Floors	-	1
e) Total Floor Area	-	222.97m2± (2400 ft2±)
f) Ground Floor Area	-	222.97m2± (2400 ft2±)
g) Distance from Building/Structure To the:		
Front Lot Line	-	75 m±
Side Lot Line	-	20 m±
Side Lot Line	-	20m±
Rear Lot Line	-	8 m±
h) % Lot Coverage	-	n/a
i) # of Parking Spaces	-	n/a
j) # of Loading Spaces	-	n/a



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

March 3, 2015

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

Dear Mr. Jones:

**Re: Bradley Culp
Part lot 3, Concession 13 (West Luther)
Restrict Agricultural Land from Future Residential
Permit oversized accessory structure
Draft Zoning By-law Amendment**

PLANNING OPINION

The zoning amendment is required as a condition of provisional consent (B84/14) by the Wellington County Land Division Committee. We have no objections to implementing this decision. Both the PPS and County Plan provide for surplus farm dwelling severances, provided the agricultural lands are rezoned to prohibit future residential 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.

Additional zoning relief is also required for the existing accessory structure on the severed residential parcel. The applicant would like to retain the 2,400 sq.ft shed for personal use. We would generally have no concerns with the relief requested provided Council is satisfied that the accessory building is intended for personal use and not for commercial purposes.

SUBJECT LAND

The subject land is legally described as Part Lot 3, Concession 13 with a civic address of 9468 Sideroad 3, Geographic Township of West Luther. The land is approximately 41.67 hectares (102 acres) in size.

PURPOSE

The purpose of the amendment is to rezone the subject lands to restrict any future residential development on the agricultural portion of the property and to address the oversized shed on the residential portion of the subject lands. This rezoning is a condition of severance application B84/14, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the existing farm dwelling and accessory building (0.57 ha.) from the remainder of the agricultural parcel (41.1 ha).

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 PRIME AGRICULTURE and CORE GREENLANDS. This application is required as a result of a severance application. Section 10.3.4 of the Official Plan implements the PPS and requires that the remnant parcel be rezoned to prohibit dwellings.

Section 10.3.4 of the Official Plan states: "A severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

- a) The remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
- b) The result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
- c) The amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and
- d) The surplus residence is habitable and is not expected to be demolished by a future owner; and
- e) The Minimum Distance Separation formula will be met, and
- f) The vacant parcel of farmland is rezoned to prohibit a residential use."

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."

ZONING BY-LAW

The subject lands are zoned Agricultural (A) and Natural Environment (NE). There will be two site specific zonings required on the subject lands. The first site specific (A-174) will prohibit a dwelling on the 41.1 ha (101.5 ac) retained agricultural parcel and the second site specific (A-175) will address deficiencies with the accessory structure on the 0.57 ha (1.4 ac) severed residential parcel.

As a result of the severance, the residential dwelling would be considered the main use and the existing accessory structure would be reviewed under section 6.1 as accessory uses to a residential dwelling. In this case there is a shed with a height of 6.09 m (22 ft.), which exceeds the 4.5 m (14.8 ft) permitted in the b-law (section 6.1.3). Further, the shed has a floor area of 222.97 m² (2,400 sq.ft), which exceeds the allowable ground floor area of 1,000 sq. ft. (Section 6.1.4 ii). The Natural Environment Zone (NE) zone will remain unchanged.

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

Jameson Pickard
Jameson Pickard. B.URPL
Junior 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 Schedule "A" Map 1 to By-law 66-01 is amended by changing the zoning on lands described as Part Lot 3, Concession 13 in the geographic Township of West Luther as shown on Schedule "A" attached to and forming part of this By-law from:

- **Agricultural (A) to "Agricultural Exception (A-174)**
- **Agricultural (A) to "Agricultural Exception (A-175)**

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

33.174	A-174	Notwithstanding any other section of this by-law to the contrary, a residential dwelling shall be prohibited in this zone. Other agricultural uses, that are not accessory to a dwelling, are permitted.
Part Lot 3, Conc 13 (West Luther)		

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

33.175	A-175	Notwithstanding Section 6.1.3 and 6.1.4 ii or any other section of this by-law, the shed existing on the day of passing of this by-law may have a maximum height of 6.09 m (22 ft) and a floor area of 222.97 sq.m. (2,400 sq.ft).
Part Lot 3, Con 13 (West Luther)		

4. 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.

5. 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 _____, 2015

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2015

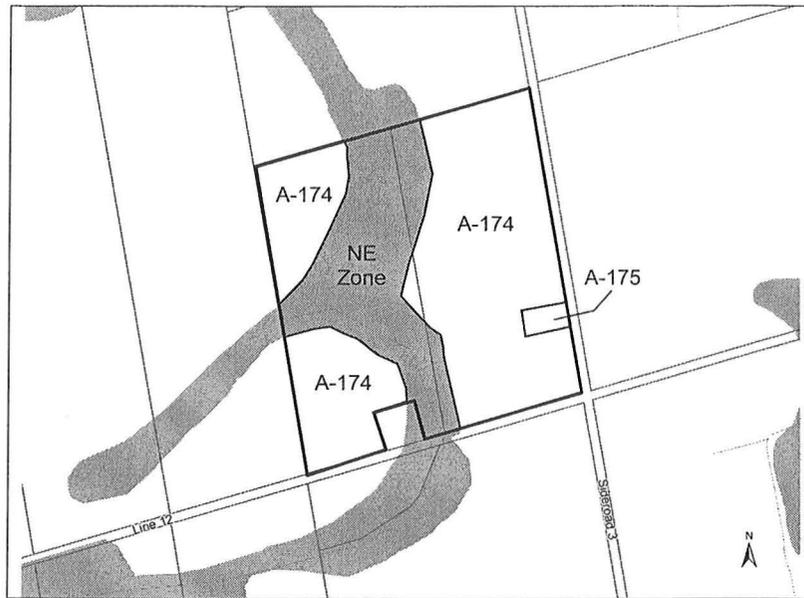
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Rezone from Agricultural (A) to Agricultural Exceptions (A-174 and A-175)

Passed this ____ day of _____ 2015.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION being rezoned is Part lot 3, Concession 13 with a civic address of 9468 Sideroad 3, Geographic Township of West Luther. The property is approximately 41.67 hectares (102 acres) in size and is occupied by a residence, shed and a barn which is to be removed.

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to restrict any future residential development on the agricultural land (A-174) and to allow an oversized shed on the residential portion of the lands (A-175). This rezoning is a condition of severance application B84/14, that was granted provisional approval by the Wellington County Land Division Committee in October, 2014. The consent will sever the existing farm dwelling, and accessory building (0.57 ha. (1.4 ac) from the remainder of the agricultural parcel (41.1 ha. (101.5 ac).



1078 Bruce Road 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

SENT ELECTRONICALLY (township@wellington-north.com)

March 2, 2015

Township of Wellington North
7490 Sideroad 7, W
Kenilworth, ON, N0G 2E0

ATTENTION: Darren Jones, CBO

Dear Mr. Jones,

RE: Proposed Zoning By-law Amendment
Part Lot 3, Concession 13
Municipally known as 9468 Sideroad 3
Geographic Township of West Luther
Township of Wellington North (Culp)

The Saugeen Valley Conservation Authority (SVCA) has reviewed this proposal in accordance with the SVCA's mandate and policies. A recent site inspection has not been conducted by Authority staff. The purpose of this proposed Zoning By-law Amendment is to implement a condition of consent of severance B84/14. The effect of this application is to rezone the lands to restrict future residential development on the agricultural portion of the subject property and to recognize the oversized accessory structure. Authority staff provided comments dated September 17, 2014 regarding the associated application for consent (B84/14). Please refer to that letter for more details on the subject property. (An electronic copy of that letter is enclosed). This proposed Zoning By-law Amendment is acceptable to the SVCA.

We trust this information is helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,

Jennifer Prenger
Environmental Planning Technician
Saugeen Conservation

JP/
Encl.

cc: Vincent J. Starratt, Agent, Smith Valeriote Law Firm LLP; P.O. Box 128, Fergus ON, N1M 2W7
Karren Wallace, Clerk, Township of Wellington North (via email)
Steve McCabe, Director, SVCA (via email)



Watershed Member Municipalities
Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey



1078 Bruce Road 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

SENT ELECTRONICALLY (debt@wellington.ca)

September 17, 2014

County of Wellington Planning and Land Division Committee
Wellington County Administration Centre
74 Woolwich Street
Guelph, ON
N1H 3T9

ATTENTION: Deborah Turchet, Secretary-Treasurer

Dear Mrs. Turchet,

RE: Application for Consent B84/14
Part Lot 3, Concession 13
Geographic Township of West Luther
Township of Wellington North (Bradley Culp)

The Saugeen Valley Conservation Authority (SVCA) has reviewed this application 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 recent site inspection has not been conducted by Authority staff. The proposed severance will sever a surplus farm dwelling and accessory building. The adjacent barn located retained agricultural lot will be demolished. This application for consent is acceptable to the SVCA. We offer the following comments.

Natural Heritage

The significant natural heritage feature affecting the subject property is the habitat of the Bobolink, Eastern Meadowlark, Blanding's Turtle, and Loggerhead Shrike that has been identified on or near the property. The Bobolink, Eastern Meadowlark, and Blanding's Turtle are classified as Threatened, and the Loggerhead Shrike is classified as Endangered. Threatened and Endangered species and receive special protection under Ontario's *Endangered Species Act*.

County of Wellington Official Plan

Section 5.4.2 *Habitat of Endangered or Threatened Species and Fish Habitat* states in part the following:

Development and site alteration will not be allowed in significant habitat of endangered or threatened species.

According to information available through the Natural Heritage Information Centre (NHIC), element



Watershed Member Municipalities
Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

occurrences have been identified on or near the subject property indicating the presence of threatened or endangered species (Bobolink, Eastern Meadowlark, Blanding's Turtle, and Loggerhead Shrike). The SVCA recommends that the proponent contact the Ministry of Natural Resources (MNR) prior to any development or site alterations on the property. If habitat for an endangered or threatened species is found on or adjacent to the subject property, an EIS may be required. If an EIS is required we recommend the proponent contact our office.

Township of Wellington North Zoning By-law No. 66-01, as amended

In the opinion of the SVCA, a portion of the subject property is zoned Natural Environmental (NE) in the Township of Wellington North Zoning By-law No. 66-01. The parcel to be severed does not appear to be zoned NE. In general, no new buildings or structures are permitted in the NE Zone.

SVCA Regulation

Please be advised that a large portion of the property is subject to the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the Conservation Authorities Act, R.S.O. 1990, Chap. C. 27. This Regulation requires that a person obtain the written permission of the SVCA prior to any "development" in a Regulated Area or alteration to a wetland or watercourse. Although mapping showing the Regulation Limit on the subject property is not available at this time, the NE Zone plus a 50 metre offset distance from the Zone boundary should be used as an approximate screening area within which the Regulation could apply.

"Development" and Alteration

Subsection 28(25) of the Conservation Authorities Act defines "development" as:

- a) *the construction, reconstruction, erection or placing of a building or structure of any kind;*
- b) *any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;*
- c) *site grading; or*
- d) *the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.*

According to Section 5 of Ontario Regulation 169/06, as amended, alteration generally includes the straightening, diverting or interference in any way with a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

Permission for Development or Alteration

It is the understanding of the SVCA that no new buildings or structures are proposed on the subject property. However, it is proposed to demolish the existing barn on the parcel to be retained. Given the information available at this time, the existing barn to be demolished does not appear to be within the SVCA's Regulated Area and a permit from this office will not be required for the removal of that building. If development

including construction, reconstruction, conversion, grading, filling, or excavation is proposed on the parcel to be retained in the future, the SVCA should be contacted as permission may be required.

Conclusion

All of the plan review functions listed in the Agreement have been assessed with respect to this proposal. The Authority is of the opinion that this application for consent appears to conform to the relevant policies of the County of Wellington Official Plan and Provincial Policies referred to in the Agreement. This application for consent is acceptable to the SVCA.

We trust this information is helpful. Should questions arise, please do not hesitate to contact this office.

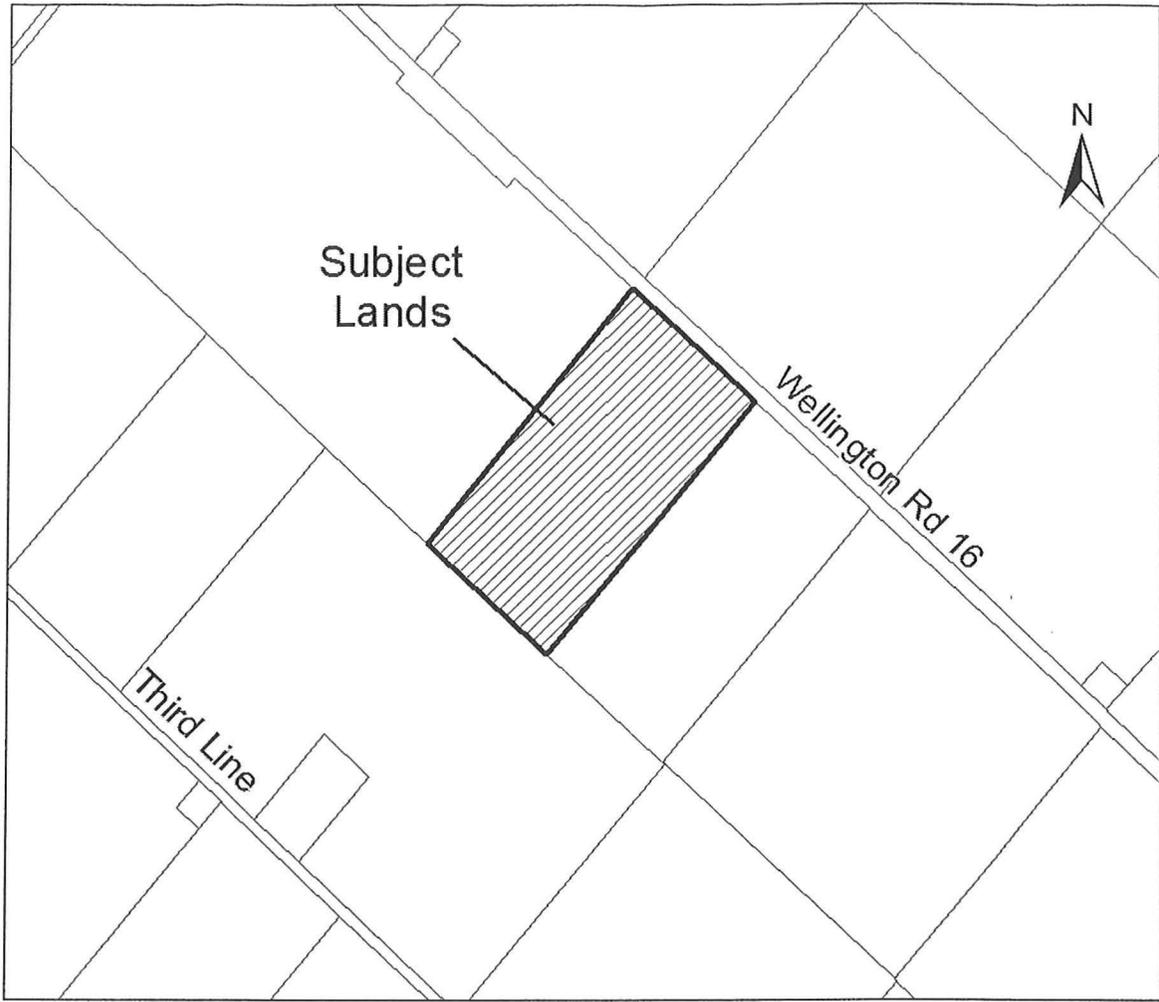
Sincerely,



Jennifer Prenger
Environmental Planning Technician
Saugeen Conservation

JP/

cc: Bradley Culp, Owner; 9468 Sideroad 3, RR#1 Conn, ON, N0G 1N0
Vincent J. Starratt, Grant & Acheson LLP, Agent; 265 Bridge St., P.O. Box 128, Fergus ON, N1M 2W7
Terry Fisk, SVCA Director (via email)



Owners/Applicant: Dwight McKinlay and Deborah Farrelly

Woods, Clemens, Fletcher & Cronin

Professional Corporation - Lawyers

J. Arthur Woods, B.A., LL.B.
William G. Clemens, B.A., LL.B.
Mary-Lou Fletcher, B.A., LL.B.
Tracey G. Cronin, B.A., LL.B.

9 Memorial Avenue, P.O. Box 216
Elmira, Ontario N3B 2Z6
Tel. (519) 669-5101
Fax (519) 669-5618
E-mail: lawoffice@woodsclermens.ca

January 26, 2015

Corporation of the Township
of Wellington North
Building/Zoning Dept.
7490 Sideroad 7 West
Kenilworth, ON N0G 2E0

RECEIVED

JAN 27 2015

TWP. OF WELLINGTON NORTH

Attention: Mr. Darren Jones

Dear Sir:

RE: McKinlay/Farrelly – Part Lot 28, Concession 4 (West Garafraxa)

We act for Dwight McKinlay and Deborah Farrelly, who have obtained approval to sever certain lands – Application No. B103/14. One of the conditions imposed is a rezoning of the severed land and remove site specific zoning of the property.

We enclose herewith the following:

1. Three copies of the Application Form;
2. Three copies of sketch;
3. Copy of Reference Plan 61R20510;
4. Our firm cheque in the amount of \$1,500.00.

We trust this is sufficient to allow the process to begin. We thank you for your co-operation and assistance.

Yours very truly,

WOODS, CLEMENS, FLETCHER & CRONIN

Per: 
(Tracey G. Cronin)

TGC/rb

CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

Application for Zoning By-law Amendment

Application No.: _____

A. THE AMENDMENT

1. *TYPE OF AMENDMENT? Site Specific [] Other _____

2. *WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?

TO SATISFY CONDITIONS OF SEVERANCE APPLICATION B103/14
1. REZONE SEVERED LAND TO AGRICULTURAL SITE SPECIFIC A-133
2. REMOVE SITE SPECIFIC ZONING A-69

B. GENERAL INFORMATION

3. *APPLICANT INFORMATION

a. *Registered Owner's Name(s): DWIGHT MCKINLAY + DEBORAH FARELLY

Address: 7282 WELLINGTON ROAD 16, RR#1 BELWOOD, ON N0B 1J0

Phone: Home (905) 396-3801 Work () _____ Fax () _____

Email: _____

b. *Applicant (Agent) Name(s): LARRY + DEBRA SCHILL

Address: 7850 WELLINGTON ROAD #8, RR#2 ALMA, ON N0B 1A0

Phone: Home (519) 638-2331 Work () _____ Fax () _____

Email: _____

c. *Name, Address, Phone of all persons having any mortgage charge or encumbrance on the property:

i. ROYAL BANK OF CANADA - 10 YORK MILLS RD, 3RD FLOOR, TORONTO ON M2P 6A4.

TEL: 1-800-974-1163

ii. AG HOLDINGS INC. - 7850 WELLINGTON RD 8, RR#2 ALMA, ON N0B 1A0

TEL: 519-638-2331

iii. _____

d. *Send Correspondence To? Owner Agent Other [] _____

e. *When did the current owner acquire the subject land? APRIL 15 2013

4. *WHAT AREA DOES THE AMENDMENT COVER?

[] the "entire" property

[] a "portion" of the property

(This information should be illustrated on the required drawing under item G of this application.)

5. *PROVIDE A DESCRIPTION OF THE "ENTIRE" PROPERTY:

a. Municipal Address: 7282 WELLINGTON ROAD 16, RP#1 BEZWOOD, CN NOB 150

b. Concession: 4 Lot: 28 Registered Plan No: _____

c. Area: _____ hectares Depth: 628.29 meters Frontage (Width): 311.83 meters

Area: 48.13 acres Depth: _____ feet Frontage (Width): _____ feet

6. *PROVIDE A DESCRIPTION OF THE AREA TO BE AMENDED IF ONLY A "PORTION" OF THE PROPERTY:

a. Area: _____ hectares Depth: _____ meters Frontage (Width): _____ meters

Area: _____ acres Depth: _____ feet Frontage (Width): _____ feet

7. *WHAT IS THE CURRENT COUNTY OF WELLINGTON OFFICIAL PLAN DESIGNATION OF THE SUBJECT PROPERTY?

PRIME AGRICULTURAL + CORE GREENLANDS

8. LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION

PRIME AGRICULTURAL + CORE GREENLANDS

9. *WHAT IS THE CURRENT ZONING OF THE SUBJECT PROPERTY AND WHAT USES ARE PERMITTED?

RURAL AREA EXCEPTION ZONE (A-69)
AGRICULTURAL (s-8 of 66-01)

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

10. *WHAT IS THE "EXISTING" USE(S) OF THE SUBJECT LAND?

PORTION TO BE SEVERED - AGRICULTURAL
RETAINED LANDS - RESIDENTIAL

11. *HOW LONG HAS THE "EXISTING" USE(S) CONTINUED ON THE SUBJECT LAND?

12. *WHAT IS THE "PROPOSED" USE OF THE SUBJECT LAND? LIFT SITE SPECIFIC ZONING

* SEVERED LANDS - AGRICULTURAL * RESIDENTIAL RESTRICTED
RETAINED LANDS - RESIDENTIAL - UNDER SIZED FARM

13. *PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS OR STRUCTURES ON THE SUBJECT LAND: SEVERED LAND = VACANT FARM LAND

(Please use a separate page if necessary.)

	Existing		Proposed	
a. Type of building(s) or structure(s)	_____		_____	
b. Date of construction	_____		_____	
c. Building height	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
d. Number of storey's (excluding basement)	_____		_____	
e. Total floor area	_____ (sq m)	_____ (sq ft)	_____ (sq m)	_____ (sq ft)
f. Ground floor area	_____ (sq m)	_____ (sq ft)	_____ (sq m)	_____ (sq ft)
g. Distance from building to the:				
i. Front lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
ii. Side lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
iii. Side lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
iv. Rear lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
h. Percent lot coverage	_____ (%)		_____ (%)	
i. Number of parking spaces	_____		_____	
j. Number of loading spaces	_____		_____	

D. EXISTING AND PROPOSED SERVICES

14. *WHAT IS THE ACCESS TO THE SUBJECT PROPERTY?

Provincial Highway [] Continually maintained municipal road [] Right-of-way []
 County Road [X] Seasonally maintained municipal road [] Water access []

15. WHAT IS THE NAME OF THE ROAD OR STREET THAT PROVIDES ACCESS TO THE SUBJECT PROPERTY?

WELLINGTON ROAD 16

16. *IF ACCESS IS BY WATER ONLY, PLEASE DESCRIBE THE PARKING AND DOCKING FACILITIES USED OR TO BE USED AND THE APPROXIMATE DISTANCE OF THESE FACILITIES FROM SUBJECT LAND TO THE NEAREST PUBLIC ROAD.

(This information should be illustrated on the required drawing under item G of this application.)

N/A

17. *INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL

	Municipal Sewers	Communal Sewers	Private Septic	Municipal Water	Communal Well	Private Well
a. Existing	[]	[]	[X]	[]	[]	[X]
b. Proposed	[]	[]	[]	[]	[]	[]

18. *HOW IS THE STORM DRAINAGE PROVIDED?

a. Storm Sewers [] Ditches [] Swales [] Other means (explain below) []

E. OTHER RELATED PLANNING APPLICATIONS

19. *HAS THE CURRENT OWNER (OR ANY PREVIOUS OWNER) MADE APPLICATION FOR ANY OF THE FOLLOWING, EITHER ON OR WITHIN 120 METRES OF THE SUBJECT LAND?

a. Official Plan Amendment	Yes	[]	No	[]
b. Zoning By-law Amendment	Yes	[]	No	[]
c. Minor Variance	Yes	[]	No	[]
d. Plan of Subdivision	Yes	[]	No	[]
e. Consent (Severance)	Yes	[X]	No	[]
f. Site Plan Control	Yes	[]	No	[]

20. *IF THE ANSWER TO QUESTION 19 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

- a. File No. and Date of Application: B103/14 NOVEMBER 19, 2014
- b. Approval Authority: COUNTY OF WELLINGTON
- c. Lands Subject to Application: _____
- d. Purpose of Application: LOT LINE ADJUSTMENT
- e. Status of Application: CURRENT
- f. Effect on the Current Application for Amendment: _____

F. OTHER SUPPORTING INFORMATION

21. PLEASE LIST THE TITLES OF ANY SUPPORTING DOCUMENTS:

(E.G. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report, etc.)

G. APPLICATION DRAWING

22. *PLEASE PROVIDE AN ACCURATE DRAWING OF THE PROPOSAL, PREFERABLY PREPARED BY A QUALIFIED PROFESSIONAL. IN SOME CASES IT MAY BE MORE APPROPRIATE TO SUBMIT ADDITIONAL DRAWINGS AT VARYING SCALES TO BETTER ILLUSTRATE THE PROPOSAL. THE DRAWING MUST INCLUDE THE FOLLOWING:

- a. Owners' / applicant's name;
- b. Legal description of property;
- c. Boundaries and dimensions of the subject property and its current land use;
- d. Dimensions of area of amendment (if not , the entire property);
- e. The size and use of all abutting land;
- f. All existing and proposed parking and loading areas, driveways and lanes;
- g. The nature of any easements or restrictive covenants on the property;
- h. The location of any municipal drains or award drains;
- i. Woodlots, forested areas, ANSI's, ESA's, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc);
- j. The dimensions of all existing and proposed buildings and structures on the subject land and their distance to all lot lines;
- k. The name, location and width of each abutting public or private road, unopened road allowance or right of way;
- l. If access to the subject land is by water only, provide the location of the parking and docking facilities to be used;
- m. Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, wells, septic systems, springs, slopes, gravel pits); and
- n. The drawing should also include the scale, north arrow and date when the drawing was prepared.

H. AUTHORIZATION FOR AGENTS / SOLICITOR TO ACT FOR OWNER:

(If affidavit (I) is signed by an Agent / Solicitor on Owner's behalf, the Owner's written authorization below must be completed)

I (we) DEBORAH PARRELLY + DWIGHT MCKINLAY of the TOWNSHIP of WELLINGTON-NORTH,
County/Region of WELLINGTON do hereby authorize LARRY SCHILL + DEBRA SCHILL to
Act as my agent in this application.

[Signature]
Signature of Owner(s) [Signature] 1/26/2015
Date

I. *AFFIDAVIT:

(This affidavit be signed in the presence of a Commissioner)

I (we) LARRY SCHILL + DEBRA SCHILL of the TOWNSHIP of MAPLETON,

County/Region of WELLINGTON solemnly declare that all the statements contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the **CANADA EVIDENCE ACT.**

DECLARED before me at the TOWNSHIP of MAPLETON, County/Region of WELLINGTON this 12 day of JANUARY, 2015.

[Signature] / Debra J. Schill
Signature of Owner or Authorized Solicitor or Authorized Agent January 12, 2015
Date
[Signature]
Signature of Commissioner January 12, 2015
Date

APPLICATION AND FEE OF \$ 1500 - RECEIVED BY MUNICIPALITY

[Signature]
Signature of Municipal Employee Jan 27/15
Date

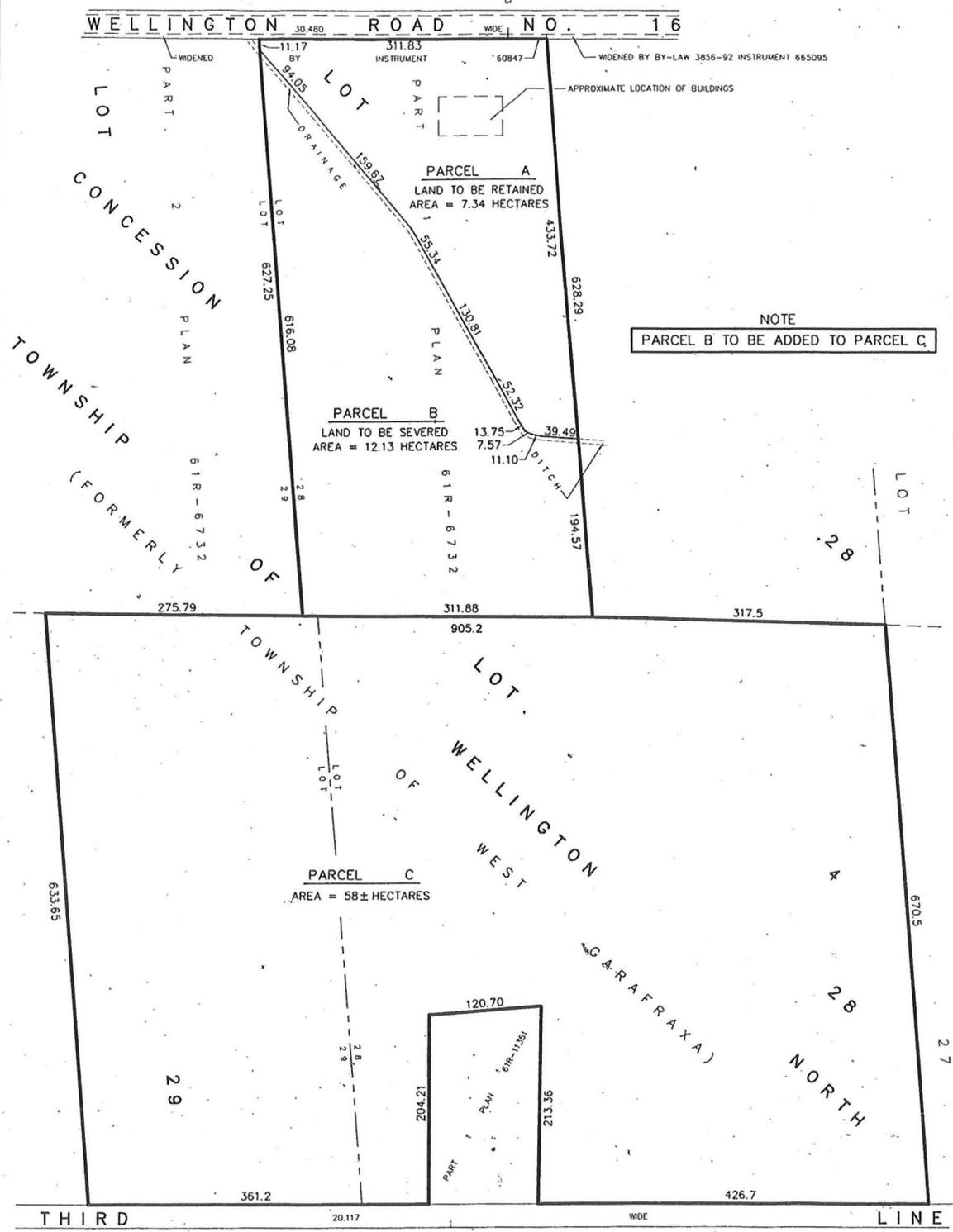
SKETCH FOR LAND SEVERANCE APPLICATION

PREPARED FOR DWIGHT MCKINLAY
SCALE RATIO 1:4000

DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION
THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

NOTE
THIS SKETCH IS PREPARED FROM COMPILED AND CALCULATED INFORMATION. THE PROPERTY LIMITS SHOWN HAVE NOT BEEN SURVEYED.



027



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

March 3, 2015

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

Dear Mr. Jones:

**Re: Dwight McKinlay/ Deborah Farrelly
Part lot 28, Concession 4 (West Garafraxa)
Remove site specific zoning
Restrict Future Residential development
Draft Zoning By-law Amendment**

PLANNING OPINION

The zoning amendment is required as a condition of consent application (B103/14) which was provisionally approved by the Wellington County Land Division Committee. We have no objections to implementing this decision. This application will allow for consistent zoning on lands which were acquired as a result of the lot line adjustment and will further remove site specific zones on the subject property, which are no longer relevant.

SUBJECT LAND

The subject land is legally described as Part Lot 28, Concession 4 with a civic address of 7282 Wellington Road 16 in the geographic Township of West Garafraxa. The land is approximately 19.5 ha (48 ac) in size.

PURPOSE

The purpose of the amendment is to achieve two things:

- 1) Remove the Agricultural site specific (A-69) zoning from the subject property, which is no longer relevant, and restore the straight Agricultural (A) zoning; and,
- 2) Extend an Agricultural site specific (A-133) zone, which prohibits residential development, on to the severed agricultural lands.

This rezoning is a condition of severance application B103/14, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a vacant 12.13 ha (30 ac) agricultural parcel and merge it with an adjacent 58 ha (143 ac) agricultural parcel. The resulting lot would be a 70 ha (173 ac) vacant agricultural parcel. A 7.34 ha (18.1 ac) irregular shaped parcel would be retained with a dwelling and shed.

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is considered to be within a PRIME AGRICULTURAL area. Section 2.3.4.2 of the PPS provides consideration for lot line adjustments provided they are for legal or technical reasons.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated PRIME AGRICULTURE and CORE GREENLANDS. The Greenlands Designation represents hazardlands. This application is required as a result of a severance application.

ZONING BY-LAW

The subject lands are currently zoned Agricultural site specific (A-69) and Natural Environment (NE) zone. The (A-69) zoning permits an undersized Agricultural lot. This amendment will remove the Site specific (A-69) zoning completely from the subject lands because it is no longer relevant and restore the standard Agricultural (A) zoning. The retained parcel at 7.34 ha (18.1 ac) is small enough to be viewed under the reduced lot regulations of Section 8.5 of the zoning by-law.

Further, as a result of the lot line adjustment the severed parcel will be added to an adjacent lot with an Agricultural Site specific (A-133) zoning. The (A-133) zoning prohibits residential development. This amendment will extend the (A-133) zoning on to the severed lands, enabling a consistent zoning across the newly formed parcel. The Natural Environment Zone (NE) zone will remain unchanged.

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

Sincerely,



Jameson Pickard. B.URPL
Junior 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 Schedule "A" Map 1 to By-law 66-01 is amended by changing the zoning on lands described as Part Lot 28, Concession 4, Geographic Township of West Garafraxa, as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural Exception (A-69) to Agricultural (A)**.
2. THAT Schedule "A" Map 1 to By-law 66-01 be further amended by changing the zoning on lands described as Part Lot 28, Concession 4, Geographic Township of West Garafraxa, as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural (A) to "Agricultural Exception (A-133)**.
3. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by deleting the following exception in its entirety.
 - **33.69 – A-69.**
4. 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.
5. 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 _____, 2015

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2015

_____.

MAYOR

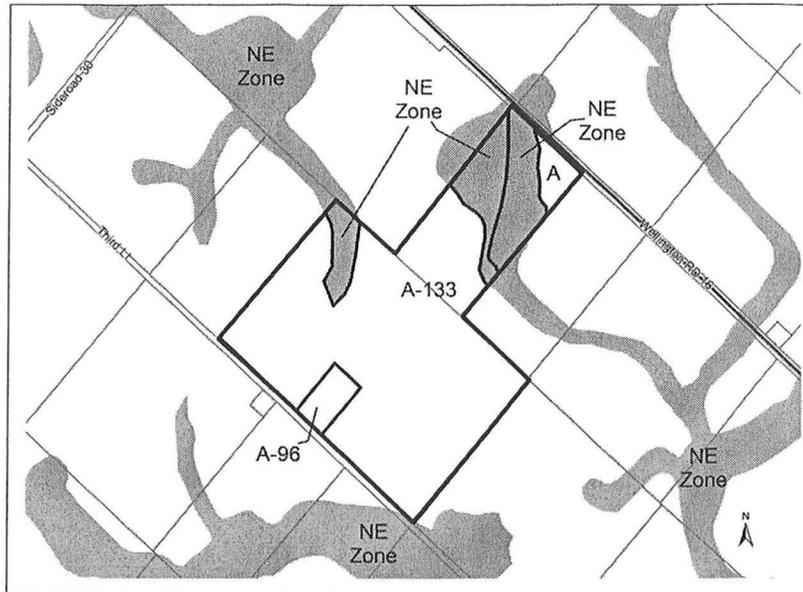
_____.

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



**Rezone from Agricultural Exception (A-69) to Agricultural (A)
&
Rezone from Agricultural (A) to Agricultural Exception (A-133)**

Passed this ____ day of _____ 2015.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION of the land being rezoned is in Part lot 28, Concession 4 with a civic address of 7282 Wellington Road 16, Geographic Township of West Garafraxa. The property is approximately 19.5 hectares (48 acres) in size and is occupied by a residence and shed.

THE PURPOSE AND EFFECT of the amendment is to achieve two things:

- 1) Remove the Agricultural site specific (A-69) zoning from the subject property, which is no longer relevant, and restore the straight Agricultural (A) zoning; and,
- 2) Extend an Agricultural site specific (A-133) zone, which prohibits residential development, on to portions of the agricultural lands.

This rezoning is a condition of severance application B103/14, that was granted provisional approval by the Wellington County Land Division Committee in November, 2014. The consent will sever a vacant 12.13 ha (30 ac) agricultural parcel and merge it with an adjacent 58 ha (143 ac) agricultural parcel. The resulting lot would be a 70 ha (173 ac) vacant agricultural parcel. A 7.34 ha (18.1 ac) irregular shaped parcel would be retained with a dwelling and shed.



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

DATE: February 27, 2015 **YOUR FILE:** N/A
GRCA FILE: ZBA - 7282 Wellington Road 16 (McKinlay and Farrelly)

RE: **Application for Zoning By-law Amendment
Part Lot 28, Concession 4, Township of Wellington North
7282 Wellington Road 16**

GRCA COMMENT: *

The Grand River Conservation Authority (GRCA) has no objection to the zoning by-law amendment to restrict future residential development on the agricultural portion of the property and remove the site specific zoning restriction (A-69). It is our understanding that the Natural Environment (NE) Zone will remain unchanged.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the subject lands contain wetlands, the Shaw Drainage Works and the allowances adjacent to these features.

2. Legislative/Policy Requirements and Implications:

Due to the presence of the above-noted features, portions of the subject lands are regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development on the property within the regulated area will require prior written approval from the GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

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

We wish to acknowledge receipt of the applicable plan review fee of \$380.00 for related application B103/14. As such, a plan review fee for this application is not required.

Should you have any questions or require additional information, please do not hesitate to contact me.

Yours truly,



Andrew Herreman
Resource Planner
Grand River Conservation Authority

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

cc: Linda Redmond – County of Wellington
Dwight McKinlay & Deborah Farrelly – 7282 Wellington Road 16, Belwood, ON N0B 1J0
Larry & Debra Schill – 7850 Wellington Road 8, R.R.#2 Alma, ON N0B 1A0



Grand River Conservation Authority

Map created: February 17, 2015

Prepared by: al

7282 Wellington Rd 16

LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- CLASSIFIED STREAMS - NEW (NRVIS)
- COLD WATER
- COOL WATER
- UNKNOWN
- WARM WATER
- DRAINAGE-NETWORK (GRCA)
- PARCELS (WELLINGTON)
- LOTS (NRVIS)
- FLOODPLAIN-SPECIAL POLICY AREA (GRCA)
- FLOODPLAIN (GRCA)
- ENGINEERED
- APPROXIMATE
- ESTIMATED
- WETLAND (GRCA)
- SLOPE VALLEY (GRCA)
- STEEP
- OVERSTEEP
- SLOPE EROSION (GRCA)
- STEEP
- OVERSTEEP
- TOE
- WETLAND (NRVIS)
- PROVINCIALLY SIGNIFICANT
- LOCALLY SIGNIFICANT
- UNEVALUATED
- PARKS (GRCA)
- REGULATION LIMIT 2014 (GRCA)
- DRAINAGE-POLY (NRVIS)
- 2010 ORTHO (ONT)

GRCA Disclaimer

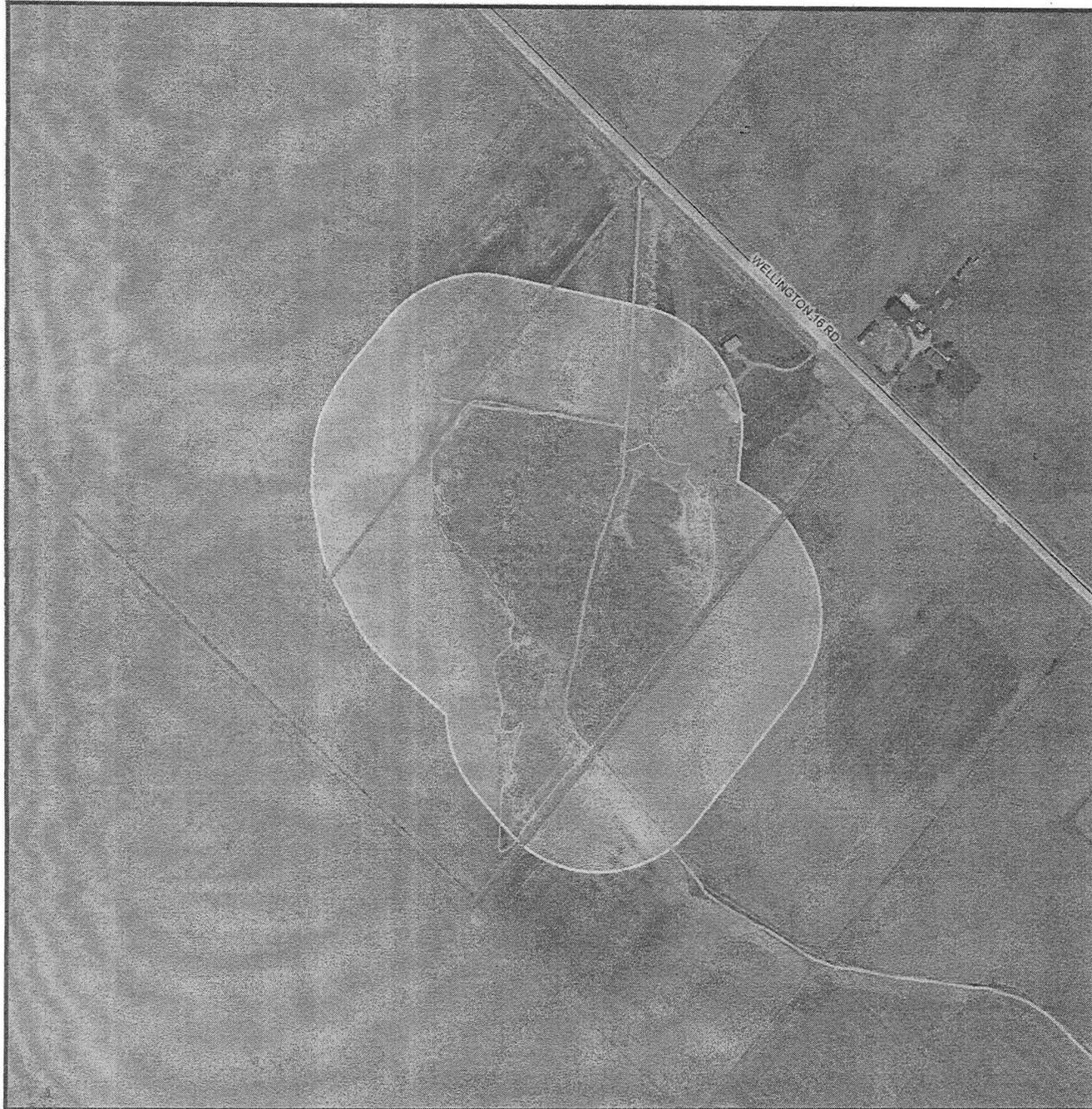
This map is for illustrative purposes only. Information contained hereon is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

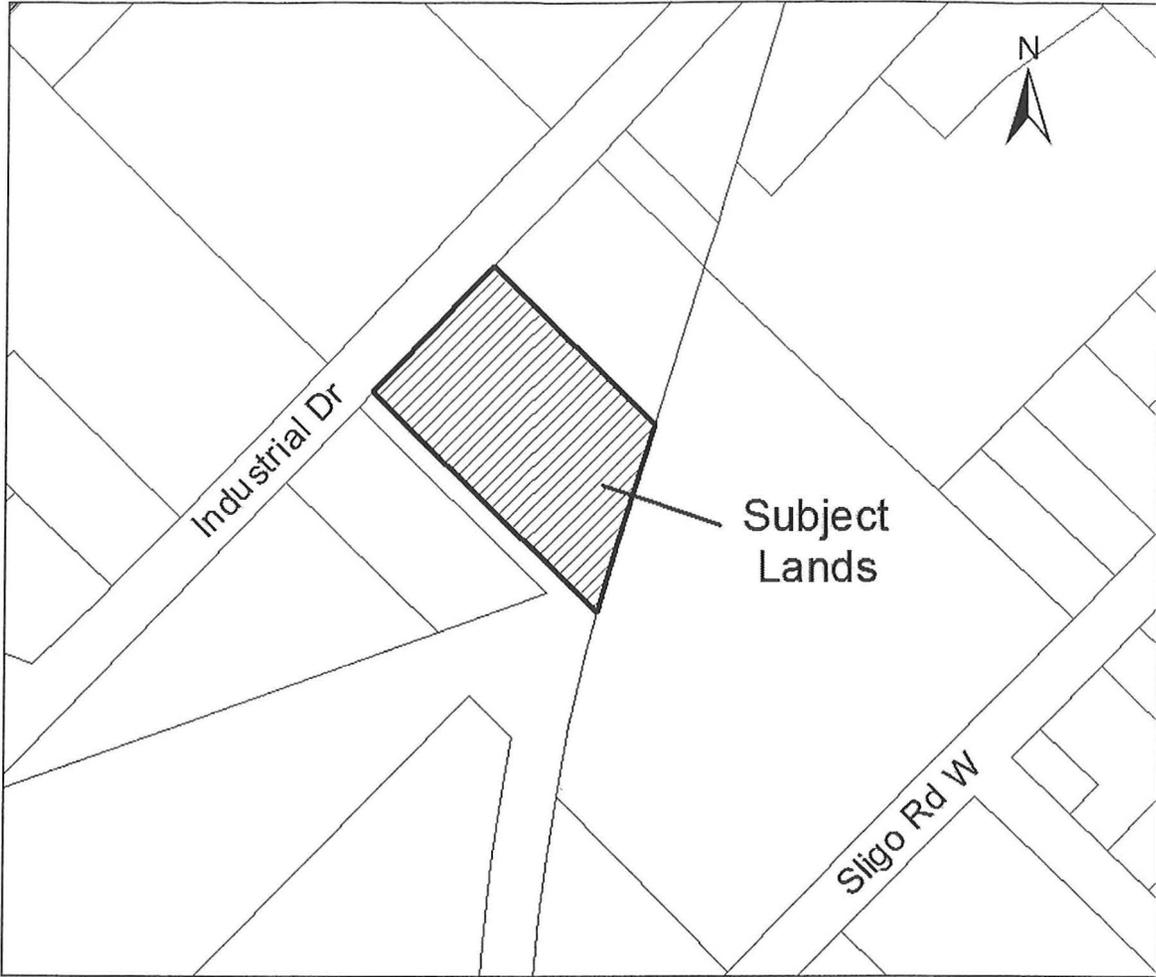
The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to:

<http://grims.grandriver.ca/docs/SourcesCitations1.htm>

0 65 130 195 260 m.

NAD 1983, UTM Zone 17 Scale 1:5,695





Owners/Applicant: Officers Auto Care Inc.

CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

Application for Zoning By-law Amendment

Application No.: _____

A. THE AMENDMENT

1. TYPE OF AMENDMENT? Site Specific Other _____

2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?

TO SELL AUTOMOTIVE VEHICLES (CARS, TRUCKS, VANS)

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a. Registered Owner's Name(s): JOEL DOUGLAS OFFICER

Address: 210 INDUSTRIAL DR. MOUNT FOREST, ONTARIO

Phone: Home (519) 323 1322 Work (519) 362 1541 Fax (519) 323 4331

Email: joelo83@hotmail.com

b. Applicant (Agent) Name(s): _____

Address: _____

Phone: Home () _____ Work () _____ Fax () _____

Email: _____

c. Name, Address, Phone of all persons having any mortgage charge or encumbrance on the property:

i. _____

ii. _____

iii. _____

d. Send Correspondence To? Owner Agent [] Other [] _____

e. When did the current owner acquire the subject land? 1996

4. WHAT AREA DOES THE AMENDMENT COVER?

the "entire" property a "portion" of the property
(This information should be illustrated on the required drawing under item G of this application.)

5. PROVIDE A DESCRIPTION OF THE "ENTIRE" PROPERTY:

- a. Municipal Address: 210 INDUSTRIAL DR. FOSTER SURVEY PART OF PARK LOT 7
- b. Concession: 1 Lot: 33 Registered Plan No: _____
- c. Area: _____ hectares Depth: _____ meters Frontage (Width): _____ meters
 Area: 1.6 acres Depth: 266 feet Frontage (Width): 216 feet

6. PROVIDE A DESCRIPTION OF THE AREA TO BE AMENDED IF ONLY A "PORTION" OF THE PROPERTY:

- a. Area: _____ hectares Depth: _____ meters Frontage (Width): _____ meters
 Area: _____ acres Depth: _____ feet Frontage (Width): _____ feet

7. WHAT IS THE CURRENT COUNTY OF WELLINGTON OFFICIAL PLAN DESIGNATION OF THE SUBJECT PROPERTY?

INDUSTRIAL M1 ZONE

8. LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION

9. WHAT IS THE CURRENT ZONING OF THE SUBJECT PROPERTY AND WHAT USES ARE PERMITTED?

M1 INDUSTRIAL

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

10. WHAT IS THE "EXISTING" USE(S) OF THE SUBJECT LAND?

AUTOMOTIVE REPAIR + EMISSION TEST FACILITY

11. HOW LONG HAS THE "EXISTING" USE(S) CONTINUED ON THE SUBJECT LAND?

SINCE 1996

12. WHAT IS THE "PROPOSED" USE OF THE SUBJECT LAND?

AUTOMOTIVE REPAIR, EMISSION TESTING, CAR CLEANING, & TO SELL AUTOMOTIVE VEHICLES.

13. PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS OR STRUCTURES ON THE SUBJECT LAND:

(Please use a separate page if necessary.)

	Existing		Proposed	
a. Type of building(s) or structure(s)	_____		_____	
b. Date of construction	<u>1996</u>		_____	
c. Building height	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
d. Number of storey's (excluding basement)	<u>1</u>		_____	
e. Total floor area	_____ (sq m)	<u>4000</u> (sq ft)	_____ (sq m)	_____ (sq ft)
f. Ground floor area	_____ (sq m)	<u>4000</u> (sq ft)	_____ (sq m)	_____ (sq ft)
g. Distance from building to the:				
i. Front lot line	_____ (m)	<u>58</u> (ft)	_____ (m)	_____ (ft)
ii. Side lot line	_____ (m)	<u>70</u> (ft)	_____ (m)	_____ (ft)
iii. Side lot line	_____ (m)	<u>65</u> (ft)	_____ (m)	_____ (ft)
iv. Rear lot line	_____ (m)	<u>100</u> (ft)	_____ (m)	_____ (ft)
h. Percent lot coverage	_____ (%)		_____ (%)	
i. Number of parking spaces	<u>24</u>		_____	
j. Number of loading spaces	<u>0</u>		_____	

D. EXISTING AND PROPOSED SERVICES

14. WHAT IS THE ACCESS TO THE SUBJECT PROPERTY?

Provincial Highway	[]	Continually maintained municipal road	[<input checked="" type="checkbox"/>]	Right-of-way	[]
County Road	[]	Seasonally maintained municipal road	[]	Water access	[]

15. WHAT IS THE NAME OF THE ROAD OR STREET THAT PROVIDES ACCESS TO THE SUBJECT PROPERTY?

INDUSTRIAL DR.

16. IF ACCESS IS BY WATER ONLY, PLEASE DESCRIBE THE PARKING AND DOCKING FACILITIES USED OR TO BE USED AND THE APPROXIMATE DISTANCE OF THESE FACILITIES FROM SUBJECT LAND TO THE NEAREST PUBLIC ROAD.

(This information should be illustrated on the required drawing under item G of this application.)

17. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL

	Municipal Sewers	Communal Sewers	Private Septic	Municipal Water	Communal Well	Private Well
a. Existing	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]
b. Proposed	[<input type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]

18. HOW IS THE STORM DRAINAGE PROVIDED?

a. Storm Sewers [] Ditches [] Swales [] Other means (explain below) []

E. OTHER RELATED PLANNING APPLICATIONS

19. HAS THE CURRENT OWNER (OR ANY PREVIOUS OWNER) MADE APPLICATION FOR ANY OF THE FOLLOWING, EITHER ON OR WITHIN 120 METRES OF THE SUBJECT LAND?

a. Official Plan Amendment	Yes	[<input type="checkbox"/>]	No	[<input checked="" type="checkbox"/>]
b. Zoning By-law Amendment	Yes	[<input type="checkbox"/>]	No	[<input checked="" type="checkbox"/>]
c. Minor Variance	Yes	[<input type="checkbox"/>]	No	[<input checked="" type="checkbox"/>]
d. Plan of Subdivision	Yes	[<input type="checkbox"/>]	No	[<input checked="" type="checkbox"/>]
e. Consent (Severance)	Yes	[<input type="checkbox"/>]	No	[<input checked="" type="checkbox"/>]
f. Site Plan Control	Yes	[<input type="checkbox"/>]	No	[<input checked="" type="checkbox"/>]

20. IF THE ANSWER TO QUESTION 19 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

- a. File No. and Date of Application: _____
- b. Approval Authority: _____
- c. Lands Subject to Application: _____
- d. Purpose of Application: _____
- e. Status of Application: _____
- f. Effect on the Current Application for Amendment: _____

F. OTHER SUPPORTING INFORMATION

21. PLEASE LIST THE TITLES OF ANY SUPPORTING DOCUMENTS:

(E.G. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report, etc.)

G. APPLICATION DRAWING

22. PLEASE PROVIDE AN ACCURATE DRAWING OF THE PROPOSAL, PREFERABLY PREPARED BY A QUALIFIED PROFESSIONAL. IN SOME CASES IT MAY BE APPROPRIATE TO SUBMIT ADDITIONAL DRAWINGS AT VARYING SCALES TO BETTER ILLUSTRATE THE PROPOSAL. THE DRAWING MUST INCLUDE THE FOLLOWING:

- a. Owners' / applicant's name;
- b. Legal description of property;
- c. Boundaries and dimensions of the subject property and its current land use;
- d. Dimensions of area of amendment (if not, the entire property);
- e. The size and use of all abutting land;
- f. All existing and proposed parking and loading areas, driveways and lanes;
- g. The nature of any easements or restrictive covenants on the property;
- h. The location of any municipal drains or award drains;
- i. Woodlots, forested areas, ANSI's, ESA's, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc);
- j. The dimensions of all existing and proposed buildings and structures on the subject land and their distance to all lot lines;
- k. The name, location and width of each abutting public or private road, unopened road allowance or right of way;
- l. If access to the subject land is by water-only, provide the location of the parking and docking facilities to be used;
- m. Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, wells, septic systems, springs, slopes, gravel pits); and
- n. The drawing should also include the scale, north arrow and date when the drawing was prepared.

H. AUTHORIZATION FOR AGENTS / SOLICITOR TO ACT FOR OWNER:

(If affidavit (I) is signed by an Agent / Solicitor on Owner's behalf, the Owner's written authorization below must be completed)

I (we) JOEL OFFICER of the TOWNSHIP of WELLINGTON NORTH,
County/Region of WEL do hereby authorize _____ to
Act as my agent in this application.

Signature of Owner(s) _____
Date

I. AFFIDAVIT:

(This affidavit be signed in the presence of a Commissioner)

I (we) JOEL OFFICER of the TOWNSHIP of WELLINGTON NORTH,
County/Region of WELLINGTON solemnly declare that all the statements contained in this
application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and
knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA
EVIDENCE ACT.

DECLARED before me at the Township of Wellington North, County/Region of
Wellington this 30 day of January, 2015.

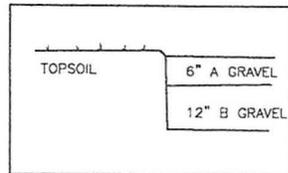
[Signature] JAN 30, 2015
Signature of Owner or Authorized Solicitor or Authorized Agent Date

Karren Wallace Jan 30/2015
Signature of Commissioner Date

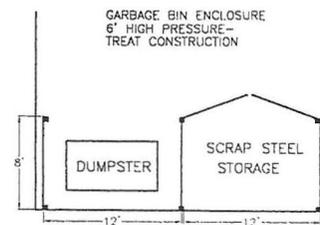
Karren Wallace
CLERK
OF THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
COMMISSIONER FOR TAKING AFFIDAVITS

APPLICATION AND FEE OF \$ 1500- RECEIVED BY MUNICIPALITY

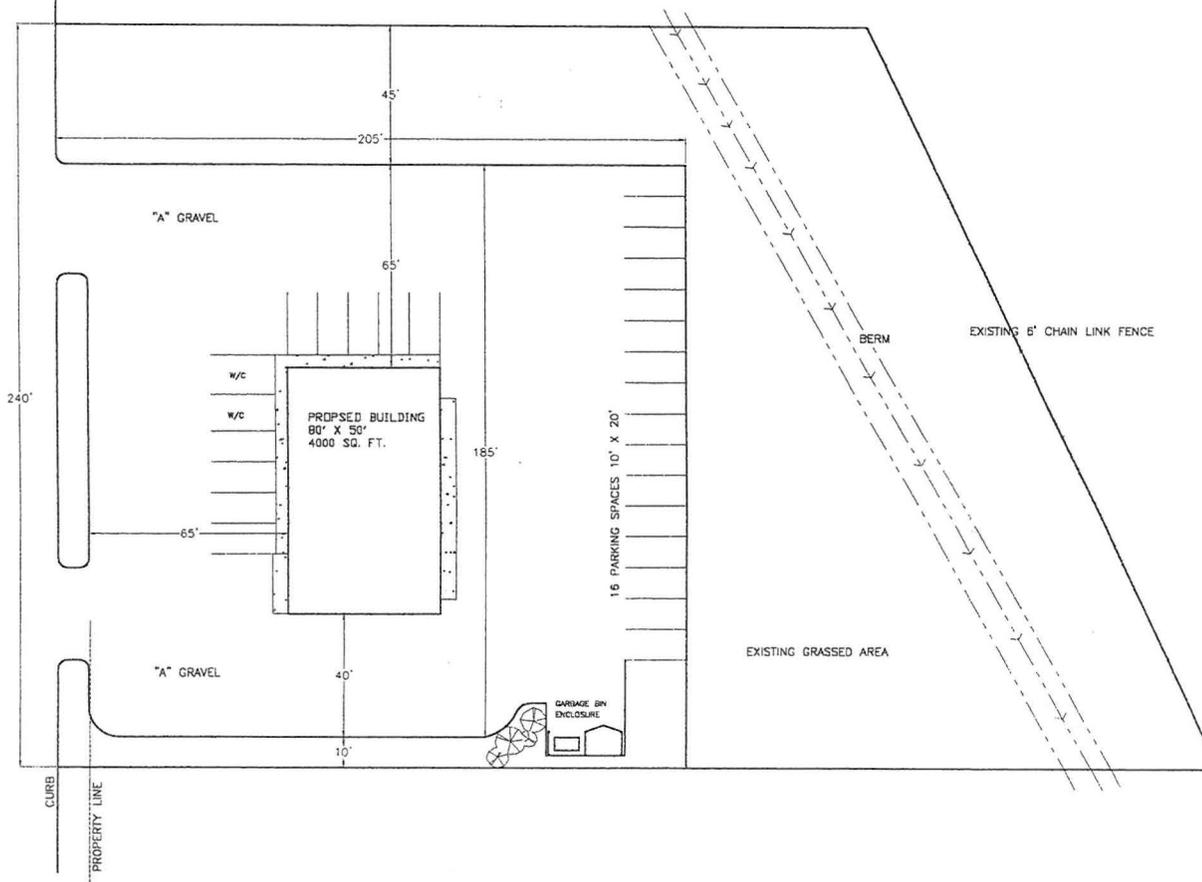
[Signature] Jan 30/15
Signature of Municipal Employee Date



TYPICAL PARKING LOT/GRASSED AREA SECTION



INDUSTRIAL DRIVE



Drawn by: Rita Ammerman
 Checked by:
 Date copied:
 Date printed: 27/02/96

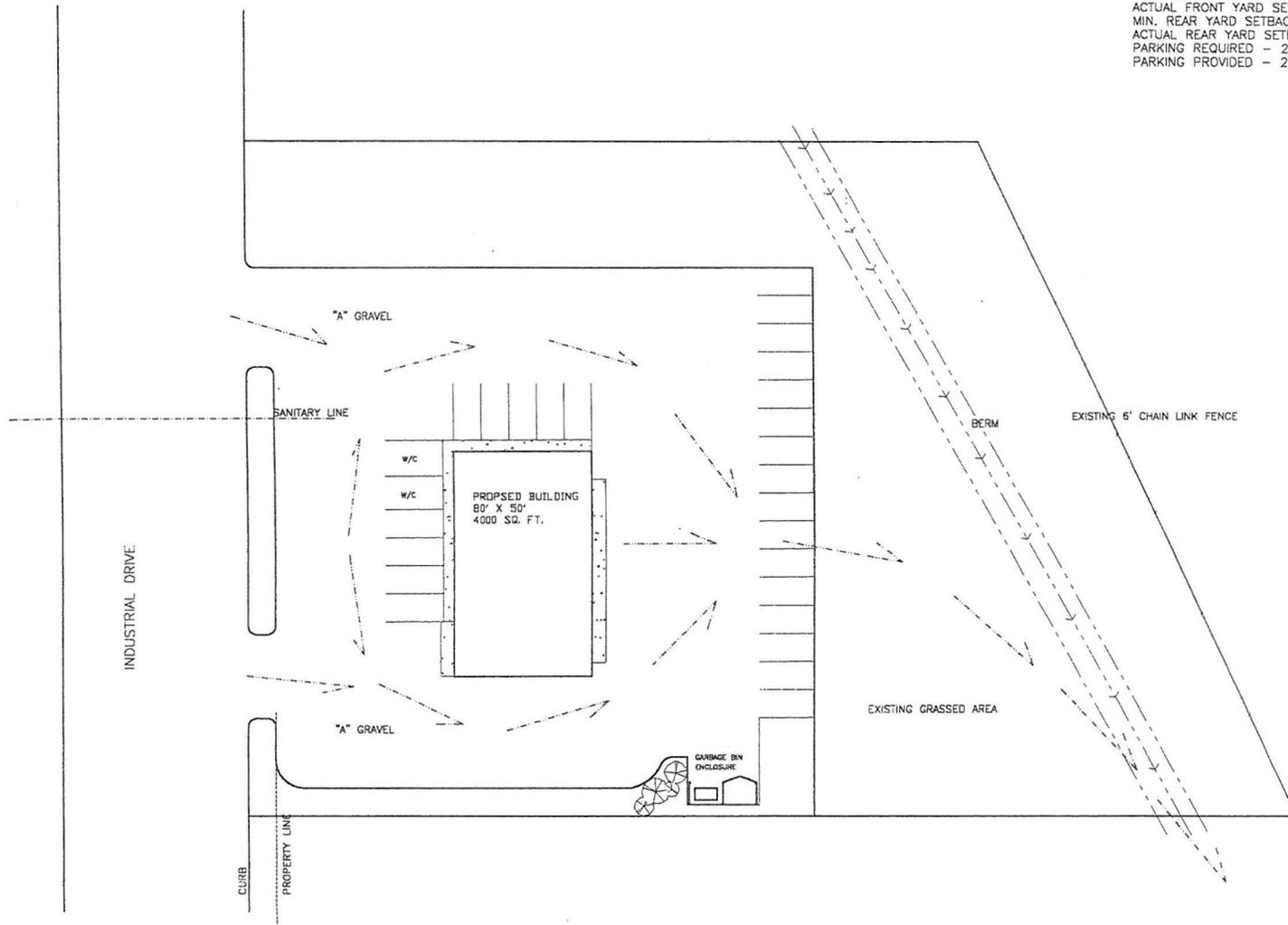


Project: OFFICER'S AUTO CARE
 Sheet title: SITE PLAN

Date: 27/02/96 Drawing No.:
 Scale: 1"=40'-0"
 Job no.: 96-196 A-1a

NOTES:

SITE AREA - APPROX. 77,000 SQ. FT.
 BUILDING COVERAGE - 4,000 SQ. FT.
 LOT COVERAGE PERMITTED - 60%
 ACTUAL COVERAGE - 5%
 BUILDING HEIGHT - 27'
 MIN. EXT. SIDERYARD SETBACK - 25'
 ACTUAL SIDERYARD SETBACK - 50' WEST SIDE
 - 105' EAST SIDE
 MIN. FRONT YARD SETBACK - 25'
 ACTUAL FRONT YARD SETBACK - 65'
 MIN. REAR YARD SETBACK - 20'
 ACTUAL REAR YARD SETBACK - 170'
 PARKING REQUIRED - 24 SPACES
 PARKING PROVIDED - 27 SPACES



Drawn by: Rita Ammerman
 Checked by:
 Date copied:
 Date printed: 27/02/96



Project:
 OFFICER'S AUTO CARE
 Sheet title:
 SITE PLAN

Date: 27/02/96	Drawing No.:
Scale: 1"=40'-0"	A-1b
Job no.: 96-196	

034



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

February 23, 2015

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

Dear Mr. Jones:

**Re: Officer's Auto Care – Mount Forest Industrial Area
Zoning By-law Amendment**

PLANNING OPINION

The application is straight-forward. The Official Plan allows for accessory uses, through rezoning, in the Industrial designation. Auto and truck repairs is permitted by the Plan. Auto sales and cleaning would seem a logical accessory use. I have no concerns with this application.

SUBJECT LAND

The property subject to the proposed amendment is described as Part Lot 33, Concession 1, Geographic Township of Normanby, with a municipal address of 210 Industrial Dr. The property is 0.64 hectares (1.6 acres) in size.

THE PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone the subject lands to permit a site specific zoning for the sale of automotive vehicles and car cleaning. The property is currently zoned and designated in the Official Plan as Industrial. The current business operates as an automotive repair and emission testing facility.

PROVINCIAL POLICY STATEMENT

Nothing applicable.

WELLINGTON COUNTY OFFICIAL PLAN

The subject land is designated as Industrial in the Official Plan. Section 8.7.3 of the Plan specifically permits certain commercial uses requiring larger sites, including the repair of trucks and autos. The Plan goes on to state that the zoning by-law may permit uses accessory to a permitted uses. In the current application, I would see the sale of vehicles and their cleaning as an accessory use.

ZONING BY-LAW

The property is zoned Industrial (M1). Automotive sales and services are permitted in the Highway Commercial (C2) zone, but not the Industrial zone. Therefore, the rezoning is required.

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

Sincerely,



Mark Van Patter, MCIP, RPP
Manager of Planning and Environment

C: Joel Officer

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 Schedule "A" Map 3 – Mount Forest - to By-law 66-01 is amended by changing the zoning on lands described as Part Lot 33, Concession 1, Geographic Township of Normanby, with a civic address of 210 Industrial Drive, as illustrated on Schedule "A" attached to and forming part of this By-law, from **Industrial (M1) to Industrial Exception (M1-50)**.

2. THAT Section 32 – Exception Zone 2 – Mount Forest - is amended by the inclusion of a new subsection as follows:

"32.50 M1-50 In addition to the existing permitted uses of automotive
Industrial Dr. repairs and emission testing, the land zoned M1-50 shall
 also be permitted the accessory uses of automotive sales
 and auto cleaning.

3. That except as amended by this By-law, the subject lands, as shown on Schedule 'A' to this By-law, shall be subject to all other applicable regulations of By-law Number 66-01, as amended.

4. This By-law shall come into effect on the final passing thereof by the Council of Corporation of the Township of Wellington North, subject to compliance with the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2015.

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2015.

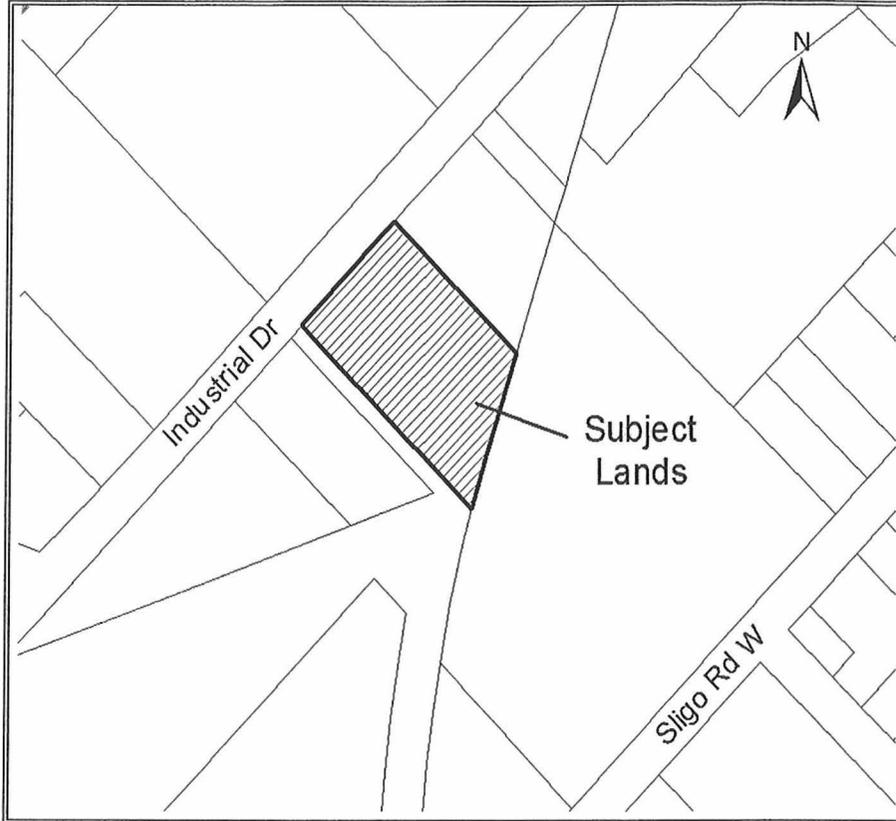
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Rezone from Industrial (M1) to Industrial Exception (M1-50)

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

Passed this ____ day of _____ 2015.

MAYOR

CLERK

EXPLANATORY NOTE

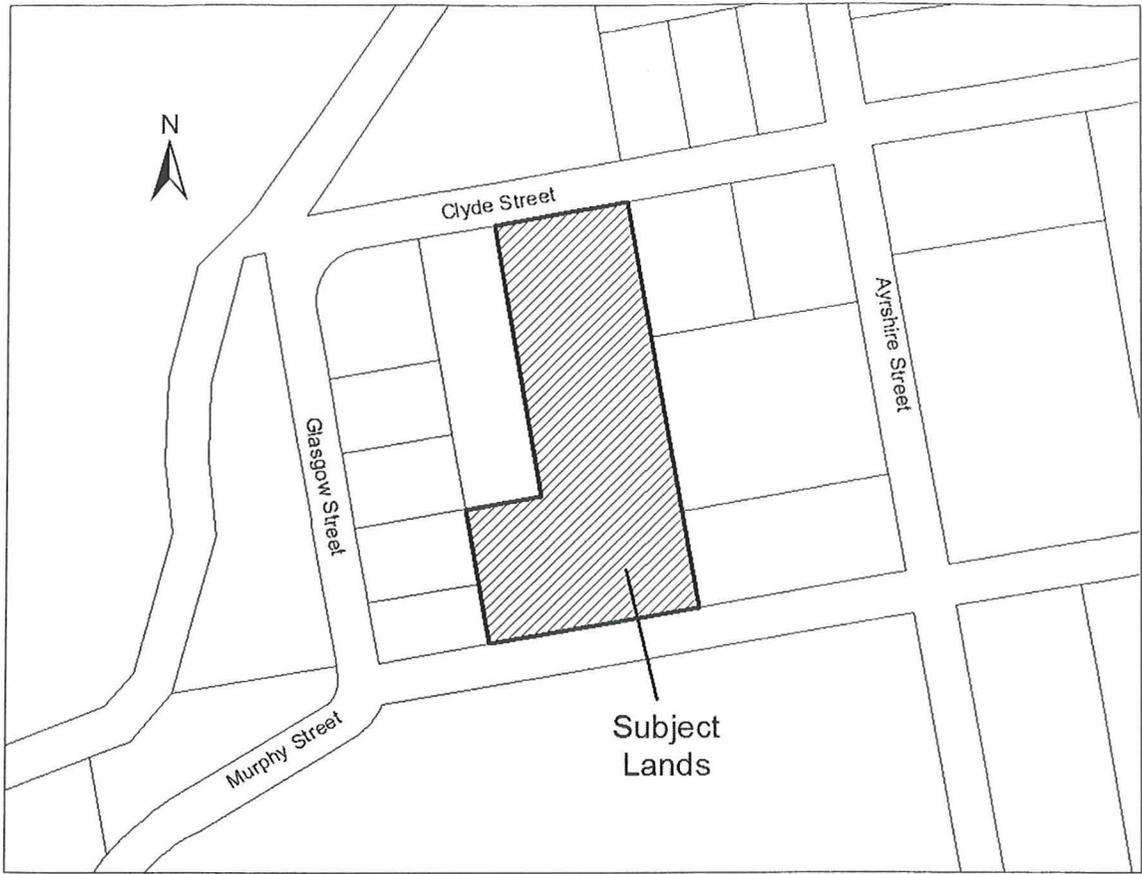
BY-LAW NUMBER _____.

SUBJECT LAND

The property subject to the proposed amendment is described as Part Lot 33, Concession 1, Geographic Township of Normanby, with a municipal address of 210 Industrial Dr. The property is 0.64 hectares (1.6 acres) in size.

THE PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone the subject lands to permit the accessory uses of automotive vehicles sales and cleaning. The current business operates as an automotive repair and emission testing facility. The property is currently zoned and designated in the Official Plan as Industrial.



Owners/Applicant: Andrew and Laurie Hummel

SCHEDULE TO BY-LAW 4241-98

COUNTY OF WELLINGTON

Application for Official Plan Amendment

OFFICE USE ONLY	County File No.: <u>OP-2014-05</u>
File Name:	Local File Number:
Date Received:	Amount Paid:
Date Received (Complete):	Date Fee Received:

A. THE AMENDMENT

1. **TYPE OF AMENDMENT:** County Oriented [] Locally Oriented [X]
(affects two or more local municipalities) (affects one local municipality)

2. **WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?**

The applicant would like to amend the designation of the subject lands from Future Development to Residential in order to build another residence.

B. GENERAL INFORMATION

3. **APPLICANT INFORMATION**

a) Registered Owner's Name(s): Andrew and Laurie HUMMEL

Address: 420 Clyde Street, Mount Forest, ON, N0G 2L3

Phone No. Home: (519) 323-6623 Work: () Fax: ()

b) Applicant (Agent) Name(s): Jeff Buisman of Van Harten Surveying Inc.

Address: 423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. Home: () Work: (519) 821-2763 Fax: ()
ext. 225

c) Name, address, Phone of all persons having any mortgage charge or encumbrance on the property:

d) Send Correspondence To: Owner [] Agent [X] Other [] _____

e) When did the current owner acquire the subject land? November 4, 2013

4. **WHAT AREA DOES THE AMENDMENT COVER?** [X] the "entire" property
[] a "portion" of the property

(This information should be illustrated on the required drawing under Item H of this application.)

D. EXISTING AND PROPOSED SERVICES

16. WHAT IS THE ACCESS TO THE SUBJECT PROPERTY?

Provincial Highway [] Continually maintained municipal road [**X**] Right-of-way []
 County Road [] Seasonally maintained municipal road [] Water access []

17. WHAT IS THE NAME OF THE ROAD OR STREET THAT PROVIDES ACCESS TO THE SUBJECT PROPERTY? Clyde Street

18. IF ACCESS IS BY WATER ONLY, PLEASE DESCRIBE THE PARKING AND DOCKING FACILITIES USED OR TO BE USED AND THE APPROXIMATE DISTANCE OF THESE FACILITIES FROM SUBJECT LAND TO THE NEAREST PUBLIC ROAD.

(This information should be illustrated on the required drawing under Item H of this application.)

NA

19. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:

	<u>Municipal Water</u>	<u>Communal Water</u>	<u>Private Well</u>	<u>Other Water Supply</u>	<u>Municipal Sewers</u>	<u>Communal Sewers</u>	<u>Private Septic</u>	<u>Other Sewage Disposal</u>
a) Existing []	[]	[]	[X]	[]	[]	[]	[X]	[]
b) Proposed []	[]	[]	[X]	[]	[]	[]	[X]	[]

19.1 If the requested amendment would permit development on a privately owned and operated individual or communal septic system would more than 4,500 litres of effluent be produced per day as a result of the development being completed?

YES [] NO [**X**]

If YES, have the following reports been provided?

Servicing Options Report YES [] NO []
 Hydrogeological Report YES [] NO []

20. HOW IS STORM DRAINAGE PROVIDED?

Storm Sewers [] Ditches [**X**] Swales [**X**] Other means []

E. OFFICIAL PLAN AMENDMENT

21. DOES THE PROPOSED OFFICIAL PLAN AMENDMENT DO THE FOLLOWING?

Change a policy in the Official Plan	YES []	NO [X]	UNKNOWN []
Replace a policy in the Official Plan	YES []	NO [X]	UNKNOWN []
Delete a policy in the Official Plan	YES []	NO [X]	UNKNOWN []
Add a policy in the Official Plan	YES []	NO [X]	UNKNOWN []
Add or Change a designation in the Official Plan	YES [X]	NO []	UNKNOWN []

22. AS APPLICABLE PROVIDE THE FOLLOWING:

- a) Section Number(s) of Policy to be changed _____
- b) Text of the proposed new policy attached on a separate page? YES [] NO [X]
- c) New designation name Change designation to "Residential"
- d) Map of proposed new Schedule attached on a separate page? YES [] NO [X]

23. LIST LAND USES THAT WOULD BE PERMITTED BY THE PROPOSED AMENDMENT

Uses currently permitted by the "Residential" designation (See 8.3.3 of the Official Plan).

F. OTHER RELATED PLANNING APPLICATIONS

24. HAS THE CURRENT OWNER (OR ANY PREVIOUS OWNER) MADE APPLICATION FOR ANY OF THE FOLLOWING, EITHER ON OR WITHIN 120 METRES OF THE SUBJECT LAND?

- | | | |
|-------------------------------|---------|----------------------------------------------|
| Local Official Plan Amendment | YES [] | NO [X] |
| Zoning By-law Amendment | YES [X] | NO [] Being submitted simultaneously |
| Minor Variance | YES [] | NO [X] |
| Plan of Subdivision | YES [] | NO [X] |
| Consent (severance) | YES [] | NO [X] |
| Site Plan Control | YES [] | NO [X] |

25. IF THE ANSWER TO QUESTION 22 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION

File No. and Date of Application: Zoning by-law amendment

Approval Authority: Township of Wellington North

Lands Subject to Application: Same as subject lands for this OPA

Purpose of Application: Rezone for Future Development to Residential (R1A)

Status of Application: Being submitted simultaneously

Effect on the Current Application for Amendment: Complimentary

G. OTHER SUPPORTING INFORMATION

26. PLEASE LIST THE TITLES OF ANY SUPPORTING DOCUMENTS:

(e.g. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report, etc.)

Cover letter _____
Sketch _____

H. APPLICATION DRAWING

25. PLEASE PROVIDE AN ACCURATE DRAWING OF THE PROPOSAL, PREFERABLY PREPARED BY A QUALIFIED PROFESSIONAL. IN SOME CASES IT MAY BE MORE APPROPRIATE TO SUBMIT ADDITIONAL DRAWINGS AT VARYING SCALES TO BETTER ILLUSTRATE THE PROPOSAL. THE DRAWING MUST INCLUDE THE FOLLOWING INFORMATION:

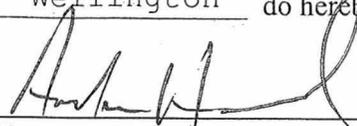
- owner's/applicant's name;
- legal description of property;
- boundaries and dimensions of the subject property and its current land use;
- dimensions of area of amendment (if not, the entire property);
- the size and use of all abutting land;
- all existing and proposed parking and loading areas, driveways and lanes;
- the nature of any easements or restrictive covenants on the property
- the location of any municipal drains or award drains;
- woodlots, forested areas, ANSI's, ESA's, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc.);
- the dimensions of all existing and proposed buildings and structures on the subject land and their distance to all lot lines;
- the name, location and width of each abutting public or private road, unopened road allowance or right-of-way;
- if access to the subject land is by water only, provide the location of the parking and docking facilities to be used; and
- other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, wells, septic systems, springs, slopes, gravel pits)

THE DRAWING SHOULD ALSO INCLUDE THE SCALE, NORTH ARROW AND DATE WHEN THE DRAWING WAS PREPARED.

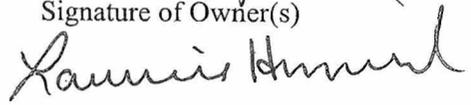
I. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER:

[If affidavit (J.) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below **must** be completed)

I, (we) Andrew & Laurie HUMMEL of the Township of Wellington North County/Region of Wellington do hereby authorize Jeff Buisman to act as my agent in this application.


Signature of Owner(s)

Oct 3 '2014
Date



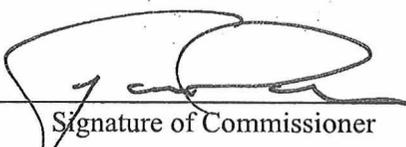
J. AFFIDAVIT: (This affidavit **must be signed in the presence of a Commissioner)**

I, (we) Jeff Buisman of Van Harten Surveying of the City of Guelph County/Region of Wellington solemnly declare that all the statements contained in this application are true, and I, (we) make this solemn declaration conscientiously believing it to be true, and knowing that it is or the same force and effect as if made under oath and by virtue of the **CANADA EVIDENCE ACT.**

DECLARED before me at the City of Guelph in the County/Region of Wellington this 21st day of November 20 14.


Signature of Owner or Authorized Solicitor or Authorized Agent

Nov. 21, 2014
Date


Signature of Commissioner

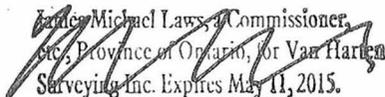
Nov. 21, 2014
Date

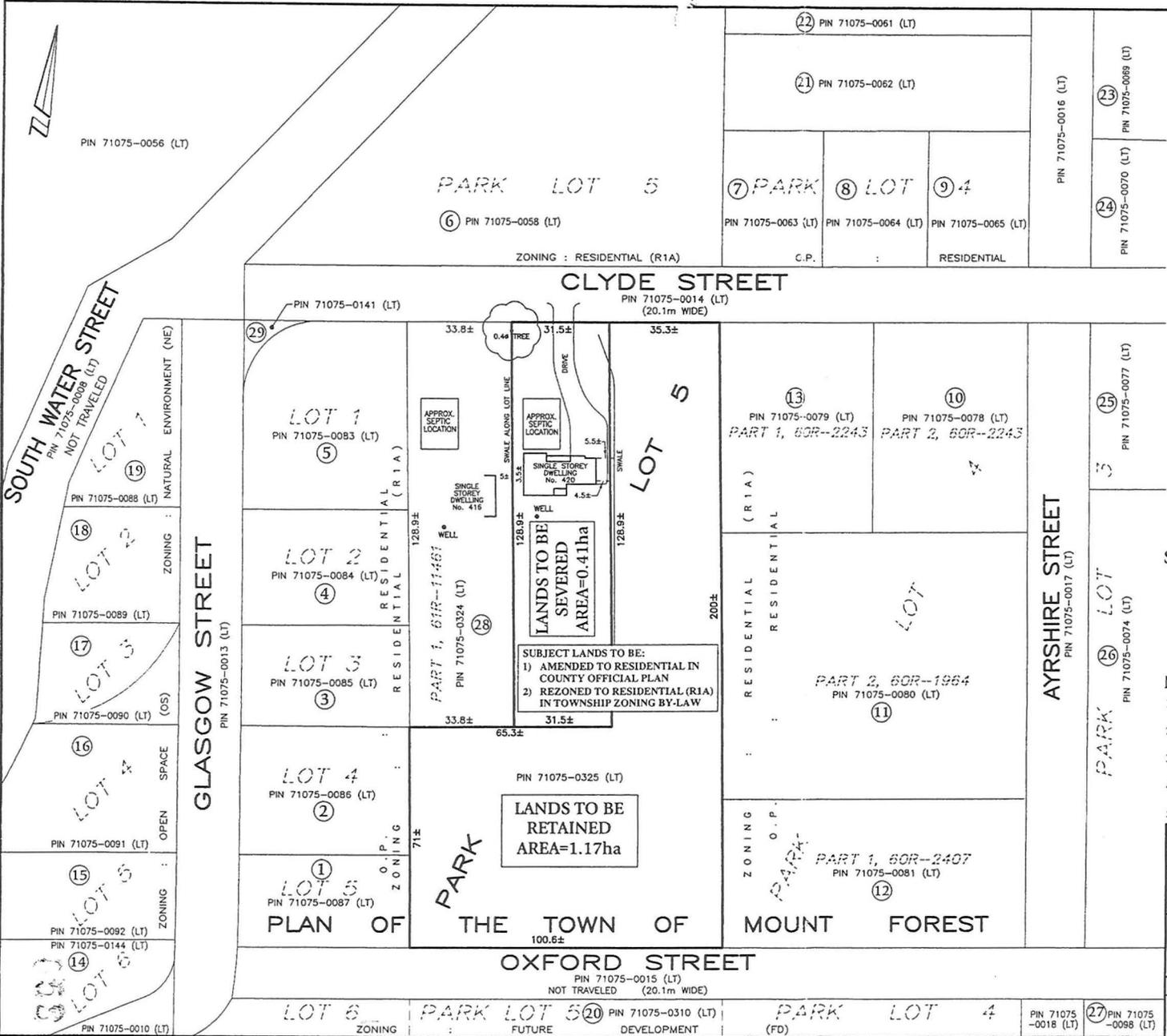
James Michael Laws, a Commissioner,
etc., Province of Ontario, for Van Harten
Surveying Inc. Expires May 11, 2015.

APPLICATION AND FEE OF \$ _____ RECEIVED BY THE COUNTY OF WELLINGTON

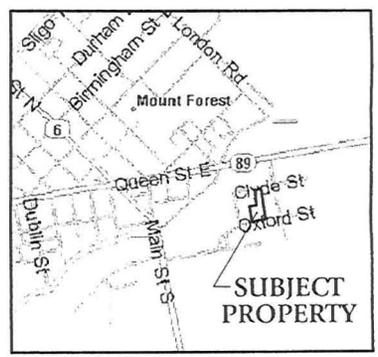
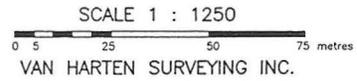
Signature of Employee

Date


James Michael Laws, a Commissioner,
etc., Province of Ontario, for Van Harten
Surveying Inc. Expires May 11, 2015.



SKETCH OF PART OF
 PARK LOT 5,
 SOUTH OF CLYDE STREET
 PLAN OF MOUNT FOREST
 TOWNSHIP OF WELLINGTON NORTH
 COUNTY OF WELLINGTON



SURVEYOR'S CERTIFICATE

THIS SKETCH WAS PREPARED ON
 THE 27th DAY OF OCTOBER, 2014.

Jeffrey E. Buisman
 JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED FUTURE DEVELOPMENT (FD) AND TO BE REZONED RESIDENTIAL - R1A.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF FUTURE DEVELOPMENT; TO BE AMENDED TO RESIDENTIAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.

Van Harten
 SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET GUELPH - ONTARIO, N1H 3X3 PHONE: 519-821-2763 FAX: 519-821-2770 www.vanharten.com	660 RIDDELL ROAD, UNIT 1 ORANGEVILLE - ONTARIO, L9W 5G5 PHONE: 519-940-4110 FAX: 519-940-4113 www.vanharten.com
-------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------

DRAWN BY: S.A.P. CHECKED BY: J.E.B. PROJECT No. 22283-14

Nov 06, 2014-3:20pm
 G:\MOUNT FOREST\ACAD\ZONE CHANGE LOT 5 (HUMMEL).dwg



November 20, 2014
Jeff.Buisman@VanHarten.com
22283-14

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

RECEIVED

DEC 8 2014

TWP. OF WELLINGTON NORTH

Attention: Cathy More

Dear Ms. More,

**Re: Application for Zoning By-law Amendment
420 Clyde Street
Mount Forest, ON
Part of Park Lot 5 South of Clyde Street, Plan of Mount Forest
PIN 71075-0325
Township of Wellington North
County of Wellington**

Please find the enclosed application to amend the Zoning by-law for the above-mentioned property. Included with this submission are copies of the sketch of the subject lands, completed application form and application fee to the Township of Wellington North for \$1,500.

Proposal

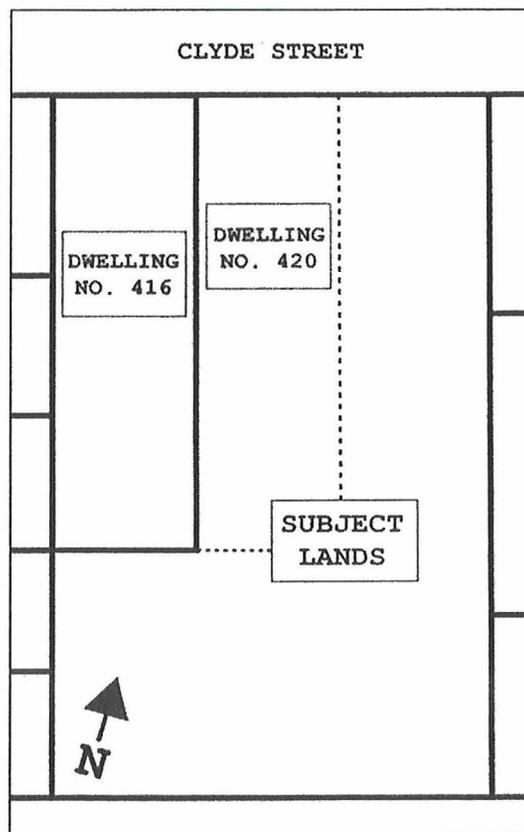
The proposal is to amend the zoning of the subject lands from Future Development to Residential (R1A). The proposed amendment conforms to the neighbourhood which is already zoned R1A on three sides of the subject lands; the West, North, and East.

We are simultaneously submitting an application to amend the Official Plan designation of the subject lands from Future Development to Residential. Currently there is one residential dwelling on the subject lands and the intent is to sever the property so another dwelling could be built.

Background

In 2010, a parcel was severed off of the northwest corner of the property where dwelling No. 416 is located (Diagram 1). Recently, a residence (No. 420) has been built on the subject lands as allowed by Section 29.1 of the Township of Wellington North zoning bylaw. Section 29.1 allows one single detached residential dwelling on a parcel zoned Future Development. The applicant would like to sever dwelling No. 420 from the subject lands. Pre-consultation with Planning Staff indicated that an OPA and zone change would be required in advance of applying for a severance.

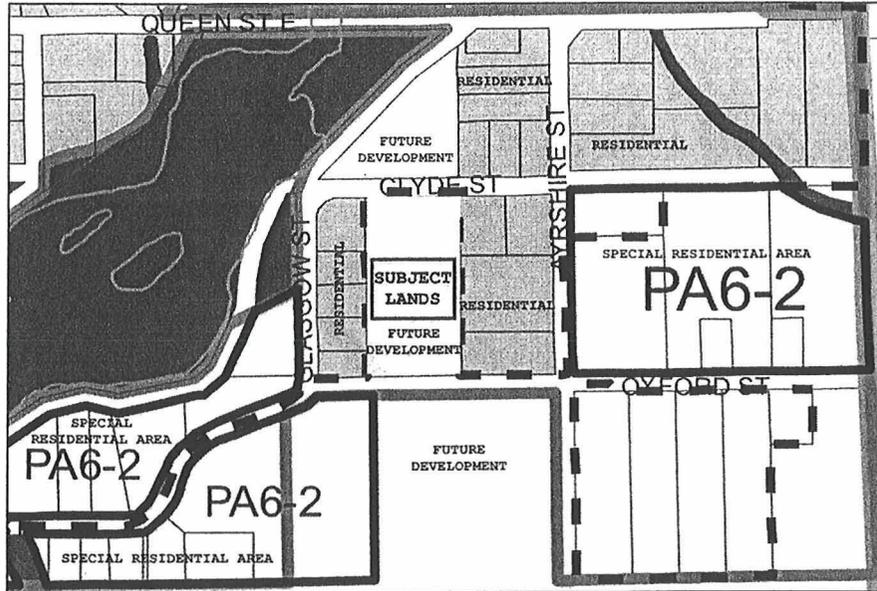
Diagram 1



Justification

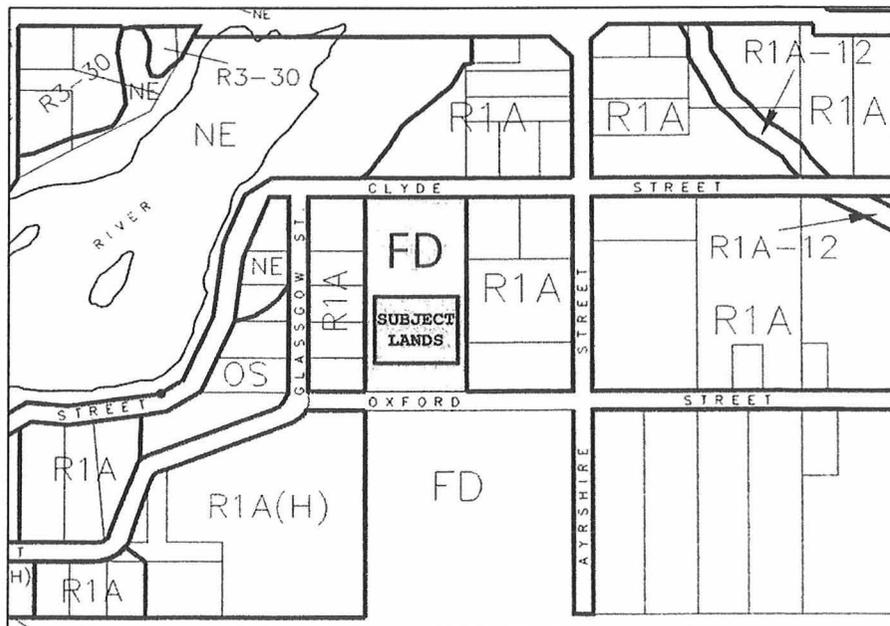
The subject lands are part of a larger block which has the OP designation and zoning that we are seeking. Diagram 2 shows that the subject lands (highlighted in yellow) are almost completely surrounded by residential properties. Properties designated residential or special residential in the Official Plan are located to the North, Northeast, East, Southwest, and West.

Diagram 2: Wellington County Official Plan



Similarly, Diagram 3 shows that there are properties zoned R1A to the North, Northeast, East, Southwest, and West.

Diagram 3: Township of Wellington North Zoning By-law



As shown by Diagram 2 and 3, the subject lands are like the “hole in the donut” in that they are surrounded by lands designated Residential in the OP and R1A in the zoning bylaw. The proposed OPA and zone change would allow the subject lands to conform to the character of the neighbourhood.

Section 8.10.2(c) states that one of the purposes of the “Future Development” designation is “to prohibit major development until the necessary municipal services can be made available to such areas.” We understand that no services are planned in the future for this area which implies that this parcel could remain vacant for a very long time. A vacant parcel could become overgrown and detract from the neighbourhood. This proposal provides an opportunity to “fill the gap” with a new residence that will complement the neighbourhood. The current character of the neighbourhood is large-sized properties which rely on private septic and wells. The applicant’s proposal to create another lot using private services fits with the character of the properties around it.

Therefore, we believe that the proposed OPA and zone change are justified and will allow for the orderly development of Mount Forest.

Please call me if you have any questions.

Very truly yours,
Van Harten Surveying Inc.



Jeffrey E. Buisman B.E.S., B.Sc.
Ontario Land Surveyor

JEB:lb

c.c. Andrew Hummel
c.c. County of Wellington

CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

Application for Zoning By-law Amendment

Application No.: _____

A. THE AMENDMENT

1. TYPE OF AMENDMENT? Site Specific [] Other _____

2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?

The applicant would like to rezone the subject lands from Future Development to Residential (R1A) in order to build another residence.

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a. Registered Owner's Name(s): Andrew and Laurie HUMMEL

Address: 420 Clyde Street, Mount Forest, ON, N0G 2L3

Phone: Home (519) 323-6623 Work () _____ Fax () _____

Email: _____

b. Applicant (Agent) Name(s): Jeff Buisman of Van Harten Surveying Inc.

Address: 423 Woolwich Street, Guelph, ON, N1H 3X3

Phone: Home () _____ Work (519) 821-2763 Fax () _____
ext. 225

Email: _____

c. Name, Address, Phone of all persons having any mortgage charge or encumbrance on the property:

i. _____

ii. _____

iii. _____

d. Send Correspondence To? Owner [] Agent [] Other [] _____

e. When did the current owner acquire the subject land? November 4, 2013

4. WHAT AREA DOES THE AMENDMENT COVER?

the "entire" property [] a "portion" of the property
(This information should be illustrated on the required drawing under item G of this application.)

5. PROVIDE A DESCRIPTION OF THE "ENTIRE" PROPERTY:

a. Municipal Address: 420 Clyde Street, Mount Forest, ON, N0G 2L3
Park LOT 5 S of Clyde Street, Mount Forest Except Part 1, 61R-11461
b. Concession: _____ Lot: _____ Registered Plan No: _____
c. Area: 1.6 ± hectares Depth: 200 ± meters Frontage (Width): 67 ± meters
Area: _____ acres Depth: _____ feet Frontage (Width): _____ feet

6. PROVIDE A DESCRIPTION OF THE AREA TO BE AMENDED IF ONLY A "PORTION" OF THE PROPERTY: NA

a. Area: _____ hectares Depth: _____ meters Frontage (Width): _____ meters
Area: _____ acres Depth: _____ feet Frontage (Width): _____ feet

7. WHAT IS THE CURRENT COUNTY OF WELLINGTON OFFICIAL PLAN DESIGNATION OF THE SUBJECT PROPERTY?

FUTURE DEVELOPMENT

8. LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION

Existing uses and the growing of crops including nursery and horticultural crops but does not include greenhouses.

9. WHAT IS THE CURRENT ZONING OF THE SUBJECT PROPERTY AND WHAT USES ARE PERMITTED?

FUTURE DEVELOPMENT ZONE (Section 29.1) Permitted uses: agricultural, legally existing uses, building and structures, one single detached residential dwelling, home occupations, existing uses buildings and structures, and accessory uses buildings and structures.

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

10. WHAT IS THE "EXISTING" USE(S) OF THE SUBJECT LAND?

Single Storey Dwelling since 2014, Bush/Vacant indefinitely

11. HOW LONG HAS THE "EXISTING" USE(S) CONTINUED ON THE SUBJECT LAND?

See above

12. WHAT IS THE "PROPOSED" USE OF THE SUBJECT LAND?

Residential

13. PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS OR STRUCTURES ON THE SUBJECT LAND:

(Please use a separate page if necessary.)

	Existing		Proposed	
a. Type of building(s) or structure(s)	<u>Single Storey Dwelling</u>			
b. Date of construction	<u>2014</u>		_____	
c. Building height	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
d. Number of storey's (excluding basement)	<u>Single Storey</u>			
e. Total floor area	<u>170±</u> (sq m)	_____ (sq ft)	_____ (sq m)	_____ (sq ft)
f. Ground floor area	_____ (sq m)	_____ (sq ft)	_____ (sq m)	_____ (sq ft)
g. Distance from building to the:				
i. Front lot line	<u>41±</u> (m)	_____ (ft)	_____ (m)	_____ (ft)
ii. Side lot line	<u>3.5±</u> (m)	_____ (ft)	_____ (m)	_____ (ft)
iii. Side lot line	<u>40±</u> (m)	_____ (ft)	_____ (m)	_____ (ft)
iv. Rear lot line	<u>145±</u> (m)	_____ (ft)	_____ (m)	_____ (ft)
h. Percent lot coverage	_____ (%)		_____ (%)	
i. Number of parking spaces	_____		_____	
j. Number of loading spaces	_____		_____	

D. EXISTING AND PROPOSED SERVICES

14. WHAT IS THE ACCESS TO THE SUBJECT PROPERTY?

Provincial Highway Continually maintained municipal road Right-of-way
 County Road Seasonally maintained municipal road Water access

15. WHAT IS THE NAME OF THE ROAD OR STREET THAT PROVIDES ACCESS TO THE SUBJECT PROPERTY?

Clyde Street

16. IF ACCESS IS BY WATER ONLY, PLEASE DESCRIBE THE PARKING AND DOCKING FACILITIES USED OR TO BE USED AND THE APPROXIMATE DISTANCE OF THESE FACILITIES FROM SUBJECT LAND TO THE NEAREST PUBLIC ROAD.

(This information should be illustrated on the required drawing under item G of this application.)

NA

17. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL

	Municipal Sewers	Communal Sewers	Private Septic	Municipal Water	Communal Well	Private Well
a. Existing	[]	[]	[X]	[]	[]	[X]
b. Proposed	[]	[]	[X]	[]	[]	[X]

18. HOW IS THE STORM DRAINAGE PROVIDED?

a. Storm Sewers [] Ditches [**X**] Swales [**X**] Other means (explain below) []

E. OTHER RELATED PLANNING APPLICATIONS

19. HAS THE CURRENT OWNER (OR ANY PREVIOUS OWNER) MADE APPLICATION FOR ANY OF THE FOLLOWING, EITHER ON OR WITHIN 120 METRES OF THE SUBJECT LAND?

a. Official Plan Amendment	Yes	[X]	No	[]	Being submitted simultaneously
b. Zoning By-law Amendment	Yes	[]	No	[X]	
c. Minor Variance	Yes	[]	No	[X]	
d. Plan of Subdivision	Yes	[]	No	[X]	
e. Consent (Severance)	Yes	[]	No	[X]	
f. Site Plan Control	Yes	[]	No	[X]	

20. IF THE ANSWER TO QUESTION 19 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

- a. File No. and Date of Application: Official Plan Amendment (OPA)
- b. Approval Authority: County of Wellington
- c. Lands Subject to Application: Same as subject lands of zone change
- d. Purpose of Application: Re-designate from Future Development to Residential
- e. Status of Application: Being submitted simultaneously
- f. Effect on the Current Application for Amendment: Complimentary

F. OTHER SUPPORTING INFORMATION

21. PLEASE LIST THE TITLES OF ANY SUPPORTING DOCUMENTS:

(E.G. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report, etc.)

Cover letter and sketch

G. APPLICATION DRAWING

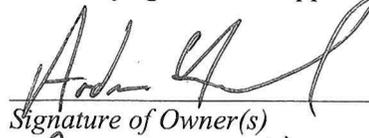
22. PLEASE PROVIDE AN ACCURATE DRAWING OF THE PROPOSAL, PREFERABLY PREPARED BY A QUALIFIED PROFESSIONAL. IN SOME CASES IT MAY BE MORE APPROPRIATE TO SUBMIT ADDITIONAL DRAWINGS AT VARYING SCALES TO BETTER ILLUSTRATE THE PROPOSAL. THE DRAWING MUST INCLUDE THE FOLLOWING:

- a. Owners' / applicant's name;
- b. Legal description of property;
- c. Boundaries and dimensions of the subject property and its current land use;
- d. Dimensions of area of amendment (if not , the entire property);
- e. The size and use of all abutting land;
- f. All existing and proposed parking and loading areas, driveways and lanes;
- g. The nature of any easements or restrictive covenants on the property;
- h. The location of any municipal drains or award drains;
- i. Woodlots, forested areas, ANSI's, ESA's, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc);
- j. The dimensions of all existing and proposed buildings and structures on the subject land and their distance to all lot lines;
- k. The name, location and width of each abutting public or private road, unopened road allowance or right of way;
- l. If access to the subject land is by water only, provide the location of the parking and docking facilities to be used;
- m. Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, wells, septic systems, springs, slopes, gravel pits); and
- n. The drawing should also include the scale, north arrow and date when the drawing was prepared.

H. AUTHORIZATION FOR AGENTS / SOLICITOR TO ACT FOR OWNER:

(If affidavit (I) is signed by an Agent / Solicitor on Owner's behalf, the Owner's written authorization below must be completed)

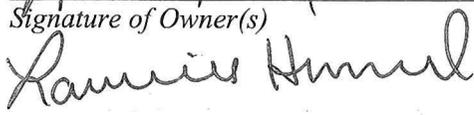
Andrew & Laurie HUMMEL
I (we) _____ of the _____ Township of _____ Wellington North _____,
County/Region of _____ Wellington _____ do hereby authorize _____ Jeff Buisman of _____ to
Act as my agent in this application. _____ Van Harten Surveying



Signature of Owner(s)

Oct 3 2014

Date

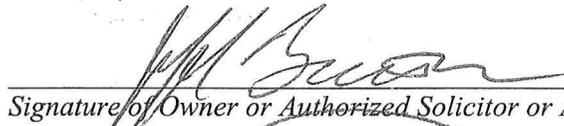


I. AFFIDAVIT:

(This affidavit be signed in the presence of a Commissioner)

I (we) Jeff Buisman of _____ of the _____ City _____ of _____ Guelph _____,
Van Harten Surveying
County/Region of _____ Wellington _____ solemnly declare that all the statements contained in this
application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and
knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA
EVIDENCE ACT.

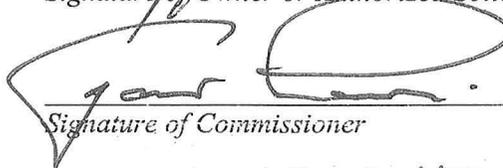
DECLARED before me at the _____ City _____ of _____ Guelph _____, County/Region of
_____ Wellington _____ this _____ 21st _____ day of _____ November _____, 2014 _____.



Signature of Owner or Authorized Solicitor or Authorized Agent

Nov. 21/2014

Date



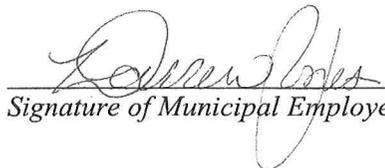
Signature of Commissioner

Nov 21/2014

Date

James Michael Laws, a Commissioner,
etc., Province of Ontario, for Van Harten
Surveying Inc. Expires May 11, 2015.

APPLICATION AND FEE OF \$ 1500 RECEIVED BY MUNICIPALITY



Signature of Municipal Employee

Dec 8/14

Date



PIN 71075-0056 (LT)

PARK LOT 5

⑥ PIN 71075-0058 (LT)

⑦ PARK ⑧ LOT ⑨ 4

PIN 71075-0063 (LT) PIN 71075-0064 (LT) PIN 71075-0065 (LT)

ZONING : RESIDENTIAL (R1A)

O.P. : RESIDENTIAL

PIN 71075-0016 (LT)

②③ PIN 71075-0069 (LT)

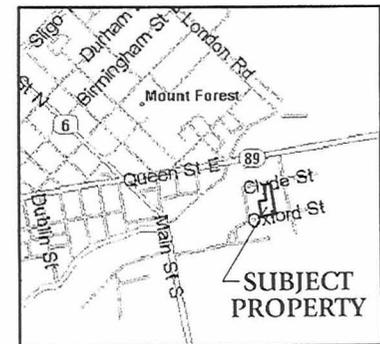
②④ PIN 71075-0070 (LT)

SKETCH OF PART OF PARK LOT 5, SOUTH OF CLYDE STREET PLAN OF MOUNT FOREST TOWNSHIP OF WELLINGTON NORTH COUNTY OF WELLINGTON

SCALE 1 : 1250



VAN HARTEN SURVEYING INC.



KEYMAP

SURVEYOR'S CERTIFICATE

THIS SKETCH WAS PREPARED ON
THE 27th DAY OF OCTOBER, 2014.

Jeffrey E. Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED FUTURE DEVELOPMENT (FD) AND TO BE REZONED RESIDENTIAL - R1A.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF FUTURE DEVELOPMENT; TO BE AMENDED TO RESIDENTIAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.



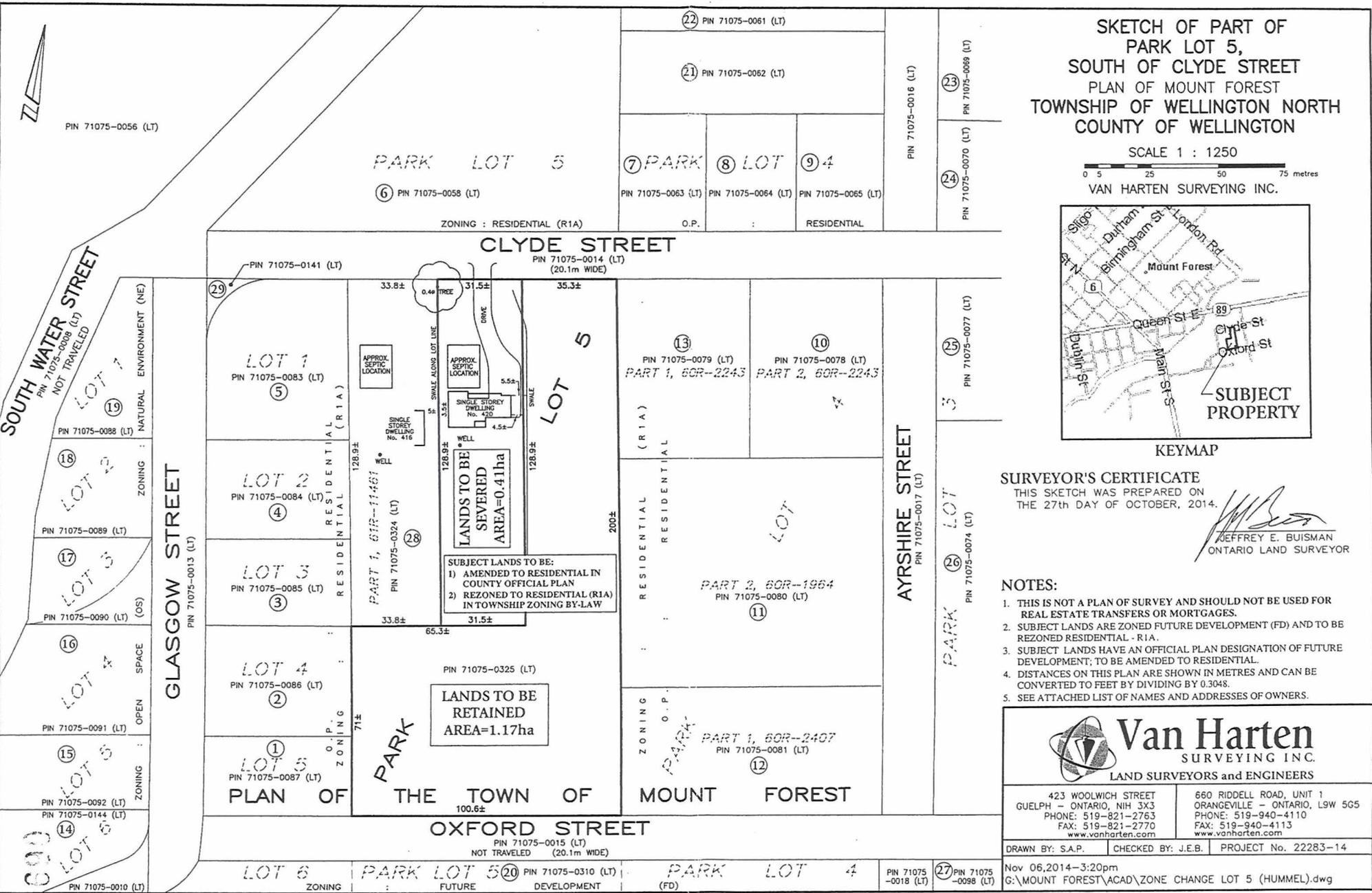
Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET
GUELPH - ONTARIO, N1H 3X3
PHONE: 519-821-2763
FAX: 519-821-2770
www.vanharten.com

660 RIDDELL ROAD, UNIT 1
ORANGEVILLE - ONTARIO, L9W 5G5
PHONE: 519-940-4110
FAX: 519-940-4113
www.vanharten.com

DRAWN BY: S.A.P. CHECKED BY: J.E.B. PROJECT No. 22283-14

Nov 06, 2014-3:20pm
G:\MOUNT FOREST\ACAD\ZONE CHANGE LOT 5 (HUMMEL).dwg



SOUTH WATER STREET
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6

GLASGOW STREET
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LOT 4
LOT 5

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LOT 6 ZONING : FUTURE DEVELOPMENT (FD) PIN 71075-0010 (LT)

LOT 6 ZONING : FUTURE DEVELOPMENT (FD) PIN 71075-0010 (LT)

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LOT 6 ZONING : FUTURE DEVELOPMENT (FD) PIN 71075-0010 (LT)



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
T 519.837.2600
F 519.823.1694
1.800.663.0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH ON N1H 3T9

March 3, 2015

Mike Givens, C.A.O.
Township of Wellington North
7490 Sideroad 7 W
Kenilworth, ON N0G 2E0

Dear Mr. Givens:

Re: Hummel
420 Clyde St, Mount Forest
Draft Zoning By-law Amendment

PLANNING OPINION

The application for the above noted lands is to redesignate and rezone the subject property to Residential. The proposal appears to meet the intent of the Official Plan policies which encourages the development of vacant or under-utilized properties for residential uses which are compatible with surrounding uses

The purpose of this report is to provide the Township with an overview of the above referenced Official Plan and Zone Amendment application and provide the comments received to date to facilitate the public meeting. Further, this statutory public meeting will provide an opportunity for the community and area residents to ask questions and seek more information from the proponent and their consultants.

At this time staff have no concerns with this proposal provided Council is satisfied. A draft by-law will be prepared for Council consideration following the public meeting.

Subject Property and Location

The property is 1.6 hectares (3.9 acres) and is located at the southern most point of the Mount Forest Urban boundary. The property has frontage on Clyde Street and is legally described as Part Lot 5, South of Clyde Street (Figure 1). The surrounding land uses include residential and agricultural. The property is currently occupied by a newly constructed residence.

The property is currently zoned and designated Future Development (FD) in the County of Wellington and Township of Wellington North Zoning By-law 66-01. The surrounding land uses are primarily residential and agricultural. The lands to the north and west include residential

and the Saugeen River. The lands to the east and south are residential dwellings and agricultural.



Figure 1 – proposed site (2010 aerial data)

Proposal

The purpose of the amendments is to redesignate the subject lands from Future Development to Residential and rezone the lands from Future Development to Unserviced Residential (R1A). The development concept for this site includes the creation of one new residential lot to be serviced on private septic and well. The Wellington County Official Plan provides consideration for the establishment of new residential areas within the Urban Area of the County. These amendments would facilitate this proposal.

Availability of Municipal Services

This area of Mount Forest is currently not on municipal sewers and water. It is our understanding that municipal services are not planned for this area of Mount Forest.

Draft Official Plan Amendment

The draft Official Plan amendment is attached for Council's review.

Public and Agency Comments

The application was circulated by the County to agencies in December, 2014. To date we have received the following comments:

Agency	Position	Comments
Saugeen Valley Conservation Authority(SVCA)	Not within regulated area.	
Wellington North Power	No Concerns.	
Upper Grand District School Board (UGDSB)	No objection	In comments of January 19, 2015 the UGDSB indicated that development charges are applicable.
One Neighbour		Raised concerns about road access and Snow melt onto their property.

Staff have no concerns with the Official Plan amendment or zone amendment at this time. The proposal represents logical infilling of the existing built up area. If Council is in support of the amendment, a resolution in support of it should be passed by Council after the public meeting and forwarded to the County along with required records. A separate draft zoning amendment will be presented in the near future. As per the Planning Act, the Township cannot approve the associated zoning until adoption of the Official Plan Amendment by the County occurs.

Sincerely,



Linda Redmond, B.A.
Senior Planner

AMENDMENT NUMBER _____
TO THE OFFICIAL PLAN FOR THE
COUNTY OF WELLINGTON

DRAFT

December 2014

Please be advised that this amendment may be revised after the statutory public meeting at any point prior to County Council's consideration as a result of public input, agency comments, and further review by the County.

THE CORPORATION OF THE COUNTY OF WELLINGTON

BY-LAW NO. _____

A By-Law to adopt Amendment No. _____
to the Official Plan of the County of Wellington.

The Council of the Corporation of the County of Wellington, pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, does hereby enacts as follows:

- 1. THAT Amendment Number _____ to the Official Plan for the County of Wellington, consisting of the attached maps and explanatory text, is hereby adopted.
- 2. THAT this By-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2015.

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2015.

WARDEN

CLERK

AMENDMENT NUMBER _____
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN

INDEX

PART A – THE PREAMBLE

The Preamble provides an explanation of the proposed amendment including the purpose, location and background information, but does not form part of this amendment.

PART B – THE AMENDMENT

The Amendment describes the changes and/or modification to the Wellington County Official Plan, which constitute Official Plan Amendment Number _____.

PART C – THE APPENDICES

The Appendices, if included herein, provide information related to the Amendment, but do not constitute part of the Amendment.

PART A – THE PREAMBLE

PURPOSE

The proposed Official Plan Amendment will redesignate the subject property from Future Development to Residential. The applicant is proposing to develop the lands with a single family dwelling. The amendment affects Schedule A6-1 – Mount Forest and there are no proposed textual changes to the policies of the Official Plan.

LOCATION

The subject land is legally described as Part Lot 5, South of Clyde Street, and has frontage on Clyde Street. The subject property is currently zoned Future Development by the Township of Wellington North Zoning By-law 66-01 and designated Future Development by the County of Wellington Official Plan. Below is a map showing the location of the subject property to which the amendment would apply.

BASIS

The development concept for this site includes the creation of one new residential lot to be serviced on private septic and well. The Wellington County Official Plan provides consideration for the establishment of new residential areas within the Urban Area of the County.

OTHER APPLICATIONS

In addition to the Official Plan amendment application, a separate zoning amendment has been submitted to the Township of Wellington North for the purpose of rezoning the parcel of land from Future Development to Residential – R1A Zone. A severance application is proposed in the future to sever one residential lot from the lands.

PART B – THE AMENDMENT

All of this part of the document entitled **Part B – The Amendment**, consisting of the following text, constitutes **Amendment No. _____** to the County of Wellington Official Plan.

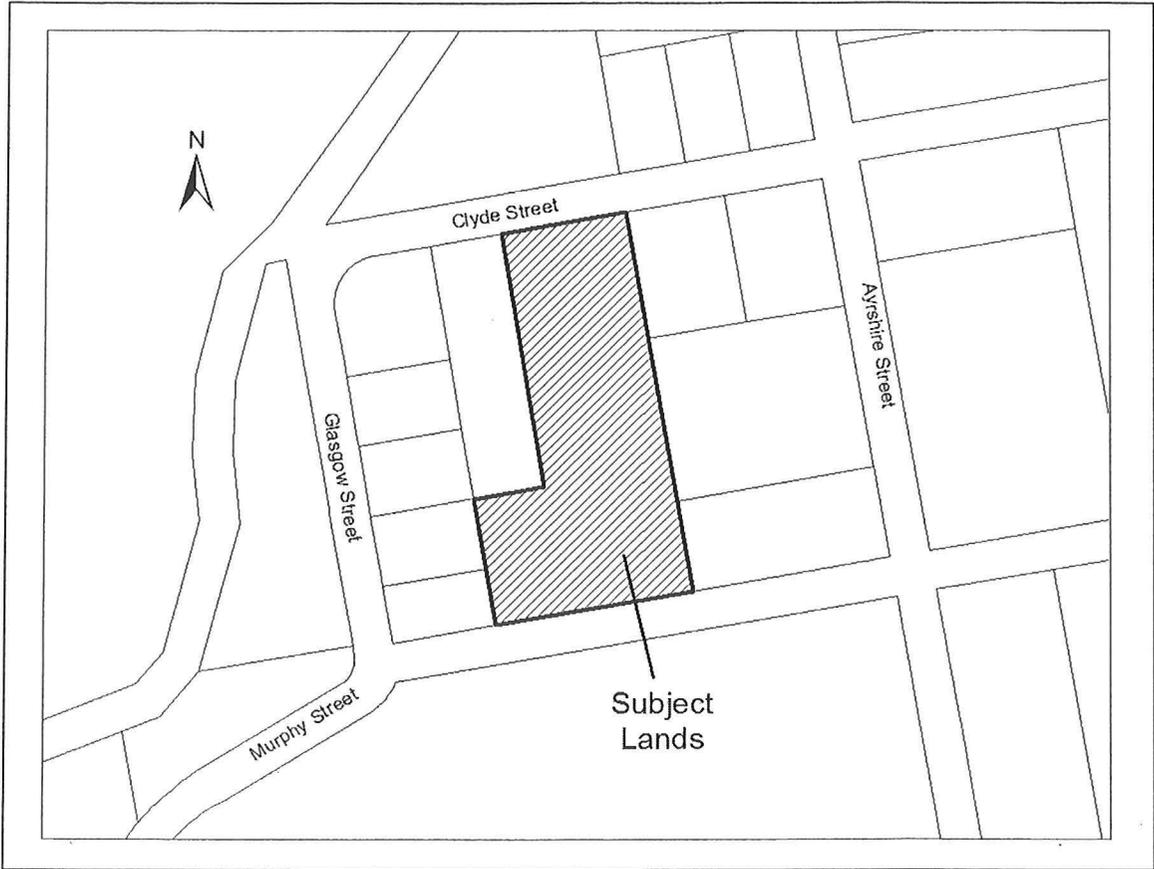
DETAILS OF THE AMENDMENT

The Official Plan of the County of Wellington is hereby amended as follows:

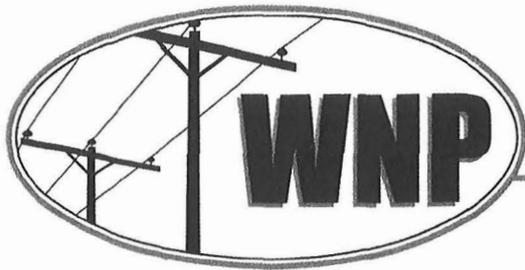
1. THAT **SCHEDULE A6-1 (Mount Forest)** is amended, as it relates to the subject land, by redesignating the land described as Part Lot 5, South of Clyde Street, as identified on Schedule “A” of this amendment, from “Future Development” to “Residential”.

OFFICIAL PLAN AMENDMENT NO. _____

SCHEDULE 'A'



Redesignate from "Future Development" to "Residential"



cc DJones Feb 21/15

Wellington North Power Inc.

290 Queen Street West, PO Box 359, Mount Forest, ON N0G 2L0
Phone: 519.323.1710 Fax: 519.323.2425 E-mail: wnp@wellingtonnorthpower.com

www.wellingtonnorthpower.com

January 2, 2015

RECEIVED

JAN 7 - 2015

County of Wellington
Planning and Development Department
74 Woolwich Street
Guelph, ON N1H 3T9

TWP. OF WELLINGTON NORTH

B

Dear Mr. G Cousins

Re: Application for Official Plan Amendment, County File OP-2014-05
Land Owner: Andrew and Laurie Hummel
Part of Park Lot 5, South of Clyde Street, Plan of Mount Forest

Please notify the applicant to contact Wellington North Power Inc. (WNP) upon completion of the building plans to request an electrical service layout. The property will be serviced from Clyde Street.

Sincerely,

WELLINGTON NORTH POWER INC.
Jim Klujber, Manager of Operations

CC:
Clerk, Township of Wellington North
Jeff Buisman, Van Harten Surveying Ltd.

RECEIVED

JAN 14 2015

County of Wellington
Planning and Development Department
Administration Centre
74 Woolwich Street
Guelph, Ontario

TWP. OF WELLINGTON NORTH

January 9, 2015

Re: Notice of Application for Proposed Official Plan Amendment
File # OP-2014-05

As one of the affected neighbours of this proposed amendment we would like to make our objections known.

The proposed lands already have a house at the north end closest to Clyde Street. There does not appear to be a notice for severance. We were not aware that one property could have two residences on it.

We are the third property on Glasgow Street. In the spring there is a large amount of snow melt from the proposed lands that runs across our back yard. This in turn causes us to put on hold some household activities such as laundry. We are concerned that a home placed on the hill will increase the amount of run off that we already experience.

There are also some environmental issues to consider. The hillside in the proposed lands contains a number of live springs which should not be tampered with. Any housing development could potentially interfere and contaminate these springs. An environmental assessment would need to be completed prior to any approval by county council and municipal council for this project.

There is also the issue of access to the proposed dwelling. Currently there is no road access to this area except from Clyde Street. We are not in favour of building a road to access the property from the south as it would intrude on the peaceful nature of our neighbourhood.

Thank you for the opportunity to express our concerns and we hope you will take these into account before making a decision.

Amy Noone and Richard Romanowski



UPPER GRAND DISTRICT SCHOOL BOARD
500 Victoria Road North, Guelph, Ontario N1E 6K2
Phone: (519) 822-4420 Fax: (519) 822-2134

Martha C. Rogers
Director of Education

January 19, 2015

PLN: 15-05
File Code: R14
Sent by: mail & email

Gary Cousins, RPP, MCIP
Director of Planning and Development
County of Wellington
74 Woolwich Street
Guelph, Ontario N1H 3T9

RECEIVED

JAN 21 2015

TWP. OF WELLINGTON NORTH

Dear Mr. Cousins;

Re: OP-2014-05
Part of Park Lot 5, South of Clyde Street, Plan of Mount Forest formerly Mount Forest, now Township of Wellington North

Planning staff at the Upper Grand District School Board has received and reviewed the above noted application for an Official Plan amendment to re-designate the subject property from Future Development to Residential to permit the development of a single family dwelling.

Please be advised that the Planning Department at the Upper Grand District School Board has **no objection** to the application, subject to the following conditions:

- Education Development Charges shall be collected prior to the issuance of a building permit

Thank you for the opportunity to comment on this application. Should you require additional information, please feel free to contact me at (519) 822-4420 ext. 863.

Sincerely,

Emily Bumbaco
Planning Department

c.c. – Karen Wallace, Township of Wellington North
Jeff Buisman, Van Harten Surveying



1078 Bruce Road 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

February 23, 2015

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

ATTENTION: Darren Jones, Planner

Dear Mr. Jones:

RE: Proposed Wellington North Zoning By-law Amendment
Proposed Wellington North Official Plan Amendment
Part of Park Lot 5, South of Clyde Street, Plan of Mount Forest
Geographic Town of Mount Forest
Township of Wellington North (Andrew and Laurie Hummel)

The Saugeen Valley Conservation Authority (SVCA) has reviewed the proposed Zoning By-law Amendment and proposed Official Plan amendment 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. Authority staff provided comments dated March 17, 2010 regarding the associated severance, and January 27, 2015 associated with the Wellington County Official Plan Amendment. Please refer to those letters for more details on the subject property. The subject property is not subject to the SVCA's Regulation.

The SVCA notices a number of MNRF species element occurrences in the area of the proposed development. Habitat of endangered species or threatened species may be located in the area of the proposed development. Given the property's existing shrub land vegetation, and orientation to the Saugeen River, there may be a reasonable probability Threatened or endangered species may be using the subject lands. Provided the applicable legislation referenced by Section 2.1.7 of Provincial Policy Statement is addressed by the applicant associated with this proposal then Threatened or Endangered Species policies have been accommodated by the proposed. Please contact the MNRF to address this policy.

All of the plan review functions listed in the agreement have been assessed with respect to this proposal, the Authority is of the opinion that the proposed amendments appear to conform to the relevant policies of the County of Wellington Official Plan and Provincial Policies referred to in the agreement.

We trust this information is helpful. Should questions arise, please do not hesitate to contact this office.

Yours Sincerely,



Watershed Member Municipalities
Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

County of Wellington
Proposed Zoning By-law Amendment
Proposed Official Plan Amendment
February 23, 2015
Andrew Hummel
Page 2 of 2



Erik Downing
Manager, Environmental Planning & Regulations
Saugeen Conservation

ED/

cc: Steve McCabe, SVCA Director, via email
Karen Wallace, Clerk, Wellington North, via email
Jeff Buisman, Van Harten Surveying Ltd., 423 Woolwich Street Guelph, ON N1H 3X3
Andrew and Laurie Hummel, 420 Clyde St., Mount Forest, ON N0G 1L3
Linda Redmond, Planner, Wellington County, via email



1078 Bruce Road 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

Sent via electronic mail only to Mark Van Patter

January 27, 2015

Planning and Development Department
Wellington County Administration Centre
74 Woolwich Street,
Guelph, ON
N1H 3T9

ATTENTION: Mark Van Patter, Planner

Dear Mr. Van Patter:

RE: Proposed Wellington County Official Plan Amendment OP-2014-05
Part of Park Lot 5, South of Clyde Street, Plan of Mount Forest
Geographic Town of Mount Forest
Township of Wellington North (Andrew and Laurie Hummel)

The Saugeen Valley Conservation Authority (SVCA) has reviewed the proposed Official Plan Amendment 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. Authority staff provided comments dated March 17, 2010 regarding the associated severance. Please refer to that letter for more details on the subject property (attached). The subject property is not subject to the SVCA's Regulation.

The SVCA notices a number of MNRF species element occurrences in the area of the proposed development. Habitat of endangered species or threatened species may be located in the area of the proposed development. Given the property's existing shrub land vegetation, and orientation to the Saugeen River, there may be a reasonable probability Threatened or endangered species may be using the subject lands. Provided the applicable legislation referenced by Section 2.1.7 of Provincial Policy Statement is addressed by the applicant associated with this proposal then Threatened or Endangered Species polices have been accommodated by the proposed. Please contact the MNRF to address this policy.

All of the plan review functions listed in the agreement have been assessed with respect to this proposal, the Authority is of the opinion that the proposed Official Plan amendment appears to conform to the relevant policies of the County of Wellington Official Plan and Provincial Policies referred to in the agreement.

We trust this information is helpful. Should questions arise, please do not hesitate to contact this office.

Yours Sincerely,



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Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

County of Wellington
Proposed Official Plan Amendment OP-2014-05
January 27, 2015
Andrew Hummel
Page 2 of 2



Erik Downing
Manager, Environmental Planning & Regulations
Saugeen Conservation

ED/

cc: Steve McCabe, SVCA Director, via email
Darren Jones, CBO, Wellington North, via email
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Jeff Buisman, Van Harten Surveying Ltd., 423 Woolwich Street Guelph, ON N1H 3X3
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