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## Public Meeting

Monday, March 27, 2017 at 7:00 PM

Municipal Office Council Chambers, Kenilworth

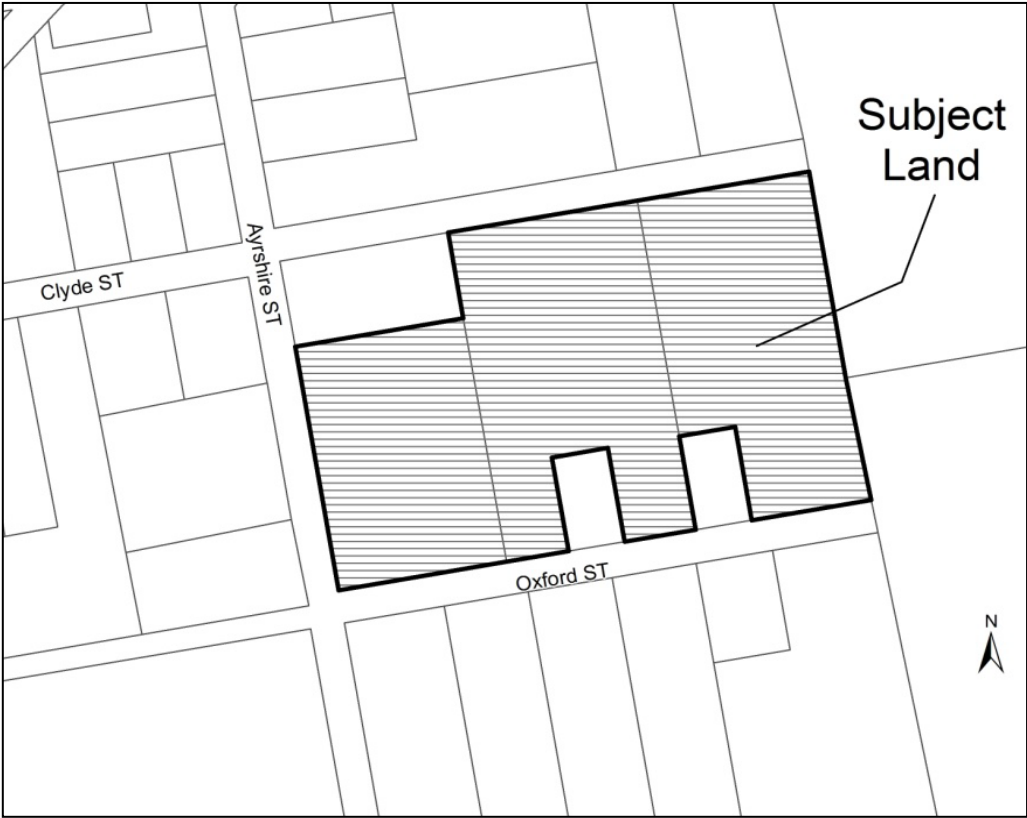
### AGENDA

AGENDA ITEM	PAGE NO.
<p><b><u>CALLING TO ORDER</u></b></p> <ul style="list-style-type: none"><li>- Mayor Lennox</li></ul>	
<p><b><u>DISCLOSURE OF PECUNIARY INTEREST(S) AND THE GENERAL NATURE THEREOF</u></b></p>	
<p><b><u>OWNERS/APPLICANT</u></b></p> <ul style="list-style-type: none"><li>- Maple Hill Estates Inc.</li></ul>	
<p><b><u>LOCATION OF THE SUBJECT LAND</u></b></p> <p>THE SUBJECT PROPERTY has frontage on Ayrshire Street and Oxford Street and is legally described as Part Lot 1, 2 &amp; 3, South of Clyde Street. The subject property is currently zoned Residential (R1A) by the Township of Wellington North Zoning By-law 66-01 and designated PA6-2 by the County of Wellington Official Plan.</p>	1
<p><b><u>PURPOSE AND EFFECT OF THE APPLICATION</u></b></p> <p>THE PURPOSE AND EFFECT OF THE PROPOSED OFFICIAL PLAN AMENDMENT is to redesignate the subject property from Special Policy Area PA6-2 to Residential. The development concept for this site includes the creation of five single family residential lots to be serviced on private septic and well. The amendment is required in order to facilitate this proposal.</p>	

<b>AGENDA ITEM</b>	<b>PAGE NO.</b>
<b><u>NOTICE</u></b>  Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on March 1, 2017	
<b><u>PRESENTATIONS</u></b>  Linda Redmond, Senior Planner - See attached report	2
<b><u>CORRESPONDENCE FOR COUNCIL'S REVIEW</u></b>  Erik Downing , Manager, Environmental Planning & Regulations Saugeen Conservation Authority	7
<b><u>REQUEST FOR NOTICE OF DECISION</u></b>  Persons wishing notice of re-zoning must submit a written request.	
<b><u>MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS</u></b>	
<b><u>COMMENTS/QUESTIONS FROM COUNCIL</u></b>	



<b>AGENDA ITEM</b>	<b>PAGE NO.</b>
<p><b><u>REQUEST FOR NOTICE OF DECISION</u></b></p> <p>The by-law will be considered a future regular council meeting. Persons wishing notice of the passing of the by-law must submit a written request.</p> <p><b><u>MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS</u></b></p> <p><b><u>COMMENTS/QUESTIONS FROM COUNCIL</u></b></p> <p><b><u>ADJOURNMENT</u></b></p>	



Maple Hill Estates Inc.



## PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

**DATE:** March 22, 2017  
**TO:** Mike Givens, C.A.O.  
Township of Wellington North  
**FROM:** Linda Redmond, Senior Planner  
County of Wellington  
**SUBJECT:** **Maple Hill Estates**  
**Mount Forest**  
**Official Plan Amendment**

### PLANNING OPINION

The application for the above noted lands is to redesignate 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 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.

The Saugeen Valley Conservation Authority have asked for further information with respect to storm water management prior to final approval of the amendment by the County of Wellington.

### Location

The property is 5.4 hectares (13.4 acres) and is located at the southern most point of the Mount Forest Urban boundary. The property has frontage on Oxford and Ayrshire Streets and is legally described as Part Lot 1, 2 & 3, South of Clyde Street (Figure 1). The subject lands are currently vacant.

The property is currently zoned Residential (R1A) by the Township



Figure 1

of Wellington North Zoning By-law 66-01 and designated PA6-2 by the County of Wellington Official Plan. The surrounding land uses are primarily residential and agricultural. The lands to the north and west include residential dwellings and the Saugeen River. The lands to the east and south are residential dwellings and agricultural.

### Proposal

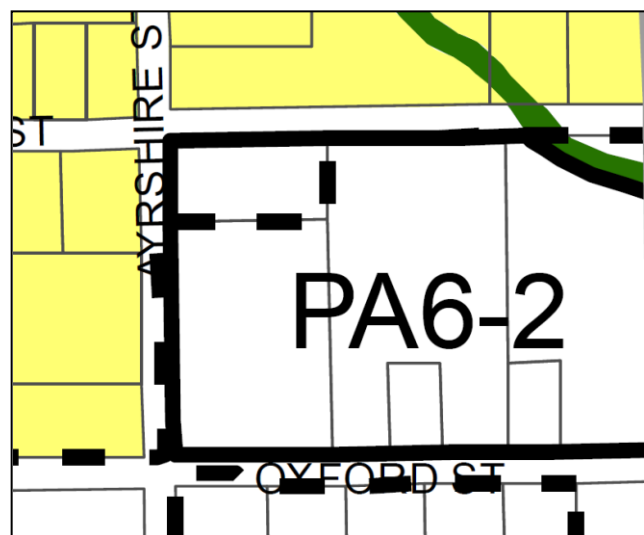
The purpose of the amendment is to redesignate the subject lands from Special Policy Area (PA6-2) to Residential. The amendment affects Schedule A6-1 – Mount Forest and there are no proposed textual changes to the policies of the Official Plan. The development concept for this site includes the creation of five residential lots 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.

### Official Plan

The lands that are proposed to be amended are currently located within a Special Policy Area in Wellington North and are designated PA6-2 which states the following:

“The areas identified as PA6-2 on Schedule “A6-1” include Special Residential Areas south of the Saugeen River and East of Highway 6. Due to previous commitments, these areas may be developed with less than full municipal services in accordance with the following policies:

- a) sewage disposal may either be private individual or communal;
- b) municipal water supply is available or can be made available to the proposed lots. (Note: this policy in no way commits the Municipality to improving the level of service); development of these areas shall be by plan of subdivision and shall be accompanied by hydro-geologic and servicing reports, demonstrating the suitability of the area for adequate sewage disposal, water supply, storm water management and road access;
- c) all other applicable policies of this Plan shall apply”.



(Figure 2 – OP Designation)

The draft Official Plan amendment is attached for Council’s review. The designation is proposed to be changed to Residential. The lands located in the northwest corner will remain Core Greenland (Figure 2).

### 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.

## Public and Agency Comments

The application was circulated by the County to agencies in January, 2017. To date we have received the following comments:

Agency	Position	Comments
Saugeen Valley Conservation Authority(SVCA)	<b>Concerns</b>	Additional storm water management details are required prior to the amendment proceeding. See correspondence dated February 24, 2017.
Wellington North Power (WNP)	<b>No Concerns.</b>	Please contact WNP prior to completion of building plans to request electrical service layout.
Upper Grand District School Board (UGDSB)	<b>No objection</b>	In comments of February 24, 2017 the UGDSB indicated that development charges are applicable.
One Neighbour	<b>Generally supportive with questions.</b>	Density and dwelling type. Proposed road extensions and/or upgrades. Extension of services. No negative effect on existing aquifer. Property values.

## Supporting Information

In support of the proposed amendment to the planning document, the proponent has submitted a Functional Servicing Report (Sept 2016) prepared by the applicant's consulting engineers (WSP Canada Inc.). The applicant has also provided a Planning Merit Letter prepared by Ron Davidson Land Use Planning Consultant (Sept 2016). The report provides a review of the relevant provincial policies and concludes that the proposed residential development is consistent with the policies of the Provincial Policy Statement.

## Other Applications

In addition to the Official Plan amendment application, consent applications B94/13 to B98/13 have also been submitted to sever 5 residential parcels.

## Zoning By-law

The lands are currently zoned R1A (unserved Residential) (Figure 3). The lands located in the northeast corner are zoned R1A-12, which reflects the existing watercourse. The site specific exemption requires that any development within 30m of this zone is within the SVCA regulated area and requires a permit.



(Figure 3 – zoning by-law)

## Summary

Staff have no concerns with the Official Plan amendment at this time. The proposal represents logical infilling. The applicant is required to provide further information to the SVCA regarding



the storm water management plan for the site. This is required prior to final approval of the OPA by the County of Wellington. 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 the required records.

Respectfully submitted  
County of Wellington Planning and Development Department

A handwritten signature in cursive script, appearing to read "L. Redmond".

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Linda Redmond  
Senior Planner

## 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 1, 2 & 3, South of Clyde Street, as identified on Schedule “A” of this amendment, from “Special Policy area PA6-2” to “Residential”.

### SCHEDULE ‘A’ OF WELLINGTON COUNTY OFFICIAL PLAN AMENDMENT NO. \_\_\_\_\_



**Redesignate from “Special Policy area PA6-2” to “Residential”**

Sent via electronic mail only

February 24, 2017

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

ATTENTION: Gary Cousins, Director

Dear Mr. Cousins:

RE: Proposed Official Plan Amendment OP-2016-08  
Part Park Lots 1, 2, and 3 South of Clyde St.  
Geographic Town of Mount Forest  
Town of Wellington North (Maple Hill Estates Inc.)

Saugeen Valley Conservation Authority (SVCA) staff have 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. This proposed Official Plan amendment would allow the proposed uses of single residential dwellings on five lots. This Official Plan amendment is not yet acceptable to SVCA staff subject to the following comments.

#### **Site Description**

There is a watercourse located on the subject lands. Existing development is located to the south and west of the subject property. The South Saugeen River is located to the north of the development lands.

#### **Wellington County Official Plan**

The subject property is designated PA6-2 and Core Greenlands by the Wellington County Official Plan in the opinion of SVCA staff.

The areas identified as PA6-2 on Schedule "A6-1" include Special Residential Areas south of the Saugeen River and east of Highway No. 6. Due to previous commitments, these areas may be developed with less than full municipal services in accordance with the following policies: a) sewage disposal may either be private individual or communal; b) municipal water supply is available or can be made available to the proposed lots. (Note: this policy in no way commits the Municipality to improving the level of service); development of these areas shall be by plan of subdivision and shall be accompanied by hydro-geologic and

servicing reports, demonstrating the suitability of the area for adequate sewage disposal, water supply, storm water management and road access; c) all other applicable policies of this Plan shall apply.

SVCA staff recommend the watercourse channel remain in the Core Greenland designation as a part of this amendment.

Section 10.1.3 Matters for Consideration of the Wellington County Official Plan states in part: b) that all lots can be adequately serviced with water, sewage disposal, stormwater management or drainage, f) that the topography, soils and drainage of the site are satisfactory for the lot sizes and uses proposed.

As the proposed development will likely alter the drainage and runoff characteristics of the property, both in stormwater quantity and quality, as compared to the pre-developed state the Wellington County Official Plan states that this drainage must be accounted for.

A servicing report has been submitted that seeks to address the special residential area designation. This report is not acceptable to SVCA staff yet. SVCA staff have the following comments to that report and has only reviewed this report from a lot grading, sediment and erosion control, and stormwater management perspective (SVCA's mandate and as per the planning services agreement). The following comments are for the proponent's consultant:

- a) No water quantity control is proposed associated with the stormwater management plan on site.
  - i. The watercourse to the northeast shall not receive more runoff from the proposed development as neighbouring dwellings and properties could experience increased erosion and flooding if more drainage is conveyed to this small watercourse channel on a relatively steep grade. It does not appear more drainage will reach this watercourse. Please confirm.
  - ii. The Township and Ministry of Transportation should confirm they are willing to receive more runoff to their road allowances. Pre development flows should not exceed post development flows associated with the 2, 5, 10, 25, 50, and 100-year rainfall events SVCA staff suggests in the event the municipality and road authority are unwilling to accept more runoff. Lots should be assigned a maximum impermeable value in order to be consistent with the lot grading and stormwater plan.
- b) No water quality controls are proposed associated with the stormwater management plan other than passive measures in municipal ditches and rear yard swales. The receiving watercourse to the northeast and the nearby South Saugeen River warrant enhanced quality control in the opinion of SVCA staff. Please indicate how enhanced water quality is achieved or at least how water quality will be protected in accordance with the 2003 Ministry of Environment and Climate Change (MOECC) stormwater manual. The adjacent lands to fish habitat could be impacted if water quality is not managed appropriately in the opinion of SVCA staff. An Environmental Impact study may be appropriate to address the adjacent lands to fish habitat if water quality is not confirmed to be addressed.
- c) The lot grading proposal indicates drainage routes will be maintained while the proposed dwellings shall be elevated. Please clarify how drainage routes will be maintained when dwelling may alter drainage characteristics in the proposed building envelopes with fill pads. The neighbouring dwellings and buildings to the north are not especially elevated compared to

existing ground level and redirection of drainage onto these properties could result in negative impacts to those existing buildings.

- d) Sediment and erosion control has not been clarified for the proposed lots.

The subject property is also included in the 'Wellhead Protection Area 3' in the Official Plan.

### **Township of Wellington North By-Law No. 66-01**

In the opinion of SVCA staff the northeastern portion of the property is zoned R1A-12 by the Township of Wellington North. The R1A-12 zone includes the watercourse, and an appropriate setback from this feature. Generally, no new buildings or structures are permitted in the R1A-12 zone without permission from the SVCA.

### **SVCA Regulation**

A portion of the property is subject to the Saugeen Valley Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06). 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. On this particular property, the approximate Regulated Area within which the SVCA's Regulation applies includes watercourse, and a 30 metre offset from the watercourse's banks approximately.

### **Conclusion**

All of the plan review functions listed in the agreement have been assessed with respect to this proposed amendment. Authority staff are of the opinion that additional storm water management details are required prior to the amendment proceeding.

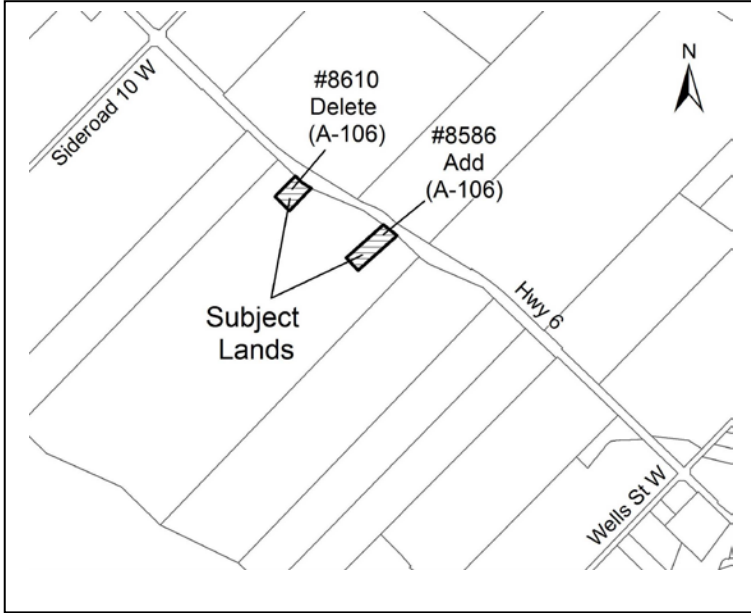
Should you have any questions, please do not hesitate to contact this office.

Yours Sincerely,



Erik Downing  
Manager, Environmental Planning & Regulations  
Saugeen Conservation  
ED/

c.c: Mike Givens, Township of Wellington North, via email  
Steve McCabe, Authority Member, SVCA, via email  
Ron Davidson, Planner, Proponent, via email  
Steve Cobean, Engineer, Proponent, via email  
Maple Hill Developments in c/o Brian Padfield, via email



Gregory and Katrina Schneiders



## 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 22, 2017

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

Dear Mr. Jones:

**Re: Greg & Katrina Schneiders - # 8586 Hwy. 6 – Excavating Equipment  
# 8610 Hwy. 6 – Error Correction  
Zoning By-law Amendment**

### **PLANNING OPINION**

I can understand the desire to service and at times park expensive equipment on your own property, for security and efficiency reasons. The parcel would seem to be ideally suited for the servicing of excavating equipment. It is a large lot at 2.77 acres, already has a graveled yard at some distance from the road, and has ready access to a provincial highway. A 1,225 sq. ft. personal garage for owners Greg and Katrine Schneider, attached to a 3,000 sq. ft. maintenance shop for the excavating business, is being proposed. Zoning relief is required for the oversized accessory building size. I am suggesting limited outdoor storage be permitted – not to exceed 5,000 sq. ft. This would not include excavating equipment on-site to be serviced. There should be no negative impacts resulting from this use to either neighbouring dwellings or agriculture.

### **SUBJECT LAND**

The lands subject to the proposed amendment are described as Lot 33, Concession WOSR, Municipally known as # 8586 and # 8610 Hwy 6, Geographic Township of Arthur. The property at # 8586 Hwy 6 is 1.21 hectares (2.77 acres) in size and is shown on the air photo next page.

### **PURPOSE AND EFFECT**

The purpose and effect of the proposed amendment is two-fold. First, an error is being corrected on the zoning map. # 8610 Hwy. 6 was rezoned incorrectly in 2011 to A-106. This zoning should have instead, been applied to the then, recently severed lot further south at # 8586 Hwy. 6. Second, the owner of # 8586 has applied to permit the servicing and parking of excavating equipment on the property.

## BACKGROUND

The property at # 8586 Hwy. 6 was created by severance application B131/10. A condition of the severance required a rezoning to permit the oversized 1,539 sq. ft. accessory shed. Unfortunately, the rezoning map identified a neighbouring residential lot (# 8610), not the one intended (# 8576). This error needs to be corrected.

The applicants are Greg and Katrina Schneider who own the subject property at # 8610 Hwy. 6. As I understand it from our pre-consultation meeting, the family operates an excavating business. They currently have the proper zoning in the Township of Mapleton at the intersection of Wellington Roads 7 and 11 - Agricultural Exception (A-31.117) - to permit an “excavating contractor”.

Greg and Katrina would like to build a shop on the property where they reside, to service equipment used in the family excavating business (e.g. high hoe, bulldozer, truck). There is an existing shop approximately 1,539 sq. ft. on the property, and a large graveled yard present. The equipment would primarily be on the job site. Employees meet at the job site and not at the subject property.





## **PROVINCIAL POLICY STATEMENT (PPS)**

The subject property is considered to be within a PRIME AGRICULTURAL area. Section 2.3.3.1 of the PPS allows for agricultural uses, agriculture-related uses and on-farm diversified uses within such areas. The uses must be compatible with, and shall not hinder surrounding agricultural operations.

## **WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is designated PRIME AGRICULTURAL. Section 6.4.3 (b) and (c), of the Plan provides consideration for secondary uses and agriculture-related uses. Agricultural-related uses include *“farm related commercial and industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation”*.

Agriculture First policy of Section 6.4.2 states that “As a general rule, land use activities that support agriculture will be encouraged and land use activities that do not support agriculture will be discouraged”.

## **WELLINGTON NORTH TOWNSHIP ZONING BY-LAW**

There are errors in the current zoning by-law that affects the subject property. Residential lot # 8610 Hwy. 6 is currently zoned “A-106”, but should be zoned “A”. Residential lot # 8586 Hwy. 6 is currently zoned “A-105”, but should be zoned “A-106”.

The Wellington North Zoning By-law does permit Home Occupations and Home Industries on a lot created by consent that is less than 25 acres in size. The applicant’s property is 2.77 acres.

## **PLANNING CONSIDERATIONS**

### **Correcting the Error on # 8610 and on # 8586**

This is a straight-forward correction of a mapping error.

### **Servicing and Storage of Equipment on # 8586**

Greg and Katrine own and reside on the subject property. They would like to build a two bay shop to maintain and service equipment used in their excavating business. I am viewing the use to be accessory to the residential use. It does make sense for a small business to be able to service your equipment at home. The Schneiders indicate that approximately 65% of their clients are farmers.

### **Impact on Neighbouring Lands**

The closest dwelling is about 790 ft. across Hwy. 6 on a farm parcel. The next closest dwelling is to the north, same side of the road, about 960 ft. away. There should be no noise impacts. I anticipate little traffic resulting from the proposed activities; equipment will be left at the job site most of the time. I do not foresee any negative impacts on neighbouring agricultural lands.

### **Oversized Accessory Building on # 8586**

Currently, there is an existing accessory building on the property which is approximately 1,539 sq. ft. The Schneiders wish to build another accessory building with two components:

- A 1,225 sq. ft. double car garage for Greg and Katrina's personal use
- A 3,000 sq. ft. shop to service equipment used in the excavation business.

This would result in a total area of accessory buildings being approximately 5,695 sq. ft. The current zoning permits the existing 1,539 sq. ft. building. While going up to 5,695 sq. ft. may seem a large variance, the property is fairly large and is isolated in terms of neighbouring dwellings.

### **Outdoor Storage**

I understand from speaking to Eric Schneiders, Greg's brother, that there would be very little outdoor storage of building and construction materials. I have added a requirement to the draft zoning amendment that limits the outdoor storage to a maximum of 5,000 sq. ft. This would not apply to excavating equipment on-site for servicing. A buffer area as outlined in Section 6.3 of the By-law is to be required for visual screening. The outdoor storage is to maintain a setback of 10 feet from side and rear lot lines.

### **DRAFT ZONING BY-LAW AMENDMENT**

I have attached a draft zoning by-law amendment for Council's review.

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

Sincerely,



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

C: Eric Schneiders by email

**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 33, Concession WOSR, Geographic Township of Arthur, with a civic address of # 8610 Highway 6, as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural Exception (A-106) to Agricultural (A)**.
2. THAT Schedule "A" Map 1 to By-law 66-01 is amended by changing the zoning on lands described as Part Lot 33, Concession WOSR, Geographic Township of Arthur, with a civic address of # 8586 Highway 6, as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural Exception (A-105) to Agricultural Exception (A-106)**.
3. THAT Section 33.106, Exception Zone, is amended by deleting the regulations in their entirety and replacing them with the following new regulations:

*In addition to the uses permitted in Section 8.5.1, Reduced Lot Regulations, in the Agricultural Zone, equipment used in the excavating equipment may be serviced and parked in this zone. In addition to the regulations of Section 8.5.2, the above use shall also be subject to the following regulations:*

*(i) The following accessory buildings shall be permitted:*

- *Existing accessory building with a floor area of 143 sq. m. (1,539 sq. ft.)*
- *Two car garage with a floor area of 113.8 sq. m. (1,225 sq. ft.)*
- *Two bay servicing shop with a floor area of 278.7 sq. m. (3,000 sq. ft.)*

*(ii) Minor outdoor storage, excluding the outdoor parking of equipment on-site to be serviced in the shop, shall be permitted as per Section 6.26 of this by-law, except as follows:*

- *Notwithstanding Section 6.26 (a), outdoor storage shall maintain a setback of at least 3.0 m. (9.8 ft.) from the rear property boundary.*

- *Notwithstanding Section 6.26 (b), outdoor storage shall be limited to an area no greater than 464.5 sq. m. (5,000 sq. ft.).*

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 \_\_\_\_\_, 2017

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

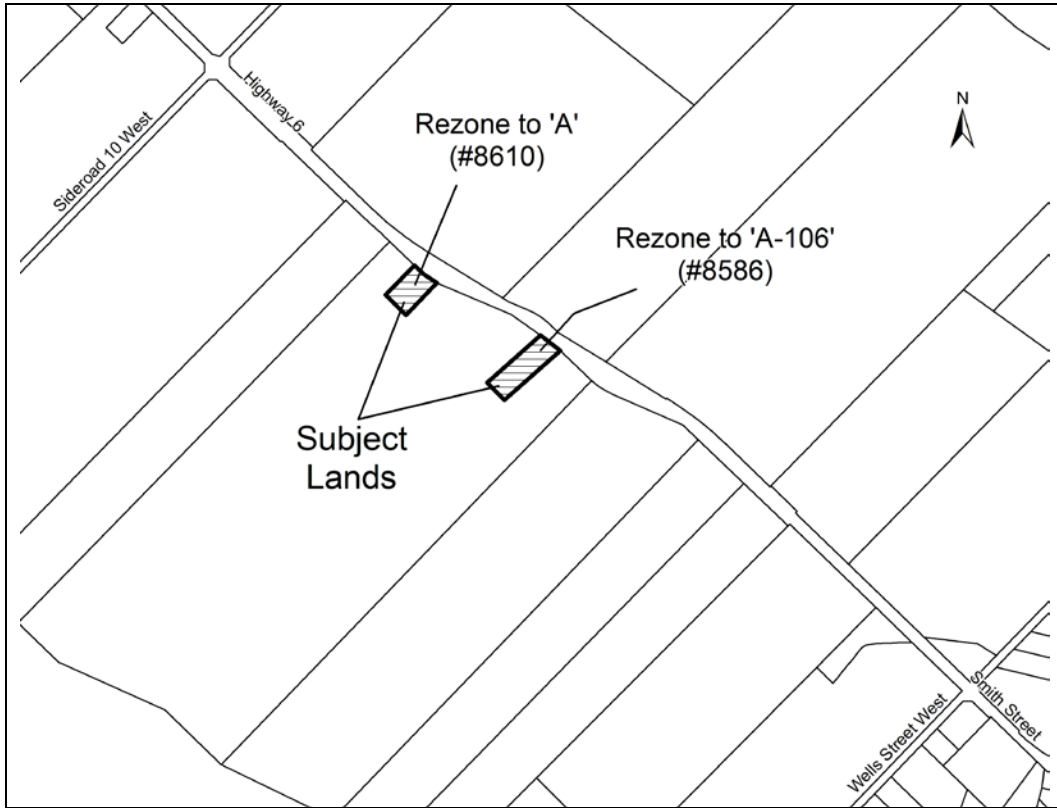
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**THE TOWNSHIP OF WELLINGTON NORTH**

**BY-LAW NO \_\_\_\_\_.**

**Schedule "A"**



**In addition, Revise Zoning Regulations for A-106**

Passed this \_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

## **EXPLANATORY NOTE**

**BY-LAW NUMBER \_\_\_\_\_.**

### **SUBJECT LAND**

The lands subject to the proposed amendment are described as Lot 33, Concession WOSR, Municipally known as # 8586 and # 8610 Hwy 6, Geographic Township of Arthur. The property at # 8586 Hwy 6 is 1.21 hectares (2.77 acres) in size.

### **PURPOSE AND EFFECT**

The purpose and effect of the proposed amendment is two-fold. First, an error is being corrected on the zoning map. # 8610 Hwy. 6 was rezoned incorrectly in 2011 to A-106. This zoning should have instead, been applied to the severed lot further south at # 8586 Hwy. 6. Second, the property at # 8586 Hwy. 6 is being permitted a residential accessory use – the servicing and parking of excavating equipment and minor outdoor storage, which is not to exceed 5,000 sq. ft. Another exception included in the amendment is to permit the outdoor storage within 10 feet of the rear property line.