



Township of Wellington North

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

PUBLIC MEETING

Monday, April 4th, 2011 at 7:00 p.m.

Municipal Office Council Chambers, Kenilworth

A G E N D A

Page 1 of 2

AGENDA ITEM	PAGE NO.
<p>The Mayor will call the meeting to order.</p> <p>Declaration of Pecuniary Interest.</p> <p>Owners/Applicant: Shawn Schill and Bridget Schill</p> <p>THE LOCATION being rezoned is in Division 1-4 WOSR, Lot 33 with a civic address of 8586 Hwy 6. The land is approximately 196 acres in size. [See map attached]</p> <p>THE PURPOSE AND EFFECT 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 B131/10, that was granted provisional approval by the Wellington County Land Division Committee in December, 2010. The consent will sever the existing farm dwelling, and accessory building (1.1 ha (2.7 acres) from the remainder of the agricultural parcel (78.6 ha (194.2 acres). 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>	
1. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on March 14th, 2011.	01
2. Application for Zoning By-law Amendment	02

AGENDA ITEM	PAGE NO.
3. Presentations by: <ul style="list-style-type: none">- Linda Redmond, Planner- See attached comments and draft by-law	14
4. Review of Correspondence received by the Township: <ul style="list-style-type: none">- Liz Yerex, Resource Planner, GRCA- No objection - Ken Teasdale, Project Manager, MTO- No concerns	19 20
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.	
8. Adjournment	



Woods, Clemens & Fletcher

Professional Corporation - Lawyers

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

February 25, 2011

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

Attention: Mr. Darren Jones

Dear Sirs:

RE: **Shawn Schill and Bridget Schill – Div 1-4 WOSR, Lot 33**

We act for Shawn and Bridget Schill who have obtained approval to sever certain lands – Application No. B131/10. One of the conditions imposed is a rezoning of the severed and retain parcels, along with relief on the drive shed. We confirm our telephone conversation that these issues may all be approved through one application for zoning by-law amendment.

We enclose herewith the following:

1. Three copies of the Application Form;
2. Three copies of the Conditions of Severance
3. Three copies of sketch;
4. Our client's cheque in the amount of \$1,500.00.

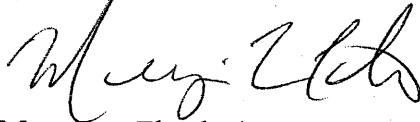
We trust this is sufficient to allow the process to begin. We understand the Planning Department of the County of Wellington will suggest appropriate wordings for the required site specific amendments. We would be pleased to review this at the draft stage, prior to final passing.

We thank you for your co-operation and assistance. If further information is required please contact myself, or in my absence, Art Woods of this office.

Yours very truly,

WOODS, CLEMENS & FLETCHER

Per:



(Mary-Lou Fletcher)

MLF/bh

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 APPROVAL
SEE ATTACHED - SEVERANCE NOTICE OF DECISION
#5 + #6.

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): SHAWN SCHILL + BRIDGET SCHILL
Address: 8586 HIGHWAY 6, RR #2 ARTHUR, ON NOG 1A0
Phone: Home () 519-848-3974 Work () 848-6226 Fax () _____

b) Applicant (Agent) Name(s): WOODS, CLEMENS + FLETCHER
Address: 9 MEMORIAL AVE, ELMIRA, ON N3B 2Z6
Phone: Home () 519-669-5101 Work () 638-5767 Fax () 669-5618

c) Name, Address, Phone of all persons having any mortgage charge or encumbrance on the property:
FARM CREDIT CANADA - 200-1133 St. George Blvd MONCTON, NB.

d) Send Correspondence To? Owner Agent Other _____

e) When did the current owner acquire the subject land? 1996 104/01

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.)

- PROHIBIT NEW RESIDENTIAL DWELLING ON RETAINED FARMLAND.
- ZONING COMPLIANCE AND RELIEF ON DRIVESHED FOR SEVERED PARCEL

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

Municipal Address: 8586 HIGHWAY 6, RR #2, ARTHUR

Concession: DIV. 1-4 WOSK Lot: 33 Registered Plan No: _____

Area: 79.7 hectares Depth: 1335 meters Frontage (Width): 559.12 meters
_____ acres _____ feet _____ feet

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

Severed Area: 1.1 hectares Depth: 174.5m meters Frontage (Width): 63.4 meters
Retained Area: 78.6 hectares 1335 meters 495.72 meters
_____ acres _____ feet _____ feet

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

PRIME AGRICULTURAL

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?

AGRICULTURAL - A1

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

RESIDENTIAL DWELLING + FARMLAND (CASH CROP)

11. HOW LONG HAS THE "EXISTING" USE(S) CONTINUED ON THE SUBJECT LAND?
THROUGHOUT OWNERSHIP 1996 (AND PRIOR THERETO)

12. WHAT IS THE "PROPOSED" USE OF THE SUBJECT LAND?
SEVERED PARCEL - SURPLUS DWELLING - RESIDENTIAL ONLY
RETAINED PARCEL - AGRICULTURAL/FARMLAND
 ↳ RESIDENTIAL DWELLING TO BE RESTRICTED

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

(Please use a separate page if necessary.)

	<u>Existing</u>		<u>Proposed</u>	
a) Type of Building (s) -or Structure				
(s) <u>DRIVE SHED</u>				
b) Date of Construction	<u>1960's approx.</u>			
c) Building Height	___ (m)	<u>24</u> (ft)	___ (m)	___ (ft)
d) Number of Floors	<u>1</u>			
e) Total Floor Area (sq.m.)	___ (sq m)	<u>1200</u> (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				

a) House
 b) 1940's approx.
 c) 20'
 d) 1 floor + basement
 e) 900 sq ft

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?

HIGHWAY 6

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

18. HOW IS THE STORM DRAINAGE PROVIDED?

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

FIELD DRAIN - TILED

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

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

File No. and Date of Application: B131/10 - DECEMBER 1, 2010

Approval Authority: LAND DIVISION COMMITTEE - COUNTY OF WELLINGTON

Lands Subject to Application: DIVISION 1-4 WOSR LOT 33 (SUBJECT PARCEL)

Purpose of Application: TO SEVER SURPLUS DWELLING.

Status of Application: PROVISIONAL CONSENT GRANTED SUBJECT TO FULFILMENT OF CONDITIONS

Effect on the Current Application for Amendment: REQUIRED TO SATISFY CONDITIONS.

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:**

- 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;

- 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).

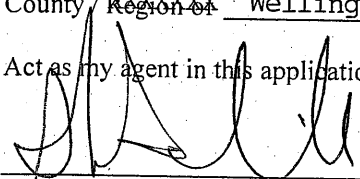
THE DRAWING SHOULD ALSO INCLUDE THE SCALE, NORTH ARROW AND DATE WHEN THE DRAWING WAS PREPARED.

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) Shawn Paul Schill of the Township North Wellington in the County / ~~Region~~ of Wellington do hereby authorize Woods, Clemens & Fletcher to

Act as my agent in this application.



Signature of Owner(s)

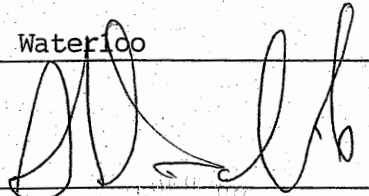
February 14, 2011

Date

I. AFFIDAVIT: (This affidavit be signed in the presence of a Commissioner)

I (we) Shawn Paul Schill of the Township of the North Wellington 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**.

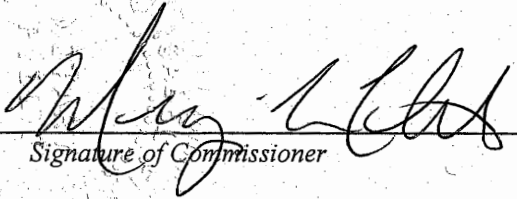
DECLARED before me at the Township of Woolwich in the ~~County~~ Region of Waterloo this 14 day of February, 2011.



Signature of Owner or Authorized Solicitor or Authorized Agent

February 14, 2011

Date



Signature of Commissioner

February 14, 2011

Date

APPLICATION AND FEE OF \$ 1,500.00 RECEIVED BY MUNICIPALITY

Signature of Municipal Employee

Date

COUNTY of WELLINGTON PLANNING & LAND DIVISION COMMITTEE
Wellington County Administration Centre
74 Woolwich Street Guelph, Ontario N1H 3T9

ONTARIO PLANNING ACT, Section 53(14)

NOTICE of DECISION

On Application B131/10

APPLICANT:

Shawn & Bridget Schill
8586 Highway 6
RR#2
Arthur ON N0G 1A0

LOCATION of SUBJECT LANDS:

WELLINGTON NORTH (Arthur Twp)
Part Lot 33
Divisions 1 – 4
West of Owen Sound Rd.

The Planning and Land Division Committee, considering all of the evidence presented, and being assured that it had jurisdiction to consider the matter which was submitted to it, concludes that:

In the matter of an application by Shawn & Bridget Schill pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land for rural residential use, being Part of Lot 33, Part of Division 3 & 4, West of Owen Sound Road, geographic Township of Arthur, now Township of Wellington North, **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF EIGHT CONDITIONS OF APPROVAL.** The Planning and Land Division Committee has the opinion that a plan of subdivision of the subject lands is not necessary for the proper and orderly development of the municipality for this proposal; that the proposal satisfies generally the intent of the criteria of Section 51, subsection 24 of the Planning Act, R.S.O. 1990 as amended; and that the proposal is consistent with the intent and policies of the Provincial Policy Statement; and that it conforms generally to the intent and policies of the County's official plan; and, further, that the proposal represents compatible development, good planning and does not offend the public interest.

FINAL CONSENT IS DEEMED TO BE GIVEN when the Secretary-Treasurer of the Planning and Land Division Committee has received written proof that all of the conditions of approval have been fulfilled within the prescribed period of time.

THE PLANNING AND LAND DIVISION COMMITTEE ADVISES THE APPLICANT that all of the conditions of approval for this provisional consent must be fulfilled within a period of one year after written notice of this decision was given or consent shall be deemed to be refused. In the event of an appeal to the Ontario Municipal Board, the application for consent shall not be deemed to be refused for failure to fulfill the conditions until the expiry of one year from the date of the order or date of the notice of the Ontario Municipal Board issued in respect of the appeal.

CONDITIONS OF APPROVAL TO BE FULFILLED NO LATER THAN 4:30 p.m. DECEMBER 2, 2011:

- 1) **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
- 2) **THAT** the Solicitor for the Owner give an undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land Titles Office for Wellington (No. 61) a copy of the receipted and registered electronic transfer document for Consent B131/10.
- 3) **THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review for and issuance of the Certificate of Consent.
- 4) **THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide a full print of that deposited reference plan(s) to the secretary-treasurer of the Planning and Land Division Committee.
- 5) **THAT** the Owner receive zoning compliance and classification from the Local Municipality and the County of Wellington Planning Department to prohibit a new residential dwelling on the severed parcel in a manner deemed acceptable; and that the Local Municipality and the County of Wellington Planning Department file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 6) **THAT** the Owner receive zoning compliance and classification from the Local Municipality in a manner deemed acceptable by the Local Municipality for relief on the drive shed; and that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 7) **THAT** the silos are to be removed to the satisfaction of the local municipality; and that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8) **THAT** the Owner satisfy the requirements of the Local Municipality in reference to parkland dedication as provided for in the Planning Act, R.S.O. 1990; and that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

..... End of Conditions of Approval; see page two for signatures, dates and other information

NOTICE OF DECISION ON APPLICATION B 131/10, continued:

PLEASE BE ADVISED:

1. Additional information regarding this application for consent is available to the public for inspection at the County of Wellington Planning and Land Division Office, 74 Woolwich Street, Guelph ON N1H 3T9 during regular business hours, Monday through Friday, holidays excepted.
2. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or made a written request to be notified of changes to the conditions of the provisional consent.
3. Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the Ontario Municipal Board. A notice of appeal may be filed on behalf of an unincorporated association by a person who is a member of the association but not by the association.

WE, the undersigned



 Barbara McKay



 Joanne Ross-Zuj



 Carl Hall

absent

 John Green



 Walter Trachsel

CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON November 24, 2010

AN APPEAL TO THE ONTARIO MUNICIPAL BOARD IN RESPECT OF THIS DECISION OR CONDITION(S) OF APPROVAL MUST BE FILED WITH THE SECRETARY-TREASURER OF THE PLANNING & LAND DIVISION COMMITTEE NO LATER THAN 4:30 p.m. ON DECEMBER 21, 2010

I certify that these two pages are the decision of the County of Wellington Planning and Land Division Committee with respect to this application for consent.

DATED: DECEMBER 1, 2010

SIGNED: 

SKETCH FOR LAND SEVERANCE APPLICATION

PREPARED FOR BRIDGET AND SHAWN SCHILL

SCALE RATIO 1 : 5000

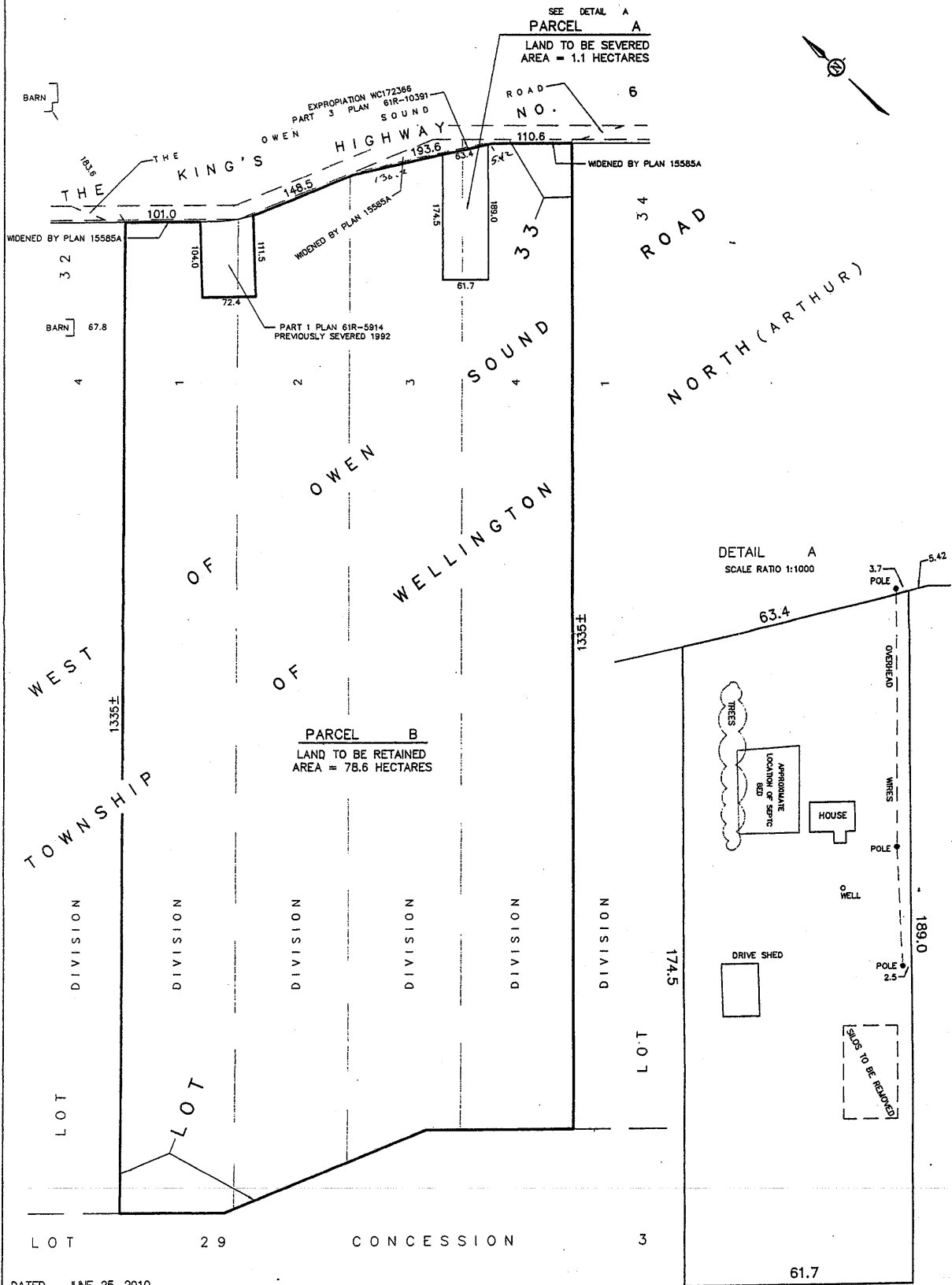
DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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.



DATED JUNE 25, 2010

WAYNE D. TURPEL SURVEYING LIMITED
 ELMIRA TELEPHONE (519) 669-5070

SKETCH NO. 10-4077 (ACAD)

B131/10 - Shawn & Bridget Schill



COUNTY OF WELLINGTON

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

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

March 30, 2011

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

Dear Mr. Jones:

**Re: Schill – Division 1-4 WOSR, Lot 33
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 (B131/10) 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.

The by-law will also address the accessory structure on the residential parcel. It is not unusual to maintain an existing barn and or implement shed for storage as a result of a severance. In this case the applicants are requesting to keep a accessory shed with a floor area of 1539 sq. ft. 1000 sq.ft. is the maximum allowable. Given the size of the subject property and neighbouring agricultural lots the impact of the relief requested appears to be minor in nature, however, Council should be satisfied that the accessory building is intended for personal use and not for commercial purposes.

SUBJECT LAND

The subject land is legally described as Division 1-4 WOSR, Lot 33 with a civic address of 8586 Hwy 6. The land is approximately 196 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 B131/10, that was granted provisional approval by the Wellington County Land Division Committee in December, 2010. The consent will sever the existing farm dwelling, and accessory building (1.1 ha (2.7 acres)) from the remainder of the agricultural parcel (78.6 ha (194.2 acres)).

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. 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). There will be two site specific zones required on the subject lands. The first site specific will prohibit a dwelling on the 194.2 acre agricultural parcel and the second one will address the accessory structures on the 2.7 acre residential parcel.

Non-Complying Accessory Building

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 floor area of 1539 sq.ft., which exceeds the allowable ground floor area of 1,000 sq. ft. (Section 6.1.4 ii).

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

Sincerely,

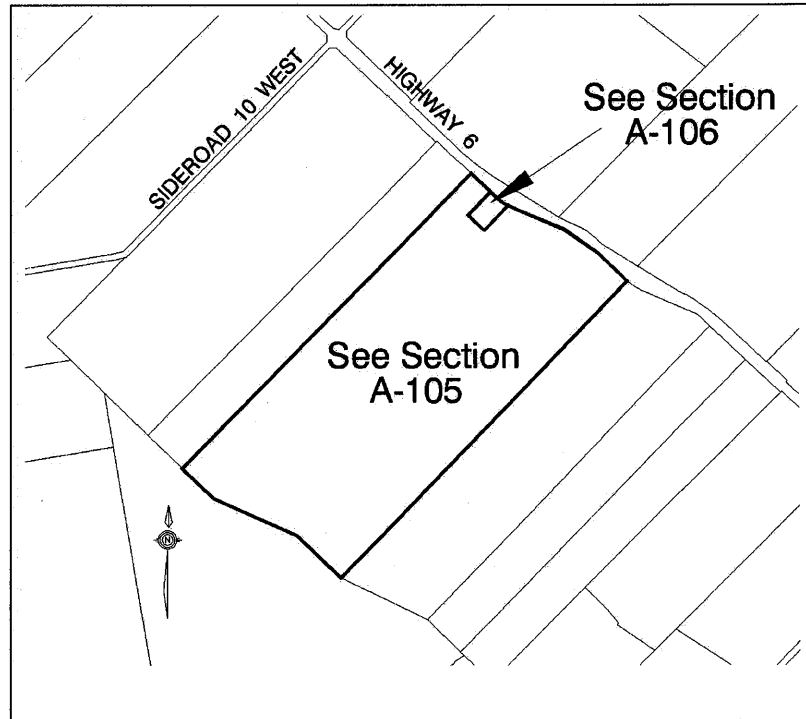


Linda Redmond B.A.
Planner

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Rezone from Agricultural (A) to Agricultural Exceptions (A-105 and A-106)

Passed this ____ day of _____ 2011.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION being rezoned is in Division 1-4 WOSR, Lot 33 with a civic address of 8586 Hwy 6. The property is approximately 196 acres in size and is occupied by a residence and shed.

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to restrict any future residential development on the agricultural land (A-105) and to allow an oversized shed on the residential portion of the lands (A-106). This rezoning is a condition of severance application B131/10, that was granted provisional approval by the Wellington County Land Division Committee in December, 2010. The consent will sever the existing farm dwelling, and accessory building (1.1 ha (2.7 acres) from the remainder of the agricultural parcel (78.6 ha (194.2 acres)).



RECEIVED

MAR 21 2011

PLAN REVIEW REPORT: Township of Wellington North
Darren Jones, Building/Zoning TWP. OF WELLINGTON NORTH

DATE: MARCH 16, 2011 YOUR FILE:
GRCA FILE: Wellington/WellN/ZC/NC

RE: Application for Zoning By-law Amendment
Lot 33, Division 1-4 WOSR, Township of Wellington North

GRCA COMMENT: *

The Grand River Conservation Authority has no objection to the proposal 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.

BACKGROUND:

- 1. Resource Issues:
None identified
- 2. Legislative/Policy Requirements and Implications:
None
- 3. Additional Information/Suggestions provided in an advisory capacity:
None

Liz Yerex
Resource Planner
Resource Management Division

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

Ministry of Transportation

Engineering Office
Corridor Management Section
West Region

659 Exeter Road
London, Ontario N6E 1L3
Telephone: (519) 873-4596
Facsimile: (519) 873-4228

Ministère des Transports

Bureau du génie
Section de gestion des couloirs routiers
Région de l'Ouest

659, chemin Exeter
London (Ontario) N6E 1L3
Téléphone: (519) 873-4596
Télécopieur: (519) 873-4228



March 30, 2011

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

Attention: Mr. Darren Jones, Building/Zoning Department

RE: Applicant: Schill, S & B
Submission No.: MTO FILE: ZBA-01/11
Lot 33, Concession WOSR
County of Wellington
Township of Wellington North - Highway 6

The Ministry of Transportation (ministry) has completed its review of the above noted amendment. The amendment has been considered and reviewed in accordance with the requirements of our highway access control policies and the Public Transportation and Highway Improvement Act. The following outlines our comments.

Find attached the ministry's comments on severance application B 131/10. Based on our comments with respect to the severance, we have no concerns with the zoning by-law amendment for either the agricultural property or the residential property.

The owner should be aware that an Entrance Permit is required from the ministry to construct a field entrance for agricultural property. Please advise the owner to contact Mr. Phil Gignac, Corridor Management Officer, Corridor Management Section - Owen Sound (1450 Seventh Avenue East, Owen Sound, Ontario N4K 2Z1 Phone: 519-372-4042) to discuss MTO's permit requirements and obtain the necessary applications.

We would appreciate receiving a copy of your Council's decision on this application for our records.

Should you have any questions, please contact our office.

Yours truly,

Ken Teasdale
Senior Project Manager
Corridor Management Section

Encl.

c: P. Gignac – MTO, Owen Sound

Ministry of Transportation

Engineering Office
Corridor Management Section
West Region

659 Exeter Road
London, Ontario N6E 1L3
Telephone: (519) 873-4598
Facsimile: (519) 873-4228

Ministère des Transports

Bureau du génie
Section de gestion des couloirs routiers
Région de l'Ouest

659, chemin Exeter
London (Ontario) N6E 1L3
Téléphone: (519) 873-4598
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October 27, 2010

Deborah Turchet, Secretary-Treasurer
County of Wellington, Planning and Land division Committee
Wellington County Administration Centre
74 Woolwich Street
Guelph, Ontario
N1H 3T9

RE: Applicant: Shawn & Bridget Schill
Submission No.: B131/10
Lot: 33, Concession: WOSR
County of Wellington
Township of Wellington North – Highway 6

The ministry has completed its review of the above noted severance application. The application has been considered in accordance with the requirements of our highway access control policies and the *Public Transportation and Highway Improvement Act (PTHIA)*. The following outlines our comments.

The ministry has no objection to the approval of this application. The existing entrance to the severed parcel will be permitted to remain and an auxiliary entrance (field entrance) will be permitted to the retained parcel. No additional access will be permitted to either the retained or severed parcels now or in the future.

The owners should be aware that entrance permits are required from the ministry for these accesses. Ministry permits are issued to property owners and are not registered on title against the lot(s). An entrance permit cannot be issued for the severed parcel until that lot has been transferred on title. Please advise the owner(s) to contact Mr. Phil Gignac, Corridor Management Officer, Corridor Management Section – London (659 Exeter Road, London, Ontario, N6E 1L3 Phone: 519-372-40492) to discuss MTO's permit requirements and obtain the necessary applications.

We would appreciate receiving a copy of your Committee's decision on this application for our records. Should you have any questions, please contact our office.

Ian Smyth
Corridor Management Planner
Corridor Management Section
West Region, London

c: Phil Gignac – Corridor Management