



Township of Wellington North

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

Public Meeting

Monday, April 8th, 2013 at 7:00 p.m.

Municipal Office Council Chambers, Kenilworth

AGENDA

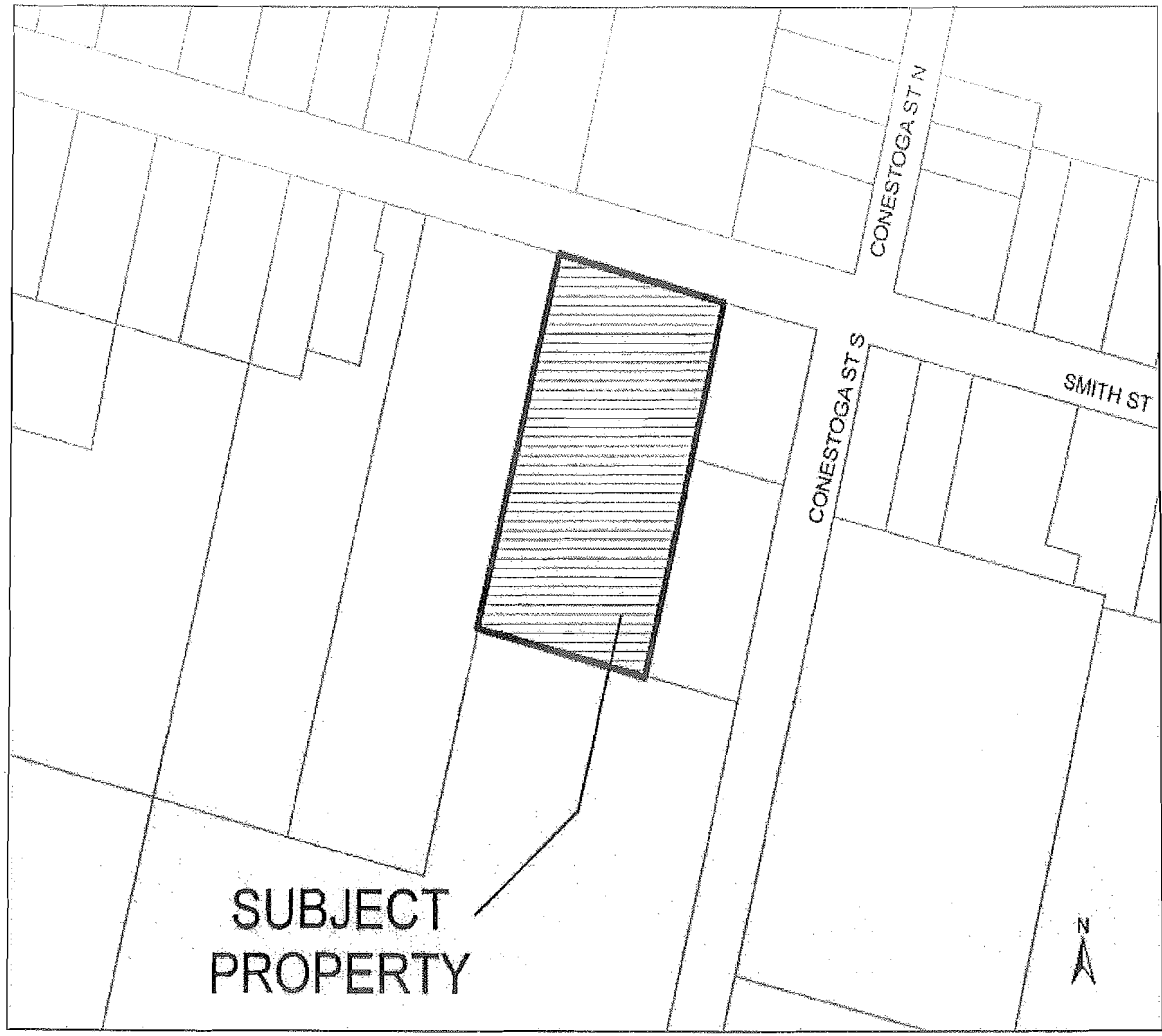
Page 1 of 4

| AGENDA ITEM | PAGE NO. |
|---|----------|
| <p>The Mayor will call the meeting to order.</p> <p>Declaration of Pecuniary Interest.</p> <p>Owners/Applicant: Kenneth and Elizabeth McDougall and Colleen Newell</p> <p>THE LOCATION OF THE SUBJECT LAND is described as Survey Crown, Part Park Lot 5, Part 1 – RP 60R1496, and is municipally known as 321 Smith Street, Arthur Village. The property is approximately 1.85 acres in area and is shown on the map attached.</p> <p>THE PURPOSE AND EFFECT of the amendment is to rezone the property from Residential (R3H) to an appropriate zone to permit redevelopment of the site for a gas bar with associated convenience store and drive-thru restaurant. For some time, the property has been used for an automobile repair establishment.</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 March 15, 2013. | 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">- Mark Van Patter, Senior Planner- See attached comments and draft by-law | 8 |
| 4. Review of Correspondence received by the Township: <ul style="list-style-type: none">- Fred Natolochny, Supervisor of Resource Planning, GRCA- No objection | 17 |
| 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: Ruby Martin and John Martin</p> <p>THE LOCATION OF THE SUBJECT LAND is described as Part of Lot 4, Concession 3 and is municipally known as 8172 Line 2. The property is approximately 4.8 acres in area and is shown on the map attached.</p> <p>THE PURPOSE AND EFFECT of the amendment is to change the zoning of the property to permit the expansion of a tile drainage business. The applicants are proposing to construct a 9,600 sq. ft. building. The property is currently zoned Agricultural Exception (A-104), which limits the business to the existing 3,200 sq. ft. building for storage and repair of machinery.</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 March 15, 2013.</p> <p>9. Application for Zoning By-law Amendment</p> <p>10. Presentations by:</p> <ul style="list-style-type: none"> - Mark Van Patter, Senior Planner - See attached comments and draft by-law <p>11. Review of Correspondence received by the Township:</p> <ul style="list-style-type: none"> - Fred Natolochny, Supervisor of Resource Planning, GRCA - No objection <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> <p>14. Comments/questions from Council.</p> | <p>19</p> <p>20</p> <p>30</p> |

| AGENDA ITEM | PAGE NO. |
|-----------------|----------|
| 15. Adjournment | |



SUBJECT
PROPERTY



2007553 Ontario Inc

Box 214
59 Peter St
Flesherton ON NOC 1E0

Darren Jones BCQ
Building/Zoning Department
Township of Wellington North
7490 Sideroad 7 West
Kennilworth ON NOG 2E0

2013-02-17

RE: 321 Smith St Arthur ON

Dear Darren Jones;

Attached you will find the Zoning Bylaw Amendment application (3 copies) and the Site Plan Application (6 copies) for the 321 Smith St, Arthur ON. This property is owned by Ken and Ann McDougall. As we explained at the the meeting of the Planning Committee on December 20, 2012 we are in the process of buying this property. Rezoning for our proposed use is a one of the requirements in order for us to complete the purchase.

The documents for the Site Plan were prepared by the engineers at Gamsby and Mannerow. The conceptual plan shows the largest development that we contemplate for the property. Based on this conceptual footprint the engineers are confident that they can address the outstanding issues such as storm water management etc. on the final site plan.

The reason that we are proceeding with a conceptual site plan is that we wish to complete the purchase of the property on a timely basis. Once the Zoning Bylaw amendment has been approved, the McDougall's will commission a Phase II Environmental Assessment. If this is satisfactory we will take ownership of the lot. At that time we will update the Site Plan to provide the outstanding information that is required by the township in order to get site plan approval.

Please let me know if you require any additional information.

Yours truly



Colleen Newell

President

cc: Ken & Ann McDougall

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 rezone a property from R3-h to C2 to allow for a gas bar with an associated convenience store and drive-thru restaurant.

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): Kenneth Arthur McDougall and Elizabeth Ann McDougall

Address: 114 Preston Street, Arthur, ON N0G 1A0

Phone: Home (519) 848-2046 Work () _____ Fax () _____

b) Applicant (Agent) Name(s): 2007553 Ontario Inc. in Trust c/o Colleen Newell

Address: P.O. Box 214, Flesherton, ON N0C 1E0

Phone: Home () _____ Work (519) 924-2143 Fax () _____

c) Name, Address, Phone of all persons having any mortgage charge or encumbrance on the property: None

d) Send Correspondence To? Owner Agent Other _____

e) When did the current owner acquire the subject land? The lands will be sold to the applicant upon rezoning.

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: 321 Smith Street, Arthur, ON

Concession: _____ Lot: Survey Crown, Part Park Registered Plan No: _____

Lot 5, Part 1, RP 60R1496

Area: 0.75 hectares Depth: 120.5 meters Frontage (Width): 62.28 meters

1.85 acres 395.37 feet 204.3 feet

6. PROVIDE A DESCRIPTION OF THE AREA TO BE AMENDED IF ONLY A "PORTION" OF THE PROPERTY: Not applicable

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

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

Residential

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

A variety of residential dwelling types and densities are permitted.

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

R3-h . Permitted uses include townhouses, apartments and legally existing land uses.

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

Automobile repair establishment

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

1976

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

Gas bar with associated convenience store and drive-thru restaurant.

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>Auto repair</u> (to be demolished) | | <u>Gas bar, convenience store, drive-thru restaurant</u> | |
| b) Date of Construction | <u>1950's</u> | | <u>Upon approval of rezoning and Site Plan</u> | |
| c) Building Height | <u>7.62</u> (m) | <u>25</u> (ft) | <u>6.09</u> (ft) | <u>20</u> (ft) |
| d) Number of Floors | <u>One</u> | | <u>One</u> | |
| e) Total Floor Area (sq.m.) | <u>551+/-</u> (sq m) | <u>5930+/-</u> (sq ft) | <u>180</u> (sq m) | <u>1937</u> (sq ft) |
| f) Ground Floor Area (sq.m.) (exclude basement) | <u>551+/-</u> (sq m) | <u>5930+/-</u> (sq ft) | <u>180</u> (sq m) | <u>1937</u> (sq ft) |
| g) Distance from building/structure to the: | | | | |
| Front lot line | <u>17</u> (m) | <u>56</u> (ft) | <u>25.86</u> m | <u>85</u> ft |
| Side lot line | <u>18</u> (m) | <u>59</u> (ft) | <u>20.1</u> m | <u>66</u> ft |
| Side lot line | <u>22</u> (m) | <u>72</u> (ft) | <u>19.55</u> m | <u>64</u> ft |
| Rear lot line | <u>78</u> (m) | <u>256</u> (ft) | <u>85.5</u> m | <u>280</u> ft |
| h) % Lot Coverage | <u>7%</u> | | <u>2.4%</u> | |
| i) # of Parking Spaces | <u>25 plus</u> | | <u>18 plus stacked parking</u> | |
| j) # of Loading Spaces | <u>0</u> | | <u>0</u> | |

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

** Within Connecting Link

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

Smith Street (Provincial 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.)

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 | (x) | () | () | () | (x) | () | () |

18. HOW IS THE STORM DRAINAGE PROVIDED?

Storm Sewers (x) 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 () | No (x) |
| Minor Variance | Yes () | No (x) |
| Plan of Subdivision | Yes () | No (x) |
| Consent (Severance) | Yes () | No (x) |
| Site Plan Control | Yes (x) | No () |

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

File No. and Date of Application: The Site Plan will be filed in conjunction with the rezoning application.

Approval Authority: Municipality

Lands Subject to Application: Same

Purpose of Application: Establish a Site Plan Control Agreement between applicant and Municipality.

Status of Application: To be submitted.

Effect on the Current Application for Amendment: Site Plan Control Agreement would facilitate development permitted by ZBA.

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.)

Traffic Impact Study

Site Plan (engineered)

Environmental Assessment Phase II (to be completed prior to the ZBA being adopted by Council.)

G. APPLICATION DRAWING

22. PLEASE PROVIDE AN ACCURATE DRAWING OF THE PROPOSAL, PREFERABLY PREPARED BY A QUALIFIED PROFESSIONAL. IN SOME CASES IT MAY MOORE APPROPRIATE TO SUBMIT ADDITONAL 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, streambanks, 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)

We, Kenneth Arthur McDougall and Elizabeth Ann McDougall of the Township of Wellington North in the County of Wellington do hereby authorize Colleen Newell to Act as my agent in this application.

Ann McDougall
Signature of Owner(s)
Kenneth Arthur McDougall

2013-02-19
Date

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

I, Colleen Newell of the Municipality of Grey Highlands in the County of Grey 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 in the County / Region of Wellington this 19 day of FEB 2013

[Signature]
Signature of Owner or Authorized Solicitor or Authorized Agent

2013-02-19
Date

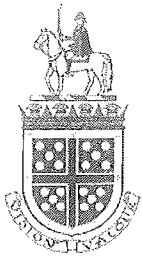
L. Heimbuch
LORRAINE HEINBUCH, CLERK
CHIEF ADMINISTRATIVE OFFICER
OF THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
COMMISSIONER FOR TAKING AFFIDAVITS

2013-02-19
Date

APPLICATION AND FEE OF \$ 1500.00 RECEIVED BY MUNICIPALITY

[Signature]
Signature of Municipal Employee

Feb 19, 2013
Date



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

April 3, 2013

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

Dear Mr. Jones:

**Re: Colleen Newell – Gas Bar / Convenience / Drive-Thru
321 Smith St., Arthur Village
Zoning By-law Amendment**

PLANNING OPINION

Council's task is to consider the merits of allowing a similar or more compatible use, than the existing auto repair operation. The Official Plan provides criteria for Council to consider in making such a decision. Would it be better to have a gas bar / convenience store / drive-thru restaurant? There is some risk that another purchaser could be found and the existing auto repair operation could just continue. The main impacts will likely be some increase in evening noise and light impacts, particularly on the dwellings to the east. The commercial user will be required by the by-law to provide a vegetative buffer / fence to mitigate impacts. I may have additional comments after the public meeting.

SUBJECT PROPERTY

The subject property is described as Survey Crown, Part Park Lot 5, Part 1 – RP 60R1496, and is municipally known as 321 Smith Street, Arthur Village. The property is approximately 1.85 acres in area, 204.3 feet of frontage on Smith Street (Hwy 6).

PURPOSE

The purpose of the amendment is to rezone the property from Residential (R3H) to an appropriate zone to permit redevelopment of the site for a gas bar with associated convenience store and drive-thru restaurant. For some time, the property has been used for an automobile repair establishment.

WELLINGTON COUNTY OFFICIAL PLAN

The property is designated Residential in the Official Plan.

WELLINGTON NORTH ZONING BY-LAW

The property is zoned Multi-Residential Holding (R3H).

PLANNING CONSIDERATIONS

Official Plan Conformity of Proposed Use

The proposed gas bar / convenience store / drive-thru restaurant are all permitted within the Highway Commercial (C2) zone. Normally, rezoning to C2 would not be possible in this location as it would not conform to the Residential Official Plan designation.

“Legal” Non-Conforming Use

Notwithstanding the above, the property has been used for some time as an Automotive Service Station (permitted within Highway Commercial zone) and an Automotive Body Repair Shop (permitted within the Industrial zone). I am assuming that these uses were legally established - permitted and on-going prior to the property being designated and zoned for residential purposes (i.e. the existing use at the time was grandfathered in and allowed to continue). Council should satisfy itself, that this is the case. My own recollection over the last twenty years is that these uses have been on-going.

Non-conforming uses have their own body of law that protects them. They are allowed to continue indefinitely until they cease. Section 6.21 of the Wellington North Zoning By-law deals with such uses:

“6.21 Non-Conforming Uses

- a) This By-law shall not apply to prevent the use of any land, building or structure for any purpose prohibited by this By-law if such land, building or structure was lawfully used for such purpose on the day of passing of this By-law, and provided that it continues to be used for that purpose.

- e) Where, for any reason, a non-conforming use has ceased and is not resumed within a twelve (12) month period from the date of ceasing, such non-conforming use shall not be permitted to resume and any future use of land, building or structure shall thereafter conform to the permitted uses of the zone relating to the subject land.”

Once the non-conforming use ceases on a property for a 12 month period, it shall not be permitted to resume. Then, only Residential uses would be permitted as specified in the Official Plan and Zoning By-law. However, within the 12 month period, there would be nothing to stop the auto repair / auto body operation from continuing should a new owner wish to carry on.

Status Zoning

The Wellington Official Plan in Section 13.8.1 notes that *“non-conforming status can impose serious hardship on a property owner”*. Section 13.8.2 goes on to allow Council to recognize a non-conforming use *“as a permitted use in the Zoning By-law, in accordance with its current use and performance standards. A Council may also consider zoning the property to allow a similar or more compatible use ...”*.

This is the basis of the current, proposed zoning amendment. Council’s task is to consider the merits of allowing a similar or more compatible use. The Official Plan, in

Section 13.8.2, sets out a list of criteria that Council shall have regard for. I have added some preliminary comments below each.

a) *the need for the change or extension of use;*

There is one gas provider north of the downtown that I am aware of, a card lock operation north of the subject property and on the other side of the Hwy. 6. I don't know if there are any convenience / variety stores in the neighbourhood. I don't know of any drive-thru restaurants north of the downtown.

b) *the proposed use is not offensive with regard to noise, vibration, smoke, dust, fumes, odour, lighting and complies with the Health Protection and Promotions Act;*

It's my impression that the existing auto repair and body shop pretty much kept 8 to 5 hours. On occasion, when I drove by in the evening, I don't recall any activity. The proposed rezoning involves three separate uses. I am not sure of the hours of operation. There might be the potential for increased noise and lighting impacts in the evening.

c) *compatibility;*

The following land uses are present, starting with the rear of the subject property and proceeding clockwise:

| | | |
|-----------------------|---|---|
| Rear | - | Zoned Residential R1B - Vacant on unopened road |
| West | - | Zoned Open Space OS - Township park and trees |
| Northwest Across Road | - | Zoned Neighbourhood Commercial (C3) Dwelling / automotive? |
| North Across Road | - | Zoned Residential (R1B) - Dwelling |
| Northeast Across Road | - | Zoned Residential (R1B) - Dwelling |
| East | - | Zoned Residential (R1B) - Dwelling |
| Southeast | - | Zoned Residential (R1B) - Dwelling |

The last two dwellings are the closest to the site, with the most potential for compatibility issues. The dwelling to the east is about 35 feet setback from the subject property, and has existing trees in the side yard. This dwelling currently experiences some noise and light impacts from Highway 6. The dwelling to the southeast is about 75 feet to the subject property. The site plan does not show the direction of drive-thru restaurant vehicles. However, the "menu board" is on the west side of the proposed building, so I am assuming vehicles will head from west to east on the drive-thru lane. Having the speaker on the west side is good

for noise reduction. However, car headlights will sweep over the properties to the east.

- d) *the need for landscaping, screening, buffering and setbacks;*

Section 6.3 of the zoning by-law requires the commercial use to provide a buffer area, where the interior sideyard abuts a residential zone. The buffer should extend far enough to the south to mitigate noise and light impacts for the east and southeast dwelling.

- e) *traffic impacts and parking;*

The applicants have a Traffic Impact Study (Crozier & Associates) to support their application. *"The proposed development is expected to add 64 and 55 primary commercial trips to the boundary road system in the a.m. and p.m. peak hours, respectively."* Sight distances are adequate. Queuing for the drive-thru restaurant is not expected to create any problems for Smith Street. *"It is concluded that the traffic generated from the proposed commercial re-development will not materially affect the operations of Smith Street..."*

- f) *the adequacy of services;*

I would recommend that Council receive comments from CBO Darren Jones and Barry Trood with respect to municipal sewage and water capacities. Stormwater management can be addressed later, during site plan review; at which point the Township's consulting engineer should be circulated for comments.

- g) *impacts on the natural environment*

There are no lands zoned Natural Environment in the immediate vicinity of the subject property. The property is not within a wellhead protection area.

The applicants indicate in their letter of February 17 that a Phase 2 Environmental Assessment will be undertaken, once the zoning is approved.

SITE PLAN CONTROL

The property is subject to site plan control and I will be providing related comments to CBO Jones at the appropriate time.

DRAFT ZONING BY-LAW AMENDMENT

I have attached a draft zoning by-law amendment for Council's consideration. It may need revisions based on information gained at the public meeting.

Sincerely,



Mark Van Patter
Senior Planner MCIP

C: Colleen Newell, applicant 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" to By-law 66-01 is amended by changing the zoning on lands described as Survey Crown, Part Park Lot 5, Part 1 – RP 60R1496, and is municipally known as 321 Smith Street, Geographic Village of Arthur, as shown on Schedule "A" attached to and forming part of this By-law from: **Residential Holding (R3H) to Highway Commercial (C2)**.
2. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
3. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2013

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

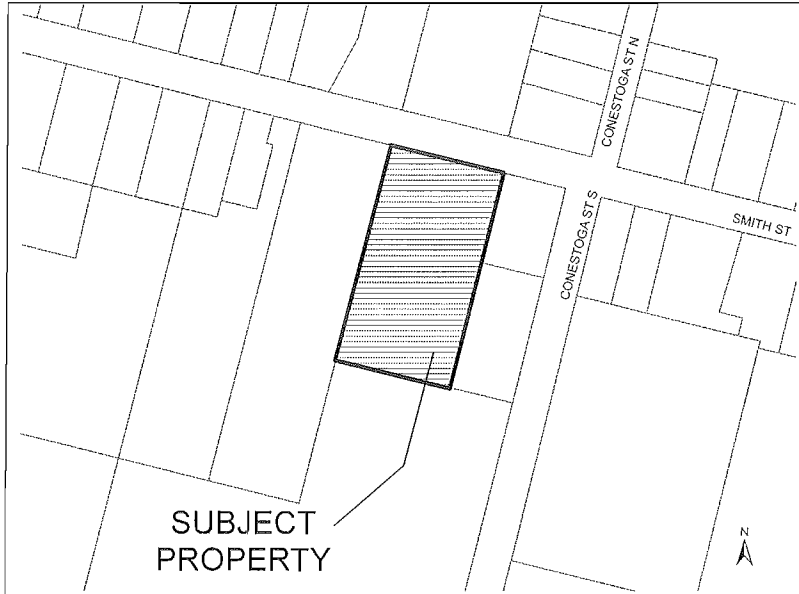
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Rezone from Residential Holding (R3H) to Highway Commercial (C2)

Passed this ____ day of _____ 2013.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

SUBJECT PROPERTY

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PURPOSE AND EFFECT

The purpose and effect of the amendment is to rezone the property from Residential (R3H) to Highway Commercial (C2) to permit redevelopment of the site for a gas bar with associated convenience store and drive-thru restaurant. For some time, the property has been used for an automobile repair establishment.



SMITH ST

CONESTOGAST N

CONESTOGAST S



330

341

345

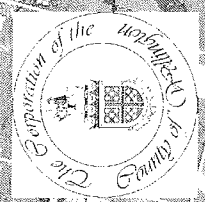
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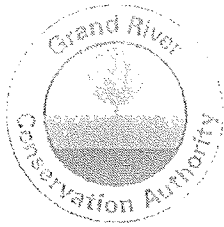
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PLAN REVIEW REPORT: Township of Wellington North
Darren Jones, CBO/Building Department

DATE: April 2nd, 2013
GRCA FILE: Wellington/NorthWell/2013/ZC/NC

YOUR FILE:

RE: Application for Zoning By-law Amendment
321 Smith Street
Arthur Village
Ken & Ann McDougall

GRCA COMMENT: *

The Grand River Conservation Authority (GRCA) has no objection to the proposal to rezone the subject property from Residential (R3H) to an appropriate zone to permit redevelopment of the site for a gas bar with associated convenience store and drive-thru restaurant.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the subject property contains no features of interest to the GRCA.

2. Legislative/Policy Requirements and Implications:

None.

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

This application is considered a minor zone change application and the applicable plan review fee is \$380.00. With a copy of this letter, the applicant will be invoiced in the amount of \$380.00.

We trust that this information is of assistance. Should you have any questions or require additional information, please do not hesitate to contact Nathan Garland at extension 2236.

Yours truly,

Fred Natolochny MCIP RPP
Supervisor of Resource Planning
Grand River Conservation Authority
NG/dh















* *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
Ken & Ann McDougall - 114 Preston Street, P.O. Box 158, Arthur, ON N0G 1A0



321 Smith Street

LEGEND

-  WATERSHED BOUNDARY (GRCA)
-  UTILITY LINE (NRVIS)
-  ROADS-ADDRESSED (IMNR)
-  RAILWAY (NRVIS)
-  DRAINAGE-NETWORK (GRCA)
-  PARCELS (WELLINGTON)
-  CONTOUR (RMOW)
-  FLOODPLAIN (GRCA)
-  ENGINEERED
-  APPROXIMATE
-  ESTIMATED
-  WETLAND (GRCA)
-  REGULATION LIMIT (GRCA)
-  2010 ORTHO (ONT)

GRCA Disclaimer

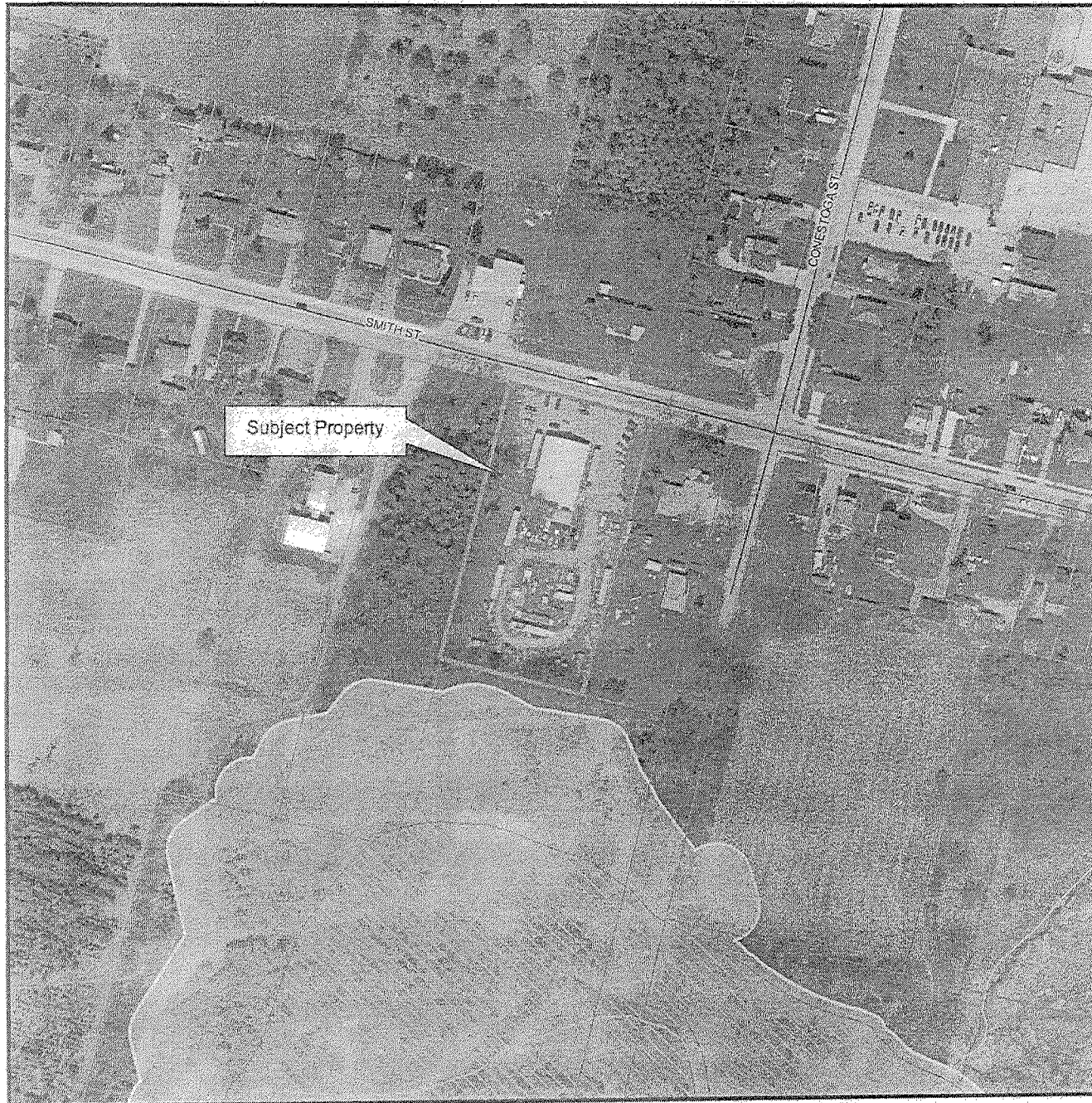
This map is for illustrative purposes only. Information contained hereon is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained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

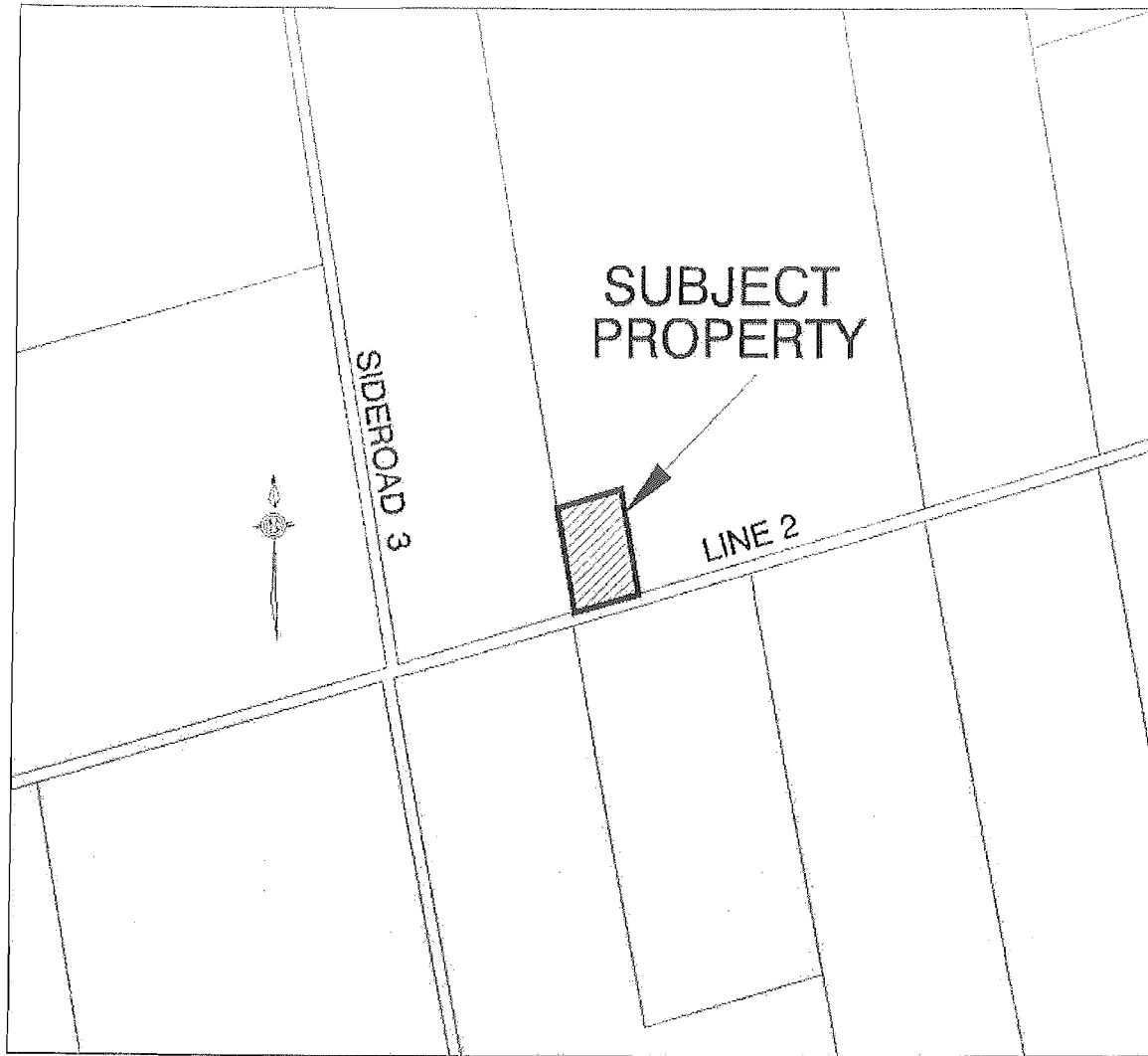
The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to:

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



NAD 1983, UTM Zone 17 Scale 1:2,435





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 CHANGE THE ZONING FROM AGRICULTURAL
EXCEPTION (A-104) TO AGRICULTURAL
COMMERCIAL ZONE TO PERMIT AN
EXPANDED TILE DRAINAGE BUSINESS.

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): JOHN AND RUBY MARTIN
Address: 7217 LINE 86, R.R #3, WILLENSTEIN, ON N0B 2S0
Phone: Home () 519-669-1986 Work () 519-669-1986 Fax () 519-669-8789

b) Applicant (Agent) Name(s): BRUCE A. FUCHER.
Address: 411199 SOUTHCOTE SR41, MOUNT FOREST, ON N0G 2L0
Phone: Home () 519-323-2099 Work () 519-321-9051 Fax () _____

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

d) Send Correspondence To? Owner Agent Other _____

e) When did the current owner acquire the subject land? MAY 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: 8172 Line 2, West Luther

Concession: 3 Lot: 4 Registered Plan No: _____

Area: 1.96 hectares Depth: 175.8 meters Frontage (Width): 111.7 meters
4.85 acres 576.76 feet 366.58 feet

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

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

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

AGRICULTURAL

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

AGRICULTURAL USES, BUILDINGS & STRUCTURES

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

AGRICULTURAL EXCEPTION (A-104)

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

DRAINAGE TILE BUSINESS CONDUCTED
WITHIN EXISTING 3200 SQ FT BUILDING

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

2 YEARS

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

REZONE ENTIRE PROPERTY TO PERMIT
EXPANSION OF BUSINESS.

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) | | | | |
| b) Date of Construction | SEE ATTACHED | | | |
| c) Building Height | _____ (m) | _____ (ft) | <u>6.1</u> (m) | <u>20</u> (ft) |
| d) Number of Floors | | | <u>1</u> | |
| e) Total Floor Area (sq.m.) | _____ (sq m) | _____ (sq ft) | <u>892</u> (sq m) | <u>9600</u> (sq ft) |
| f) Ground Floor Area (sq.m.) (exclude basement) | _____ (sq m) | _____ (sq ft) | <u>892</u> (sq m) | <u>9600</u> (sq ft) |
| g) Distance from building/structure to the: | _____ (sq m) | _____ (sq ft) | TO BE DETERMINED | |
| 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 | | | <u>4.5%</u> | |
| i) # of Parking Spaces | | | <u>10</u> | |
| j) # of Loading Spaces | | | <u>2.</u> | |

13. Provide the Following Details For All Buildings or Structures on the Subject Lands

| | <u>Residence</u> | | <u>Shed</u> | |
|-------------------------------|------------------|------------|-------------|------------|
| a) Type of Building | | | | |
| b) Date of Construction | Unknown | | Unknown | |
| c) Building Height | 7.6 metres | 25 feet | 6.1 metres | 20 feet |
| d) Number of Floors | 2 | | 1 | |
| e) Total Floor Area | 204.4 sq m | 2200 sq ft | 297.3 sq m | 3200 sq ft |
| f) Ground Floor Area | 111.5 sq m | 1200 sq ft | 297.3 sq m | 3200 sq ft |
| g) Distance from Building to: | | | | |
| Front Lot Line | 81.2 m | 266.5 ft | 115.8 m | 380 ft |
| East Side Lot Line | 36.6 m | 120 ft | 36.6 m | 120 ft |
| West Side Lot Line | 61 m | 200 ft | 61 m | 200 ft |
| Rear Lot Line | 67.7 m | 222 ft | 24.4 m | 80 ft |
| h) % Lot Coverage | 0.85% | | 1.5% | |
| i) # of Parking Spaces | 4 | | 10 | |
| j) # of Loading Spaces | NA | | NA | |

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?

LINE 2.

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 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)

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: FEB 10 / 2011
Approval Authority: TOWNSHIP OF WELLINGTON NORTH.
Lands Subject to Application: LOT 4 CON 3
Purpose of Application: REZONE TO AGRICULTURAL COMMERCIAL.
Status of Application: APPROVED AS EXCEPTION A-104
Effect on the Current Application for Amendment: TO REZONE ENTIRE PROPERTY.

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.) NONE

G. APPLICATION DRAWING

22. PLEASE PROVIDE AN ACCURATE DRAWING OF THE PROPOSAL, PREFERABLY PREPARED BY A QUALIFIED PROFESSIONAL. IN SOME CASES IT MAY MOORE 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;



SCALE 1cm = 29'

Map created: September 29, 2010

Map centre: 43° 51' 31.4" N, 80° 30' 38.3" W

| | |
|------------------------|---|
| Power Lines | — |
| Constructed Drains | — |
| Highways | — |
| Arterial Roads | — |
| Collector Roads | — |
| Local Roads | — |
| Rivers | — |
| Lakes and Large Rivers | ■ |

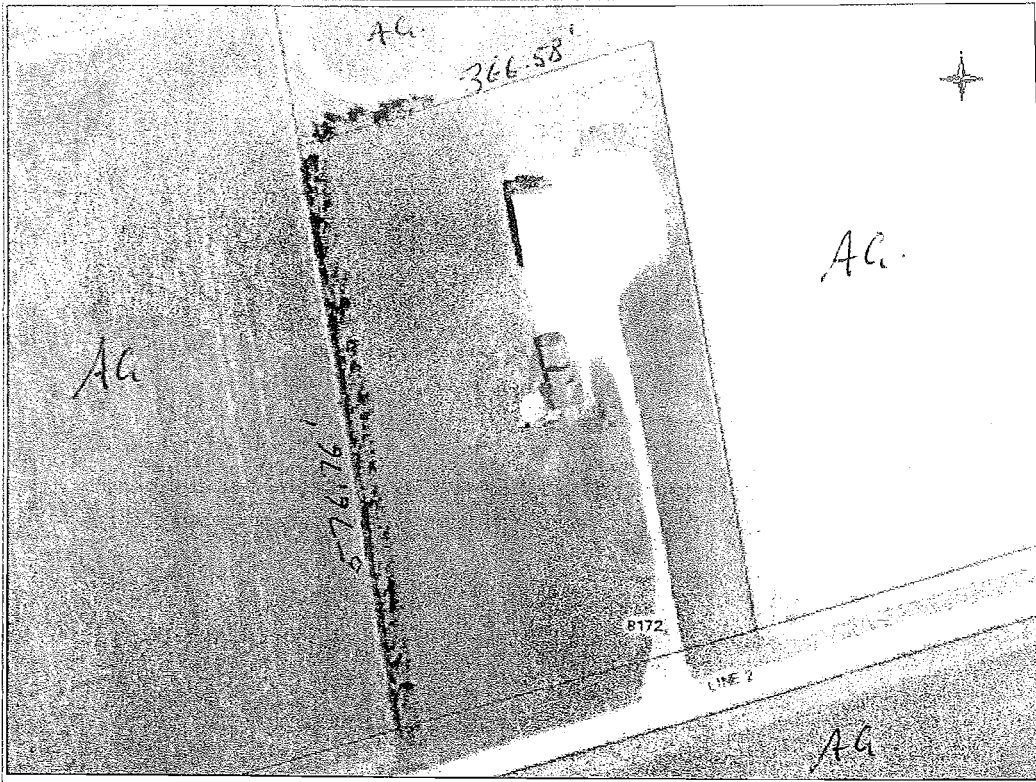
LOT 4, CON 3

WEST LUTHER

OWNERS: JOHN + RUBY MARTIN

8172 LINE 2.

Wellington County



LEGEND
County of Wellington
Civic Address
Place Names
Schools
Parcel Outline
Roads
Wellington.sic

1cm = 375'

0-30m

Map printed on: Sat Feb 05 11:37:23 2011

0 30km

Disclaimer: This is not survey data. All rights reserved. May not be reproduced without permission.

Comments:

Parcels produced using Teranet data 2002. Verified and maintained using assessment information. MPAC 2010. Aerial Photography copywritten licensed by County of Wellington. Colour Air Photo Flown: Spring 2006. Sources: County of Wellington - 2010, Ministry of Natural Resources, Grand River Conservation Authority, Conservation Halton, Hamilton Conservation Authority. Copyright Queen's Printer 1997. County Forests: Hunting is NOT permitted on the following: Little Tract, Peacock Tract, and Everton Tract.

8172 LINE 2, WEST LUTHER
LOT 4 CON 3
OWNERS: JOHN AND RUBY MARTIN.

- 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) JOHN MARTIN, RUBY MARTIN of the TWP of MAPLETON in the County / Region of WELLINGTON do hereby authorize BRUCE FULCHER to

Act as my agent in this application.

[Signature] Ruby Martin
Signature of Owner(s)

FEB 25 / 13
Date

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

I (we) Bruce A. Furcher of the TWP of the

SOUTHGATE County / Region of GREY 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 in the County / Region of Wellington this 26th day of February 2013.

[Signature]
Signature of Owner or Authorized Solicitor or Authorized Agent

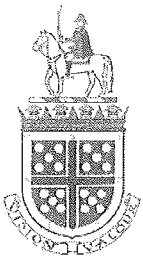
Feb 26/13
Date

[Signature]
Signature of Commissioner
MICHAEL J. GIVENS
TREASURER
OF THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
COMMISSIONER FOR TAKING AFFIDAVITS
Feb. 26/13
Date

APPLICATION AND FEE OF \$ 1500 RECEIVED BY MUNICIPALITY

[Signature]
Signature of Municipal Employee

March 1, 2013
Date



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

April 3, 2013

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

Dear Mr. Jones:

**Re: Martin – Pt. Lot 4, Conc. 3
Tile Drainage Business
Draft Zoning By-law Amendment**

PLANNING OPINION

This proposal is to allow the expansion of a tile drainage business on the subject lands. A 9,600 sq. ft. building is proposed. The business is considered an agricultural-related use as per the Provincial Policy Statement definition. The Agriculture First policy, of Section 6.4.2 of the Official Plan, 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”. We believe the proposal would maintain the general intent and purpose of the Official Plan and Zoning By-law.

SUBJECT LAND

The subject land is legally described as Part of Lot 4, Concession 3 and is municipally known as 8172 Line 2. The property is approximately 4.8 acres in area and is occupied by a residence and storage building.

PURPOSE

This amendment is to amend the zoning of the property to Agricultural Commercial (AC) to permit the expansion of a tile drainage business on the subject lands, including the construction of a 9,600 building.

PROVINCIAL POLICY STATEMENT

The subject property is considered to be within a PRIME AGRICULTURAL area. Within prime agricultural areas, permitted uses include agricultural uses, secondary uses and agriculture-related uses.

Secondary uses “means uses secondary to the principal use of the property, including but not limited to, home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property.”

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”*.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated PRIME AGRICULTURAL in the County of Wellington Official Plan. Agricultural-related uses are permitted in Prime Agricultural Areas and Section 6.4.5 of the Official Plan states *“Small scale agricultural-related businesses as required to serve agriculture and directly related to farm operations may be allowed in appropriate locations and subject to zoning provisions, where they are needed in close proximity to farms.”*

ZONING BY-LAW

The property was rezoned by the applicants in 2011 to Agricultural Exception (A-104), to permit use of the existing 3,200 sq. ft. accessory building to store drainage equipment and machinery. The proposed draft by-law will rezone the property to Agricultural Commercial (AC) to provide for the expansion of the business.

PLANNING CONSIDERATIONS

Agricultural Commercial Range of Uses

The proposed Agricultural Commercial (AC) zone, Section 23.1, would permit a wider range of uses on the property:

- Agriculturally related Commercial or Industrial use
- Agricultural products Processing, Storing and Sales
- Companion Animal Office
- Commercial Greenhouse and/or Nursery
- Farm Implement Sales and Service
- Farm Supply Outlet
- Farm Produce Sales Outlet
- Fertilizer Processing Establishments
- Grain Drying Establishments
- Livestock Yards
- Veterinarian Clinic
- Accessory residential dwelling unit
- Accessory Uses, Buildings and Structures to the above permitted uses.

The nearest dwelling is to the west, at about 230 metres from the Martin lot line. There is another dwelling across the road to the southeast, at about 330 from the Martin lot line. Given the distances, it is my opinion that the permitted uses would be compatible with the neighbouring dwellings.

Compliance with Agricultural Commercial Regulations

The property has a frontage of 366.58 feet and an area of 4.85 acres. I have reviewed the regulations of the Agricultural Commercial (AC) zone and the subject property would comply with yard setbacks and other requirements of Section 23.2.

Location of 9,600 Square Foot Building

The application does not identify the location of the proposed 9,600 sq. ft. building. It will have to be situated so as to meet the yard requirements of the AC zone.

SITE PLAN

This proposal will be subject to Site Plan Control approval.

DRAFT ZONING BY-LAW AMENDMENT

I have attached a draft zoning amendment, that simply rezones the property to Agricultural Commercial (AC).

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

Sincerely,



Mark Van Patter, RPP
Manager of Planning and Environment

C: Bruce Fulcher, Agent 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 of Lot 4, Concession 3, as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural Exception (A-104)** to **Agricultural Commercial (AC)**.
2. THAT Section 33.104, Exception Zone 3 – Rural Areas, is deleted in its entirety.
3. 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.
4. 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 _____, 2013

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

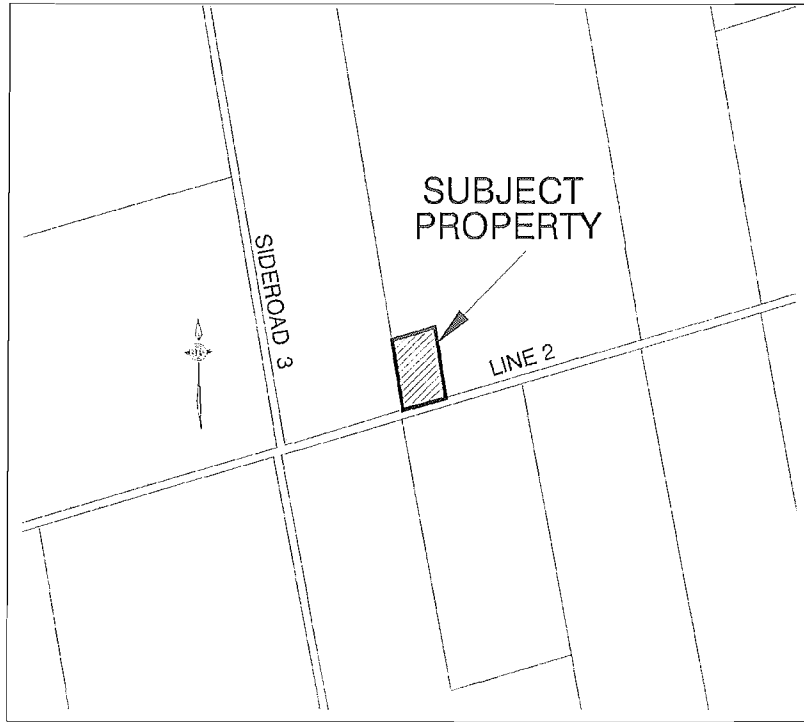
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Rezoned from Agricultural Exceptions (A-104) to Agricultural Commercial (AC)

Passed this ____ day of _____ 2013.

MAYOR

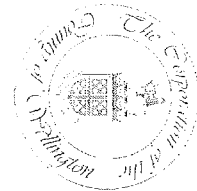
CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION being rezoned is in Part Lot 4, Concession 3, and is municipally known as 8172 Line 2. The property is approximately 4.8 acres in area and is occupied residence and storage building.

THE PURPOSE AND EFFECT of the amendment is to amend the zoning of the property from Agricultural Exception (A-104) to Agricultural Commercial (AC). This would provide for the expansion of the tile drainage business, which is currently permitted but limited to an existing 3,200 sq. ft. accessory building. The rezoning would allow the owner to construct a 9,600 sq. ft. building for the business.



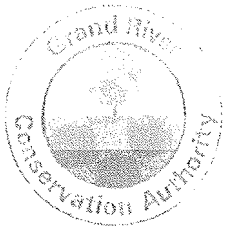
SIDEROAD 3

LINE 2

9199

036





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

DATE: April 2nd, 2013

YOUR FILE:

GRCA FILE: Wellington/NorthWell/2013/ZC/NC

**RE: Application for Zoning By-law Amendment
Part of Lot 4, Concession 3
8172 Line 2
Ruby & John Martin**

GRCA COMMENT: *

The Grand River Conservation Authority (GRCA) has no objection to the proposal to rezone the subject property to permit the expansion of a tile drainage business.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the subject property contains no features of interest to the GRCA.

2. Legislative/Policy Requirements and Implications:

None.


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

Future development or site alteration on the subject property and area may require review and approval of the Ministry of Natural Resources regarding potential Species at Risk in the area.

This application is considered a minor zone change application and the applicable plan review fee is \$380.00. With a copy of this letter, the applicant will be invoiced in the amount of \$380.00.

We trust that this information is of assistance. Should you have any questions or require additional information, please do not hesitate to contact Nathan Garland at extension 2236.

Yours truly,


Fréd Natolochny MCIP RPP
Supervisor of Resource Planning
Grand River Conservation Authority
NG/dh

* *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
Ruby & John Martin – 7217 Line 86, RR 3, Wallenstein, ON N0B 2S0

8172 Line 2

LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- DRAINAGE-NETWORK (GRCA)
- PARCELS-ASSESSMENT (KIPAC)
- FLOODPLAIN (GRCA)
- ENGINEERED
- APPROXIMATE
- ESTIMATED
- WETLAND (GRCA)
- SLOPE VALLEY (GRCA)
- SLOPE STEEP
- SLOPE EROSION (GRCA)
- SLOPE STEEP
- OVERSTEEP
- TOE
- REGULATION LIMIT (GRCA)
- 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 is not responsible 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.

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

<http://grins.grandriver.ca/docs/Sources/Citations.htm>



THIS MAP IS NOT TO BE USED FOR NAVIGATION