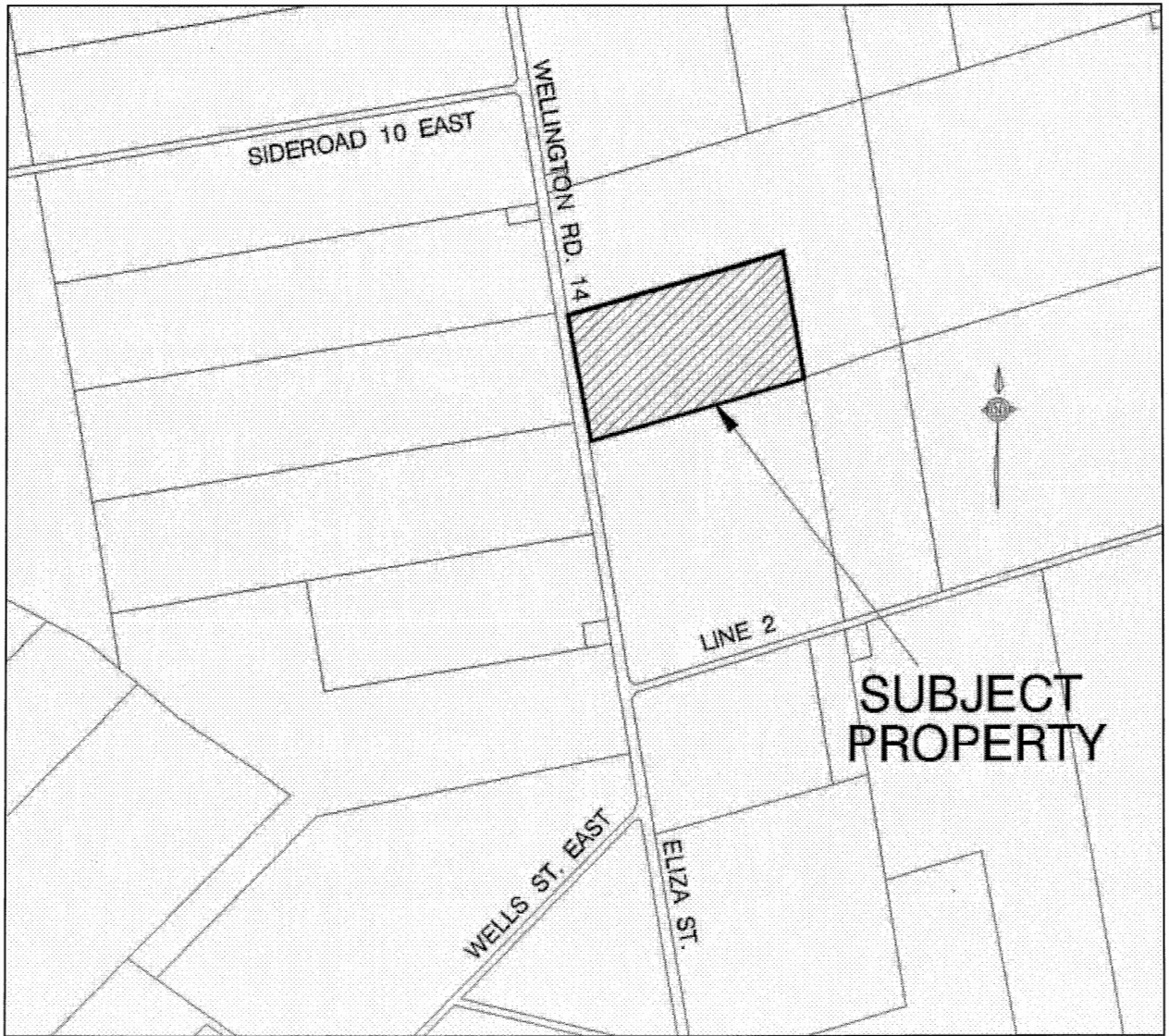


AGENDA ITEM	PAGE NO.
3. Presentations by: - Mark Van Patter, Senior Planner - See attached comments and draft by-law	16
4. Review of Correspondence received by the Township: - Pasquale Contanzo, Wellington County Engineering Services - No objection	20
5. The by-law will be considered at the regular council 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.	



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 enhance present occupational use allowing for and to accommodate an existing M V I S (motor Vehicle Inspection Station) for truck safety's for retail and possible future storage building.

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): mervin Ireland Rose-marie Ireland
lorne Ireland Teresa Ireland

Address: RR #2 Arthur ON N0G 1A0 FIRE # 8631
Wellington County Rd 17

Phone: Home () 519-848-3487 Work () same Fax () 519-848-5892

b) Applicant (Agent) Name(s): Teresa Ireland

Address: RR #2 Arthur

Phone: Home () 519-848-3487 Work () same Fax () 519-848-5892

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? 1989

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: 8631 Wellington County Road 14 ^{RR #2} ARTHUR ON NOGIAO

Concession: 3 Lot: Pt 1 Registered Plan No: _____

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

Agriculture

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

Agriculture - exemption

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

A-50 (see attached) letter of Feb 13/09

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

Commercial - contractor's yard / farm / Residential

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

13 years

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

Present use (A-50) plus proposed use to include present MVIS station to allow retail to general public and other businesses

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) Wood frame steel clad siding built to commercial code | |
| b) Date of Construction | Sept 1989 | |
| c) Building Height | ___ (m) 26 (ft) | ___ (m) ___ (ft) |
| d) Number of Floors | one | |
| e) Total Floor Area (sq.m.) | ___ (sq m) 4100 (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) 165 (ft) | ___ (m) ___ (ft) |
| Side lot line | ___ (m) N-450 (ft) | ___ (m) ___ (ft) |
| Side lot line | ___ (m) S-600 (ft) | ___ (m) ___ (ft) |
| Rear lot line | ___ (m) 3,000 (ft) | ___ (m) ___ (ft) |
| h) % Lot Coverage | existing commercial building | |
| i) # of Parking Spaces | | |
| j) # of Loading Spaces | | |

D. EXISTING AND PROPOSED SERVICES

14. WHAT IS THE ACCESS TO THE SUBJECT PROPERTY?

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

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

County Road 14 Wellington County

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

n/a

17. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:

	Municipal Sewers	Communal Sewers	Private Wells	Other Water Supply	Communal Sewers	Private Septic	Other Sewage Disposal
a) Existing	()	()	<input checked="" type="checkbox"/>	()	()	<input checked="" type="checkbox"/>	()
b) Proposed	()	()	<input checked="" type="checkbox"/>	()	()	<input checked="" type="checkbox"/>	()

18. HOW IS THE STORM DRAINAGE PROVIDED?

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

E. OTHER RELATED PLANNING APPLICATIONS

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

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

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

File No. and Date of Application: _____

Approval Authority: _____

Lands Subject to Application: _____

Purpose of Application: _____

Status of Application: _____

Effect on the Current Application for Amendment: _____

F. OTHER SUPPORTING INFORMATION

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

G. APPLICATION DRAWING

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

- 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) Lorne Ireland Teresa Ireland
Mervin Ireland Rosemarie Ireland of the Township of Wellington North in the
 County / Region of Wellington do hereby authorize Teresa Ireland to

Act as my agent in this application

T. Ireland Lorne Ireland
R. Ireland Mervin Ireland
 Signature of Owner(s)

March 23, 2011
 Date

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

I (we) Teresa Ireland of the Township of Wellington North of the

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 Wellington North of _____ in the County / Region of Wellington this 23rd day of March 2011

T. Ireland
Signature of Owner or Authorized Solicitor or Authorized Agent

March 23, 2011
Date

L. Heinbuch
Signature of Commissioner

Mar. 23, 2011
Date

**LORRAINE HEINBUCH, CLERK
OF THE CORPORATION OF THE TOWNSHIP
OF WELLINGTON NORTH
COMMISSIONER FOR TAKING AFFIDAVITS.**

APPLICATION AND FEE OF \$ 1500.00 RECEIVED BY MUNICIPALITY

Darren Jher
Signature of Municipal Employee

March 23, 2011
Date



Township of Wellington North

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

February 13, 2009

Roll No. 000-014-10250-0000
Concession 3, Part Lot 1,
8631 Wellington Road 14

**33.50 A-50
Lot 1, Conc.3**

In addition to the permitted uses of Section 8.1, the land zoned **A-50** may also be used for the following:

- a) A contractor's yard provided the use is accessory to the primary residential use of the property and provided the occupant of the residential dwelling on the property conducts it.
- b) Safety inspections of only those motor vehicles used in the above-noted contractor's yard operation. Safety inspections of motor vehicles owned by the general public or other businesses **shall not** be permitted.
- c) Outdoor storage of goods, materials or supplies accessory to the Contractor's yard will only be permitted in the rear yard. Any portion of the area used for outdoor storage, which does not adjoin an exterior wall shall be completely enclosed by a fence, buffer or planting strip or combination thereof.

(Extract from Wellington North Comprehensive Zoning By-law 66-01)

Ministry of Transportation



Motor Vehicle Inspection Station Licence

Under the Highway Traffic Act and the Regulations this licence is issued to:

IRELAND BROS LTD

8631 WELLINGTON RD14WLNQTN N,
ARTHUR R2, ONTARIO
N0G 1A0

COPY

To operate a motor vehicle inspection station to inspect
TRAILERS AND MOTOR VEHICLES

And issue certificates or affix vehicle inspection stickers for those motor vehicles that meet the standards as prescribed in the Highway Traffic Act and Regulations.

590705

This licence is valid only in the name and address shown above and must be renewed annually to remain in force.

Ministère des Transports

Permis de centre d'inspection des véhicules automobiles

En vertu du Code de la route et des règlements y afférents, le présent permis est accordé à :

MVIS Licence No. / N° de permis CIVA **33-51241**

Issue Date / Date de délivrance 18 11 10

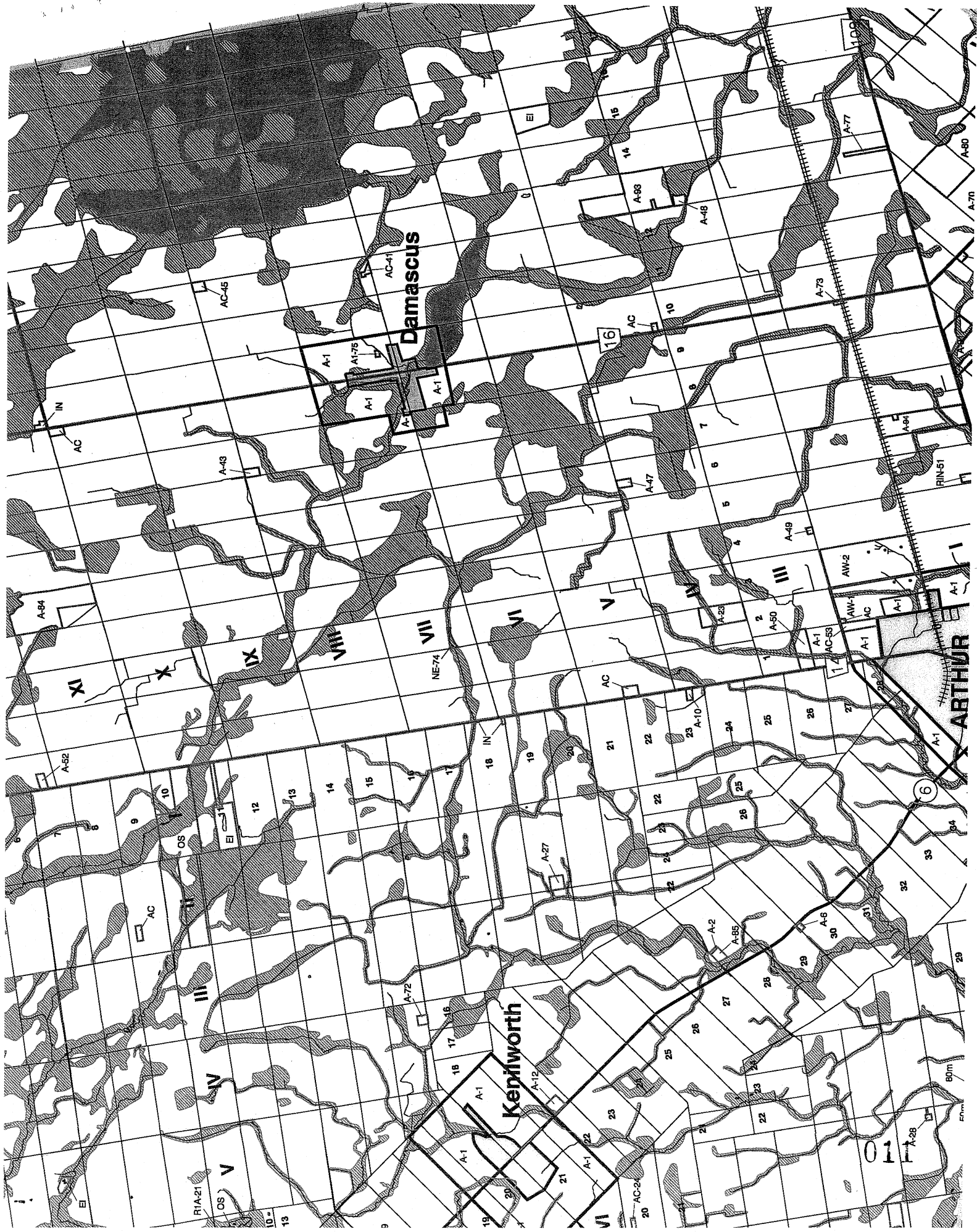
Expiry Date / Date d'expiration 31 12 11
D/J M Y/A

Pour l'exploitation d'un centre d'inspection des véhicules automobiles

Le centre sera autorisé à émettre des certificats et à apposer les vignettes d'inspection aux véhicules automobiles conformes aux normes prévues par le Code de la route et les règlements y afférents.

Issued by: Director, Vehicle Inspection Standards
Permis délivré par le Directeur des normes d'inspection des véhicules

Le présent permis n'est valide que pour la personne dont le nom et l'adresse sont indiqués ci-dessus et doit être renouvelé tous les ans.



Damascus

Kenilworth

ARTHUR

Map labels and grid coordinates:

- Grid letters: A, B, C, D, E
- Grid numbers: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33
- Points of Interest: A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, A-12, A-13, A-14, A-15, A-16, A-17, A-18, A-19, A-20, A-21, A-22, A-23, A-24, A-25, A-26, A-27, A-28, A-29, A-30, A-31, A-32, A-33, A-34, A-35, A-36, A-37, A-38, A-39, A-40, A-41, A-42, A-43, A-44, A-45, A-46, A-47, A-48, A-49, A-50, A-51, A-52, A-53, A-54, A-55, A-56, A-57, A-58, A-59, A-60, A-61, A-62, A-63, A-64, A-65, A-66, A-67, A-68, A-69, A-70, A-71, A-72, A-73, A-74, A-75, A-76, A-77, A-78, A-79, A-80, A-81, A-82, A-83, A-84, A-85, A-86, A-87, A-88, A-89, A-90, A-91, A-92, A-93, A-94, A-95, A-96, A-97, A-98, A-99, A-100
- Other labels: AC, IN, OS, EI, NE-74, RIA-21, AW-1, AW-2, AW-3, AW-4, AW-5, AW-6, AW-7, AW-8, AW-9, AW-10, AW-11, AW-12, AW-13, AW-14, AW-15, AW-16, AW-17, AW-18, AW-19, AW-20, AW-21, AW-22, AW-23, AW-24, AW-25, AW-26, AW-27, AW-28, AW-29, AW-30, AW-31, AW-32, AW-33, AW-34, AW-35, AW-36, AW-37, AW-38, AW-39, AW-40, AW-41, AW-42, AW-43, AW-44, AW-45, AW-46, AW-47, AW-48, AW-49, AW-50, AW-51, AW-52, AW-53, AW-54, AW-55, AW-56, AW-57, AW-58, AW-59, AW-60, AW-61, AW-62, AW-63, AW-64, AW-65, AW-66, AW-67, AW-68, AW-69, AW-70, AW-71, AW-72, AW-73, AW-74, AW-75, AW-76, AW-77, AW-78, AW-79, AW-80, AW-81, AW-82, AW-83, AW-84, AW-85, AW-86, AW-87, AW-88, AW-89, AW-90, AW-91, AW-92, AW-93, AW-94, AW-95, AW-96, AW-97, AW-98, AW-99, AW-100

01

80m

80m

Google maps

To see all the details that are visible on the screen, use the "Print" link next to the map.





Address **8582 County Road 14**


Address is approximate

You can enter notes here.

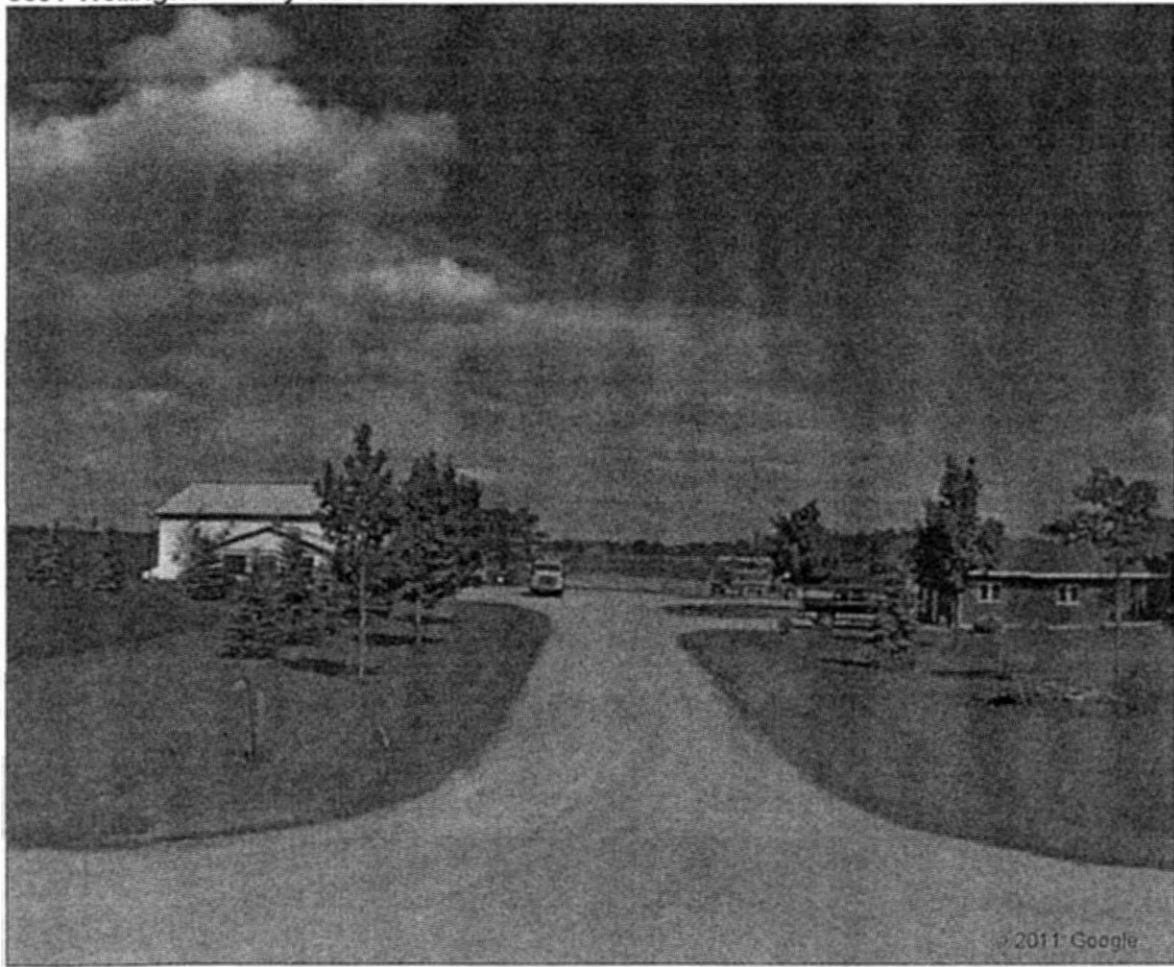
Save trees. Go green!
 Download Google Maps on your phone at google.com/gmm



Save trees. Go green!
 Download Google Maps on your phone at google.com/gmm



8631 Wellington county Rd 14

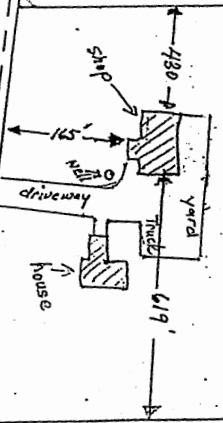


60N 2585

150'
150'
150'

0.51 Ac.
1-104-50

96.82 Ac.
1-104



49.57 Ac.
1-102-50 subject property

99.11 Ac.
1-102

50 Ac.
1-101-50

Wellington County Road 14

West Luther Township Concession 2

1

2

014



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 14, 2011

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

Dear Mr. Jones:

**Re: Ireland – Part of Lot 1, Concession 3
Permit Vehicle inspections – general public
Draft Zoning By-law Amendment**

PLANNING OPINION

This proposal is to permit an expansion of the vehicle inspection component on the subject property to include the general public. We would have no concerns with this expansion.

SUBJECT LAND

The subject land is legally described as Part of Lot 1, Concession 3 (Former West Luther) and is municipally known as # 8631 Wellington Road 14. The property is approximately 49.57 acres in area.

PURPOSE

The purpose of the amendment is to expand motor vehicle safety inspections, to include the general public. The property is currently zoned to permit a Contractor's Yard for industrial cement work, along with safety inspections for the business's trucks.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated PRIME AGRICULTURE and CORE GREENLANDS. Policy 6.4.4 of the County Official Plan permits home businesses in Prime Agricultural Areas provided they are compatible with and would not hinder surrounding agricultural uses. Small-scale home businesses are generally intended to supplement farm incomes and provide services in agricultural areas. Home businesses may include home industries small in scale with a limited number of employees, and minimal off-site impacts. The intention is to allow businesses which supplement farm income or provide services in agricultural areas. The Plan and the Provincial Policy Statement direct most industrial and commercial uses to Hamlets or Urban Centres.

ZONING BY-LAW

The subject property is zoned site specific Agriculture (A-50). The site specific zoning permits a contractors yard and safety inspections of vehicles associated with the contractor's yard. The applicants would like to allow inspections of vehicles from the general public. A draft by-law is attached for Councils consideration.

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

Sincerely,



Linda Redmond B.A.
Planner

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
BY-LAW NUMBER _____.

BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01;

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

1. THAT Schedule "A" Map 1 to By-law 66-01 is amended by revising the zoning regulation text as it applies to Part of Lot 1, Concession 3, as shown on Schedule "A" attached to and forming part of this By-law.
2. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by deleting Subsection 33.50 b) in its entirety, and replacing it with the following new subsection:

"33.50 b) Safety inspections of motor vehicles used in the above-noted contractor's yard operation and safety inspections of motor vehicles owned by the general public or other businesses shall be permitted.
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 _____, 2011

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2011

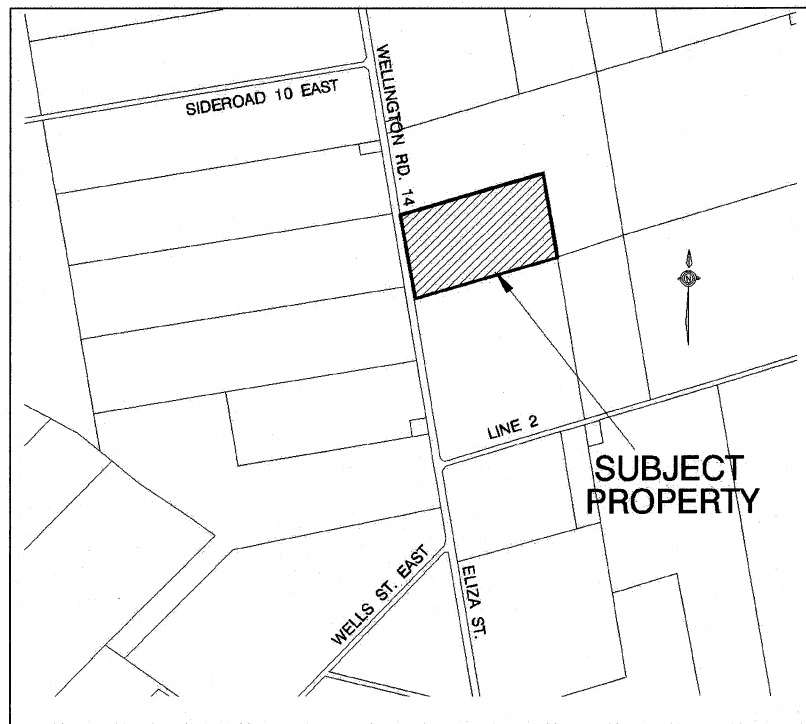
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Passed this ____ day of _____ 2011.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION being rezoned is in Part of Lot 1, Concession 3 (Former West Luther) and is municipally known as # 8631 Wellington Road 14. The property is approximately 49.57 acres in area.

THE PURPOSE AND EFFECT of the amendment is to expand motor vehicle safety inspections, to include the general public. The property is currently zoned to permit a Contractor's Yard for industrial cement work, along with safety inspections for the business's trucks.

RECEIVED

APR 14 2011

THE TOWNSHIP OF WELLINGTON NORTH

**NOTICE OF A PUBLIC MEETING FOR AN AMENDMENT
TO THE WELLINGTON NORTH ZONING BY-LAW** TWP. OF WELLINGTON NORTH
And
NOTICE OF COMPLETE APPLICATION

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

PUBLIC MEETING Wellington North Council will consider this application at their meeting scheduled for:

Monday, April 18, 2011
Township of Wellington North Municipal Offices
Council Chambers
7490 Sideroad 7 West, Kenilworth
7:00 p.m.

THE LOCATION OF THE SUBJECT LAND is described as Part of Lot 1, Concession 3 (Former West Luther) and is municipally known as # 8631 Wellington Road 14. The property is approximately 49.57 acres in area and is shown on the map below.

THE PURPOSE AND EFFECT of the amendment is to expand motor vehicle safety inspections, to include the general public. The property is currently zoned to permit a Contractor's Yard for industrial cement work, along with safety inspections for the business's trucks.

MAKING AN ORAL OR WRITTEN SUBMISSION

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

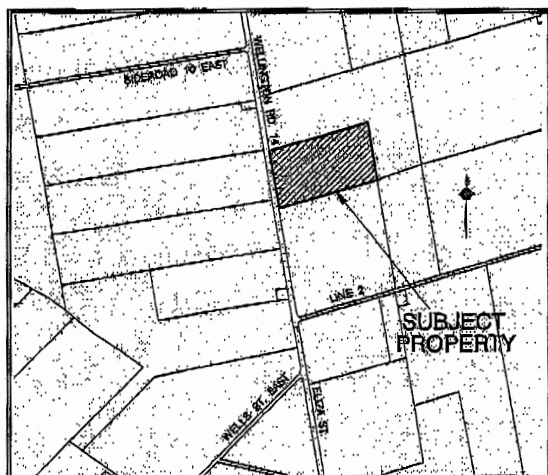
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Wellington North before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Wellington North to the Ontario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

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Wellington North before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

ADDITIONAL INFORMATION regarding this zoning amendment application is available for inspection at the Township of Wellington North Municipal Office, 7490 Sideroad 7 West in Kenilworth during regular office hours Monday to Friday.

Dated at the Township of Wellington North
This 29th day of March, 2011

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



**COUNTY OF WELLINGTON
ENGINEERING SERVICES**
**NO OBJECTION
NOTICE OF DECISION REQ'D.**
[Signature]
**PASQUALE COSTANZO, CET
ENGINEERING TECHNOLOGIST**
Date: *April 14/11*

COUNTY OF WELLINGTON
MAR 31 2011
ENGINEERING SERVICES
DEPARTMENT

020

Copy: County of Wellington Planning Dept.