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Public Meeting

Monday, April 23, 2018 at 7:00 PM Municipal
Office Council Chambers, Kenilworth

AGENDA

AGENDA ITEM	PAGE NO.
<p><u>CALLING TO ORDER</u></p> <ul style="list-style-type: none">- Mayor Lennox <p><u>DISCLOSURE OF PECUNIARY INTEREST(S) AND THE GENERAL NATURE THEREOF</u></p> <p><u>OWNERS/APPLICANT</u></p> <ul style="list-style-type: none">- Township of Wellington North <p><u>LOCATION OF THE SUBJECT LAND</u></p> <p>The land subject to the proposed amendment is described as Bodley Survey Part Lots A, B & C, RP 61R-11188 Parts 2 & 3, RP 61R-11525 Parts 4, 5 & 7, and is Municipally known as 455 Dublin St, Geographic Town of Mount Forest. The property is 0.44 hectares (1.08 acres) in size. The location is shown on the map attached.</p> <p><u>PURPOSE AND EFFECT OF THE APPLICATION</u></p> <p>The purpose and effect of the proposed amendment is to rezone the subject lands from Medium Density Residential (R2) Zone to Institutional (IN) Zone.</p>	1

AGENDA ITEM	PAGE NO.
<p><u>NOTICE</u></p> <p>Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on March 29th, 2018.</p>	
<p><u>PRESENTATIONS</u></p> <p>Curtis Marshall, MCIP, RPP, Senior Planner</p> <ul style="list-style-type: none">- See attached report and draft by-law.	2
<p><u>CORRESPONDENCE FOR COUNCIL'S REVIEW</u></p> <ul style="list-style-type: none">- Jim Klujber, Chief Operating Officer, Wellington North Power Inc.- Michael Oberle, Environmental Planning Technician, Saugeen Valley Conservation Authority	7 8
<p><u>REQUEST FOR NOTICE OF DECISION</u></p> <p>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><u>MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS</u></p>	
<p><u>COMMENTS/QUESTIONS FROM COUNCIL</u></p>	

AGENDA ITEM	PAGE NO.
<p><u>OWNERS/APPLICANT</u></p> <p>- 2574575 Ontario Inc.</p>	
<p><u>LOCATION OF THE SUBJECT LAND</u></p> <p>The land subject to the proposed amendment is described as Part of Park Lot 4, S/S of Durham St, E/S of Main St, Plan Mount Forest, with a civic address of 488 Durham St E, Mount Forest. The property is 2.64 hectares (6.52 acres) in size. The location is shown on the map attached.</p>	10
<p><u>PURPOSE AND EFFECT OF THE APPLICATION</u></p> <p>The purpose and effect of the proposed amendment is to rezone the subject lands from Future Development (FD) Zone to High Density Residential (R3) Zone to facilitate the construction of two 5-unit townhouse blocks (10 units total). This rezoning is related to severance applications B23/18 & B24/18 currently before the Wellington County Land Division Committee. The consents will sever two vacant parcels 1,565 m² (16,845 ft²) and 1,721 m² (18,524 ft²) for the townhouse blocks. A 2.31 ha (5.7 ac) vacant lot is retained for Future Development.</p> <p><u>NOTICE</u></p> <p>Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on March 29th, 2018.</p>	
<p><u>PRESENTATIONS</u></p> <p>Curtis Marshall, MCIP, RPP, Senior Planner</p> <p>- See attached report and draft by-law.</p>	11
<p><u>CORRESPONDENCE FOR COUNCIL'S REVIEW</u></p> <p>- Jim Klujber, Chief Operating Officer, Wellington North Power Inc.</p> <p>- Michael Oberle, Environmental Planning Technician, Saugeen Valley Conservation Authority</p>	19 20

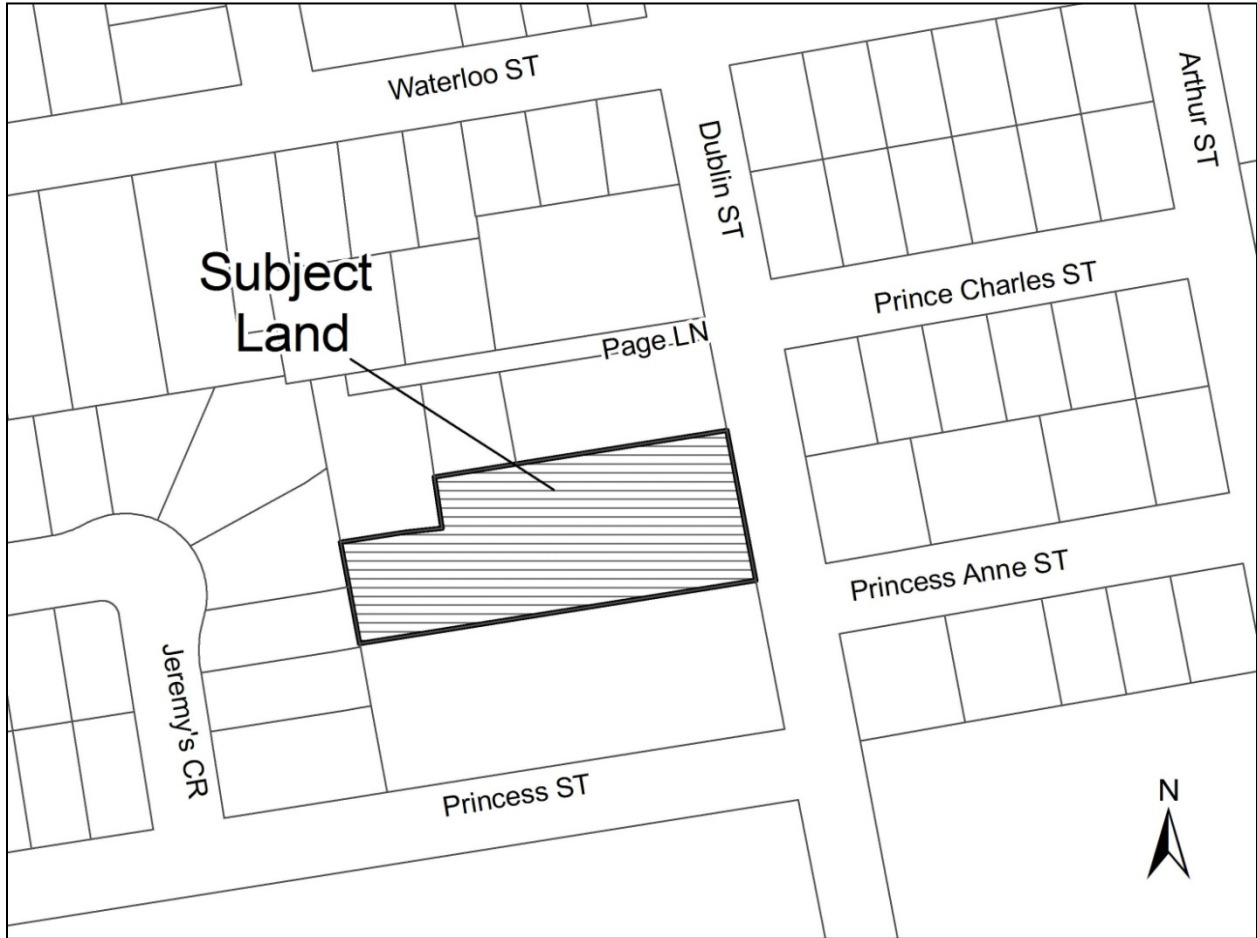
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<p><u>OWNERS/APPLICANT</u></p> <ul style="list-style-type: none">- Streetsville Bush Auto Recyclers Inc. <p><u>LOCATION OF THE SUBJECT LAND</u></p> <p>The land subject to the proposed amendment is described as WOSR, Lot 13, Divs 3 & 4, RP 61R-8621, Part 9 and is Municipally known as 7272 Sideroad 5 W, Geographic Arthur Township. The property is 7.69 hectares (19 acres) in size. The location is shown on the map attached.</p> <p><u>PURPOSE AND EFFECT OF THE APPLICATION</u></p> <p>The purpose and effect of the proposed amendment is to rezone the subject lands to permit the outdoor storage of motor vehicles as a primary use on the property. The property is currently zoned Rural Industrial with a site specific provision (RIN-87) which permits the outdoor storage of tunnel-boring machinery without a primary building being required. The motor vehicles would be stored in conjunction with the adjacent auto salvage, wrecking, and recycling business located at 7258 Sideroad 5 West.</p> <p><u>NOTICE</u></p> <p>Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on March 29th, 2018.</p>	22
<p><u>PRESENTATIONS</u></p> <p>Curtis Marshall, MCIP, RPP, Senior Planner</p> <ul style="list-style-type: none">- See attached report and draft by-law. <p><u>CORRESPONDENCE FOR COUNCIL'S REVIEW</u></p> <ul style="list-style-type: none">- None	23

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<p><u>OWNERS/APPLICANT</u></p> <ul style="list-style-type: none">- Janet Keeping <p><u>LOCATION OF THE SUBJECT LAND</u></p> <p>The land subject to the proposed amendment is described as Lot 13, Concession 4, Geographic Township of West Luther, with a civic address of 8725 Sideroad 13. The property is 20.2 hectares (49.9 acres) in size. The location is shown on the map attached.</p> <p><u>PURPOSE AND EFFECT OF THE APPLICATION</u></p> <p>The purpose and effect of the proposed amendment is to rezone the subject lands to prohibit future residential development on the severed agricultural portion of property. This rezoning is a condition of severance application B162/17, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the vacant agricultural 19.2 ha (47.4 acres) parcel from the retained rural residential parcel under the surplus farm dwelling policies.</p> <p><u>NOTICE</u></p> <p>Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on March 29th, 2018.</p> <p><u>PRESENTATIONS</u></p> <p>Curtis Marshall, MCIP, RPP, Senior Planner</p> <ul style="list-style-type: none">- See attached report and draft by-law. <p><u>CORRESPONDENCE FOR COUNCIL'S REVIEW</u></p> <ul style="list-style-type: none">- None	<p>29</p> <p>30</p>

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Township of Wellington North



PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development
Department

DATE: April 16, 2018
TO: Mike Givens, C.A.O.
Township of Wellington North
FROM: Jessica Wilton, Junior Planner
Curtis Marshall, Senior Planner
County of Wellington
SUBJECT: **455 Dublin Street, Mount Forest**
Zoning By-law Amendment

Planning Opinion

The purpose of this zoning amendment is to rezone the subject lands from Medium Density Residential (R2) Zone to Institutional (IN) Zone to recognize the institutional use of the property and facilitate the sale of the subject lands by the Township.

We have no objections to the zoning amendment. The proposal is consistent with the Provincial Policy Statement and conforms to the Official Plan policies that encourage urban centres to have a sufficient mix of land uses including institutional lands to service the community. The property is currently used for institutional purposes and the zoning by-law amendment will recognize this use.

INTRODUCTION

The property subject to the proposed amendment is described as Bodley Survey Part Lots A, B & C, RP 61R-11188 Parts 2 & 3, RP 61R-11525 Parts 4, 5 & 7, and is Municipally known as 455 Dublin St, Geographic Town of Mount Forest. The property is 0.44 hectares (1.08 acres) in size. The location of the property is shown on Figure 1.

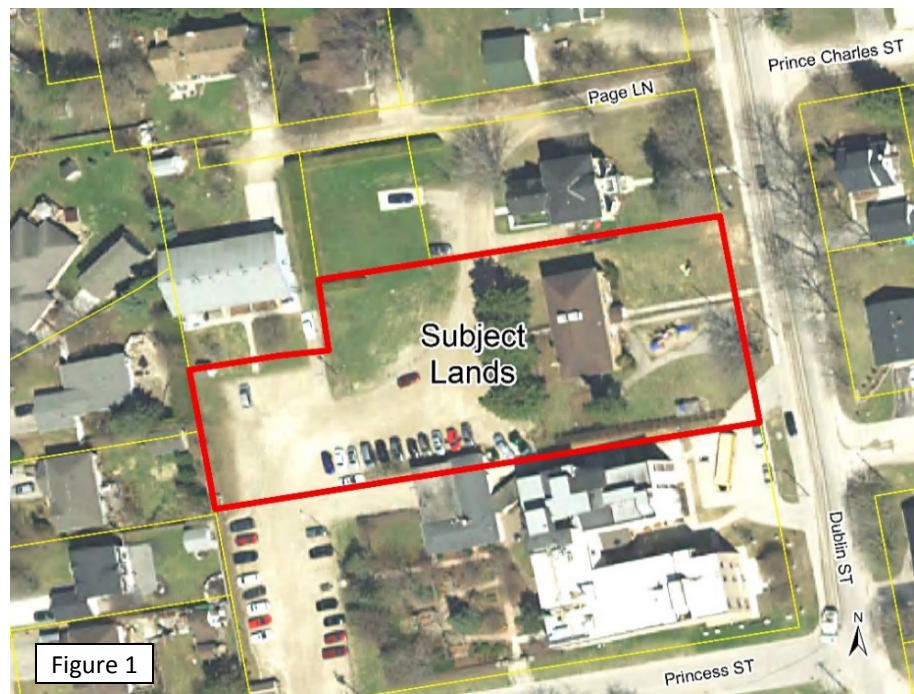


Figure 1

PROPOSAL

The purpose of this zoning amendment is to rezone the subject lands from Medium Density Residential (R2) Zone to Institutional (IN) Zone to recognize the institutional use of the property and facilitate the sale of the subject lands by the Township.

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is located within the settlement area of Mount Forest. Section 1.1.3.1 of the Provincial Policy Statement states that “settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.” Settlement areas are encouraged to include a mix of densities and land uses.

WELLINGTON COUNTY OFFICIAL PLAN

The property is within the Mount Forest Urban Centre and is designated Residential. The Residential designation permits institutional uses. Section 8.3.10 of the Official Plan provides for non-residential uses such as schools, churches, day care centres and nursery schools may be permitted provided that they meet the following criteria:

- a) non-residential development should be located on an arterial or collector road or in close proximity to the Central Business District;
- b) the design of the proposed development with respect to building height, setbacks, landscaping, parking and vehicular circulation will ensure that it will be compatible with surrounding uses of land;
- c) adequate infrastructure shall be available or will be made available to service the development; and,
- d) the zoning by-law establishes a specific zone or zones for these uses.

WELLINGTON NORTH ZONING BY-LAW

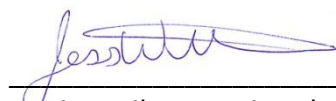
The subject lands are zoned Medium Density Residential (R2). The subject lands are proposed to be rezoned to Institutional (IN) to facilitate the sale of the property. The property is currently used for institutional purposes (childcare and learning centre) and the proposed amendment will recognize this use.

Draft Zoning By-law Amendment

A draft Zoning By-law amendment has been prepared for public review and Council’s consideration, and is attached to this report.

Respectfully submitted

County of Wellington Planning and Development Department



Jessica Wilton, Junior Planner



Curtis Marshall, MCIP, RPP
Senior 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; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended

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

1. THAT Schedule 'A' Map 3 to By-law 66-01 is amended by changing the zoning on lands described as Bodley Survey Part Lots A, B & C, RP 61R-11188 Parts 2 & 3, RP 61R-11525 Parts 4, 5 & 7, and is Municipally known as 455 Dublin St, Geographic Town of Mount Forest, as shown on Schedule "A" attached to and forming part of this By-law from **Medium Density Residential (R2) to Institutional (IN);**
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 _____, 2018

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2018

_____.

MAYOR

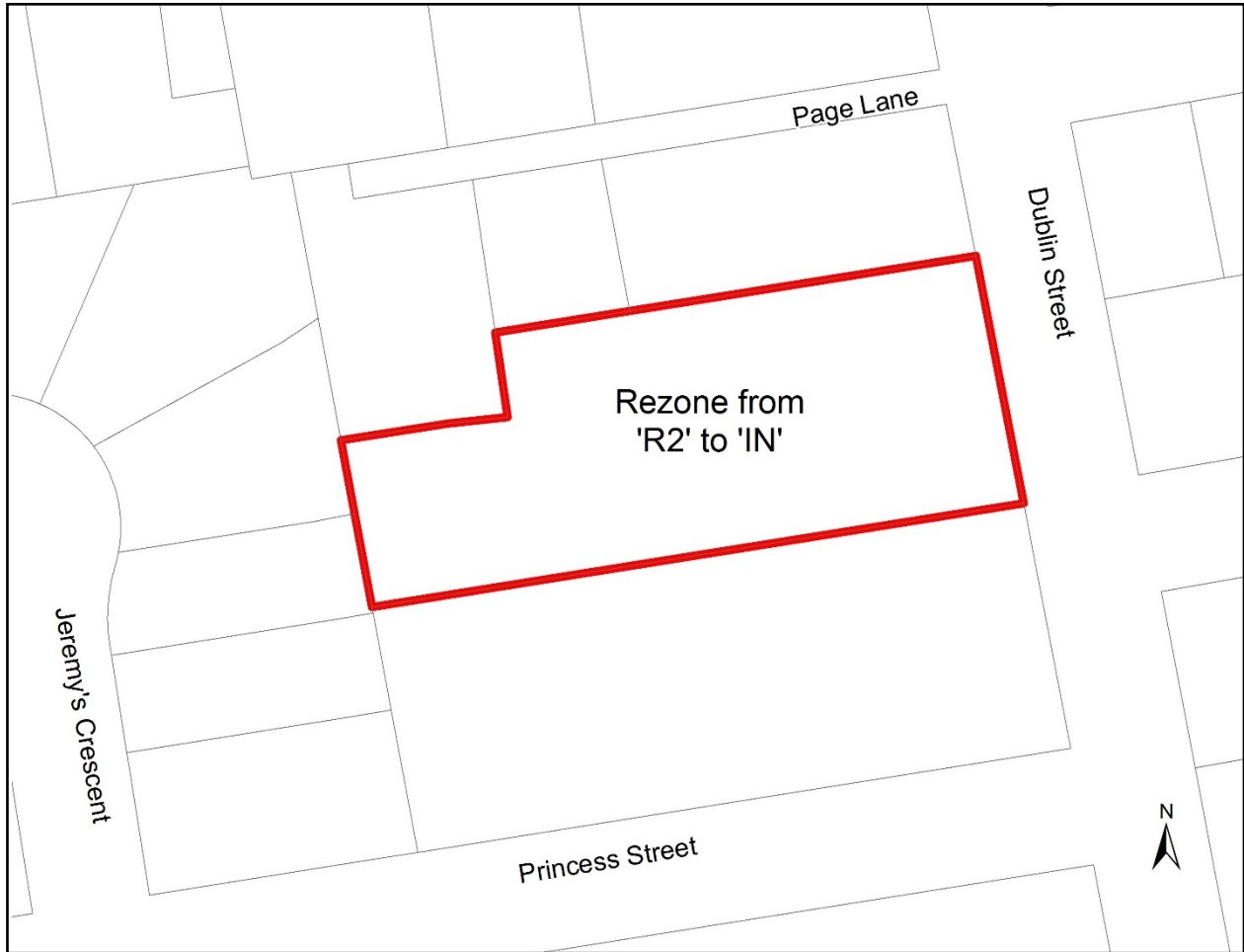
_____.

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule "A"



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

Passed this ___ day of _____ 2018

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION OF THE SUBJECT LANDS

The property subject is described as Bodley Survey Part Lots A, B & C, RP 61R-11188 Parts 2 & 3, RP 61R-11525 Parts 4, 5 & 7, and is municipally known as 455 Dublin St, Geographic Town of Mount Forest. The property is 0.44 hectares (1.08 acres) in size and is currently zoned Medium Density Residential (R2).

THE PURPOSE AND EFFECT of the proposed amendment is to rezone the subject lands from Medium Density Residential (R2) Zone to Institutional (IN) Zone.



Wellington North Power Inc.

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

www.wellingtonnorthpower.com

April 4, 2018

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

Dear Mr. D Jones

**Re: Public Meeting Monday April 23, 2018
Bodley Survey Part Lots A, B, C, RP 61R-11188 Parts 2 & 3, RP 61R-11525
Parts 4, 5, & 7, and Municipally known as 455 Dublin St, Mount Forest.**

Wellington North Power Inc. has reviewed the subject notice. Please notify the applicant of the following comment:

1. The applicant is to contact Wellington North Power Inc. prior to completion of site plans to request electrical service requirements.

Sincerely,

WELLINGTON NORTH POWER INC.
Jim Klujber, Chief Operating Officer



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ONLY (*township@wellington-north.com*)

April 17, 2018

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

ATTENTION: Darren Jones, CBO

Dear Mr. Jones:

RE: Proposed Zoning By-law Amendment
455 Dublin Street
Roll No.: 234900000610900
Bodley Survey Part Lots A, B & C, Plan 61R11188 Parts 2 & 3, Plan 61R11525 Parts 4, 5, & 7
Geographic Town of Mount Forest
Township of Wellington North (455 Dublin St.)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the proposed zoning by-law amendment in accordance with the SVCA's mandate, and the SVCA Environmental Planning and Regulations Policies Manual, Approved May 16, 2017. According to The Township of Wellington North Notice of a Public Meeting to Consider Amendments to the Comprehensive Zoning By-law 66-01, the purpose and effect of the proposed amendment is to rezone the subject lands from Medium Density Residential (R2) Zone to Institutional (IN) Zone. The proposed zoning by-law amendment is acceptable to SVCA staff, and the following comments are offered.

Natural Hazard

In the opinion of SVCA staff, the property is not affected by any natural hazards, it is not designated Greenlands in the Wellington County Official Plan (OP), and is not zoned Natural Environment (NE) in the Township of Wellington North Zoning By-law 66-01.

Natural Heritage

In the opinion of SVCA staff, the natural heritage features and areas affecting the property include potentially significant wildlife habitat, and potentially the significant habitat of endangered species or threatened species.

Significant Wildlife Habitat

It has come to the attention of SVCA staff that significant wildlife habitat may be located on or adjacent to the property. Section 5.5.1 of the Wellington County OP states, in part, that development and site alteration shall



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

not be permitted within significant wildlife habitat, unless it has been demonstrated that there will be no negative impacts to the habitat or its ecological functions. However, in the opinion of SVCA staff, an Environmental Impact Study (EIS) is not necessary, as SVCA staff does not anticipate any negative impacts to significant wildlife habitat resulting from this proposal.

Significant Habitat of Endangered Species or Threatened Species

It has come to the attention of SVCA staff that habitat of endangered species or threatened species may be located on or adjacent to the property. Section 2.1.7 of the Provincial Policy Statement (PPS 2014) indicates that development and site alteration shall not be permitted in habitat of endangered species or threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the applicant to ensure the endangered species and threatened species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Natural Resources and Forestry (MNRF) for information on how to address this policy.

SVCA Regulation

The property is not subject to the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the *Conservation Authorities Act*, R.S.O, Chap. C. 27. A Permit from the SVCA will not be required for development on the property.

Conclusion

All of the plan review functions listed in the Agreement have been assessed with respect to the application. The proposed zoning by-law amendment is acceptable to SVCA staff.

The SVCA would appreciate receiving notice of the decision to the above referenced planning application.

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

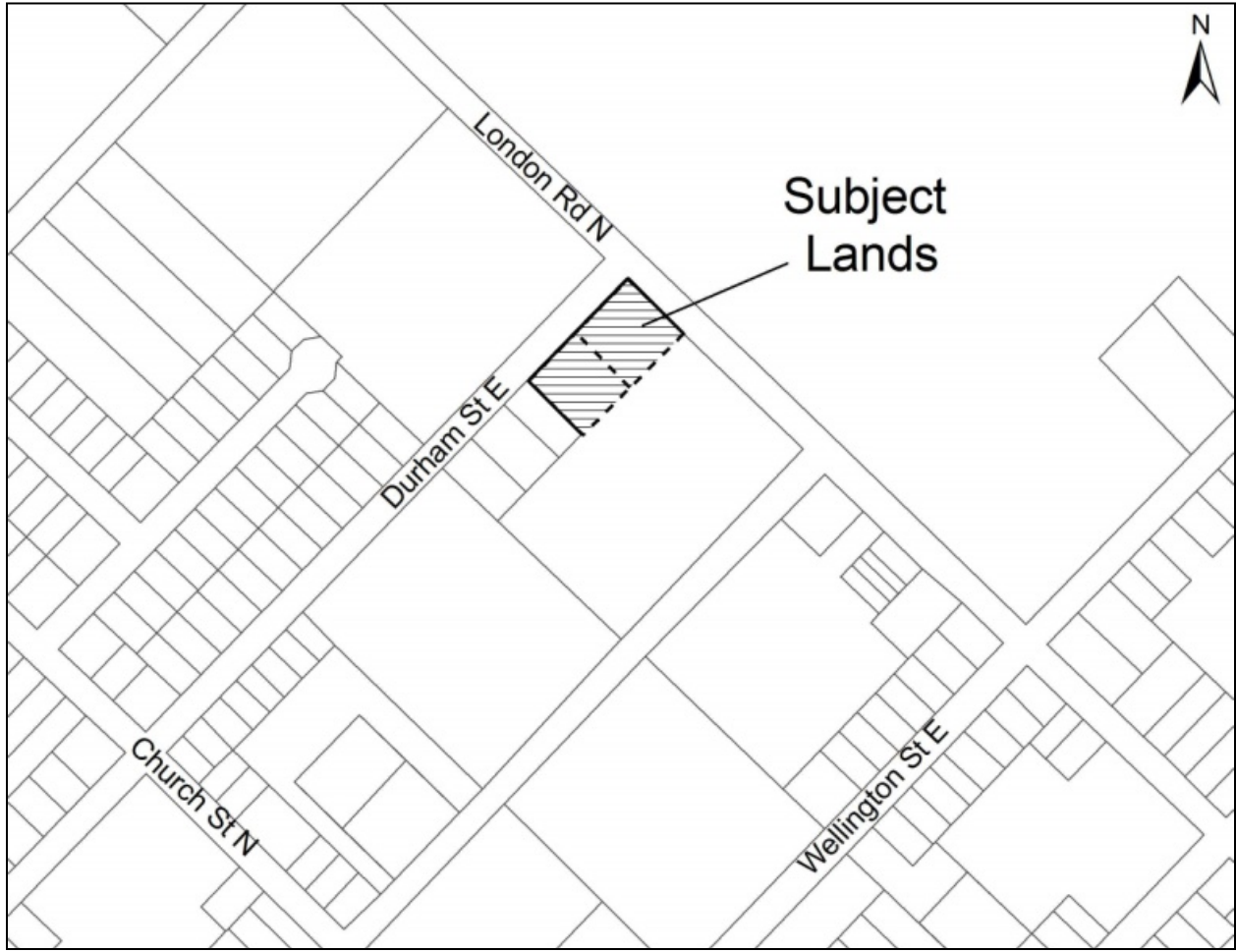
Sincerely,



Michael Oberle
Environmental Planning Technician
Saugeen Conservation

MO\

cc: Karren Wallace, Clerk, Township of Wellington North (via email)
Steve McCabe, Authority Member, SVCA (via email)



2574575 Ontario Inc.



PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development
Department

DATE: April 16, 2018
TO: Mike Givens, C.A.O.
Township of Wellington North
FROM: Jessica Wilton, Junior Planner
Curtis Marshall, Senior Planner
County of Wellington
SUBJECT: **2574575 Ontario Inc.**
488 Durham Street E, Mount Forest
Zoning By-law Amendment

PLANNING OPINION

The purpose and effect of the proposed amendment is to rezone the subject lands from Future Development (FD) to High Density Residential (R3) to facilitate the construction of two 5-unit townhouse blocks (10 units total). This rezoning is a condition of severance application B23/18 & B24/18, that were granted provisional approval by the Wellington County Land Division Committee. The consents sever two vacant parcels 1,565 m² (16,845 ft²) and 1,721 m² (18,524 ft²) in size for the townhouse blocks. A 2.31 ha (5.7 ac) vacant lot is retained for future development.

Planning Staff have no concerns with the application to permit townhouses as it is consistent with the Provincial Policy Statement, the Growth Plan and meets the criteria of the County Official Plan. The introduction of medium density residential development is consistent with the Wellington North Community Growth Plan and implements the Official Plan residential designation and “greenfield” density policies.

LOCATION

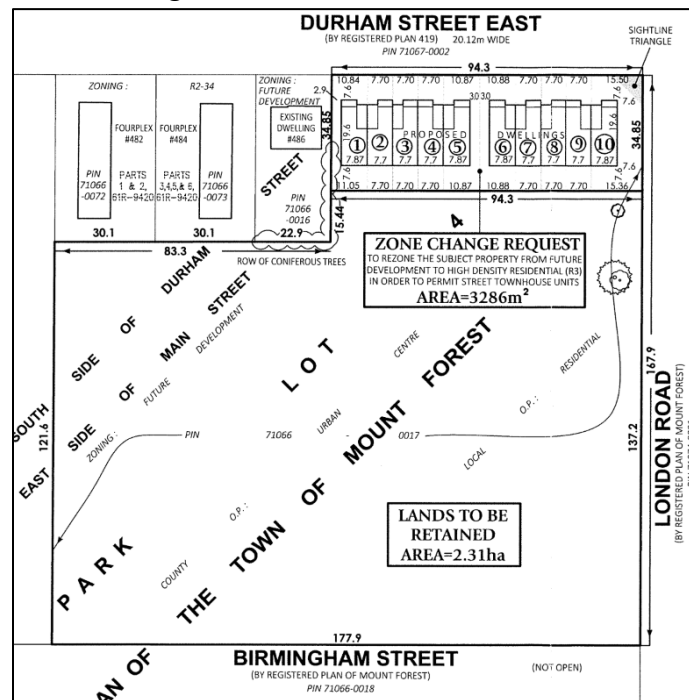
The subject property is legally described as Part of Park Lots 4, s/s of Durham Street E/S of Main Street, Plan Mount Forest with a civic address of 488 Durham Street E. The property is approximately 2.64 hectares (6.52 acres) in size and is currently vacant. The location of the property is shown in Figure 1.



PROPOSAL

The proposal is to rezone the subject lands from Future Development (FD) to High Density Residential (R3) to facilitate the construction of two 5-unit townhouse blocks (10 units total). This rezoning is a condition of severance applications B23/18 & B24/18 that were granted provisional approval by the Wellington County Land Division Committee. The consents will sever two vacant parcels 1,565 m² (16,845 ft²) and 1,721 m² (18,524 ft²) in size for the townhouse blocks. A 2.31 ha (5.7 ac) vacant lot is retained for future development. The applicants proposed site plan is shown in Figure 2.

Figure 2: Draft Site Plan



PROVINCIAL PLANNING POLICY

The subject property is located within the settlement area of Mount Forest. Section 1.1.3.1 of the Provincial Policy Statement states that “settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.” Settlement areas are encouraged to include a mix of densities and land uses.

The Provincial Growth Plan directs the majority of growth to settlement areas as a better use of land and infrastructure while prioritizing intensification in strategic growth areas, including urban growth centres, major transit station areas, brownfield sites and greyfields.

Under section 2.2.7 of the Growth Plan, new development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that supports the achievement of complete communities.

COUNTY OFFICIAL PLAN

The lands subject to the amendment is designated RESIDENTIAL in the Urban Centre of Mount Forest. The property is located outside of the defined “built boundary” and therefore is considered a Greenfield area.

Development of Greenfield Areas

The policies of Section 3 of the Official Plan outline the general strategies for guiding growth within the County. Section 3.3 sets out objectives for growth and encourages growth in urban areas. It further encourages the efficient use of land through increased densities in designated Greenfield areas of urban centres.

Section 3.3.1 identifies targets and states “the designated greenfield area of the County will be planned to achieve an overall minimum density of not less than 40 residents and jobs per hectare. This application is located within a Greenfield area and will contribute and support this target.

According to Section 4.4.4, the County will encourage increased densities and a broader mix of housing in Greenfield areas. New developments will be required to achieve densities which promote the overall greenfield density target of 40 persons and jobs per hectare and specifically strive to attain at least 16 units per gross hectare (6.5 units per gross acre) in newly developing subdivisions. The introduction of medium density housing types in new subdivisions and other Greenfield areas is encouraged.

WELLINGTON NORTH COMMUNITY GROWTH PLAN

The following relevant Growth Management Goals have been identified:

1. To direct and focus development to the urban areas of Arthur and Mount Forest as the primary centres and complete communities with a mix of land uses, housing, jobs and services.
4. To plan and promote orderly, compact development within the urban areas, based on phasing to align with planning for infrastructure, transportation, facilities and services.

WELLINGTON NORTH ZONING BY-LAW

The subject lands are currently zoned Future Development (FD). The applicant has requested to rezone the subject lands to High Density Residential (R3) Zone to facilitate the construction of two 5-unit townhouse blocks (10 units total). The Residential (R3) Zone permits street townhouse units, cluster/block townhouse units, and apartments.

PLANNING DISCUSSION

Medium Density Development

Section 8.3.5 of the County Official Plan identifies that medium density development such as townhouses may be permitted in RESIDENTIAL designated areas provided that specific criteria are addressed.

The specific criteria are addressed as follows:

Policy Requirement:	Response:
<p>a) Development should not exceed 35 units per hectare (14 units per acre) for townhouses</p>	<p>B23/18 (5 units) is 32 units per hectare (12.9 units per acre). B23/18 (5 units) is 29 units per hectare (11.75 units per acre).</p> <p>A combined density of 30.4 units per hectare (12.3 units per acre) is proposed for the two lots. The proposed density achieves the minimum greenfield density requirement of at least 16 units per gross hectare (6.5 units per gross acre) and is under the maximum medium density of 35 units per hectare (14 units per acre) identified for townhouses.</p>
<p>b) The design is compatible with existing or future development on adjacent properties;</p>	<p>Adjacent uses include a single detached dwelling. A plan of subdivision is being developed on the retained adjacent lands. Site design, landscaping fencing etc. will be reviewed as part of the site plan application and will consider compatibility with adjacent uses.</p>
<p>c) The site has a suitable size and shape to</p>	<p>B23/18 is 1,565 m² (16,845 ft²) and B24/18 is</p>

accommodate the development and required infrastructure	1,721 m ² (18,524 ft ²) in size which is suitable in size and shape for a townhouse development. Site design, grading, drainage, landscaping etc. will be reviewed as part of the site plan application.
d) Adequate services are available	Municipal servicing is available in Mount Forest. The applicants engineer is preparing updated design drawings to service the development. These details will be reviewed as part of the site plan application.
e) In greenfield areas, medium density street townhouses are allowed on local roads	The property is located on Durham Street E, which is a local road.
f) Appropriate zoning is provided.	The property is proposed to be zoned Residential R3 which provides standards for townhouse dwellings.

Site Plan Approval

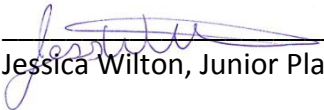
The proposed development will be subject to Site Plan Review by the Township. Site design, grading, servicing, stormwater management, landscaping, parking, fencing etc. will be reviewed as part of the site plan review.

Draft Zoning By-law Amendment


A site specific draft Zoning By-law amendment has been prepared for public review and Council’s consideration which rezones the property to R3, and is attached to this report.

Respectfully submitted

County of Wellington Planning and Development Department



 Jessica Wilton, Junior Planner



 Curtis Marshall, MCIP, RPP
 Senior 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; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended

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

1. THAT Schedule 'A' Map 3 to By-law 66-01 is amended by changing the zoning on lands described as Part of Park Lot 4, s/s of Durham St, E/S of Main St, Plan Mount Forest with a civic address of 488 Durham Street E, as shown on Schedule "A" attached to and forming part of this By-law from **Future Development (FD)** to **High Density Residential (R3)**;
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 _____, 2018

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2018

_____.

MAYOR

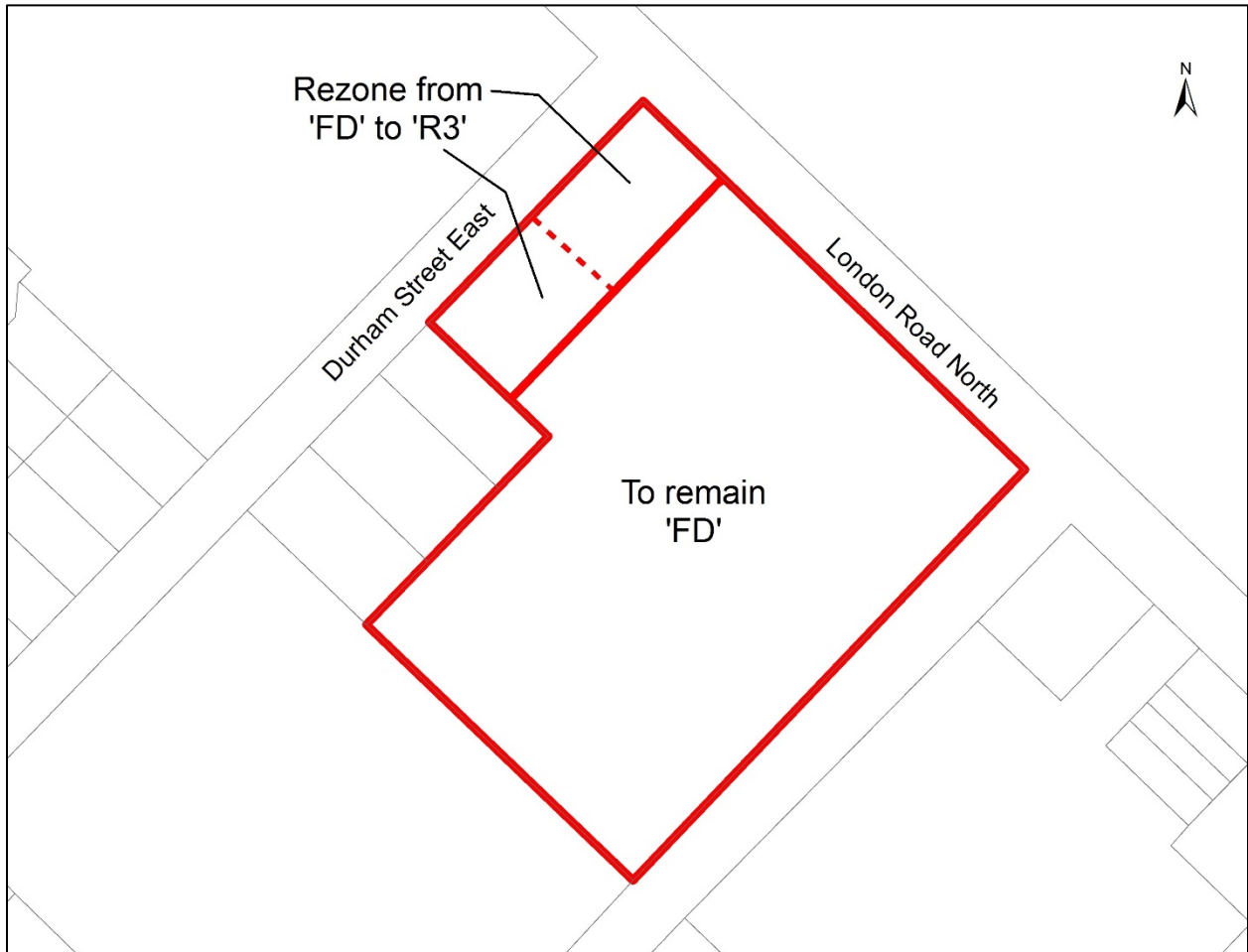
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CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule "A"



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

Passed this ___ day of _____ 2018

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION OF THE SUBJECT LANDS

The subject property is legally described as Part of Park Lot 4, S/S of Durham St, E/S of Main St, Plan Mount Forest, with a civic address of 488 Durham Street E. The lands subject to the amendment are 0.33 ha (0.81 ac) in size and are currently zoned Future Development (FD).

THE PURPOSE AND EFFECT of the proposed amendment is to rezone the subject lands from Future Development (FD) Zone to High Density Residential (R3) Zone to facilitate the construction of two 5-unit townhouse blocks (10 units total). This rezoning is a condition of severance applications B23/18 & B24/18, that were granted provisional approval by the Wellington County Land Division Committee. The consents will sever two vacant parcels 1,565 m² (16,845 ft²) and 1,721 m² (18,524 ft²) in size for the townhouse blocks. A 2.31 ha (5.7 ac) vacant lot is retained for future development.



Wellington North Power Inc.

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

www.wellingtonnorthpower.com

RECEIVED

APR - 9 2018

TWP. OF WELLINGTON NORTH

April 4, 2018

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

Dear Mr. D Jones

**Re: Public Meeting Monday April 23, 2018
Part of Park Lot 4, s/s of Durham St, e/s of Main St, Plan Mount Forest with
civic address 488 Durham St E, Mount Forest.**

Wellington North Power Inc. has reviewed the subject notice. Please notify the applicant of the following comments:

1. The applicant is to contact Wellington North Power Inc. prior to completion of site plans to request electrical service requirements.
2. The applicant will be required to enter into a Construction Agreement with Wellington North Power Inc.

Sincerely,

WELLINGTON NORTH POWER INC.
Jim Klujber, Chief Operating Officer



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ONLY (township@wellington-north.com)

April 10, 2018

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

ATTENTION: Darren Jones, CBO

Dear Mr. Jones:

RE: Proposed Zoning By-law Amendment
488 Durham Street East
Roll No.: 234900000102900
Part of Park Lot 4, South of Durham St. East of Main Street, Plan Town of Mount Forest
Geographic Town of Mount Forest
Township of Wellington North (2574574 Ontario Inc. c/o Brad Wilson)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the proposed zoning by-law amendment in accordance with the SVCA's mandate, and the SVCA Environmental Planning and Regulations Policies Manual, Approved May 16, 2017. According to The Township of Wellington North Notice of a Public Meeting to Consider Amendments to the Comprehensive Zoning By-law 66-01, the purpose and effect of the proposed amendment is to rezone the subject lands from Future Development (FD) Zone to High Density Residential (R3) Zone to facilitate the construction of two 5-unit townhouse blocks (10 units total). This rezoning is related to the severance applications B23/18 and B24/18 currently before the Wellington County Land Division Committee.

Authority staff provided comments to the County of Wellington dated March 14, 2018 regarding the associated applications for consent B23/18 and B24/18. Please refer to that letter for more details on the property. SVCA staff do not have updated comments regarding this application. The proposed zoning by-law amendment is acceptable to SVCA staff.

The SVCA would appreciate receiving notice of the decision to the above referenced planning application.

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

Sincerely,

Michael Oberle
Environmental Planning Technician



Watershed Member Municipalities

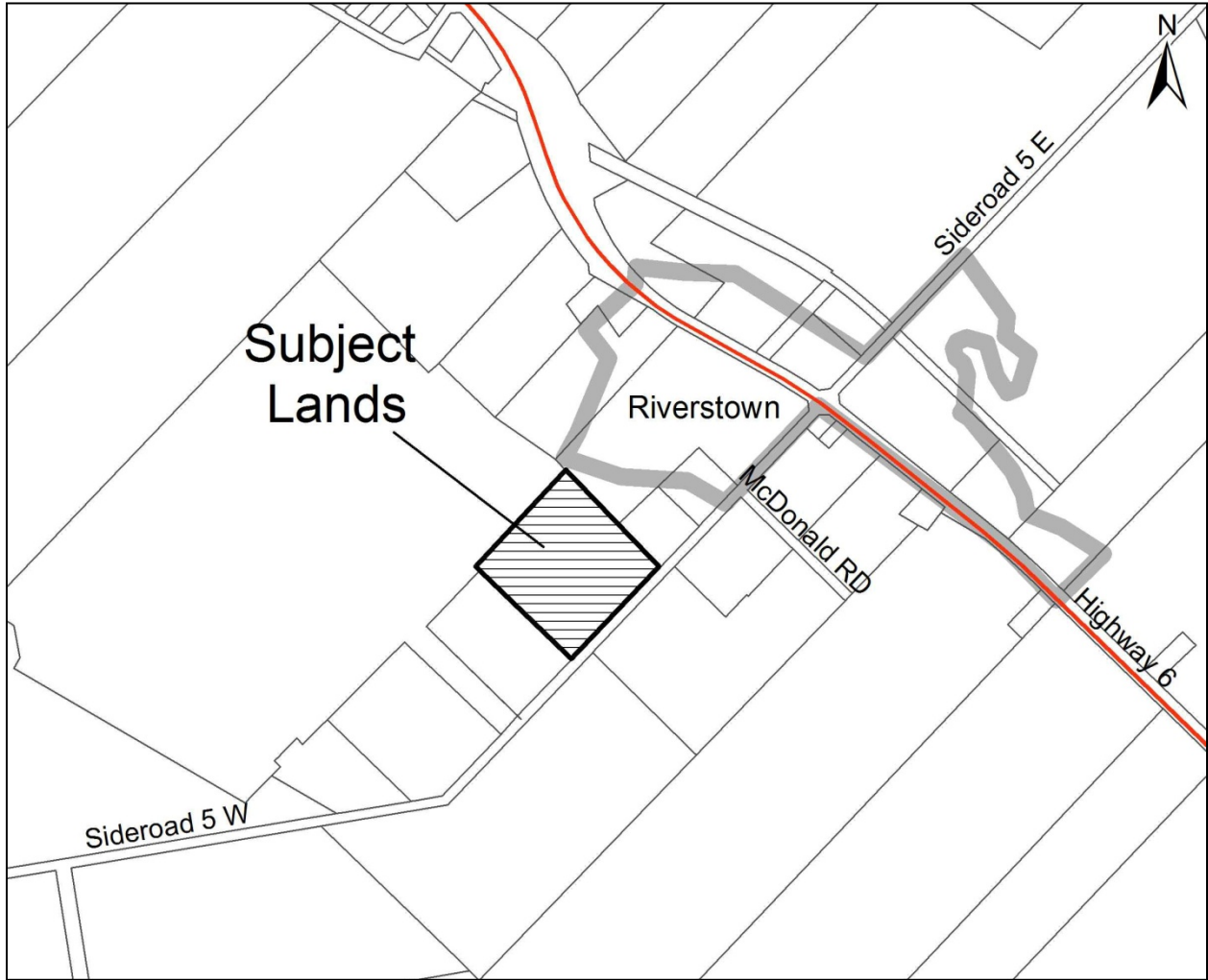
Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington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

Township of Wellington North
Proposed Zoning By-law Amendment (2574574 Ontario Inc. c/o Brad Wilson)
April 10, 2018
Page 2 of 2

Saugeen Conservation

MO\

cc: Karren Wallace, Clerk, Township of Wellington North (via email)
2574574 Ontario Inc. c/o Brad Wilson, owner (via email)
Jeff Buisman, VanHarten Surveying Inc., agent (via email)
Steve McCabe, Authority Member, SVCA (via email)



Streetsville Bush Auto Recyclers Inc.



PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development
Department

DATE: April 12, 2018
TO: Mike Givens, C.A.O.
Township of Wellington North
FROM: Curtis Marshall, Senior Planner
County of Wellington
SUBJECT: **Streetsville Bush Auto Recycling Inc.**
7272 Sideroad 5 West (Arthur)
Zoning By-law Amendment

PLANNING OPINION

The purpose and effect of the proposed amendment is to rezone the subject lands to permit the outdoor storage of salvage motor vehicles as a primary use on the property. The motor vehicles would be stored in conjunction with the adjacent auto salvage, wrecking, and recycling business (Kenilworth Auto Recyclers) located at 7258 Sideroad 5 West.

The subject property is designated Rural Employment Area. The property is currently zoned Rural Industrial with a site specific exception (RIN-87) which permits outdoor storage without a primary building being required. A zoning by-law amendment is required to specifically permit the storage of salvage motor vehicles as the use is captured under the definition of a “salvage or wrecking and recycling facility”, and therefore is prohibited unless permitted by an amendment to the Zoning By-law.

Planning Staff have prepared a draft Zoning By-law amendment for Council’s consideration which is attached to this report.

LOCATION

The land subject to the proposed amendment is described as WOSR, Lot 13, Divs 3 & 4, RP 61R-8621, Part 9 and is Municipally known as 7272 Sideroad 5 West, Geographic Township of Arthur. The property is 7.69 hectares (19 acres) in size. There are no buildings on the property. There is a large graveled and fenced storage yard on the property which is currently being used to store “end of life automobiles” (salvage motor vehicles) by the owner.

PROPOSAL

The purpose and effect of the proposed amendment is to rezone the subject lands to permit the outdoor storage of salvage motor vehicles as a primary use on the property. The property is currently zoned Rural Industrial with a site specific exception (RIN-87) which permits outdoor storage without a primary building being required. The motor vehicles would be stored in conjunction with the adjacent auto salvage, wrecking, and recycling business (Kenilworth Auto Recyclers) located at 7258 Sideroad 5 West. An air photo showing the property is provided below.

Figure 1: Air Photo Showing 7272 Sideroad 5 West



PROVINAL POLICY STATEMENT (PPS)

Under Section 1.3.1 (Employment) of the PPS, Planning authorities shall promote economic development and competitiveness by providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

COUNTY OFFICIAL PLAN

The subject property is designated Rural Employment Area. Permitted uses include dry industrial and commercial uses requiring large lots. Such industrial uses may include manufacturing, processing, fabrication and assembly of raw materials or repair, servicing, distribution and storage of materials.

Under Section 6.8.3, Councils when considering rezoning applications shall ensure that existing and proposed uses are compatible, and that sensitive uses are adequately separated from industrial uses. The Zoning By-law may also limit the location and size of commercial uses.

ZONING BY-LAW

The subject lands are zoned Rural Industrial with a site specific exception (RIN-87). The site specific exception permits outdoor storage without the presence of a main building as an additional permitted use. More specifically the outdoor storage of tunnel-boring machinery and ancillary components, shipping containers which may contain smaller tunnel-boring machine components and similar equipment is permitted.

Under Section 6.35 Uses Restricted in all Zones, a *salvage or wrecking facility* is prohibited throughout the Township, either alone or in conjunction with another uses unless specifically permitted in a zone or by an amendment to the Zoning By-law.

The Zoning By-law defines a *salvage or wrecking and recycling facility* as follows: “means the use of land, buildings or structures for the wrecking, dismantling, storing and/or selling of used vehicles, farm equipment and parts thereof, including tires and other goods, wares or materials”.

A zoning by-law amendment is required to specifically permit the storage of salvage motor vehicles as the use is captured under the definition of a “salvage or wrecking and recycling facility”, and therefore is prohibited unless permitted by an amendment to the Zoning By-law.

PLANNING DISCUSSION

Compatibility:

The County Official Plan outlines that Councils when considering rezoning applications in Rural Employment Areas shall ensure that existing and proposed uses are compatible, and that sensitive uses are adequately separated from industrial uses. In terms of compatibility with adjacent uses, the subject property is located within a rural industrial area that includes several businesses that have large outdoor storage areas/yards such as the Quality Homes manufacturing facility. The subject property is located adjacent to the County’s Riverstown Waste Facility, Kenilworth Auto Recyclers (auto salvage, wrecking, and recycling business), and is across the road from a licensed aggregate extraction site. The closest residential dwelling is approximately 340.0 m (1115.0 ft) from the subject property.

The site specific zoning exception requires that outdoor storage on the property not be located within any required yards (eg. within the side yard setback), shall not compromise more than 40% of the lot area, and shall be visually screened from view the street and from any abutting land zoned or used for residential, institutional or open space uses. The subject property is partially screened with trees along the road. Additional screening may not be deemed necessary as long as the storage of salvage automobiles is limited to the existing fenced storage compound.

In order to limit the scale and impacts of the proposed use, Planning Staff have included specific wording in the draft zoning by-law which only permits the **storage** of salvage automobiles within the **existing** storage compound on the property. The by-law has also been written to exclude the wrecking, processing, and removal of parts and/or fluids from salvage automobiles.

These activities may take place on the adjacent Kenilworth Auto Recyclers which and also owned by the applicant and is zoned for such use. Wording has also been included to exclude the storage of tires, scrap metal or other materials and debris on the property.

MOECC Approvals:

In 2016 the Province issued updated the Environmental Protection Act (EPA) and released new regulations related to automobile salvage yards. Under the new regulations, salvage yards, now known as “end of life vehicle” processing sites are required to register with the Province under the Environmental Activity and Sector Registry (EASR). Kennilworth Auto Recycling (located next door, and also owned by the applicant) is registered with the Province. Under the new regulations, the applicant will have to determine if they need to register the subject site with the Province, and/or obtain any other necessary Environmental Compliance Approvals.

Draft Zoning By-law:

A draft zoning by-law has been prepared for Council’s consideration which proposes to amend the site specific exception on the property to permit storage of salvage automobiles as an additional permit use. The draft by-law is attached to this report.

Respectfully submitted

County of Wellington Planning and Development Department



Curtis Marshall, MCIP, RPP
Senior 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; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended

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

1. THAT Rural Area Exception 33.87 is amended by adding the following new additional permitted use:

<p>33.87 7272 Sideroad 5 West (Arthur)</p>	<p>RIN-87</p>	<p>Notwithstanding Section 6.35.2 (Restricted Uses) the storage of salvage motor vehicles is also permitted subject to the following regulations:</p> <ul style="list-style-type: none"> a) Vehicles may only be stored within the existing 1.63 ha/4.0 acre (128 m x 128 m) fenced storage compound. b) Wrecking, disassembly, removal of parts and/or fluids from the motor vehicles is not permitted on the property. c) The storage of tires, scrap metal, construction materials, and/or other debris is not permitted. d) The provisions of Section 6.26 (Outdoor Storage) shall apply. <p style="text-align: right;">(Streetsville Bush Auto Recycling Inc.)</p>
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2. THAT except as amended by this By-law, the land 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 _____, 2018

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2018

MAYOR

CLERK

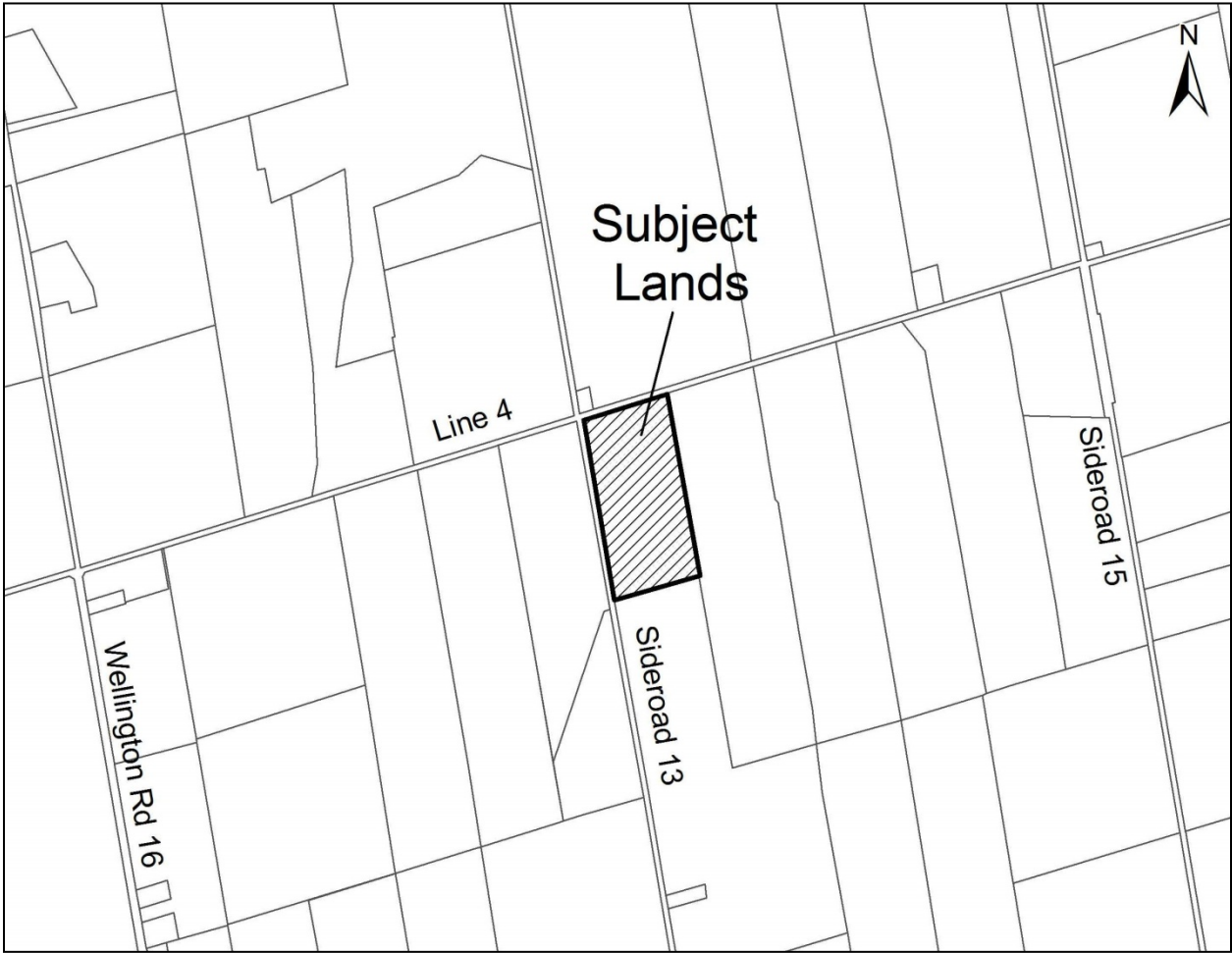
EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION OF THE SUBJECT LANDS

The subject property is described as WOSR, Lot 13, Divs 3 & 4, RP 61R-8621, Part 9 and is Municipally known as 7272 Sideroad 5 West, Geographic Township of Arthur. The property is 7.69 hectares (19 acres) in size. There are no buildings on the property. There is a large graveled and fenced storage yard on the property which is currently being used to store “end of life automobiles” (salvage motor vehicles).

THE PURPOSE AND EFFECT of the proposed amendment is to rezone the subject lands to permit the outdoor storage of salvage motor vehicles as a primary use on the property. The motor vehicles would be stored in conjunction with the adjacent auto salvage, wrecking, and recycling business (Kenilworth Auto Recyclers) located at 7258 Sideroad 5 West.



Janet Keeping



PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development
Department

DATE: April 16, 2018
TO: Mike Givens, C.A.O.
Township of Wellington North
FROM: Jessica Wilton, Junior Planner
Curtis Marshall, Senior Planner
County of Wellington
SUBJECT: **Janet Keeping**
Part Lot 13, Concession 4 (West Luther)
8725 Sideroad 13
Zoning By-law Amendment

Planning Opinion

The purpose of this zoning amendment is to prohibit future residential development on the severed agricultural portion of the subject lands. This rezoning is a condition of severance application B162/17, that was granted provisional consent by the Wellington County Land Division Committee. The consent will sever a vacant 19.2 ha (47.4 ac) agricultural parcel from the retained 1.0 ha (2.47 ac) rural residential parcel.

We have no objections to the zoning amendment. Both the PPS and County Official Plan provide for surplus farm dwelling severances, provided the agricultural lands are rezoned to prohibit future development dwellings. This rezoning would satisfy a condition for consent application B162/17.

INTRODUCTION

The property subject to the proposed amendment is described as Part Lot 13, Concession 4 Geographic Township of West Luther, with a civic address of 8725 Sideroad 13. The proposal is a condition of a recent severance application on the property, B162/17. The proposed severed parcel is 19.2 ha (47.4 ac) and the retained parcel is 1.0 ha (2.47 ac) in size. The location of the property is shown on Figure 1.



Figure 1

PROPOSAL

The purpose of the application is to rezone the subject lands to restrict future residential development on the severed agricultural lot. This rezoning is a condition of severance application B162/17, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the agricultural parcel from the existing dwelling and accessory structure under the surplus farm dwelling policies.

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is considered to be within a PRIME AGRICULTURAL area. Section 2.3.4.1(c) of the PPS provides consideration for the severance of a surplus residence, provided that new residential dwellings are prohibited on the remnant parcel of farmland.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated PRIME AGRICULTURE and CORE GREENLANDS. Identified environmental features include Wetlands. This application is required as a result of a severance application B162/17. Section 10.3.4 of the Official Plan implements the PPS and requires that the remnant parcel be rezoned to prohibit 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.


WELLINGTON NORTH ZONING BY-LAW

The subject lands are zoned Agricultural (A) and Natural Environment (NE). There are no proposed buildings or structures to be built within the NE zone. Permitted uses in the Agricultural zone include agricultural uses, single detached dwellings and accessory uses, buildings and structures. This zoning amendment will restrict any future residential development on the severed vacant agricultural parcel.

A draft zoning by-law amendment has been attached to this report for Council's consideration which introduces a site specific exception for the subject lands. The proposed severed vacant agricultural parcel is proposed to be zoned with a site specific exception which prohibits the construction of a dwelling.

Respectfully submitted

County of Wellington Planning and Development Department



Jessica Wilton, Junior Planner



Curtis Marshall, MCIP, RPP
Senior 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; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended

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 Lot 13, Con 4 (West Luther) with a civic address of 8725 Sideroad 13, as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural (A)** to **Agricultural Exception (A-197)**;
2. THAT Section 33 Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exceptions:

33.197 Lot 13, Con 4 (West Luther) 8725 Sideroad 13	A-197	Notwithstanding any other section of this by-law to the contrary, a residential dwelling shall be prohibited in this zone. Other agricultural uses that are not accessory to a dwelling are permitted subject to MDS II conformity.
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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 _____, 2018

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2018

_____.

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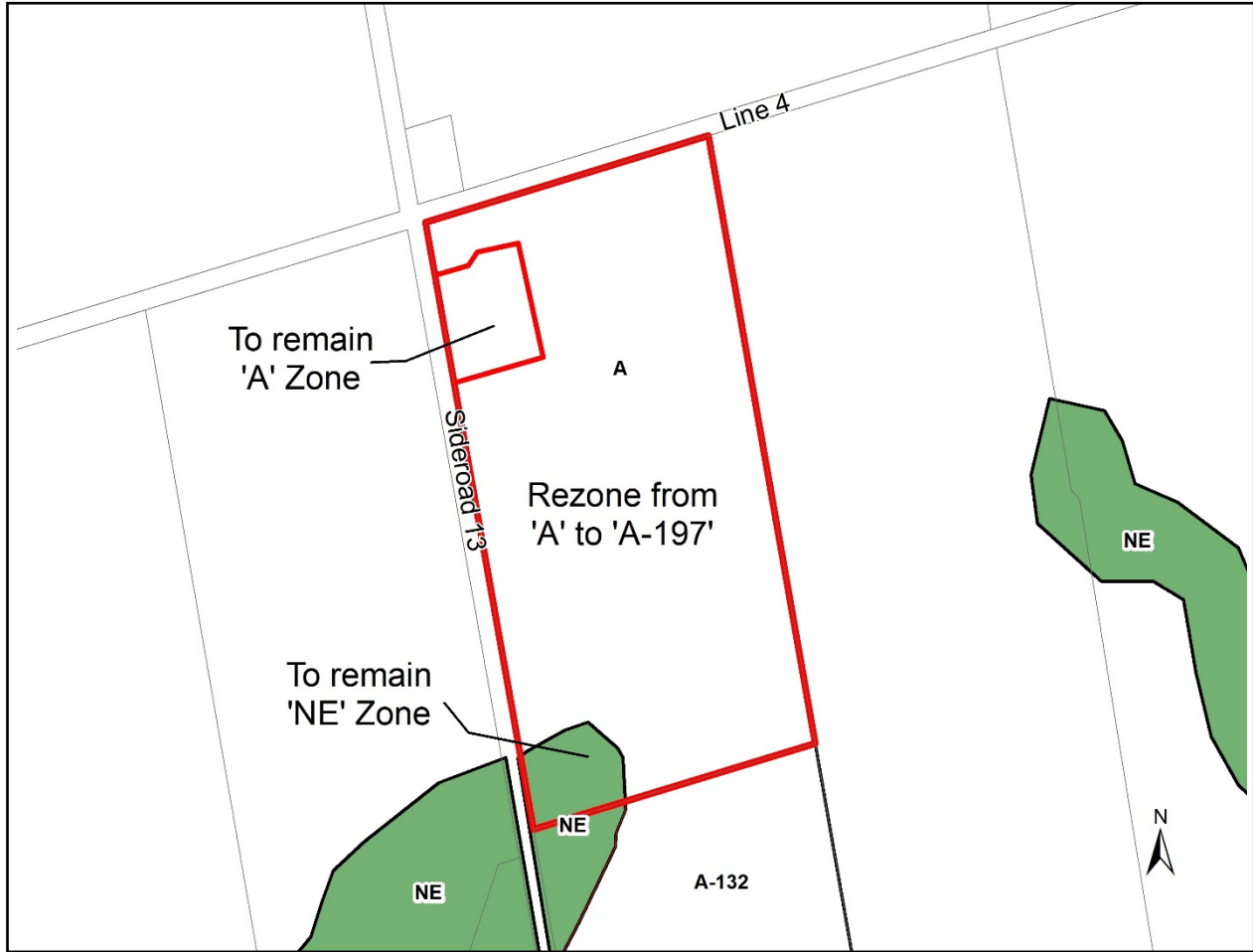
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule "A"



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

Passed this ____ day of _____ 2018

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION OF THE SUBJECT LANDS

The subject property is legally described as Part Lot 13, Concession 4 (West Luther) with a civic address of 8725 Sideroad 13. The lands subject to the amendment are 19.2 ha (47.4 ac) in size and are currently zoned Agriculture (A) and Natural Environment (NE).

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to restrict future residential development on the severed agricultural parcel. This rezoning is a condition of severance application B162/17, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the vacant agriculture parcel 19.2 ha (47.4 ac) from the retained rural residential parcel under the surplus farm dwelling policies.