



Township of Wellington North

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

PUBLIC MEETING

Monday, May 3rd, 2010 at 7:00 p.m.

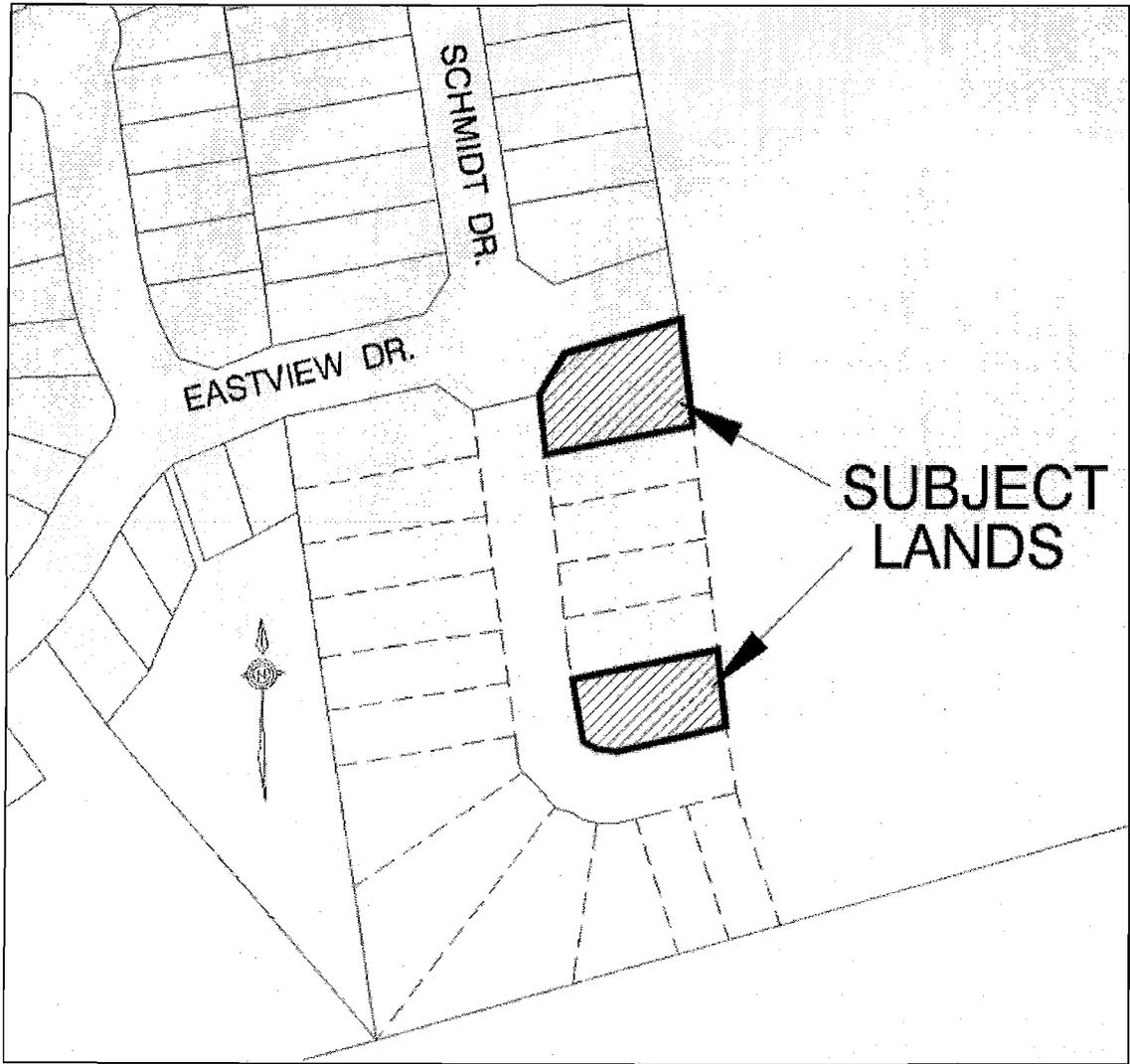
Municipal Office Council Chambers, Kenilworth

A G E N D A

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AGENDA ITEM	PAGE NO.
<p>The Mayor will call the meeting to order.</p> <p>Declaration of Pecuniary Interest.</p> <p>Owners/Applicant: 2073022 Ontario Limited</p> <p>THE LOCATION OF THE SUBJECT LANDS is described as Lots 40 and 45, Plan 61M-140, also known as East Ridge Landing Subdivision in the former Village of Arthur. The lots are shown on the map attached.</p> <p>THE PURPOSE AND EFFECT of the amendment is to rezone two corner lots from Residential (R1-26) to a Residential (R2) zoning category. This would permit the development of semi-detached dwellings on each of these lots. In addition, consideration is to be given to reducing the minimum required exterior side yard from 24.9 feet down to 20 feet, to accommodate the building plans. Relief will also be considered for any other lot or yard requirements, should it be necessary.</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>1. Notice for this public meeting was sent to required agencies and property owners within 120 m as well as posted on the property on April 12th, 2010.</p>	01

AGENDA ITEM	PAGE NO.
2. Presentations by: <ul style="list-style-type: none">- Mark Van Patter, Township Planner- See attached comments and draft by-law	02
3. Review of Correspondence received by the Township: <ul style="list-style-type: none">- Liz Yerex, Resource Planner, GRCA- No objection- Bill MacKinnon, Planner, Wellington Catholic District School Board- No objection	07 08
4. 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.	
5. Mayor opens floor for any questions/comments.	
6. Comments/questions from Council.	
7. Adjournment.	



April 29, 2010

Darren Jones, Chief Building Official
Township of Wellington North
P.O. Box 125, 7490 Sideroad 7 W
Kenilworth, ON N0G 2E0

Dear Mr. Jones:

**RE: Jim Coffey – Eastridge Landing – Arthur Village
Permit Semi-detached Dwellings on Reduced Exterior Side Yard
Zoning By-law Amendment**

PLANNING OPINION

This is a fairly simple application. Semi-detached dwellings are being proposed on two corner lots, which would represent intensification and requires rezoning to a R2 category. In addition, minor relief from exterior side yard is being proposed in order to accommodate the dwelling design. I do not have any concerns with what is being proposed.

SUBJECT LAND

The subject land is located in Lots 40 and 45 of the Eastridge Subdivision, Schmidt Drive, Arthur urban area,

PURPOSE

The purpose of the amendment is to rezone two corner lots from Residential Exception (R1-26[H]) to a Residential (R2) zoning category. This would permit the development of semi-detached dwellings on each of these lots. In addition, consideration is to be given to reducing the minimum required exterior side yard from 24.9 feet down to 20 feet to accommodate the building plans.

COUNTY OFFICIAL PLAN

The subject lands are designated Residential within the Arthur Urban Centre – Schedule A6-2. The policies of Section 8.3.2 of the Official Plan sets out objectives for residential development including; “g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods.” The Provincial Policy Statement also encourages intensification.

PLANNING CONSIDERATIONS

Proposed Exterior Side Yard Reduction

There are usually two main reasons for establishing exterior side yard standards:

- To provide enough space should the actual travelled portion of the street ever need to be widened (i.e. 2 to 4 lanes)

Comment: Given the location, I would not anticipate the need for a future road widening. The reduction from 24.9 down to 20 feet would leave lots of room in any event.

- To maintain the streetscape (all houses set back the same distance)

Comment: This is mainly an aesthetic consideration so all the houses line up. Again, I don't think the 4.9 feet difference matters that much. Providing intensification and a variety of housing type is probably a reasonable tradeoff.

DRAFT ZONING BY-LAW

The land is currently zoned Residential Exception Holding (R1-26[H]). I have enclosed a draft zoning by-law amendment. It rezones the two corner lots to Residential Exception Holding (R2-29[H]).

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

Sincerely,

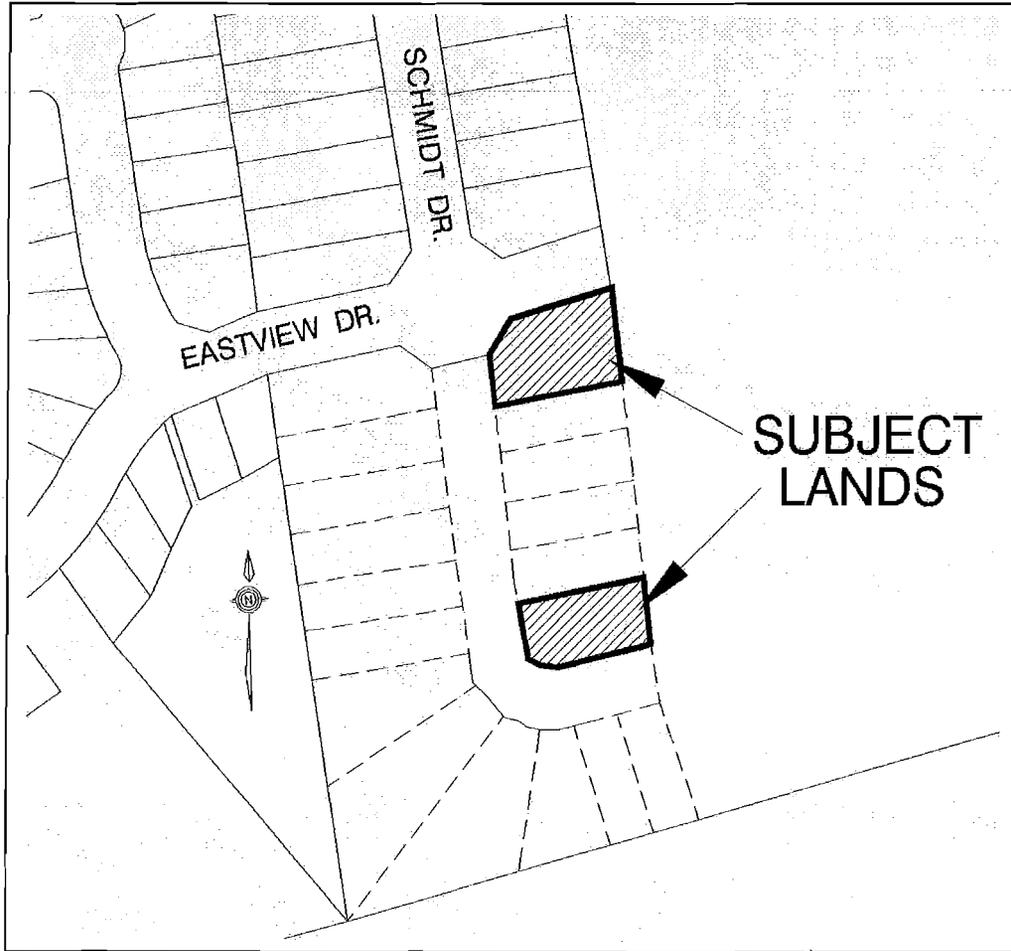
Mark Van Patter, RPP
Senior Planner

C. Jim Coffey, applicant by fax

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule "A"



**From Residential Exception Holding (R1C-26[H])
to Residential Exception Holding (R2-29[H])**

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

Passed this ____ day of _____ 2010

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION OF THE SUBJECT LANDS is described as Lots 40 and 45, Eastridge Landing on Schmidt Drive, in the former Village of Arthur.

THE PURPOSE AND EFFECT of the amendment is to rezone two corner lots from Residential Exception Holding (R1C-26 [H]) to a Residential Exception Holding (R2-29 [H]). This would permit the development of semi-detached dwellings on each of these lots. In addition, the minimum required exterior side yard is being reduced from 24.9 feet down to 20 feet to accommodate the building plans.



RECEIVED

APR 26 2010

400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

TWP. OF WELLINGTON NORTH Phone: 519.276.1821 Toll free: 866.900.4722 Fax: 519.621.4844 Online: www.grandriver.ca

PLAN REVIEW REPORT: Township of Wellington North
Darren Jones, Building/Zoning Dept

DATE: APRIL 21, 2010 YOUR FILE:
GRCA FILE: Wellington/Wellington North/ZC/NC

RE: Application for Zoning By-law Amendment
Lots 40 & 45, Plan 61M-140, Village of Arthur

GRCA COMMENT: *

The Grand River Conservation Authority has no objection to the proposal to rezone two corner lots from Residential (R1-26) to Residential (R2) zoning category to permit the development of semi-detached dwellings on each of the lots.

BACKGROUND:

1. Resource Issues:

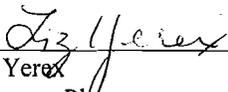
- Stormwater Management

2. Legislative/Policy Requirements and Implications:

None

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

We trust that the Municipality will ensure this proposed change will not impact on the approved Stormwater Management for this site.


Liz Yerec
Resource Planner
Resource Management Division

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



ISO 14001 Registered

Canadian Heritage Rivers System



MacKinnon & Associates

Providing Solutions in Urban, Landscape and Environmental Planning
550 Parkside Drive, Unit A-21, Waterloo, Ontario. N2L 5V4
Phone: (519) 725-5140 Fax: (519) 725-5144
E-Mail: general@mackinnonassociates.ca

FAX MEMO

File: 2010

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DATE: April 22, 2010**TO:** TOWNSHIP OF WELLINGTON NORTH
Attention: Darren Jones, Building/Zoning Dept.**FAX NO:** (519) 848-1119**FROM:** Bill MacKinnon**SUBJECT:** Zoning By-Law Amendment
Lots 40 and 45, Plan 61M-140
East Ridge Landing Subdivision
Former Village of Arthur
Township of Wellington North**TOTAL PAGES FAXED:** 1
(Including Cover Page)

On behalf of the Wellington Catholic District School Board, we have reviewed the above noted application. The Board has no objection to rezone two corner lots from Residential (R1-26) to a Residential (R2) zoning category that would permit the development of semi-detached dwellings on each of these lots.

We request that the Educational Development Charges be collected prior to the issuance of a building permit.

Should you have any questions with regard to the comments provided, please do not hesitate to contact our office.

Yours truly,
MacKinnon & Associates



Bill MacKinnon
Planner

cc: Mr. Rae Walton, Wellington Catholic District School Board