



7490 Sideroad 7 W, PO Box 125,
Kenilworth, ON N0G 2E0

www.wellington-north.com

519.848.3620

1.866.848.3620 FAX 519.848.3228

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Public Meeting

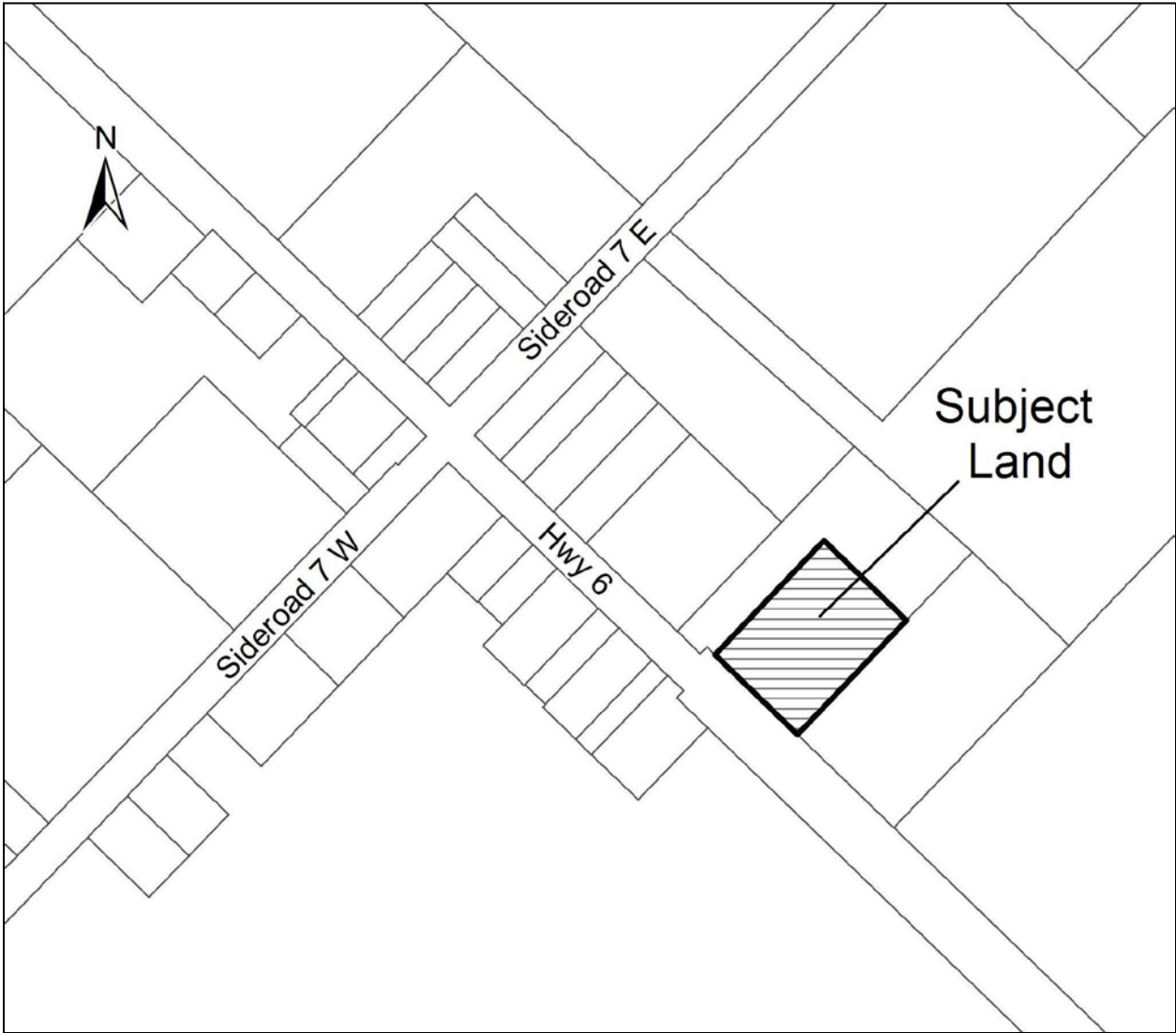
Monday, May 8, 2017 at 2:00 PM

Mount Forest Sports Complex, 850 Princess Street, Mount Forest

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">- Philip Green and Roxanne Caughill <p><u>LOCATION OF THE SUBJECT LAND</u></p> <p>The land subject to the proposed amendment is described as Part Lot 21, Concession EOSR, Registered Plan 60R-2578 Parts 3 & 5, Municipally known as 9103 Highway 6, Geographic Township of Arthur. The property is 0.48 hectares (1.2 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 revise the site specific zoning (C5-30) on the subject land to permit the sale, service and storage of golf carts. Other zoning relief may be considered where appropriate.</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 April 13, 2017.</p> <p><u>PRESENTATIONS</u></p> <p>Linda Redmond, Manager of Planning and Environment</p> <ul style="list-style-type: none">- See attached report and draft by-law prepared by Elizabeth Martelluzzi, Junior Planner. <p><u>CORRESPONDENCE FOR COUNCIL'S REVIEW</u></p> <ul style="list-style-type: none">- None. <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> <p><u>ADJOURNMENT</u></p>	<p>2</p>



Philip Green and Roxanne Caughill



**PLANNING REPORT
for the TOWNSHIP OF WELLINGTON NORTH**

Prepared by the County of Wellington Planning and Development Department

DATE: May 2, 2017
TO: Mike Givens, C.A.O.
Township of Wellington North
FROM: Elizabeth Martelluzzi, Junior Planner
County of Wellington
SUBJECT: **Jason Ash (Phillip Green & Roxanne Caughill)**
9103 Highway 6
Zoning By-law Amendment- Golf cart sales/storage/service

Planning Opinion This zone amendment will revise the current site specific zone on the property to permit a residential dwelling and the sales, service and storage of golf carts. The current site specific zone only permits a residential dwelling and an antique store.

We have no concerns with the proposed zone amendment as it conforms to the intent of the Provincial Policy statement and County Official Plan.

INTRODUCTION

The property subject to the proposed amendment is described as Part Lot 21, Concession EOSR, Registered Plan 60R-2578 Parts 3 & 5, municipally known as 9103 Highway 6, Geographic Township of Arthur. The property is approximately 0.48 hectares (1.2 acres) in size and includes an antique sales business.

PROPOSAL

The purpose of the application is to rezone the subject lands to permit the sale, servicing and storage of golf carts. The zone amendment would revise the site specific Commercial zone (C5-30) to permit the proposed uses.

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is considered to be within a settlement area according to the PPS (within the Hamlet area of Kenilworth). According to section 1.1.3.3, "Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs."

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is located within the Kenilworth Hamlet Area in the Official Plan. According to Section 7.4.1, "Uses including local commercial uses may be permitted where compatible and where adequate levels of service can be provided. Zoning by-laws will identify areas for various uses and set regulations to govern their nature."

ZONING BY-LAW

The subject lands are zoned Hamlet Commercial exception zone (C5-30). The current zone allows for one residential dwelling and an antique store with additional provisions.

The applicant has requested that a residential dwelling continue to be permitted within the exception zone in addition to the sales, storage and servicing of golf carts.

The amending by-law, attached, will permit a residential use in addition to the golf cart repair/service/sales use. An antique store and its related sales and services will no longer be permitted. Regarding the proposed storage, the Hamlet Commercial zone (C5) and the current exception zone do not permit outdoor storage, which will remain the same in the revised by-law.



ADDITIONAL INFORMATION

Properties adjacent to the subject lands include mainly residential uses. The neighbor to the north includes a residence with a special provision to park transport trucks and the lands south of the subject property are vacant and outside of the hamlet area boundary, zoned Agricultural (A). The proposed uses are replacing an existing commercial use (antique sales) and will require site plan approval for alterations to the site.

Respectfully submitted
County of Wellington Planning and Development Department

Elizabeth Martelluzzi, B.URPL
Junior 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 By-law Number 66-01, as amended, is hereby further amended by deleting the wording from the paragraph forming Section 33.30 (a) and replacing it as follows:

a) In addition to the uses permitted in Section 20.1, the land zoned C5-30 may also be used for the following:

2. That By-law Number 66-01, as amended, is hereby further amended by deleting the wording from the paragraph forming Section 33.30 (a)(ii) and replacing it as follows:

ii) The service, storage and sales of Golf Carts.

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 _____, 2017

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2017

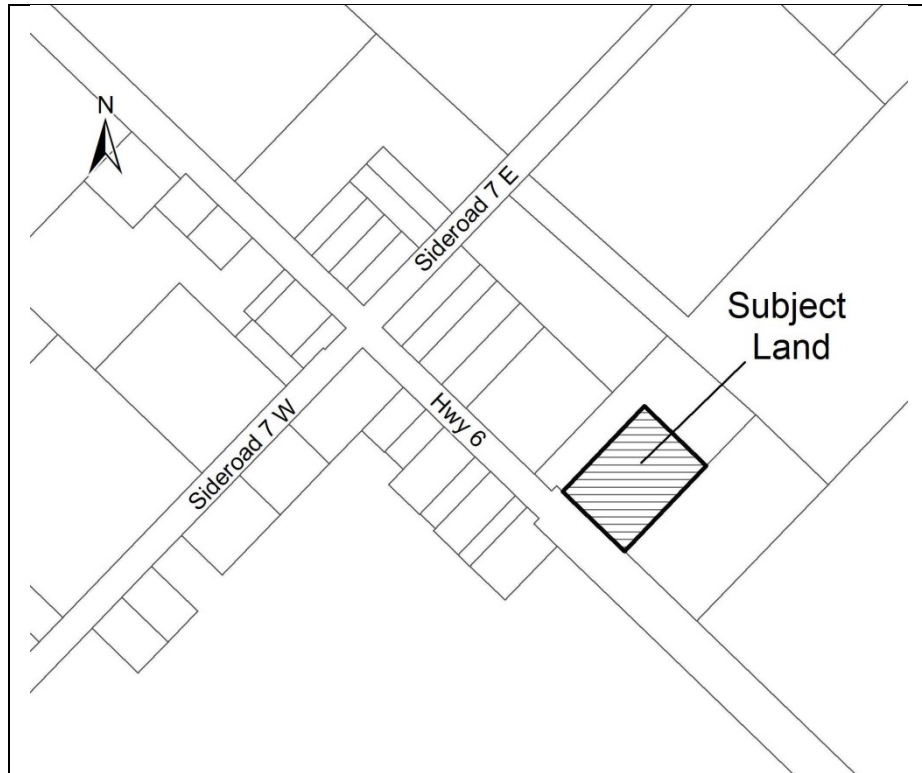
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Passed this ____ day of _____ 2017.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION being rezoned is Part Lot 21, Concession EOSR, Registered Plan 60R-2578 Parts 3 & 5, Geographic Township of Arthur, with a civic address of 9103 Highway 6. The lands subject to the amendment are 0.48 ha (1.2 ac) in size and are currently zoned Hamlet Commercial Exception zone (C5-30).

THE PURPOSE AND EFFECT of the amendment is to revise the current zoning on the property to permit the sales, service and storage of golf carts.