

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
SPECIAL MEETING AGENDA OF COUNCIL
JUNE 14, 2018 – FOLLOWING PUBLIC MEETING
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH**

**PAGE
NUMBER**

CALLING TO ORDER - Mayor Lennox

DISCLOSURE OF PECUNIARY INTEREST

APPROVAL OF DEVELOPMENT CHARGES STUDY DATED MAY 31, 2018

BY-LAW – Development Charges

By-law Number 059-18 being a by-law for the imposition of Development Charges 001

ZONING BY-LAW AMENDMENT – HOUSEKEEPING REPORT 019

BY-LAW – Zoning Amendment – Housekeeping By-law

By-law Number 060-18 being a by-law to amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North 032

BY-LAW – Provisional Drain By-law – Cormack Drainage Works

By-law Number 044-18 being a Provisional Drain By-law to provide for the construction of the Cormack Drainage Works (Third Reading and Passing) 060

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ADJOURNMENT

The following accessibility services can be made available to residents upon request with two weeks' notice:

Sign Language Services – Canadian Hearing Society – 1-877-347-3427

- Kitchener location – 1-855-656-3748

TTY: 1-877-843-0368 Documents in alternate forms – CNIB – 1-800-563-2642

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

BY-LAW NUMBER 059-18

**A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES AND
TO REPEAL BY-LAW NO. 051-13**

WHEREAS the Township of Wellington North will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Township of Wellington North;

AND WHEREAS Council desires to ensure that the capital cost of meeting growth-related demands for, or burden on, municipal services does not place an excessive financial burden on the Township of Wellington North or its existing taxpayers while at the same time ensuring new taxpayers contribute no more than the net capital cost attributable to providing the current level of municipal services;

AND WHEREAS the *Development Charges Act, 1997* (the "Act") provides that the Council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services;

AND WHEREAS a development charge background study has been completed in accordance with the Act;

AND WHEREAS the Council of The Corporation of the Township of Wellington North has given notice of and held a public meeting on Thursday the 14th of June, 2018 in accordance with the Act and the regulations thereto;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF
WELLINGTON NORTH ENACTS AS FOLLOWS:**

1. INTERPRETATION

1.1 In this By-law the following items shall have the corresponding meanings:

"Act" means the *Development Charges Act, 1997*, as amended, or any successor thereof;

"Accessory" when used to describe a building or structure, means a use, building or structure which is incidental, subordinate, and exclusively devoted to the main use, building, or structure located on the same lot;

"Agricultural Use" means use or intended use for a bona fide farming operation;

"Apartment Unit" means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor;

"Bedroom" means a habitable room which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen;

"Board of Education" has the same meaning as set out in the *Education Act*, R.S.O. 1990, Chap. E.2, as amended, or any successor thereof;

"Bona Fide Farming Operation" means the proposed development will qualify as a farm business, and shall include new farming operations and farm operations associated with the Mennonite community;

"Building Code Act" means the *Building Code Act*, S.O. 1992, as amended, or any successor thereof;

"Capital Cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, construct or improve facilities including,
 - (i) furniture and equipment other than computer equipment, and
 - (ii) material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, Chap. P.44, as amended, or any successor thereof; and
 - (iii) rolling stock with an estimated useful life of seven years or more, and
- (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, including the development charge background study required for the provision of services designated in this By-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related;

"Commercial" means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or

agricultural uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;

“Council” means the Council of the municipality;

“Development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that the effect of increasing the size of usability thereof, and includes redevelopment;

“Development Charge” means a charge imposed with respect to this By-law;

“Dwelling Unit” means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use;

“Existing Industrial Building” means a building or buildings existing on a site as of June 17, 2013, or the first building or buildings constructed on a vacant site pursuant to site plan approval, under Section 41 of the Planning Act, subsequent June 17, 2013, that is used for or in conjunction with:

- a) the production, compounding, processing, packaging, crating, bottling, packing or assembly of raw or semi-processed goods or materials in not less than seventy five percent of the total gross floor area of the building or buildings on a site (“manufacturing”) or warehousing related to the manufacturing use carried on in the building or buildings;
- b) research or development activities in connection with manufacturing in not less than seventy five percent of the total gross floor area of the building or building on the site;
- c) retail sales by a manufacturer, if retail sales are at the site where manufacturing is carried out; such retail sales are restricted to goods manufactured at the site, and the building or part of a building where such retail sales are carried out does not constitute greater than twenty five percent of the total gross floor area of the building or buildings on the site; or
- d) office or administration purposes if they are:
 - i. carried out as an accessory use to the manufacturing or warehousing, and
 - ii. in or attached to the building or structure used for such manufacturing or warehousing.

“Existing” means the number, use and size that existed as of June 17, 2013, or the date of the first building or buildings constructed on a vacant site pursuant to site plan approval, under Section 41 of the Planning Act, subsequent June 17, 2013.

“Gross Floor Area” means:

- (a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and
- (b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:
 - (i) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
 - (ii) loading facilities above or below grade; and
 - (iii) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

"Industrial" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include warehousing or bulk storage of goods;

“Institutional” means land, buildings, structures or any part thereof used by any organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain;

“Local Board” means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the Township of Wellington North or any part or parts thereof;

“Local Services” means those services, facilities or things which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or

53 of the *Planning Act*, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

"Mini-storage Facility" means a building containing separate, individual self-storage units divided from floor to ceiling by a wall with an independent entrance from the exterior or public corridor of the building; designed to be rented or leased on a short-term basis to the general public for private storage of personal goods, materials and equipment;

"Multiple Dwellings" means all dwellings other than single-detached, semi-detached and apartment unit dwellings;

"Municipality" means the Corporation of the Township of Wellington North;

"Non-residential Use" means a building or structure, of any kind whatsoever, used, designed, or intended to be used for other than a residential use;

"Official Plan" means the Official Plan adopted for the Township, as amended and approved;

"Owner" means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed'

"Place of Worship" means that part of a building or structure that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

"Purpose-Built Rental Housing" means a residential use building or structure that consists of four (4) or more dwelling units that will remain as rental housing for a period of at least 20 years from the date of issuance of a building permit.

"Rate" means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;

"Regulation" means any regulation made pursuant to the Act;

"Residential Dwelling" means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more Dwelling Units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;

"Residential Use" means the use of a building or structure or portion thereof for one or more Dwelling Units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;

“Row Dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;

“Semi-detached Dwelling” means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade;

“Service” means a service designed in Schedule “A” to this By-law, and “services” shall have a corresponding meaning;

“Single Detached Dwelling Unit” means a residential building consisting of one dwelling unit and not attached to another structure;

“Township” means the area within the geographic limits of the Township of Wellington North;

"Transport Establishment" means the use of land, buildings, structures or parts thereof, where commercially licensed transport trucks, tractor trailers and buses are rented, leased, loaded or unloaded, serviced or repaired, kept for hire, stored or parked for dispatching as common carriers or where goods are temporarily stored for further shipment;

"Warehouse" means a building or part thereof used for packaging, storage and distribution of goods, wares, merchandise, foodstuff, substances or articles and may include off-season storage but does not include a mini-storage establishment, transport establishment or the sale of commodities to the general public through a warehouse club;

“Wind Turbine” means a part of a wind energy system used for commercial purposes that converts energy into electricity, and consists of one or more wind turbines on a lot with a total name plate capacity of 100 kW or more, a tower and associated control or conversion electronics. A wind turbine and energy system may be connected to the electricity grid in circuits at a substation to provide electricity off-site for sale to an electrical utility or other intermediaries; and

“Zoning By-Law” means the Zoning By-Law of the Township of Wellington North, or any successor thereof passed pursuant to Section 34 of the Planning Act, S.O. 1990.

2. DESIGNATION OF SERVICES

2.1 The categories of services for which development charges are imposed under this By-law are as follows:

- (a) Water, if water service is available
- (b) Wastewater, if wastewater service is available

- (c) Roads and Related;
- (d) Fire Protection Services;
- (e) Parks;
- (f) Recreation; and
- (g) Administration;

2.2 The components of the services designated in section 2.1 are described in Schedule A.

3. APPLICATION OF BY-LAW RULES

3.1 Development charges shall be payable in the amounts set out in this By-law where:

- (a) the lands are located in the area described in section 3.2; and
- (b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

Area to Which By-law Applies

3.2 Subject to section 3.3, this By-law applies to all lands in the Township of Wellington North whether or not the land or use thereof is exempt from taxation under s. 13 or the Assessment Act.

3.3. Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:

- (a) the municipality or a local board thereof;
- (b) a board of education;
- (c) the Corporation of the County of Wellington or a local board thereof; and
- (d) North Wellington Healthcare Corporation.

Approvals for Development

3.4 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:

- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- (ii) the approval of a minor variance under section 45 of the *Planning Act*;
- (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
- (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;

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- (v) a consent under section 53 of the *Planning Act*;
 - (vi) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
 - (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

- 3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- (a) an enlargement to an existing dwelling unit;
 - (b) one or two additional dwelling units in an existing single detached dwelling; or
 - (c) one additional dwelling unit in any other existing residential building;
- 3.6 Notwithstanding section 3.5(b), development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.
- 3.7 Notwithstanding section 3.5, development charges shall be imposed if the additional unit has a gross floor area greater than:
- i. in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
 - ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.
- 3.8 Exemption for Industrial Expansion:
- 3.8.1 Notwithstanding any other provision of this by-law, if a development includes the enlargement of the gross floor area of an existing industrial building.

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1. made pursuant to the Act. there shall be an exemption from the payment of development charges for one or more enlargements of an existing industrial building on its site, whether attached or separate from the existing industrial building, up to a maximum of fifty per cent of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to the Development Charges Act or this subsection. Development charges shall be imposed in accordance with Schedule "B" with respect to the amount of floor area of an enlargement that results in the gross floor area of the industrial building being increased by greater than fifty per cent of the gross floor area of the existing industrial building; or
 2. if the gross floor area is enlarged by more than 50 percent, development charges are payable on the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.

3.9 Other Exemptions:

Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:

- a) Bona fide farm uses used for farming purposes and includes ancillary agricultural uses such as non-residential accessory buildings or structures, storage buildings or structures and driving sheds, but does not include buildings or structures used for residential purposes;
- b) A place of worship;
- c) A hospital under the *Public Hospitals Act*, and
- d) Buildings and structures ancillary to a residential use.

Amount of Charges

3.10 Residential

The development charges set out in Schedule B shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential uses in the mixed use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

3.11 Non-Residential

The development charges described in Schedule B to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the non-residential uses in the

mixed use building or structure, and calculated with respect to each of the services according to the total floor area of the non-residential use.

3.12 Built Boundary

Development charges described in Schedule B to this by-law shall be reduced by 10% on all development occurring on lands within the Built Boundary as highlighted in Schedule C-1 and Schedule C-2.

3.13 Central Intensification Corridor

Development charges described in Schedule B to this by-law shall be reduced by 25% on all development occurring on lands within the Central Intensification Corridor as highlighted in Schedule D-1 and Schedule D-2.

3.14 Purpose-Built Rental Housing

Development that meets the definition of Purpose-Built Rental Housing may be eligible for an additional 25% reduction in development charges as described in Schedule B to this by-law.

3.14 Reduction of Development Charges for Redevelopment

Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 5 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.10 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.11, by the gross floor area that has been or will be demolished or converted to another principal use;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

Time of Payment of Development Charges

- 3.15 Development charges imposed under this by-law are calculated, payable, and collected upon issuance of a building permit for the development.
- 3.16 Despite section 3.15, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

4. PAYMENT BY SERVICES

- 4.1 Despite the payment required under subsections 3.11 and 3.12, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

5. INDEXING

- 5.1 Development charges imposed pursuant to this By-law may be adjusted annually, without amendment to this By-law, commencing on January 1, 2019 and annually thereafter, in accordance with the Statistics Canada Quarterly, *Construction Price Statistics*, catalogue number 62-007

6. SCHEDULES

- 6.1 The following schedules shall form part of this By-law:

Schedule A -	Components of Services Designated in section 2.1
Schedule B -	Residential and Non-Residential Development Charges Effective June 17, 2018 – June 16, 2023
Schedule C-1 -	Map of Built Boundary – Arthur
Schedule C-2 -	Map of Built Boundary – Mount Forest
Schedule D-1 -	Map of Central Intensification Corridor – Arthur
Schedule D-2 -	Map of Central Intensification Corridor – Mount Forest

7. CONFLICTS

- 7.1 Where the Township and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

8. SEVERABILITY

- 8.1 If, for any reason, any provision of this By-law is held to be invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, re-enacted, amended or modified.

9. DATE BY-LAW IN FORCE

- 9.1 This By-law shall come into effect at 12:01 AM on June 17, 2018.

10. DATE BY-LAW EXPIRES

- 10.1 This By-law will expire five years from the date of passage unless it is repealed by Council at an earlier date.

11. EXISTING BY-LAW REPEALED

- 11.1 By-law Number 051-13 and any amending by-laws are hereby repealed as of the date and time of this By-law coming into effect.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 14TH DAY OF JUNE, 2018.**

ANDY LENNOX, MAYOR

KAREN WALLACE, CLERK

SCHEDULE "A" TO BY-LAW NUMBER 059-18

COMPONENTS OF SERVICES DESIGNATED IN SUBSECTION 2.1

100% Eligible Services

Water

Treatment, Storage and Distribution

Wastewater

Treatment and Collection

Roads and Related

Roads, Bridges, Culverts, Sidewalks and Streetlights

Vehicles and Equipment

Facilities

Stormwater Study (Drainage)

Fire Protection

Fire Facilities

Fire Vehicles

Fire Equipment

90% Eligible Services

Administration

Growth Related Studies

Recreation

Recreation Facilities

Parks

Parkland Development,

Amenities

Trails

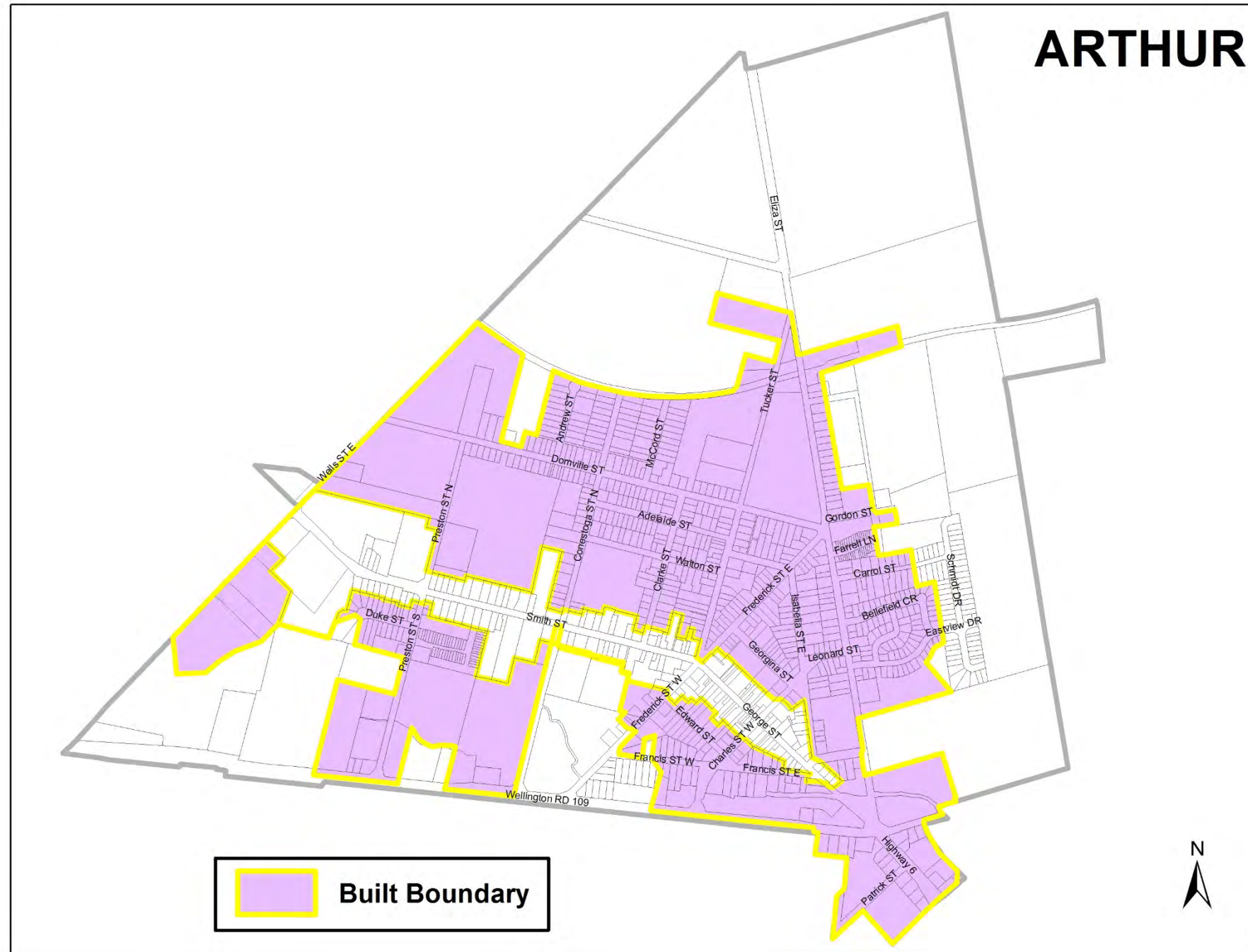
Vehicles and Equipment

Schedule B TO BY-LAW NUMBER 059-18

Service	RESIDENTIAL			
	Single/Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments-Bachelor and 1 bedroom	Other Multiples
Municipal Wide Services				
Administration - Studies	\$ 61	\$ 39	\$ 29	\$ 48
Parks Services	\$ 196	\$ 127	\$ 93	\$ 155
Recreation Services	\$ 995	\$ 646	\$ 471	\$ 786
Fire Protection Services	\$ 193	\$ 125	\$ 92	\$ 153
Roads and Related	\$ 1,509	\$ 979	\$ 715	\$ 715
Total Municipal Wide Services	\$ 2,955	\$ 1,917	\$ 1,399	\$ 1,856
Urban Services				
Wastewater Services	\$ 11,177	\$ 7,253	\$ 5,291	\$ 8,829
Water Services	\$ 4,147	\$ 2,691	\$ 1,963	\$ 3,276
Total Urban Services	\$ 15,324	\$ 9,944	\$ 7,254	\$ 12,105
GRAND TOTAL RURAL AREA	\$ 2,955	\$ 1,917	\$ 1,399	\$ 1,856
GRAND TOTAL URBAN AREA	\$ 18,279	\$ 11,861	\$ 8,652	\$ 13,962

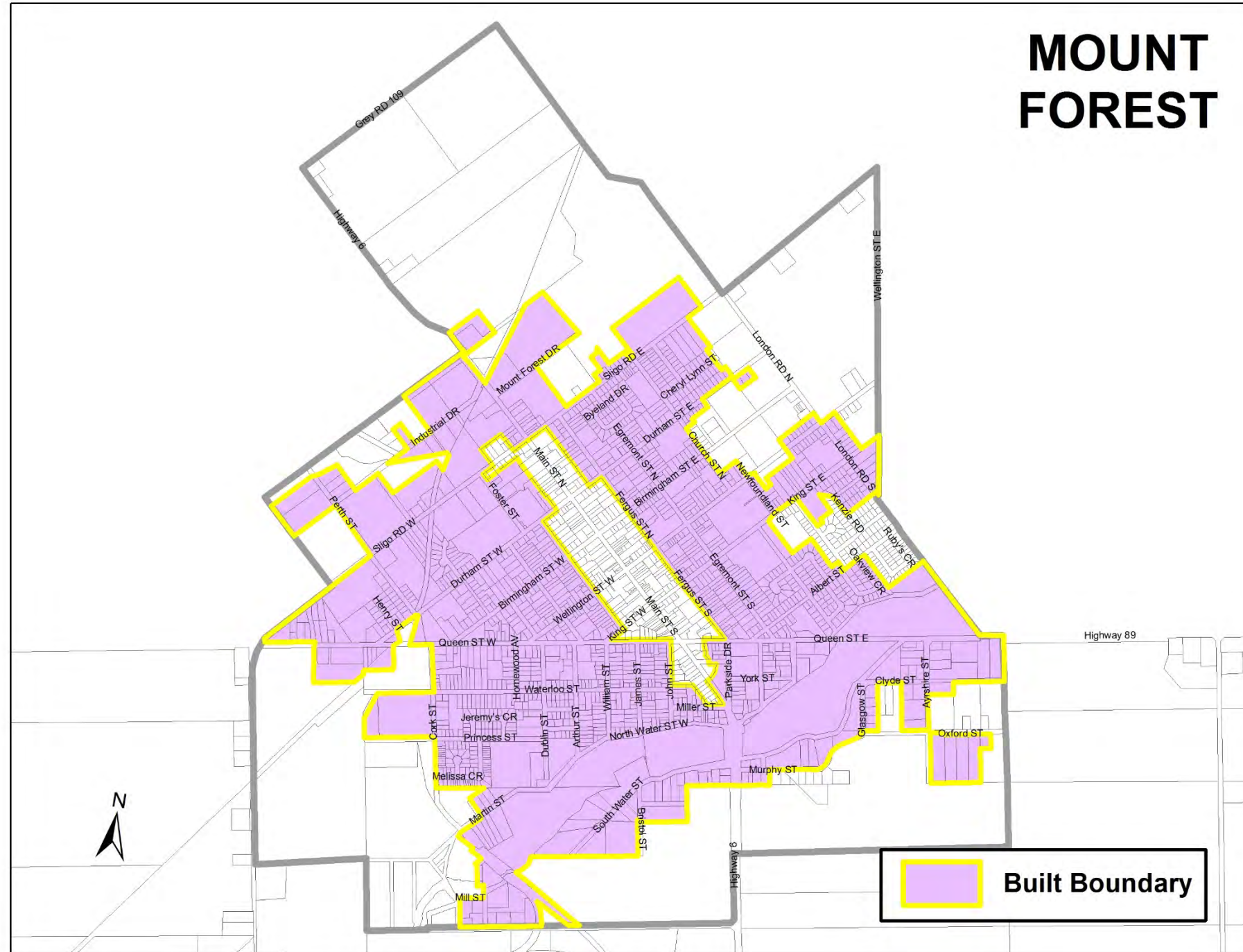
Service	NON-RESIDENTIAL			
	Commercial/Institutional (per ft ² of Gross Floor Area)	Industrial		
		Industrial (per ft ² of Gross Floor Area)	Warehouse (per ft ² of Gross Floor Area)	Wind Turbine
Municipal Wide Services				
Administration - Studies	\$ 0.02	\$ 0.01	\$ 0.01	\$ 61
Parks Services	\$ 0.01	\$ 0.01	\$ 0.00	
Recreation Services	\$ 0.06	\$ 0.03	\$ 0.01	
Fire Protection Services	\$ 0.08	\$ 0.04	\$ 0.02	\$ 193
Roads and Related	\$ 0.59	\$ 0.30	\$ 0.15	\$ 1,509
Total Municipal Wide Services	\$ 0.76	\$ 0.38	\$ 0.19	\$ 1,764
Urban Services				
Wastewater Services	\$ 4.71	\$ 2.35	\$ 1.18	
Water Services	\$ 1.75	\$ 0.87	\$ 0.44	
Total Urban Services	\$ 6.45	\$ 3.23	\$ 1.61	\$ -
GRAND TOTAL RURAL AREA	\$ 0.76	\$ 0.38	\$ 0.19	\$ 1,764
GRAND TOTAL URBAN AREA	\$ 7.22	\$ 3.61	\$ 1.80	\$ 1,764

SCHEDULE "C-1" TO BY-LAW NUMBER 051-18
MAP OF BUILT BOUNDARY – ARTHUR



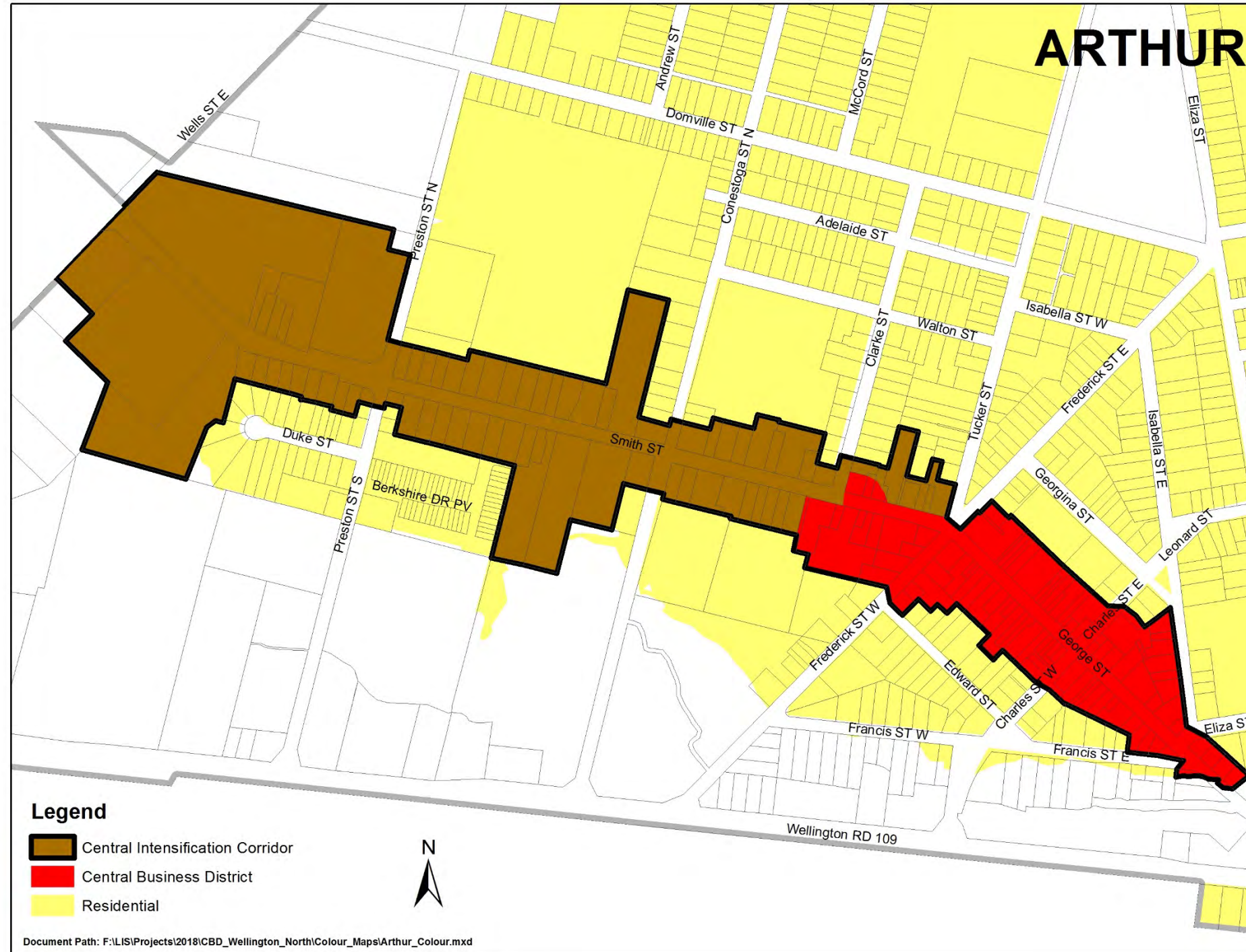
SCHEDULE "C-2" TO BY-LAW NUMBER 059-18

MAP OF BUILT BOUNDARY - MOUNT FOREST



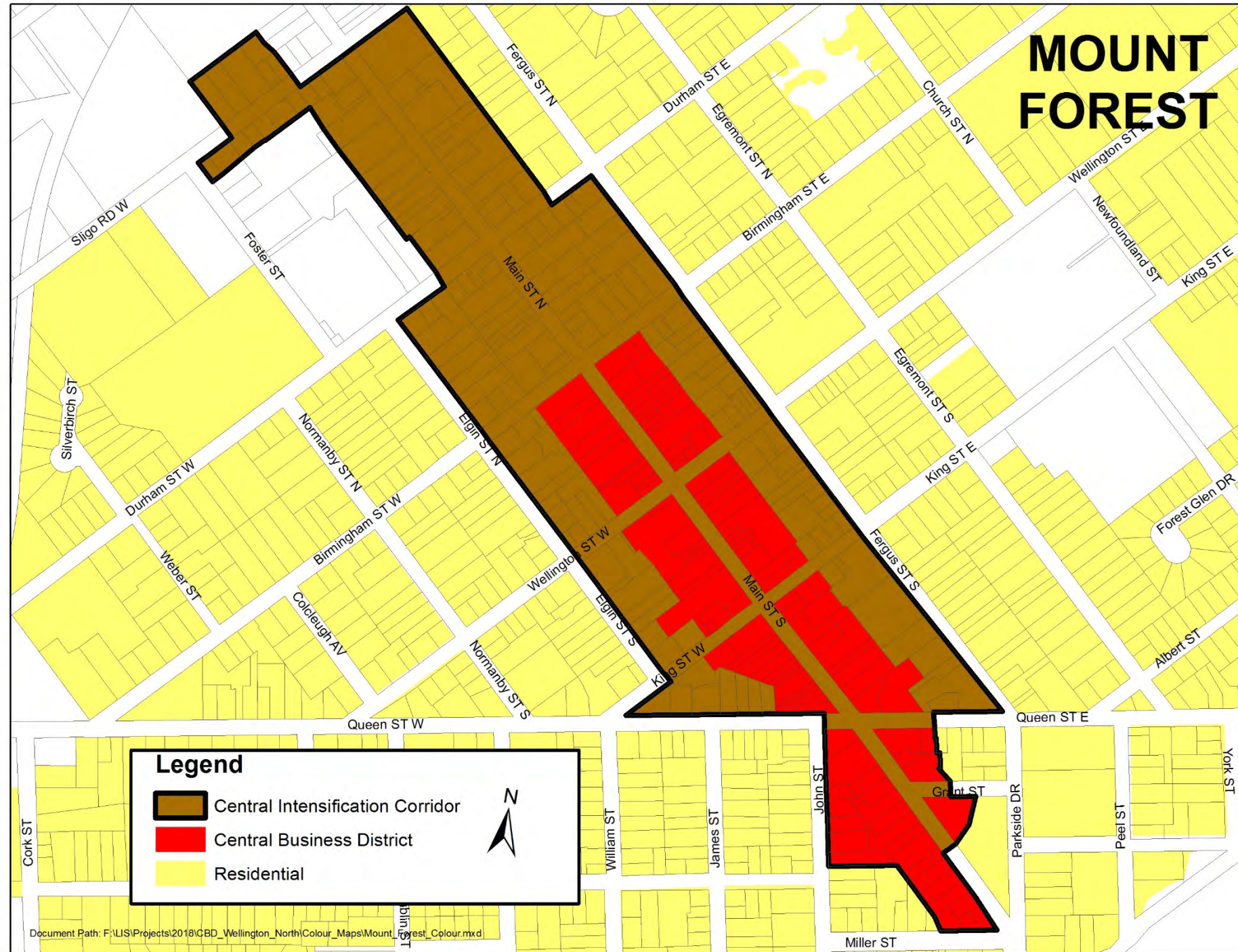
SCHEDULE "D-1" TO BY-LAW NUMBER 059-18

MAP OF CENTRAL INTENSIFICATION CORRIDOR - ARTHUR



SCHEDULE "D-2" TO BY-LAW NUMBER 059-18

MAP OF CENTRAL INTENSIFICATION CORRIDOR - MOUNT FOREST





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

Prepared by the County of Wellington Planning and Development
Department

DATE: June 6, 2018
TO: Mike Givens, C.A.O.
 Township of Wellington North
FROM: Linda Redmond, Manager of Planning & Environment
 County of Wellington
SUBJECT: **2018 Housekeeping Amendment- Zoning By-law 66-01
 Zoning By-law Amendment**

Please find attached the Housekeeping Amending By-law for the Township of Wellington North Zoning By-law 66-01.

All of the proposed Township initiated amendments are set out in the attached chart. The proposed amendments are intended to correct topographical errors, keep the by-law current and user friendly by introducing new criteria, enhance customer service by expediting appropriate development, maintain the effectiveness of the Zoning By-law and reduce the number of Committee of Adjustment applications.

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

Respectfully submitted

A handwritten signature in cursive script, appearing to read 'L. Redmond'.

Linda Redmond
 Manager of Planning & Environment

Zoning By-Law 66- 01 Section	ZBA Section	Existing provision/section	Proposed provision/section
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Section 5 Definitions	1	<p>New Definitions</p> <p>AIR CONDITIONERS AND HEAT PUMPS, means equipment designed to heat or cool the interior of buildings and structures and which are normally located outside or on a roof.</p> <p>OUTDOOR STORAGE, means the use of land for outdoor storage of equipment, goods or materials in the open air. It does not include storage in transport truck trailers.</p> <p>PARKING SPACE ANGLED, means the orientation of a parking space in such a manner that the side of a motor vehicle, when parked, is at an angle other than parallel to the drive aisle, driveway, lane, or street which gives direct access to such parking space.</p> <p>PARKING SPACE, BARRIER FREE ACCESSIBLE, means a parking space provided for the use of persons with disabilities pursuant to the Accessibility for Ontarians with Disabilities Act.</p> <p>PARKING SPACE, PARALLEL, means the orientation of a parking space in such a manner that the side of a motor vehicle, when parked, is parallel to the drive aisle, driveway, lane, or street which gives direct access to such parking space.</p> <p>PARKING SPACE, TANDEM, means the arrangement of two parking spaces such that it is necessary to traverse one parking space to gain access to the other from a lane, drive aisle, driveway, or street.</p> <p>PARKING SPACE, VISITOR, means a parking space for the exclusive use of visitors to a premises.</p> <p>STACKING LANE, means a continuous on-site queuing lane that includes stacking spaces for motor vehicles which is separated from other vehicular traffic and pedestrian circulation by barriers, markings, or signs.</p> <p>STACKING SPACE, means a rectangular space that may be provided in succession and is designed to be used for the temporary queuing of a motor vehicle in a stacking lane.</p>	
Section 5 Definition Amend- ments	8	Numbering - Remove	Remove 5.1 to 5.237
	2	BUILDING , add wording to address coverall structures.	BUILDING , means any structure temporary or permanent, which is used or intended to be used for the shelter, accommodation or enclosure of persons, animals or chattels, and shall include a tarped/coverall structure but does not include a lawful boundary wall

Zoning By-Law 66- 01 Section	ZBA Section	Existing provision/section	Proposed provision/section
			or fence.
	3	HEIGHT or BUILDING HEIGHT , clarify	HEIGHT or BUILDING HEIGHT, when used in reference to a building or structure, means the vertical dimension of a building or structure measured from the centre front elevation average grade of the finished grade to,
	4	SEWAGE TREATMENT FACILITY , means a use, building, structure or parts thereof, approved by the Ministry of the Environment for the treatment and disposal of domestic and industrial waste, and storm water, and includes a system of underground pipes/conduits, sewage pumping stations and wastewater lagoons.	SEWAGE TREATMENT FACILITY , means a use, building, structure or parts thereof, approved by the Ministry of the Environment for the treatment and disposal of domestic and industrial waste, and storm water, and includes a system of underground pipes/conduits, sewage pumping stations and wastewater lagoons.
	5	STOREY e) FIRST STOREY – amend definition to reflect the OBC.	Means the storey having its floor level closest to the finished grade and its ceiling at least two more than 1.8 more than 1.8 metres above finished grade.
	6	STREET , add wording to address year round maintenance.	STREET , means a public right-of-way which shall be constructed and opened and improved and maintained year round and assumed by the municipality, county or province or other public road authority for public use. A street does not include a lane or any other private right-of-way.
	7	SWIMMING POOL , means any body of water permanently located outdoors or indoors, contained by artificial means and used and maintained for the purpose of swimming, wading, diving or bathing.	SWIMMING POOL , means any body of water permanently located outdoors or indoors, contained by artificial means and used and maintained for the purpose of swimming, wading, diving or bathing.
Section 6.1 Accessory Uses	9	6.1.2 b) - Amend In any R1B, R1C, R2 or R3 Zones, all accessory buildings and structures shall be located in a rear yard or interior side yard provided it is not closer than 1.0 m (3.3 ft) to the interior or the rear lot line.	In any R1A , R1B, R1C, R2 or R3 Zones, all accessory buildings and structures shall be located in a rear yard or interior side yard provided it is not closer than 1.0 m (3.3 ft) to the interior or the rear lot line.
	10	6.1.2 c) - Amend Notwithstanding Section 6.1.2 b), in any R1A or ER Zone or a lot subject to	Notwithstanding Section 6.1.2 b), in any R1A Zone or ER Zone or a lot subject to the reduced

Zoning By-Law 66- 01 Section	ZBA Section	Existing provision/section	Proposed provision/section
		the reduced lot regulations of subsection 8.5, all accessory buildings and structures shall not be located in a required front or required exterior side yard and shall not be located closer than 3.0 m (9.8 ft) to the rear or interior lot line.	lot regulations of subsection 8.5, all accessory buildings and structures shall not be located in a required front or required exterior side yard and shall not be located closer than 3.0 m (9.8 ft) to the rear or interior lot line.
	11	<p>6.1.3 – Height - Amend</p> <p>In any residential zone including a lot subject to the reduced lot regulations of Section 8.5 and in the C1- Central Commercial Zone, the height of an accessory use building or structure shall not exceed 4.5 m (14.8 ft). In all other zones the maximum height for an accessory use is the same as the main building. Notwithstanding the above provisions shall not apply to agricultural buildings such as but not limited to silos, grain bins and corn cribs as permitted in Section 8.1 and further defined in Section 6.4.</p>	<p>a) In any residential zone including a lot subject to the reduced lot regulations of Section 8.5 and in the C1- Central Commercial Zone, the height of an accessory use building or structure shall not exceed 4.57 m (15 ft). In all other zones the maximum height for an accessory use is the same as the main building. The above provisions shall not apply to agricultural buildings such as but not limited to silos, grain bins and corn cribs as permitted in Section 8.1 and further defined in Section 6.4.</p>
	12	6.1.3 – Height – New provision	<p>b) On a lot subject to the reduced lot regulations of subsection 8.5, the maximum height of an accessory use, building or structure shall not exceed 6.7 m (22 ft). The above provisions shall not apply to agricultural buildings such as but not limited to silos, grain bins and corn cribs as permitted in Section 8.1 and further defined in Section 6.4</p>
	13	<p>6.1.4 b) Lot Coverage - Amend</p> <p>Provided the maximum lot coverage is not exceeded for an accessory building or structure, the combined maximum floor area for all accessory buildings or structures not including a hobby barn or home industry in any residential zone including a lot subject to the reduced lot regulations of Section 8.5 shall not exceed 92.9 m² (1000.0 ft²) ground floor area for any lot 0.4 hectares (1.0 acres) or less in size. For each additional full 0.4 hectares (1.0 acres) of lot area, an additional 9.29 m² (100 ft²) of ground</p>	<p>6.1.4 b) – Lot Coverage</p> <p>Provided the maximum lot coverage is not exceeded for an accessory building or structure, the combined maximum floor area for all accessory buildings or structures not including a hobby barn or home industry in any residential zone and a lot subject to the reduced lot regulations of Section 8.5 shall not exceed 185.8 m² (2000.0 ft²) ground floor area for any lot 0.4 hectares (1.0 acres) or less in size. For each additional full 0.4 hectares (1.0 acres) of lot area, an additional 41.8 m² (450 ft²) of ground floor area may be added to the accessory building, to a maximum ground floor area of 464.5 m² (5000 ft²).</p>

Zoning By-Law 66-01 Section	ZBA Section	Existing provision/section	Proposed provision/section
		floor area may be added to the accessory building.	
	14	6.1.5 - Establishment of an accessory building or use - new provision	6.1.5 c) A tarped/coverall structure when used as an accessory structure, shall be required to comply to section 6.1 accessory uses.
	15	6.1 - Addition of New use	6.1.7 AIR CONDITIONERS, HEAT PUMPS, POOL PUMPS, FILTERS AND HEATERS Air conditioners, heat pumps, filters and heaters are permitted in conjunction with a permitted use provided: <ul style="list-style-type: none"> a) They are not located in the front yard. b) They are located a minimum of 1m from the interior side lot line and no closer than the required exterior side yard for the main building, and, c) They are located no closer to a Residential Zone boundary than the minimum setback required for main buildings in Non-Residential Zones from Residential Zone boundaries.
Section 6.7 Day Lighting Triangle	16	6.7 a) –Amend daylight measurement.	a) On a corner lot, the triangular space formed by the street lines and a line drawn from a point on one street line to a point on the other street line is determined by a point measuring 9.0 m (29.5 ft) 7.5 m (24.6 ft) along the street line from the point of intersection of the said street lines.
	17	6.7 c) – Amend The provisions of this section shall also apply to land which abuts one or more unopened streets.	The provisions of this section shall also apply to land which abuts one or more unopened streets or lanes .
Section 6.10	18	6.10 – Frontage on Public Street – amend title to reflect definition of street.	Frontage on Public Street
Section 6.14 Home Industry Regulations	19	6.14 a)– Home Industry – Secondary use – Amend by adding provisions	a). It is secondary to the main use on the a lot greater than 10.1 ha (25 ac) and does not create a traffic hazard or nuisance.
	20	6.14 d)– Home Industry – floor area - Amend The maximum square footage of any or all buildings or structures used for a home industry shall not exceed 185.5 m ² (2,000.0 ft ²) of floor area.	The maximum square footage of any or all buildings or structures used for a home industry shall not exceed 232.25 m² (2,500.0 ft²) of floor area, which shall include but is not limited to: generator room, lunchroom, office, mechanical room, basement area and inside

Zoning By-Law 66- 01 Section	ZBA Section	Existing provision/section	Proposed provision/section
			storage area;
	21	6.14 h) – New provision	h) The use of the premises in connection with such home industry shall in no way be offensive, obnoxious or dangerous to the neighbours or the area by reason of: the emission of light, heat, fumes, noise, vibration, gas, dust, smoke, fire, odour, air or water borne waste or pollution; interference with radio or television; or, the significant increase in vehicle traffic due to frequency of deliveries by commercial carriers or patron parking.
Section 6.22.1 Continuance of Legal Non-Complying status	22	6.22 first paragraph & 6.22.1 – renumber	6.22 – first paragraph becomes a) 6.22.1 becomes 6.22 b)
Section 6.25, Outdoor Display Areas	23	Add Industrial Zones to criteria	
Section 6.27, Parking Regulations	24	6.27.1 – new provisions for parallel and angled parking stall size.	Angled - width 2.9m (9.5 ft), width 5.5m (18 ft). Parallel – width 2.7m (8.8 ft), width 6.5m (21.3ft) Private Garage – interior - 3m (9.8 ft), 5.5m (18 ft)
	25	6.27.2 – new provisions for aisle width for one way and two way traffic.	Access to parking areas shall be provided from a street. All driveways and parking aisles shall have a minimum unobstructed width of 6 m (19.6 ft.) where two-way traffic is permitted and 3 m (9.8 ft.) where one-way direction of traffic flow is permitted, which is clearly indicated by signs, pavement markings or both. Notwithstanding the above the minimum width required for any driveway accessory to a single detached, semi-detached or street townhouse dwelling shall be 2.5 metres.
	26	6.27.4 Location of Parking Area and Spaces - clarification	d) All parking spaces within a commercial, industrial or institutional zone may also be located within a required front yard, and

Zoning By-Law 66- 01 Section	ZBA Section	Existing provision/section	Proposed provision/section
			required exterior side yard, except that no parking area and/or space shall be located within 1.5 m (4.9.0 ft) of a street line, or within 4.5 m (14.8 ft) of any lot or zone containing a residential use.
	27	6.27.5 Barrier Free Parking – Amend and provisions	<p>Barrier Free Parking</p> <p>Where the parking requirement for any land use is 4 or more spaces, barrier free parking spaces shall be provided in accordance with the following:</p> <ul style="list-style-type: none"> a) A minimum width of 4.0 m (13.0 ft) and minimum length of 5.5 m (18 ft); b) Each space shall be hard-surfaced and level; c) Each space shall be located near and accessible to an entrance; and, d) Each space shall be appropriately identified for its intended use by persons with limited mobility or other disabilities, by a sign which is clearly posted and visible at all times and which contains the International Symbol of Accessibility. Such sign shall be posted in a visible location other than on the parking surface. <p>Notwithstanding the above, two barrier free accessible parking spaces may be shared between two spaces, with the following requirements:</p> <ul style="list-style-type: none"> a) Each parking space shall have a minimum width of 2.4 m (7.8 ft); b) Each two spaces shall have an adjacent/shared access aisle of 2 m (6.5 ft); c) The access aisles shall be marked with high tonal contrast diagonal lines, which discourage parking in them, where the surface is asphalt, concrete or some other dust-free hard surface;and, d) Each space shall be appropriately identified for its intended use by persons with limited mobility or other disabilities, by a sign which is clearly posted and visible at all times and which contains the

Zoning By-Law 66-01 Section	ZBA Section	Existing provision/section	Proposed provision/section
			International Symbol of Accessibility. Such sign shall be posted in a visible location other than on the parking surface.
	28	6.27.8 Parking calculations – amend and add	Accessory Dwellings (converted dwelling) - 1/ unit (tandem parking may be permitted) Townhouses/ Cluster - 1.5/unit 1 space per dwelling unit; plus 1 space for each 2 dwelling units for visitors only (also see section 6.27.9 tandem parking)
	29	6.27 – new subsection for tandem parking.	6.27.9. Tandem Parking Notwithstanding section 6.27.2, every four tandem parking spaces located in a cluster townhouse development in R3 zone shall be deemed to equal one visitor parking space required by this by-law, provided that there must be a minimum of 1 visitor parking space for each 4 dwelling units and such spaces shall be identified as being reserved for the exclusive use of such visitors.
Section 6.28 Parking/Storage of Commercial and Recreational vehicles in a residential zone	30	6.28 ii) – add provisions to restrict parking in exterior side yard.	ii) The storing or parking of vehicles listed above shall only be permitted in a carport or driveway but not in a required front yard or exterior side yard;
Section 6.31 Street Setback standards and exceptions	31	6.31.2 a) & b) – Relocate and renumber	Section to be relocated to 6.22 – Non Complying uses 6.31.2 a) becomes 6.22 c) 6.31.2 b) becomes 6.22 d) 6.31 – remove AND EXCEPTIONS from title Remove – 6.31.2 EXCEPTIONS (title)
Section 6.32 Temporary uses, Buildings and Structures	32	6.32 – new subsection	6.32 c) A temporary building or trailer for conducting sales of new dwelling units is permitted in any Zone provided the sales building or trailer is located within a development site. The sales building or trailer shall be setback 30 metres from the lot line of any existing residential use abutting the development site and parking areas associated with the sales building or trailer shall be setback 6m from any existing

Zoning By-Law 66-01 Section	ZBA Section	Existing provision/section	Proposed provision/section
			residential use abutting the development site.
Section 8.1 Agricultural Zone	33	8.1 – Permitted Uses – Amend	Remove Hobby Barn
Section 8.5 Reduced Lot Regulations	34		A new lot created by consent or new parcels created by lot line adjustment pursuant to the provisions of the Planning Act, and which parcel (severed and/or retained lands) lacks either the required frontage or area, or both, shall be deemed to comply with the lot frontage and lot area regulations of Section 8.5.1 and 8.5.2.
	35	8.5.1 – Permitted Uses – Amend & Add	Permitted Accessory uses to the main use: <ul style="list-style-type: none"> • Hobby Barn shall be subject to the applicable regulations in accordance with as specified in Section 8.3 of this By-law. • Bed and Breakfast in accordance with Section 6.2. • Farming excluding new buildings and structures. • Conversion of a single detached residential dwelling for one additional residential dwelling unit in accordance with Section 6.29.
Section 10 to 13 R1B R1C, R2 & R3	38, 42, 47, 50, 52, 54, 56, 58, 60, 63, 67	Front Yard Setback – Amend Exterior Sideyard Setback – Amend	Front yard setback – 7.6 m (24.9 ft.) change to 6m (19.8 ft.) Exterior Sideyard Setback – 7.6 m (24.9 ft.) change to 6m (19.8 ft.)
	39, 43, 48, 51, 53, 55, 57, 59, 61,	Interior Side Yard, Minimum – Amend to reduce to 1.2m only	One Storey 1.2 m (3.9 ft) More than one storey 1.8 m (5.9 ft) No attached garage 3.7 m (12.1 ft) on one side only Interior side yard end unit minimum – 3m 1.2m
Section 10 – R1B	36, 37	10.2.1 – Lot Area – Reduction 10.2.2 – Lot Frontage – Reduction	10.2.1 LOT AREA, Minimum 650.3 m² (7000.0 ft²) 465.0 m² (5005.4 ft²). 10.2.2 LOT FRONTAGE, Minimum 20.1 m (66 ft.) 15 m (49.2 ft.).

Zoning By-Law 66- 01 Section	ZBA Section	Existing provision/section	Proposed provision/section
Section 11- R1C	40, 41	11.2.1 – Lot Area – Reduction 11.2.2 – Lot Frontage – Reduction	11.2.1 LOT AREA, Minimum 465.0 m² (5005.4 ft²) 371.6 m² (4000 ft²) . 11.2.2 LOT FRONTAGE, Minimum 15 m (49.2 ft.) 12 m (39.3 ft.) .
Section 12 – R2 Zone	45, 46	12.2.1.1 – Lot Area – Reduction 12.2.1.2 – Lot Frontage – Reduction	12.2.1.1 LOT AREA, Minimum 465.0 m² (5005.4 ft²) 371.6 m² (4000 ft²) . 12.2.1.2 LOT FRONTAGE, Minimum 15 m (49.2 ft.) 12 m (39.3 ft.) .
	44	12.1 – Permitted Uses – Amend • Four Unit Street Townhouse	• Three or Four Unit Street Townhouse
Section 13 - R3 Zone	62	13.2.1 – Regulations – new regulation	13.2.1.9 Maximum number of attached units in a row 6 13.2.2.9 Maximum number of attached units in a row 6
	64, 65	13.2.2.9 – Distances Between Cluster Townhouses – Amend	13.2.2.9 10 a) A minimum distance of 18.3m (60.0 ft) 12 m (39.3 ft) shall be maintained between any face of a townhouse block and any face of the same or another block. b) A minimum distance of 12.2m (40.0 ft) 6 m (19.6 ft) shall be maintained between any face of a residential townhouse block and any side of the same or another block. c) A minimum distance of 9.1 m (30.0 ft) 3 m (9.8 ft) shall be maintained between any side of a residential townhouse block and any side of the same or another block.
	68, 69	13.2.3.10 - Distances Between Apartment Buildings – Amend	13.2.3.10 i) a) A minimum distance of 18.3m (60.0 ft) 12 m (39.3 ft) shall be maintained between any face of n apartment and any face of the same or another apartment. ii) b) A minimum distance of 12.2m (40.0 ft) 6 m (19.6 ft) shall be maintained between any face of an apartment and any side of the same or another apartment. iii) c) A minimum distance of 9.1 m (30.0 ft) 3 m (9.8 ft) shall be maintained between any side

Zoning By-Law 66-01 Section	ZBA Section	Existing provision/section	Proposed provision/section
			of an apartment and any side of the same or another apartment.
Section 16 – C1 Commercial Zone	70	16.2.7 – Building Height, Maximum – Amend to a minimum height to encourage more than 1 storey.	Building Height, Maximum Minimum – 12.0m (39.4 ft) 6m (19.8ft)
Section 23- AC Zone	71	23.2.8 – Setback from Residential – Amend No Agricultural Commercial use, including outdoor storage and display areas shall be located with 15.3 m (50.2 ft) of a residence on an adjacent lot.	No Agricultural Commercial use, including outdoor storage and display areas shall be located within 15.3 m (50.2 ft) 121.9 m (400.0 ft) of a residence on an adjacent lot.
Section 24 - M1 Industrial Zone	72	24.6 Landscaping requirements - clarify	A landscaping area shall be provided and thereafter maintained in the entire required front yard except where front yard parking is established under the provisions of Section 24.4 in which case the remainder of the area shall be landscaped and a planting strip shall be provided across the entire lot frontage, including exterior side yard , except for provisions of ingress and egress.
Section 29 – FD Future Development Zone	73	29.1 – Permitted Uses – amend section <ul style="list-style-type: none"> • Agricultural uses except no new buildings, structures or expansions to existing uses, buildings and structures. • Legally existing uses, buildings and structures • One Single detached residential dwelling • Home occupations • Existing uses, buildings and structures • Accessory uses, buildings and structures 	29.1 – Permitted Uses <ul style="list-style-type: none"> • Uses, building and structures lawfully existing on the date of passing of this by-law.
	74	29.2 – Regulations for a single family detached residential dwelling– Subject to the regulations of the R1A Zone as specified in Section 9 of this By-Law.	Remove entire section and replace with: 29.2 Regulations – As existing on the date of passing of this by-law

Zoning By-Law 66-01 Section	ZBA Section	Existing provision/section	Proposed provision/section
		<p>29.3 – Regulations for Home Occupations – Subject to the applicable regulations required in Section 6.15 of this By-Law.</p> <p>29.4 – Regulations for Accessory uses, Buildings and structures – Subject to the applicable regulations required in Section 6- General Provisions of this By-law.</p>	
Section 30 – NE Natural Environment Zone	75	30.3 – new provision added to clarify regulations for accessory structures and existing uses.	30.3 d) Section 6.20.1 is applicable as it applies to setbacks to the NE zone.
Section 31 – Arthur Exception Zone		31.26 – R1C-26, Delete text and map Side yard setback reduction not needed anymore with new provisions for 1.2m.	
Section 32- Mount Forest Exception Zone		32-8 – Site specific removed from text and mapping R2-8 Notwithstanding Section 6.8, the lands zoned Residential may only be used for a single detached dwelling and accessory uses provided that municipal water is available and provided that any lot has 30.0 m (98.4 ft) of lot frontage and 1,850.0 m ² (19,914.0 ft ²) of lot area and in accordance with all other provisions of the R2 Zone.	Houses are all existing. Exemption no longer relevant.
	81	32.54 – Site Specific removed from text and mapping.	Use did not proceed. Minor variance was approved to address minor deficiencies.
Section 33 – Rural exceptions		33.2 – amend text	A-2 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. This restriction is a result of the subject lands obtaining a surplus farm dwelling severance to remove the existing dwelling from the overall farm parcel. It is intended to ensure that the lands are only used for agricultural purposes.
		33.48 – A-48, Delete text and map. Temporary use expired and mobile home has been removed.	
		33.66 – Site Specific removed from	Temporary use expired and mobile home has

Zoning By-Law 66- 01 Section	ZBA Section	Existing provision/section	Proposed provision/section
		text only. Garden Suite	been removed. Delete text and replace with text from A-2:
		33.81 – A-81, Delete text and map Temporary use expired and mobile home has been removed.	
		33.146 – text correction	A-146 Notwithstanding Section 6.1.4 ii or any other section of this by-law, the shed existing on the day of passing of this by-law may have a maximum floor area of 250.8 sq.m. (2,700 sq.ft). 353.02 sq.m. (3,800 sq.ft). Subject to the following conditions:
		33.149 – text and map correction	A1-149 – change to A-149
		33.155 – text and map correction	33.155 – change to 33.150 A-155 – change to A -150
		33.157 – text correction	33.157 – change to 33.166
		33.158 – text and map correction	33.158 – change to 33.167 A-158 – change to A-167
Rural Map 1		Rezone lands from A-2 to A-66	Using this site specific for all properties zoned to restrict residential uses under the surplus farm dwelling policies.
		Rezone all lands zoned to restrict residential to A-2.	Group all properties with this restriction under the same zone category. Surplus farm dwelling lands.
		Rezone lands from E1 to A	Aggregate Pit licence has been surrendered and pit has been rehabilitated.
		Rezone from E1 to A (B25/16)	Not used for extraction.
		Rezone from E1 to A (42/13)	Not used for extraction.
		Rezone from C2 to A	Commercial building has been converted to dwelling.
Mount Forest Map 3		Rezone lands from R1B to R2	Lot line adjustment (B37/15) – lands added to existing apartment.
		Rezone lands from R2-49 to R2	Meets new yard reductions.

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
BY-LAW NUMBER 060-18**

**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 Section 5, Definitions, is amended by including the following new definitions in alphabetical order:

“AIR CONDITIONERS AND HEAT PUMPS, means equipment designed to heat or cool the interior of buildings and structures and which are normally located outside or on a roof.

OUTDOOR STORAGE, means the use of land for outdoor storage of equipment, goods or materials in the open air. It does not include storage in transport truck trailers.

PARKING SPACE ANGLED, means the orientation of a parking space in such a manner that the side of a motor vehicle, when parked, is at an angle other than parallel to the drive aisle, driveway, lane, or street which gives direct access to such parking space.

PARKING SPACE, BARRIER FREE ACCESSIBLE, means a parking space provided for the use of persons with disabilities pursuant to the Accessibility for Ontarians with Disabilities Act.

PARKING SPACE, PARALLEL, means the orientation of a parking space in such a manner that the side of a motor vehicle, when parked, is parallel to the drive aisle, driveway, lane, or street which gives direct access to such parking space.

PARKING SPACE, TANDEM, means the arrangement of two parking spaces such that it is necessary to traverse one parking space to gain access to the other from a lane, drive aisle, driveway, or street.

PARKING SPACE, VISITOR, means a parking space for the exclusive use of visitors to a premises.

STACKING LANE, means a continuous on-site queuing lane that includes stacking spaces for motor vehicles which is separated from other vehicular traffic and pedestrian circulation by barriers, markings, or signs.

STACKING SPACE, means a rectangular space that may be provided in succession and is designed to be used for the temporary queuing of a motor vehicle in a stacking lane.”

2. THAT Section 5.32, Definitions – Building, is amended by adding the words **“and shall include a tarped/coverall structure”** after the word *chattels*.
3. THAT Section 5.114, Definitions – Height or Building height, is amended by deleting the words **“centre**

front elevation" after the words *from the* and replacing it with the words **"average grade"**.

4. THAT Section 5.210, Definitions – Sewage Treatment Facility, is amended by deleting the words **"sewage pumping stations"** after the word *pipes/conduits*.
5. THAT Section 5.215 e), Definitions – First Storey or Ground Floor, is amended by deleting the definition in its entirety and replacing it with the following:

"5.215 e) FIRST STOREY or GROUND FLOOR, means the storey having its floor level closest to the finished grade and its ceiling more than 1.8 metres above grade."
6. THAT Section 5.216, Definitions – Street, is amended by adding the words **"year round"** after the word *maintained*.
7. THAT Section 5.219, Definitions – Swimming Pool, is amended by deleting the word **"permanently"** after the word *water*.
8. THAT Section 5, Definitions is amended by removing numbers 5.1 thru to 5.237.
9. THAT Section 6.1.2 b), Accessory Uses, is amended by adding the word **"R1A"** after the words *In any*.
10. THAT Section 6.1.2 c), Accessory Uses, is amended by deleting the words **"R1A Zone or"** after the words *in any*.
11. THAT Section 6.1.3, Height, is amended by deleting the paragraph in its entirety and replacing it with the following:

"a) In any residential zone and in the C1- Central Commercial Zone, the height of an accessory use building or structure shall not exceed 4.57 m (15 ft)."
12. THAT Section 6.1.3, Height, is amended by adding a new subsection 6.1.3 b), as follows:

"b) On a lot subject to the reduced lot regulations of subsection 8.5, the maximum height of an accessory use, building or structure shall not exceed 6.7 m (22 ft). The above provisions shall not apply to agricultural buildings such as but not limited to silos, grain bins and corn cribs as permitted in Section 8.1 and further defined in Section 6.4."
13. THAT Section 6.1.4 (b), Lot Coverage, is amended by deleting section (b) it in its entirety and replacing it with the following:

"b) Provided the maximum lot coverage is not exceeded for an accessory building or structure, the combined maximum floor area for all accessory buildings or structures not including a hobby barn or home industry in any residential zone including a lot subject to the reduced lot regulations of Section 8.5 shall not exceed 185.8 m² (2000.0 ft²) ground floor area for any lot 0.4 hectares (1.0 acres) or less in size. For each additional 0.4 hectares (1.0 acres) of lot area, an additional 41.8 m² (450 ft²) of ground floor area may be added to the accessory building, to a maximum ground floor area of 464.5 m² (5000 ft²)."

14. THAT Section 6.1.5, Establishment of an Accessory Building or Use, is amended by adding a new subsection 6.1.5 c), as follows:

“c) A tarped/coverall structure when used as an accessory structure, shall be required to comply to section 6.1 accessory uses.”

15. THAT Section 6.1, Accessory Uses, is amended by adding a new subsection 6.1.7 as follows:

“6.1.7 AIR CONDITIONERS, HEAT PUMPS, POOL PUMPS, FILTERS AND HEATERS

Air conditioners, heat pumps, filters and heaters are permitted in conjunction with a permitted use provided:

- a) They are not located in the front yard.
- b) They are located a minimum of 1m from the interior side lot line and no closer than the required exterior side yard for the main building, and,
- c) They are located no closer to a Residential Zone boundary than the minimum setback required for main buildings in Non-Residential Zones from Residential Zone boundaries.”

16. THAT Section 6.7 a), Day Lighting (Sight) Triangle, is amended by deleting the words “9.0 m (29.5 ft)” after the words *measuring* and replacing with the words “7.5 m (24.6 ft)”.

17. THAT Section 6.7 c), Day Lighting (Sight) Triangle, is amended by adding the words “or lanes” at the end of the sentence.

18. THAT Section 6.10, Frontage on a Public Street, is amended by deleting the word “PUBLIC” from the title.

19. THAT Section 6.14 a), Home Industry, is amended by deleting the word “the” and replacing it with “a” after the word *on* and adding the words “greater than 10.1 ha (25 ac)” after the word *lot*.

20. THAT Section 6.14 d), Home Industry, is amended by deleting the words “185.5 m² (2,000 ft²) of floor area” and replacing it with “232.25 m² (2,500.0 ft²) of floor area, which shall include but is not limited to: generator room, lunchroom, office, mechanical room, basement area and inside storage area;”

21. THAT Section 6.14, Home Industry, is amended by adding a new subsection 6.14 h), as follows:

“h) The use of the premises in connection with such home industry shall in no way be offensive, obnoxious or dangerous to the neighbours or the area by reason of: the emission of light, heat, fumes, noise, vibration, gas, dust, smoke, fire, odour, air or water borne waste or pollution; interference with radio or television; or, the significant increase in vehicle traffic due to frequency of deliveries by commercial carriers or patron parking.”

22. THAT Section 6.22, Non-Complying Uses is renumbered as follows:

- Paragraph one becomes a)
- Paragraph 6.22.1 becomes 6.22 b)

23. THAT Section 6.25, Outdoor Display Areas, is amended by adding the following new words “Industrial Zone” after the words *Highway Commercial Zone*.

24. THAT Section 6.27.1, Size of Parking Spaces, is amended by deleting the paragraph in its entirety and replacing it with the following table:

Parking Space Type	Minimum Dimensions	
	Width	Length
Angled	2.9 m (9.5 ft)	5.5 m (18 ft)
Parallel	2.7 m (8.8 ft)	6.5 m (21.3ft)
Private Garage - interior	3 m (9.8 ft)	6 m (19.6 ft)

25. THAT Section 6.27.2, Access to Parking Spaces, is amended by adding the following paragraphs after the first sentence:

“All driveways and parking aisles shall have a minimum unobstructed width of 6 m (19.6 ft.) where two-way traffic is permitted and 3 m (9.8 ft.) where one-way direction of traffic flow is permitted, which is clearly indicated by signs, pavement markings or both.

Notwithstanding the above the minimum width required for any driveway accessory to a single detached, semi-detached or street townhouse dwelling shall be 2.5 metres.”

26. THAT Section 6.27.4, Location of Parking Area and Spaces, is amended in the fourth paragraph, by adding the word **“also”** after the words *institutional zone may*.

27. THAT Section 6.27.5, Barrier Free Parking, is amended by adding the following new criteria after d):

“Notwithstanding the above, two barrier free accessible parking spaces may be shared between two spaces, with the following requirements:

- i) Each parking space shall have a minimum width of 2.4 m (7.8 ft);**
- ii) Each two spaces shall have an adjacent/shared access aisle of 2 m (6.5 ft);**
- iii) The access aisles shall be marked with high tonal contrast diagonal lines, which discourage parking in them, where the surface is asphalt, concrete or some other dust-free hard surface; and,**
- iv) Each space shall be appropriately identified for its intended use by persons with limited mobility or other disabilities, by a sign which is clearly posted and visible at all times and which contains the International Symbol of Accessibility. Such sign shall be posted in a visible location other than on the parking surface.”**

28. THAT Section 6.27.8, Calculation of Parking Regulations, is amended by replacing the minimum number of parking spaces for Accessory Dwellings and Townhouse/Cluster as follows:

- Accessory Dwellings (converted dwelling) – 1/unit (tandem parking may be permitted)**
- Townhouse/Cluster – 1 space per dwelling unit; plus 1 space for each 2 dwelling units for visitors only (also see section 6.27.9 – tandem parking)**

29. THAT Section 6.27, Parking Regulations, is amended by adding a new subsection **6.27.9** as follows:

“6.27.9 Tandem Parking

Notwithstanding section 6.27.2, every four tandem parking spaces located in a cluster

townhouse development in R3 zone shall be deemed to equal one visitor parking space required by this by-law, provided that there must be a minimum of 1 visitor parking space for each 4 dwelling units and such spaces shall be identified as being reserved for the exclusive use of such visitors.”

30. THAT Section 6.28 ii), Parking/Storage of Commercial and Recreational Vehicles in a Residential zone, is amended by adding the words **“or exterior side yard”** after the words *front yard*.

31. THAT Section 6.31.2 a) & b), Street Setback Standards and Exceptions, is amended by renumbering and relocating to section 6.22, as follows:

- **6.31.2 a) becomes 6.22 c)**
- **6.31.2 b) becomes 6.22 d)**

AND further that 6.31 **“AND EXCEPTIONS”** is removed from title.

AND further that 6.31.2 **“EXCEPTIONS”** heading is removed.

32. THAT Section 6.32, Temporary uses, Buildings and Structures, is amended by adding a new subsection 6.32 c) as follows:

- “c) A temporary building or trailer for conducting sales of new dwelling units is permitted in any Zone provided the sales building or trailer is located within a development site. The sales building or trailer shall be setback 30 metres from the lot line of any existing residential use abutting the development site and parking areas associated with the sales building or trailer shall be setback 6m from any existing residential use abutting the development site.”**

33. THAT Section 8.1, Permitted Uses, is amended by removing **“Hobby Barn”**.

34. THAT Section 8.5, Reduced Lot Regulations, is amended by numbering the first paragraph a) and removing the words **“or a lot created by a consent, pursuant to the provisions of the Planning Act, and”** after the words *vacant lot*.

AND further that Section 8.5, is amended by adding a new section b) as follows:

- “b) A new lot created by consent or new parcels created by lot line adjustment pursuant to the provisions of the Planning Act, and which parcel (severed and/or retained lands) lacks either the required frontage or area, or both, and is 10 ha (25 ac) or less, shall be deemed to comply with the lot frontage and lot area regulations of Section 8.5.1 and 8.5.2.**

35. THAT Section 8.5.1, Permitted Uses, is amended by deleting the Hobby Barn bullet and replacing it with the following:

- **Hobby Barn, in accordance with Section 8.3.**

AND further by adding the following new uses to Section 8.5.1:

- **Bed and Breakfast in accordance with Section 6.2.**

- **Farming excluding new buildings and structures.**
 - **Conversion of a single detached residential dwelling for one additional residential dwelling unit in accordance with Section 6.29.**
36. THAT Section 10.2.1, R1B Zone, LOT AREA, Minimum is amended by deleting the numbers/words **“650.3 m² (7000.0 ft²)”** and replacing with **“465.0 m² (5005.4 ft²)”**.
37. THAT Section 10.2.2, R1B Zone, LOT FRONTAGE, Minimum is amended by deleting the numbers/words **“20.1 m (66 ft.)”** and replacing with **“15 m (49.2 ft.)”**.
38. THAT Section 10.2.3 & 10.2.5, R1B Zone, Front Yard and Exterior Setback requirements, are amended by deleting the numbers/words **“7.6 m (24.9 ft)”** and replacing with **“6 m (19.7 ft)”**.
39. THAT Section 10.2.4, R1B Zone, Interior Side Yard, is amended by deleting 10.2.4 in its entirety and replacing with the following:
“10.2.4 INTERIOR SIDE YARD, Minimum 1.2 m (3.9 ft)”
40. THAT Section 11.2.1, R1C Zone, LOT AREA, Minimum is amended by deleting the numbers/words **“465.0 m² (5005.4 ft²)”** and replacing with **“371.6 m² (4000 ft²)”**.
41. THAT Section 11.2.2, R1C Zone, LOT FRONTAGE, Minimum is amended by deleting the numbers/words **“15 m (49 ft.)”** and replacing with **“12 m (39.3 ft.)”**.
42. THAT Section 11.2.3 & 11.2.5, R1C Zone, Front Yard and Exterior Setback requirements, are amended by deleting the numbers/words **“7.6 m (24.9 ft)”** and replacing with **“6 m (19.7 ft)”**.
43. THAT Section 11.2.4, R1C Zone, Interior Side Yard, is amended by deleting 11.2.4 in its entirety and replacing with the following:
“11.2.4 INTERIOR SIDE YARD, Minimum 1.2 m (3.9 ft)”
44. THAT Section 12, R2 Residential - Permitted uses, is amended by adding the words **“three or”** at the beginning of Four Unit Street Townhouse.
45. THAT Section 12.2.1.1, R2 Zone, LOT AREA, Minimum is amended by deleting the numbers/words **“465.0 m² (5005.4 ft²)”** and replacing with **“371.6 m² (4000 ft²)”**.
46. THAT Section 12.2.1.2, R2 Zone, LOT FRONTAGE, Minimum is amended by deleting the numbers/words **“15 m (49 ft.)”** and replacing with **“12 m (39.3 ft.)”**.
47. THAT Section 12.2.1.3 & 12.2.1.5, R2 Zone, Front Yard and Exterior Setback requirements, are amended by deleting the numbers/words **“7.6 m (24.9 ft)”** and replacing with **“6 m (19.7 ft)”**.
48. THAT Section 12.2.1.4, R2 Zone, Interior Side Yard, is amended by deleting 12.2.1.4 in its entirety and replacing with the following:
“12.2.1.4 Interior Side Yard, Minimum 1.2 m (3.9 ft)”
49. THAT Section 12.2.2.2, R2 Zone, Lot Frontage, Minimum per dwelling, is amended by deleting the numbers/words **“18.3 m (60 ft.)”** and replacing with **“18 m (59 ft.)”**.

50. THAT Section 12.2.2.5 & 12.2.2.7, R2 Zone, Front Yard and Exterior Setback requirements, are amended by deleting the numbers/words "7.6 m (24.9 ft)" and replacing with "6 m (19.7 ft)".
51. THAT Section 12.2.2.6, R2 Zone, Interior Side Yard, is amended by deleting 12.2.2.6 in its entirety and replacing with the following:
"12.2.2.6 Interior Side Yard, Minimum 1.2 m (3.9 ft)"
52. THAT Section 12.2.3.3 & 12.2.3.5, R2 Zone, Front Yard and Exterior Setback requirements, are amended by deleting the numbers/words "7.6 m (24.9 ft)" and replacing with "6 m (19.7 ft)".
53. THAT Section 12.2.3.4, R2 Zone, Interior Side Yard, is amended by deleting 12.2.3.4 in its entirety and replacing with the following:
"12.2.3.4 Interior Side Yard, Minimum 1.2 m (3.9 ft)"
54. THAT Section 12.2.4.3 & 12.2.4.5, R2 Zone, Front Yard and Exterior Setback requirements, are amended by deleting the numbers/words "7.6 m (24.9 ft)" and replacing with "6 m (19.7 ft)".
55. THAT Section 12.2.4.4, R2 Zone, Interior Side Yard, is amended by deleting 12.2.4.4 in its entirety and replacing with the following:
"12.2.4.4 Interior Side Yard, Minimum 1.2 m (3.9 ft)"
56. THAT Section 12.2.5.3 & 12.2.5.5, R2 Zone, Front Yard and Exterior Setback requirements, are amended by deleting the numbers/words "7.6 m (24.9 ft)" and replacing with "6 m (19.7 ft)".
57. THAT Section 12.2.5.4, R2 Zone, Interior Side Yard, is amended by deleting 12.2.5.4 in its entirety and replacing with the following:
"12.2.5.4 Interior Side Yard, Minimum 1.2 m (3.9 ft)"
58. THAT Section 12.2.6.4 & 12.2.6.5, R2 Zone, Front Yard and Exterior Setback requirements, are amended by deleting the numbers/words "7.6 m (24.9 ft)" and replacing with "6 m (19.7 ft)".
59. THAT Section 12.2.6.6, R2 Zone, Interior Side Yard, is amended by deleting 12.2.6.6 in its entirety and replacing with the following:
"12.2.6.6 Interior Side Yard, Minimum 1.2 m (3.9 ft)"
60. THAT Section 13.2.1.3 & 13.2.1.5, R3 Zone, Front Yard and Exterior Setback requirements, are amended by deleting the numbers/words "7.6 m (24.9 ft)" and replacing with "6 m (19.7 ft)".
61. THAT Section 13.2.1.4, R3 Zone, Interior Side Yard, is amended by deleting 13.2.1.4 in its entirety and replacing with the following:
"13.2.1.4 Interior Side Yard, Minimum 1.2 m (3.9 ft)"
62. THAT Section 13.2.1, Regulations Street Townhouse, is amended by adding a new sub section **13.2.1.9** as follows:
"13.2.1.9 Maximum number of attached units in a row 6"
63. THAT Section 13.2.2.3 & 13.2.2.6, R3 Zone, Front Yard and Exterior Setback requirements, are

amended by deleting the numbers/words "7.6 m (24.9 ft)" and replacing with "6 m (19.7 ft)".

64. THAT Section 13.2.2.9, Distances Between Cluster Townhouses, is amended by changing "13.2.2.9" to "13.2.2.10".
65. THAT Section 13.2.2.10, Distances Between Cluster Townhouses, is further amended as follows:
- deleting the numbers/words "18.3m (60.0 ft)" and replacing with "12 m (39.3 ft)".
 - deleting the numbers/words "12.2m (40.0 ft)" and replacing with "6 m (19.7 ft)".
 - deleting the numbers/words "9.1 m (30.0 ft)" and replacing with "3 m (9.8 ft)".
66. THAT Section 13.2.2, Regulations Street Townhouse, is amended by adding a new sub section 13.2.2.9 as follows:
- "13.2.2.9 Maximum number of attached units in a row 6"**
67. THAT Section 13.2.3.3 & 13.2.3.4, R3 Zone, Front Yard and Exterior Setback requirements, are amended by deleting the numbers/words "7.6 m (24.9 ft)" and replacing with "6 m (19.7 ft)".
68. THAT Section 13.2.3.10, Distances Between Apartment Buildings, is amended by changing subsection "i), ii) and iii)" to "a), b) and c)".
69. THAT Section 13.2.3.10, Distances Between Apartment Buildings, is further amended as follows:
- deleting the numbers/words "18.3m (60.0 ft)" and replacing with "12 m (39.3 ft)".
 - deleting the numbers/words "12.2m (40.0 ft)" and replacing with "6 m (19.7 ft)".
 - deleting the numbers/words "9.1 m (30.0 ft)" and replacing with "3 m (9.8 ft)".
70. THAT Section 16.2.7, C1 Zone, Building Height Maximum, is amended by deleting 16.2.7 in its entirety and replacing with the following:
- "6.2.7 Building Height, Minimum 6 m (19.7 ft)".**
71. THAT Section 23.2.8, AC Zone -Setback from Residential, is amended by deleting the numbers/words "15.3 m (50.2 ft)" and replacing them with "121.9 m (400.0 ft)".
72. THAT Section 24.6, Industrial Zone Landscaping Requirements, is amended by changing "24.3" to "24.4" and adding the words "including exterior side yard," after the word *frontage*.
73. THAT Section 29.1, Future Development Zone, Permitted Uses, is deleted in its entirety and replaced with the following:
- "Uses, building and structures lawfully existing on the date of passing of this by-law."
74. THAT Section 29.2, 29.3 and 29.4, Future Development Regulations, is deleted in its entirety and replaced with the following:
- "29.2 Regulations – As existing on the date of passing of this by-law."**
75. THAT Section 30.3, Natural Environment Zone, is amended by adding the following new sub section d):
- "d) Section 6.20.1 is applicable as it applies to setbacks to the NE zone."**
76. THAT Section 31 Exception Zone 1- Arthur Village, be amended by deleting site specific 31.26 – R1C-

26 Zone in its entirety.

77. THAT Section 31 Exception Zone 1- Arthur Village, be amended by deleting site specific **31.29 – R2-29** Zone in its entirety.
78. THAT Section 31 Exception Zone 1- Arthur Village, be amended by deleting site specific **31.34 – R2(H)-34** Zone in its entirety.
79. THAT Section 32 Exception Zone 2- Mount Forest, be amended by deleting site specific **32.8 – R2-8** Zone in its entirety.
80. THAT Section 32 Exception Zone 2- Mount Forest, be amended by deleting site specific **32.49 – R2-49** Zone in its entirety.
81. THAT Section 32 Exception Zone 2- Mount Forest, be amended by deleting site specific **32.54 – R3-54** Zone in its entirety.
82. THAT Section 33 Exception Zone 3- Rural Areas, be amended by deleting site specific **33.48– A-48** Zone in its entirety.
83. THAT Section 33 Exception Zone 3- Rural Areas, be amended by deleting the text of site specific **33.66 – A-66** Zone in its entirety and replacing it with the following:

<p>33.66 Lot 28, ESOR</p>	<p>A-66</p>	<p>Notwithstanding Section 8.1 or any other provisions to the contrary, the subject land may be used for a single detached residential dwelling and a contractor’s yard including accessory uses, buildings and structures subject to the following regulations:</p> <p>a) Lot Area, minimum 0.68 ha (1.7 ac) b) Lot Frontage, minimum 45 m (147.5 ft.) c) Lot Coverage, maximum 30% d) Ground Floor Area, minimum for Residential Dwelling Unit 92.9 m² (1,000 ft²) e) Front Yard, minimum 18.3 m (60.0 ft.) f) Side Yard, minimum 7.6 m (24.9 ft.) g) Rear Yard, minimum 10.7 m (35.1 ft.)</p>
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84. THAT Section 33 Exception Zone 3- Rural Areas, be amended by deleting site specific **33.81– A-81** Zone in its entirety.
85. THAT Section 33 Exception Zone 3- Rural Areas, be amended by changing the exception zone heading from **33.149– A1-149** Zone to **33.149 – A-149**.
86. THAT Section 33 Exception Zone 3- Rural Areas, be amended by changing the exception zone heading as it pertains to the lands described as Part Lot 3, Con 12 W. Luther, from **33.155– A-155** Zone to **33.150 – A-150**.
87. THAT Schedule “A” Map 1 – Wellington North By-law 66-01 is amended by changing the zoning on the

lands described as Lot 28, ESOR, as shown on Schedule “i” attached to and forming part of this By-law from **Agricultural Exception (A-2) to Agricultural Exception (A-66)**.

88. THAT Schedule “A” Map 1 – Wellington North By-law 66-01 is amended by changing the zoning on the lands described as Part Lot 13, Concession 3, formerly West Luther, as shown on Schedule “ii” attached to and forming part of this By-law from **Agricultural Exception (A-48) to Agricultural (A)**.
89. THAT Schedule “A” Map 1 – Wellington North By-law 66-01 is amended by changing the zoning on the lands described as Part Lot 22, Concession 10, as shown on Schedule “iii” attached to and forming part of this By-law from **Agricultural Exception (A-81) to Agricultural (A)**.
90. THAT Schedule “A” Map 1 – Wellington North By-law 66-01 is amended by changing the zoning on the lands described as Part Lot 22, Concession A, as shown on Schedule “iv” attached to and forming part of this By-law from **Agricultural Exception (A1-149) to Agricultural Exception (A-149)**.
91. THAT Schedule “A” Map 1 – Wellington North By-law 66-01 is amended by changing the zoning on the lands described as Part Lot 3, Concession 12, W. Luther, as shown on Schedule “v” attached to and forming part of this By-law from **Agricultural Exception (A-155) to Agricultural Exception (A-150)**.
92. THAT Schedule “A” Map 1 – Wellington North By-law 66-01 is amended by changing the zoning on the lands described as Part Lot 11, Concession 1, Arthur, as shown on Schedule “vi” attached to and forming part of this By-law from **Extraction Industrial (EI) to Agricultural (A)**.
93. THAT Schedule “A” Map 1 – Wellington North By-law 66-01 is amended by changing the zoning on the lands described as Part Lot 9, Concession 10, as shown on Schedule “vii” attached to and forming part of this By-law from **Extraction Industrial (EI) to Agricultural (A)**.
94. THAT Schedule “A” Map 1 – Wellington North By-law 66-01 is amended by changing the zoning on the lands described as Part Lot 35, WOSR, Division C, as shown on Schedule “viii” attached to and forming part of this By-law from **Commercial (C2) to Agricultural (A)**.
95. THAT Schedule “A” Map 2 – Arthur By-law 66-01 is amended by changing the zoning on the lands described as Schmidt Drive, as shown on Schedule “ix” attached to and forming part of this By-law from **Residential Exception (R1C-26) to Residential (R1C)**.
96. THAT Schedule “A” Map 2 – Arthur By-law 66-01 is amended by changing the zoning on the lands described as Part of Lot 1 and 6, Plan 61M168, as shown on Schedule “ix” attached to and forming part of this By-law from **Residential Exception (R2-29) to Residential (R2)**.
97. THAT Schedule “A” Map 2 – Arthur By-law 66-01 is amended by changing the zoning on the lands described as Part Lot 1, Concession 1, geographic Township of West Luther, as shown on Schedule “ix” attached to and forming part of this By-law from **Residential Exception Holding (R2(H)-34) to Residential Holding (R2 (H))**.
98. THAT Schedule “A” Map 3 – Mount Forest By-law 66-01 is amended by changing the zoning on lands described as Part of Lot 71, Concession 3, as shown on Schedule “x” attached to and forming part of this By-law from **Residential Exception (R2-8) to Residential (R2)**.

99. THAT Schedule “A” Map 3 – Mount Forest By-law 66-01 is amended by changing the zoning on lands described as Part Park Lot 3, S of King & Part of Park Lot 3, N of Albert, as shown on Schedule “xi” attached to and forming part of this By-law from **Residential Exception (R2-49) to Residential (R2)**.
100. THAT Schedule “A” Map 3 – Mount Forest By-law 66-01 is amended by changing the zoning on lands described as Part Park Lot 9, South of Queen St, Part Lot 8, James Ellis Survey, as shown on Schedule “xii” attached to and forming part of this By-law from **Residential Exception (R3-54) to Residential (R3)**.
101. THAT Schedule “A” Map 3 – Mount Forest By-law 66-01 is amended by changing the zoning on lands described as Town Plan Part Lots 15 and 16, as shown on Schedule “xiii” attached to and forming part of this By-law from **Residential (R2) to Residential (R3)**.
102. THAT Section 33 Exception Zone 3- Rural Areas, be amended by deleting the text of site specific **33.2 – A-2 Zone** in its entirety and replacing it with the following:

33.2 Surplus Farm Dwelling properties	A-2	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. This restriction is a result of the subject lands obtaining a surplus farm dwelling severance to remove the existing dwelling from the overall farm parcel. It is intended to ensure that the lands are only used for agricultural purposes.
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103. THAT Schedule “A” Map 1 - Wellington North By-law 66-01 is amended by changing the zoning on lands described in the chart below and as further identified on the corresponding Schedules forming part of this By-law to **A-2 and A**:

Property Description/Location	Zoning Change	Schedule attached to and forming part of the By-law
Lots 32 & 33 & Con. 4	Rezone from A-91 to A-2	A
Part of Lot 8, Conc. EOSR	Rezone from A-92 to A-2	B
Lot 22, Conc. B	Rezone from A-95 to A-2	C
Pt Lot 4, Conc. 10 (WL)	Rezone from A97 to A-2	D
Pt Lot 21, Conc 2 (WL)	Rezone from A-101 to A-2	E
Division 1 - 4 WOSR, Lot 33	Rezone from A-105 to A-2 Rezone from A-106 to A	F
Lot 7, Con 10	Rezone from A-107 to A-2	G
Pt Lot 21, Con 3	Rezone from A-109 to A	H
Part Lot 4, Con 7	Rezone from A-111 to A-2	I
Part Lot 15, Con 3	Rezone from A-114 to A-2	J
Part Lot 3, Con 10	Rezone from A-115 to A-2	K
Part Lot 8, Con 2	Rezone from A-116 to A-2	L
Part Lot 10, Con 7	Rezone from A-118 to A-2	M
Part Lot 31, Div 3 & 4	Rezone from A-121 to A-2 Rezone from NE-121 to A-2	N

	Rezone from A-122 to A	
Part Lot 9, Con 8	Rezone from A-123 to A-2 Rezone from A-124 to A	O
Part Lot 7, Con. 2	Rezone from A-126 to A-2 Rezone from A-127 to A	P
Part of Lot 9, Con 4	Rezone from A-128 to A-2	Q
Part of Lot 8, Con 4	Rezone from A-131 to A	R
Lot 13, Conc 3 & 4	Rezone from A-132 to A-2	S
Lot 28, Conc. 4 (WG)	Rezone from A-133 to A-2	T
Part Lot 33, Con 9	Rezone from A-139 to A-2 Rezone from A-140 to A	U
Part Lot 27, Con 5	Rezone from A-142 to A-2 Rezone from A-143 to A	V
Part Lot 1, Con 11	Rezone from A-144 to A-2	W
Part Lot 22, Con 7	Rezone from A-145 to A-2 Rezone from A-146 to A	X
N1/2 Lot 10, Con 14	Rezone from A-147 to A-2	Y
Part Lot 20, Conc B	Rezone from A-150 to A-2 Rezone from A-151 to A	Z
Part Lot 4, Con 1	Rezone from A-152 to A-2 Rezone from A-153 to A	aa
Part Lot 10, Con. 5 W.Luther	Rezone from A-157 to A-2 Rezone from A-158 to A	bb
Part Lot 6, Con. 5 W.Luther	Rezone from A-159 to A-2	cc
Part Lot 7, Con 11, 12	Rezone from A-160 to A	dd
Part Lot 13, Con 12 W. Luther	Rezone from A-162 to A-2	ee
Part Lot 10, Con 5 WG	Rezone from A-166 to A-2 Rezone from A-167 to A	ff
Part Lot 3, Con. 10 W.Luther	Rezone from A-169 to A-2 Rezone from A-170 to A	gg
Lot 6 and Pt Lot 5, Con 9	Rezone from A-172 to A Rezone from A-173 to A-2	hh
Part Lot 3, Con 13 W.Luther	Rezone from A-174 to A-2 Rezone from A-175 to A	ii
Part Lot 7, Con 4 W.Luther	Rezone from A-178 to A-2	jj
Part Lot 21, Con 6	Rezone from A-180 to A-2 Rezone from A-181 to A	kk
Part Lot 7, Con 19. Peel	Rezone from A-182 to A-2 Rezone from A1-182 to A-2	ll
Lot 9, Con 9 W. Luther	Rezone from A-184 to A-2	mm
Part Lot 1, Con 7 W. Luther	Rezone from A-186 to A-2 Rezone from A-187 to A	nn
Lot 26, Conc 5	Rezone from A-188 to A-189 Rezone from A-189 to A-2	oo
Lot 13, Con 4 W Luther	Rezone from A-197 to A-2	pp

104. THAT Section 33 Exception Zone 3- Rural Areas, be amended by deleting the following site specific Zones in their entirety:

33.91 - A-91	33.127 - A-127	33.160 - A-160
33.92 - A-92	33.128 - A-128	33.162 - A-162
33.95 - A-95	33.131 - A-131	33.166 - A-166
33.97 - A-97	33.132 - A-132	33.167 - A-167
33.101 - A-101	33.133 - A-133	33.169 - A-169
33.105 - A-105	33.139 - A-139	33.170 - A-170
33.106 - A-106	33.140 - A-140	33.172 - A-172
33.107 - A-107	33.142 - A-142	33.173 - A-173
33.109 - A-109	33.143 - A-143	33.174 - A-174
33.111 - A-111	33.144 - A-144	33.175 - A-175
33.105 - A-114	33.145 - A-145	33.178 - A-178
33.115 - A-115	33.146 - A-146	33.180 - A-180
33.116 - A-116	33.147 - A-147	33.181 - A-181
33.118 - A-118	33.150 - A-150 (Part lot 20 Con B, Only)	33.182 - A-182
33.121 - A-121	33.151 - A-151	33.182 - A1-182
33.121 - NE-121	33.152 - A-152	33.184 - A-184
33.122 - A-122	33.153 - A-153	33.186 - A-186
33.123 - A-123	33.157 - A-157	33.187 - A-187
33.124 - A-124	33.158 - A-158	33.188 - A-188
33.126 - A-126	33.159 - A-159	33.197 - A-197

105. THAT except as amended by this By-law, the land as shown on the attached Schedules shall be subject to all applicable regulations of the Township of Wellington North Zoning By-law 66-01, as amended.
106. THAT upon enactment of this Township Comprehensive Zoning Bylaw Housekeeping Amendment by Council, site specific Zoning By-law Amendment and Minor Variance applications will continue to be received, processed and considered by Council and the Committee of Adjustment.
107. THAT this By-law Amendment 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, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 14th DAY OF JUNE, 2018**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

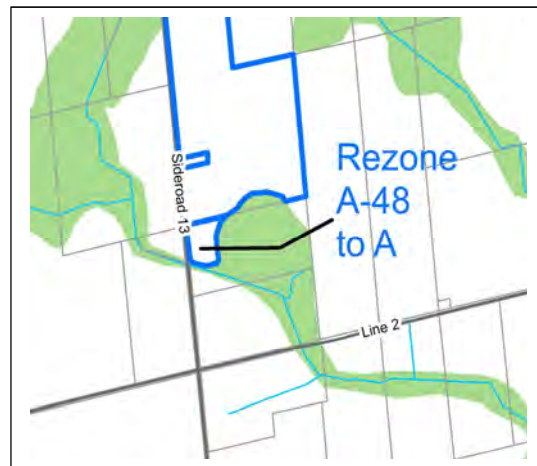
THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 060-18

Schedule "i"



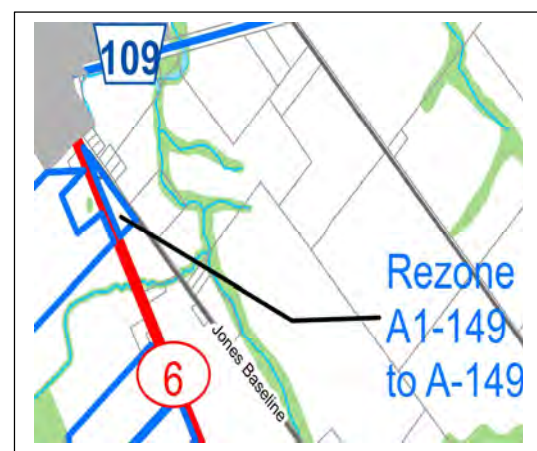
Schedule "ii"



Schedule "iii"



Schedule "iv"



Passed this 14th day of June 2018.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

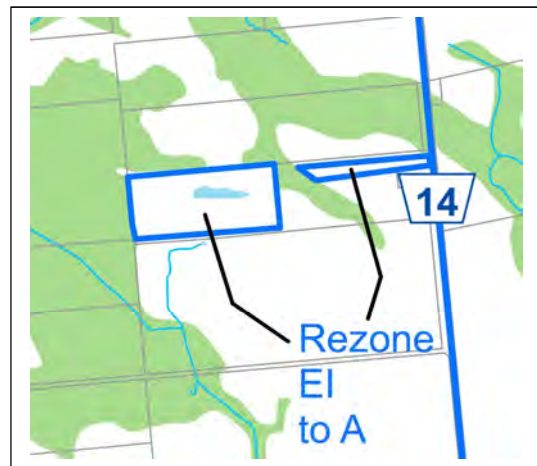
THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 060-18

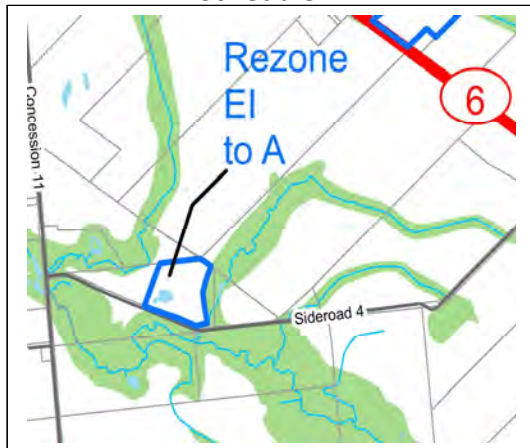
Schedule "v"



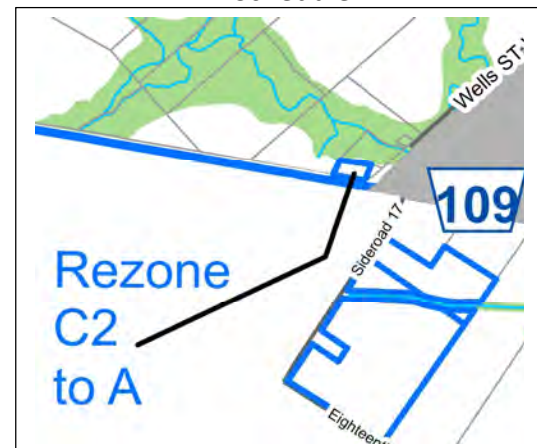
Schedule "vi"



Schedule "vii"



Schedule "viii"



Passed this 14th day of June 2018.

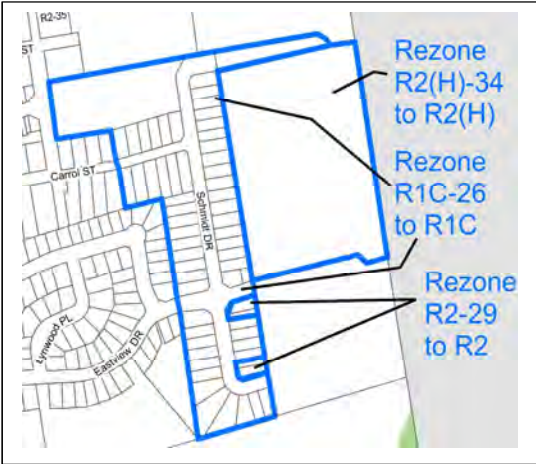
ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

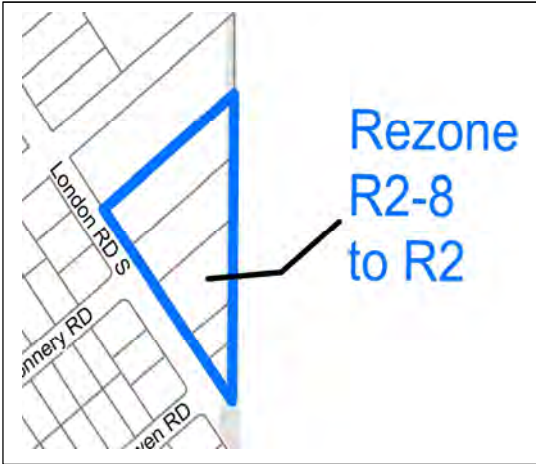
THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 060-18

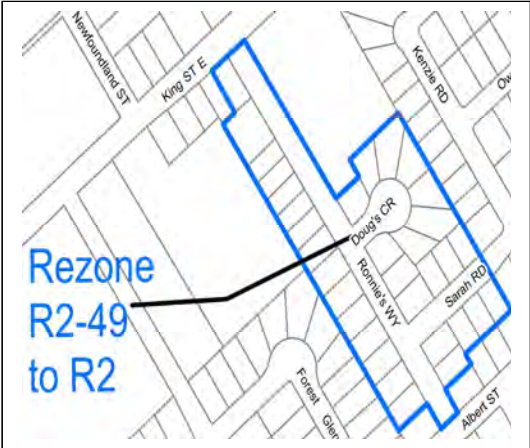
Schedule "ix"



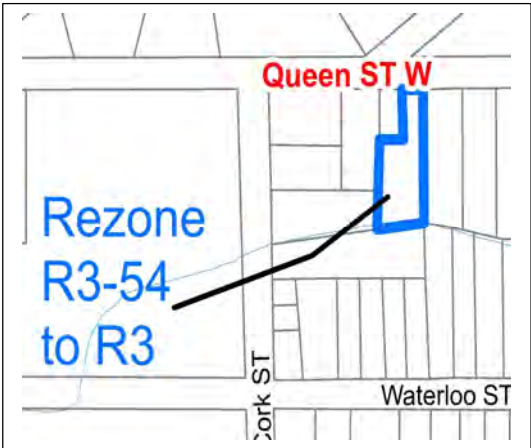
Schedule "x"



Schedule "xi"



Schedule "xii"



Passed this 14th day of June 2018.

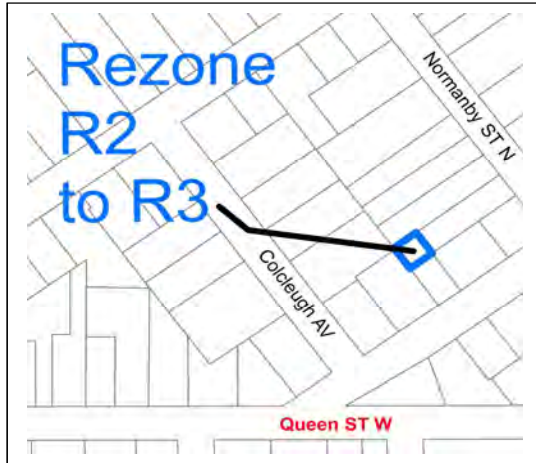
ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 060-18

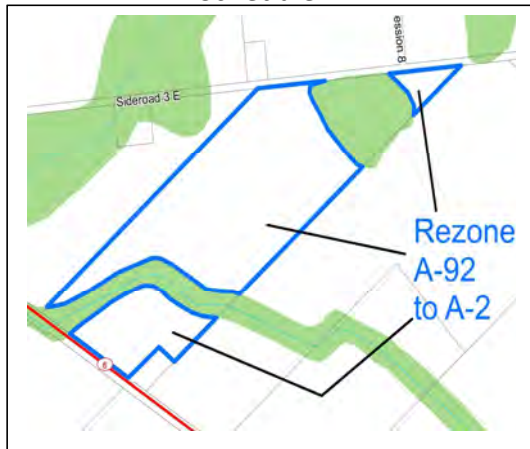
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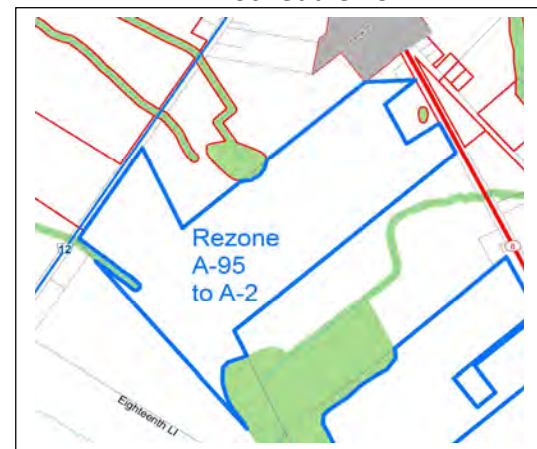
Schedule "A"



Schedule "B"



Schedule "C"



Passed this 14th day of June 2018.

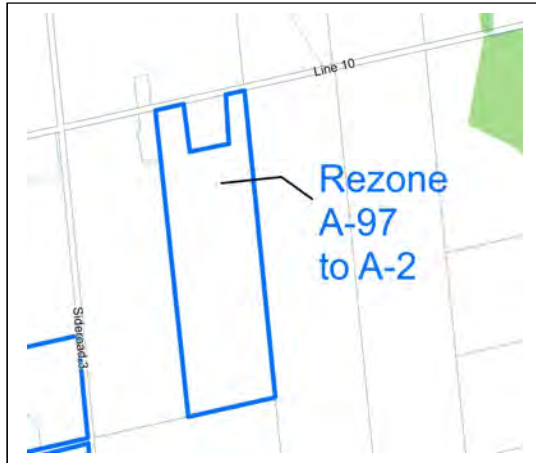
ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

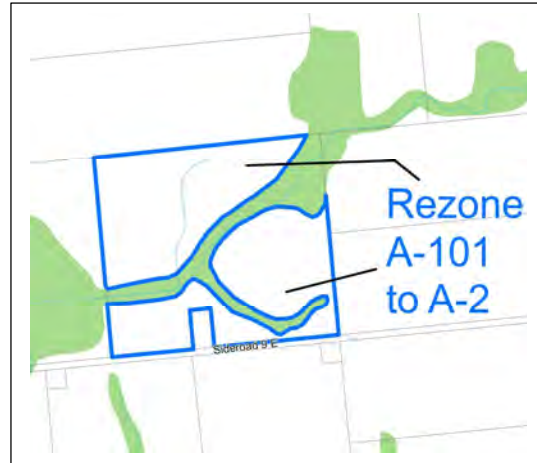
THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 060-18

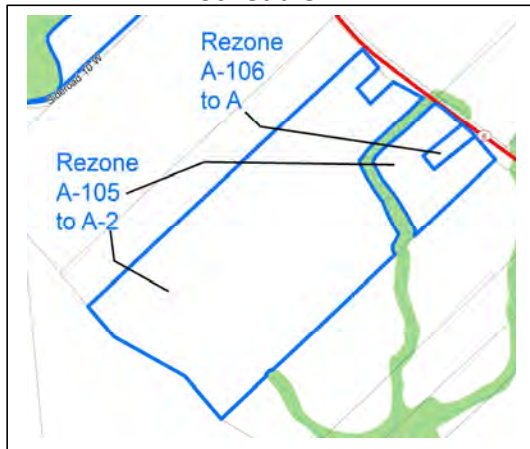
Schedule "D"



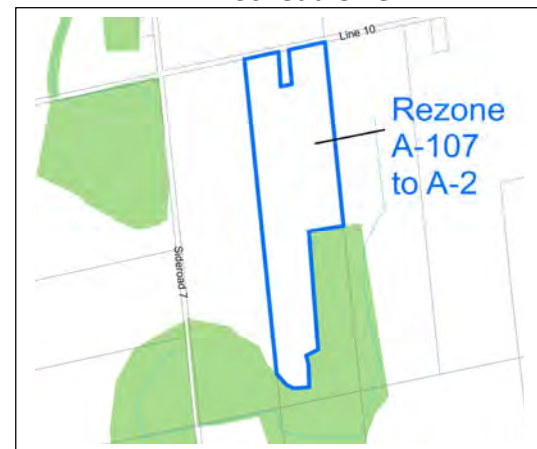
Schedule "E"



Schedule "F"



Schedule "G"



Passed this 14th day of June 2018.

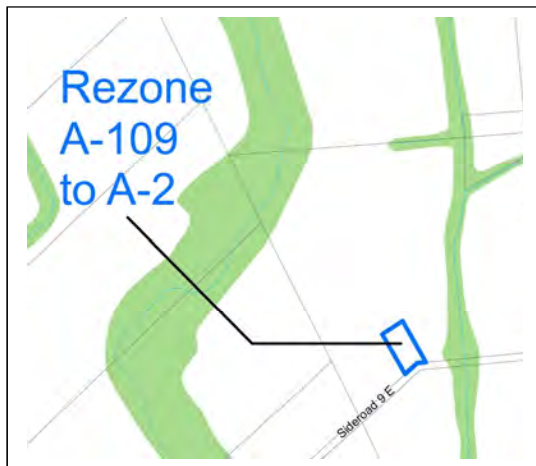
ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

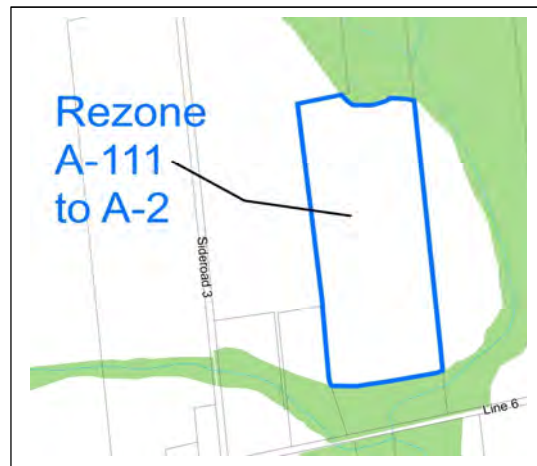
THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 060-18

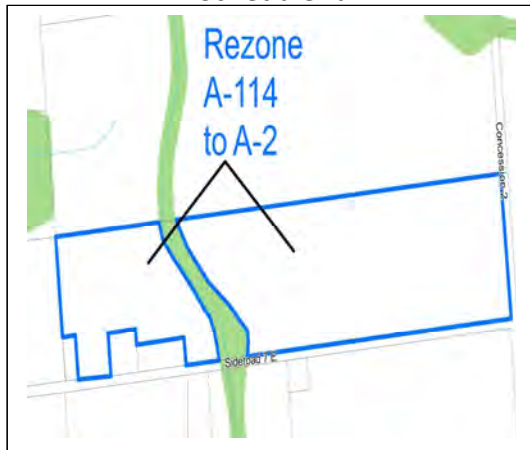
Schedule "H"



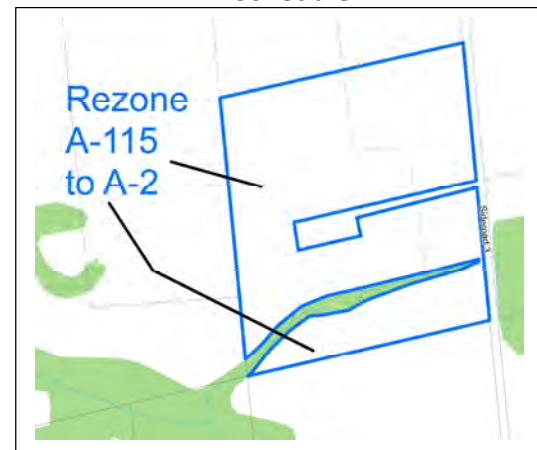
Schedule "I"



Schedule "J"



Schedule "K"



Passed this 14th day of June 2018.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

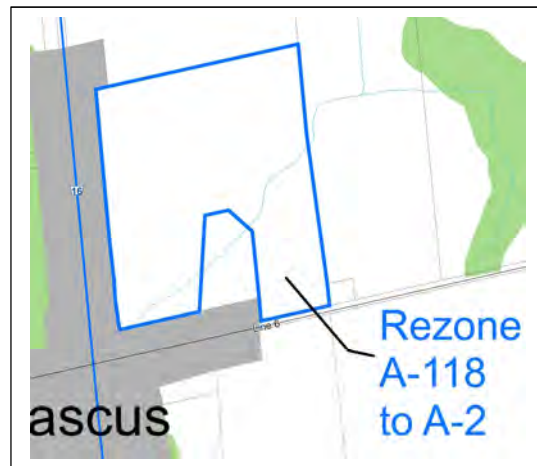
THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 060-18

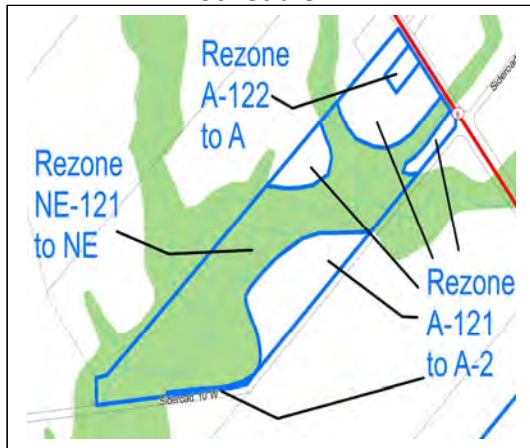
Schedule "L"



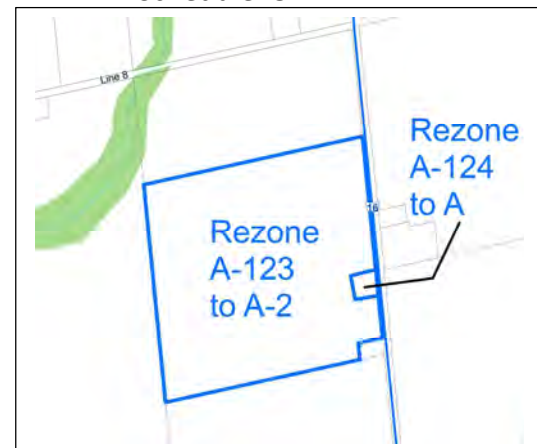
Schedule "M"



Schedule "N"



Schedule "O"



Passed this 14th day of June 2018.

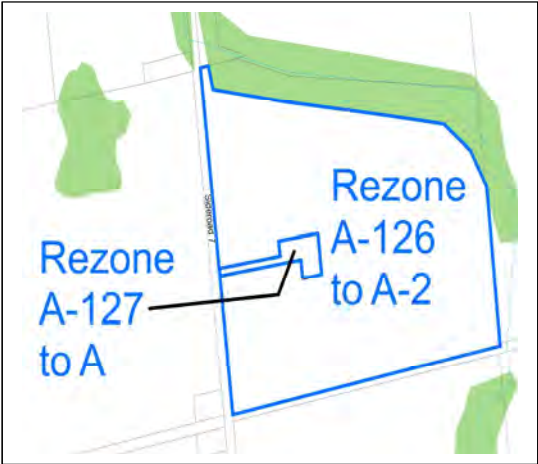
ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

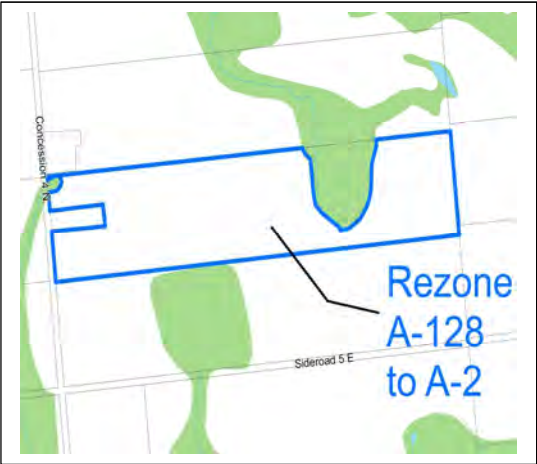
THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 060-18

Schedule "P"



Schedule "Q"



Schedule "R"



Schedule "S"



Passed this 14th day of June 2018.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

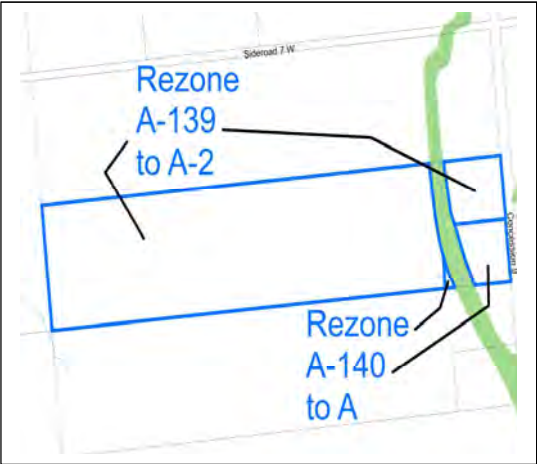
THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 060-18

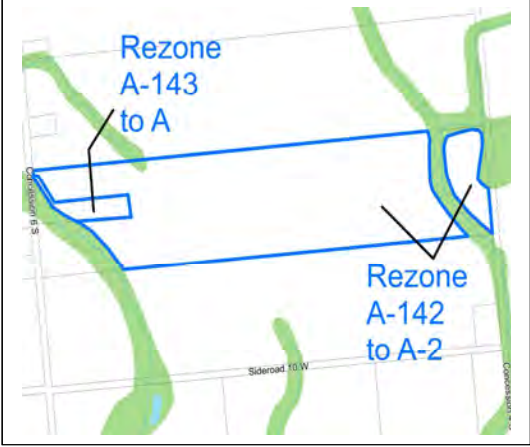
Schedule "T"



Schedule "U"



Schedule "V"



Schedule "W"



Passed this 14th day of June 2018.

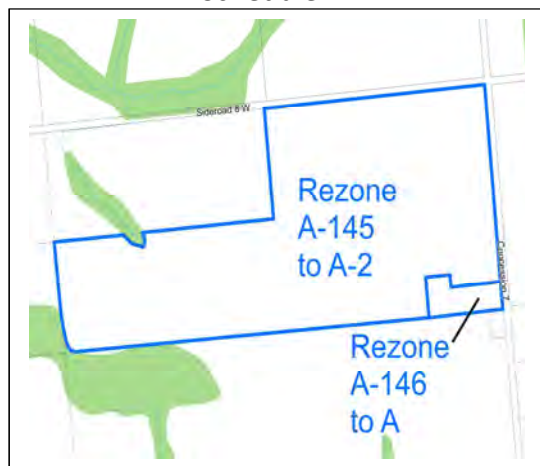
ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

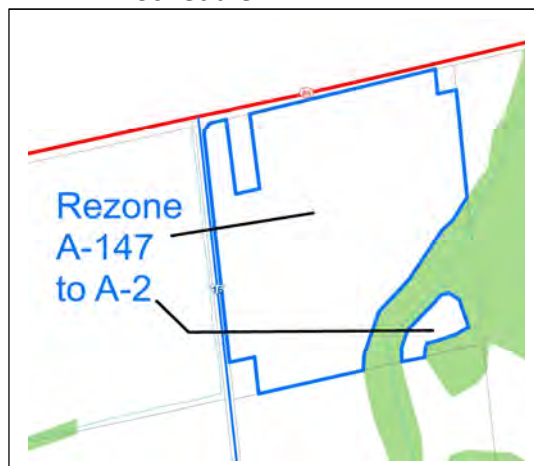
THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 060-18

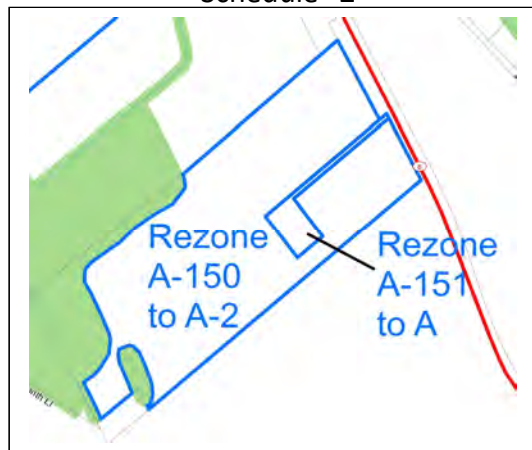
Schedule "X"



Schedule "Y"



Schedule "Z"



Schedule "aa"



Passed this 14th day of June 2018.

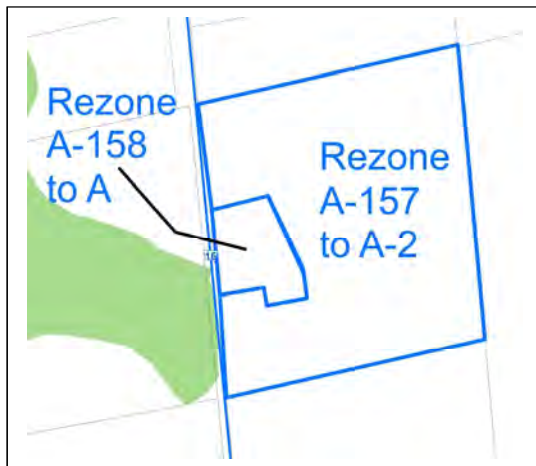
ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

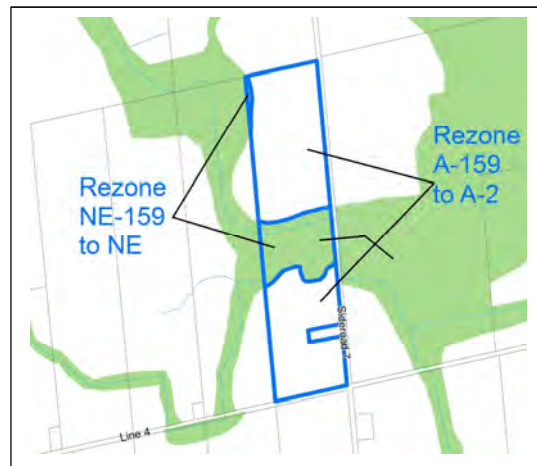
THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 060-18

Schedule "bb"



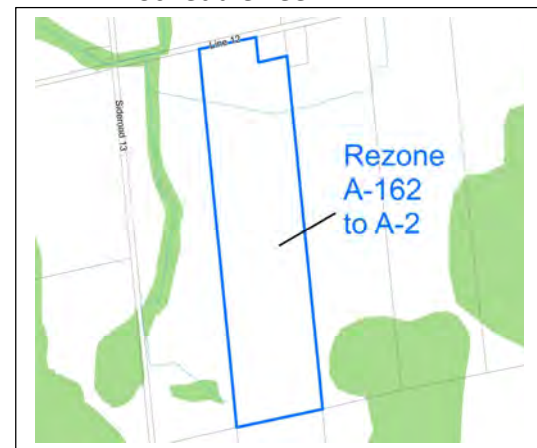
Schedule "cc"



Schedule "dd"



Schedule "ee"



Passed this 14th day of June 2018.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

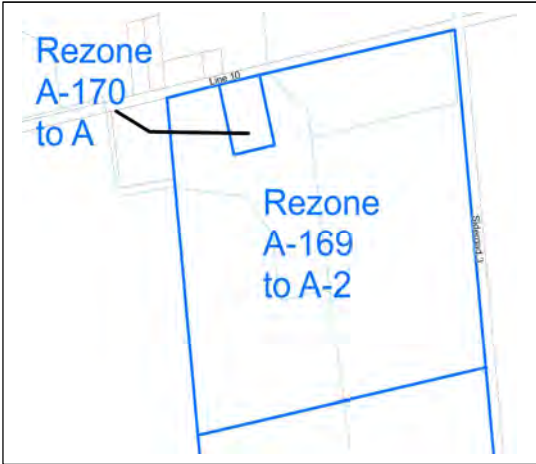
THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 060-18

Schedule "ff"



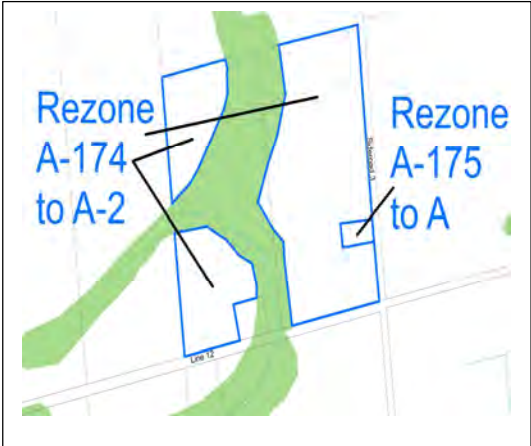
Schedule "gg"



Schedule "hh"



Schedule "ii"



Passed this 14th day of June 2018.

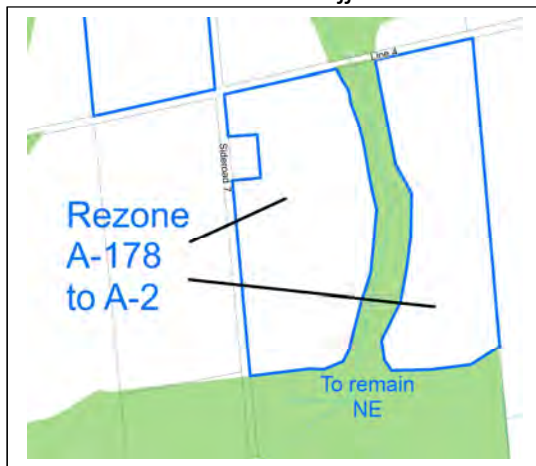
ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 060-18

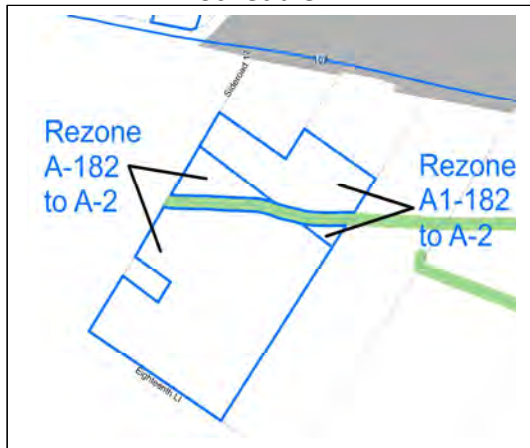
Schedule "jj"



Schedule "kk"



Schedule "ll"



Schedule "mm"



Passed this 14th day of June 2018.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

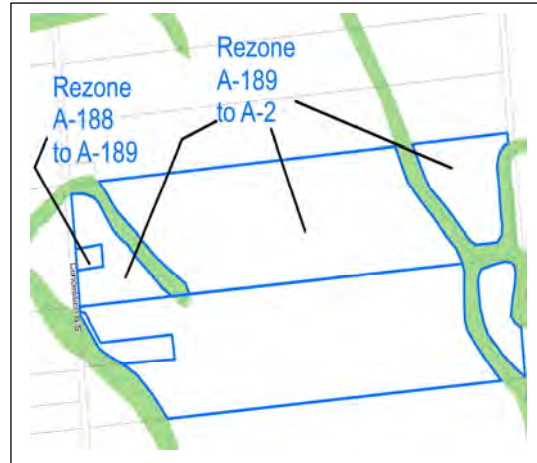
THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 060-18

Schedule "nn"



Schedule "oo"



"Schedule pp"



Passed this 14th day of June 2018.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

EXPLANATORY NOTE**BY-LAW NUMBER 060-18**

THE PURPOSE AND EFFECT OF THE ZONING BY-LAW AMENDMENT is to provide for “housekeeping” changes to the Comprehensive Zoning By-law as itemized below:

- i) General typographical and mapping corrections.
- ii) Add and update definitions, including clarifying the definition of street, building and swimming pool.
- iii) Clarification of text for regulations such as air conditioner units, tarped/coverall structures, Outdoor display, temporary sales trailer, NE zone setbacks.
- iv) Amend provisions for accessory structures, including increasing the size and height.
- v) Amend provisions to increase maximum floor area and lot size for home industries.
- vi) Include new provisions for lots created as surplus farm dwelling to recognize lot size.
- vii) Include new provisions to permit an accessory dwelling unit on a rural lot.
- viii) Modify parking requirements for aisle, access width and barrier free and add criteria for parallel and angled parking requirements.
- ix) Amend minimum front yard, interior and exterior side yard setbacks in residential zones.
- x) Amend minimum lot area and frontage in residential zones.
- xi) Remove and/or amend site specific exemptions for expired garden suites, redundant restrictions and general adjustments.
- xii) Amend minimum distances between townhouses and apartments.
- xiii) Amend permitted uses within the Future Development zone to existing uses only.

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

BY-LAW NUMBER 044-18

PROVISIONAL DRAIN BYLAW

BEING a Provisional Drain By-law to provide for the construction of the Cormack Drainage Works.

WHEREAS the Township of Wellington North is required to undertake such repairs in accordance with Section 74 and Section 75 of *The Drainage Act*, R.S.O. 1990.

AND WHEREAS the work to be done is:
excavation of 214m of open drain (including the incorporation of 39m of ditch and 15m of culvert across Sally Street),
installation of a 9m long laneway culvert
installation of 23m of closed drain.

AND WHEREAS the estimated cost of such repairs is: \$68,100.00

AND WHEREAS the costs of the repairs shall be assessed against all lands and roads in the watershed upstream of the point of commencement of the repair work being done, prorata with the last revised Schedule of Assessment for the respective drain;

By-law No. 044-18
Page 2 of 2

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH enacts as follows:

- 1. That the estimated costs of repair shall be prorated as outlined in Schedule "A" attached hereto;

READ A FIRST, SECOND TIME THIS 7th DAY OF MAY, 2018.



ANDREW LENNOX MAYOR



KARREN WALLACE, CLERK

READ A THIRD TIME AND FINALLY PASSED THIS _____ DAY OF _____, 20__.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

April 13, 2018

SCHEDULE A - SCHEDULE OF ASSESSMENTS
CORMACK DRAIN
Township of Wellington North

Page 18
 File No. 16-305

Con	Lot	Roll No.	Owner	Total Ha Affected	Benefit (\$)	Outlet (\$)	Total (\$)
<i>Geographic Township of Arthur</i>							
12	Pt S½ 6	009-11185	D. & H. Ward	0.05	0	67	67
12	Pt S½ 6	009-11190	M. & J. Brubacher	0.07	0	92	92
12	Pt S½ 6	009-11195	B. & J. Crawford	0.65	0	824	824
12	N½ 6	009-11200	P. Oakes	2.20	9,100	1,849	10,949
11	N½ 5	009-11300	N. & S. Brouwer	3.10	0	2,606	2,606
11	Pt S½ 5	009-11400	R. & N. Hawkrigg	0.90	0	1,135	1,135
11	Pt S½ 5	009-11500	D. & G. Cormack	19.30	13,600	13,996	27,596
Total Assessments on Lands:				26.27	22,700	20,569	43,269
Sally Street Township of Wellington North				1.10	3,200	1,934	5,134
Special Assessment to Sally Street				--	18,520	0	18,520
Sideroad 3 West Township of Wellington North				0.60	0	1,177	1,177
Total Assessments on Roads:				1.70	21,720	3,111	24,831
TOTAL ASSESSMENTS ON CORMACK DRAIN:				27.97	44,420	23,680	68,100

Notes:

1. Roll numbers are per the Municipality's last revised assessment roll, names included for convenience.

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

BY-LAW NUMBER 061-18

BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH AT ITS SPECIAL MEETING HELD ON JUNE 14, 2018.

WHEREAS Section 5 of the Municipal Act, S.O. 2001 c.25 (hereinafter called "the Act") provides that the powers of a Municipal Corporation shall be exercised by its Council;

AND WHEREAS Section 5(3) of the Act states, a municipal power, including a municipality's capacity, rights, powers and privileges under Section 9, shall be exercised by by-law, unless the municipality is specifically authorized to do otherwise;

NOW THEREFORE the Council of The Corporation of the Township of Wellington North hereby **ENACTS AS FOLLOWS:**

1. The action of the Council of the Corporation of the Township of Wellington North taken at its meeting held on June 14, 2018 in respect of each motion and resolution passed and other action taken by the Council of the Corporation of the Township of Wellington North at its meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-law.
2. That the Mayor and the proper officials of the Corporation of the Township of Wellington North are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Corporation of the Township of Wellington North referred to in the proceeding section hereof.
3. The Mayor and the Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Corporation of the Township of Wellington North.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 14TH DAY OF JUNE, 2018.**

**ANDREW LENNOX,
MAYOR**

**KARREN WALLACE,
CLERK**