



Township of Wellington North

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

PUBLIC MEETING

Monday, June 20th, 2011 at 7:00 p.m.

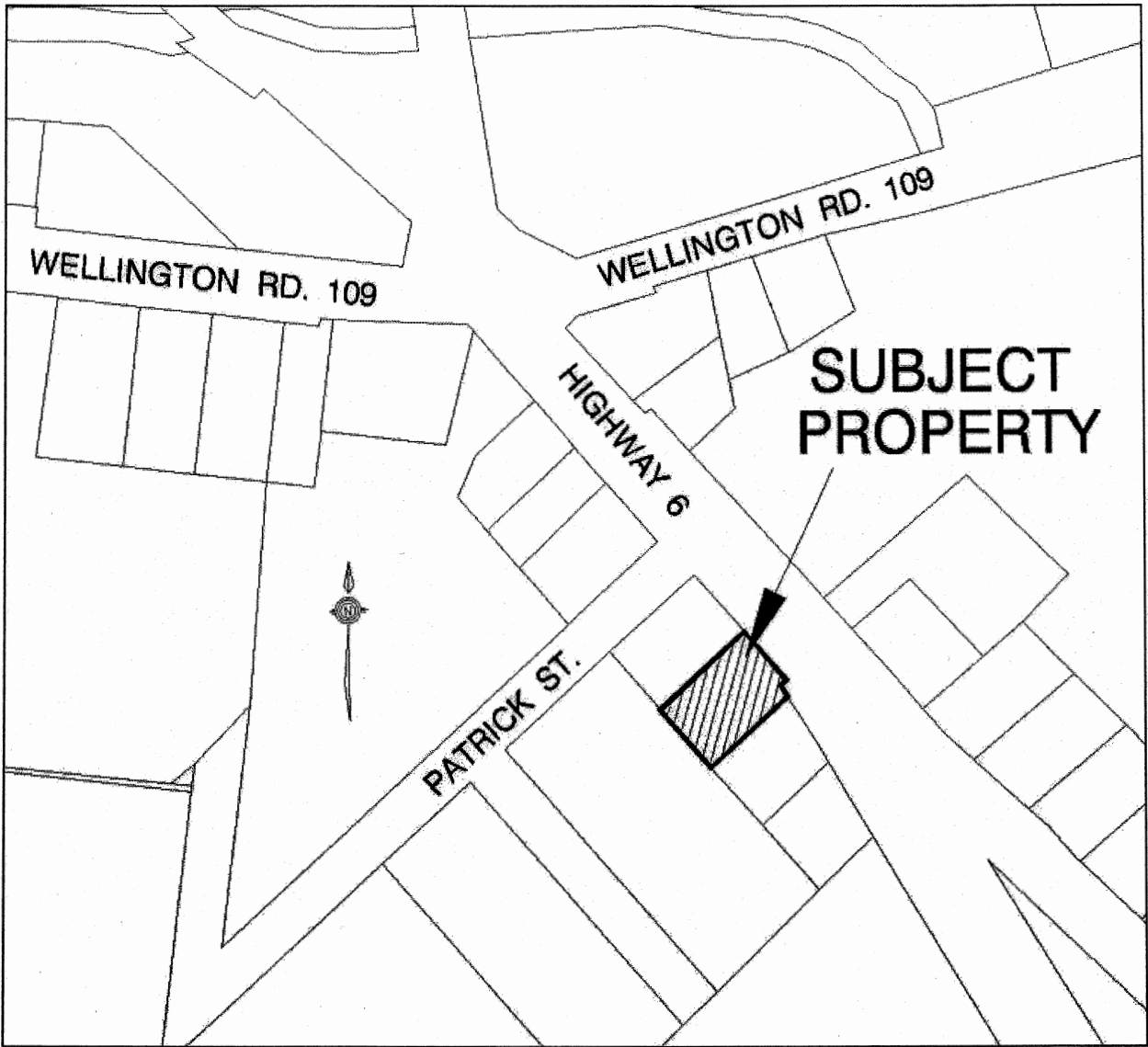
Municipal Office Council Chambers, Kenilworth

A G E N D A

Page 1 of 2

AGENDA ITEM	PAGE NO.
<p>The Mayor will call the meeting to order.</p> <p>Declaration of Pecuniary Interest.</p> <p>Owners/Applicant: Trevor Roberts</p> <p>THE LOCATION being rezoned is in Ellen Daniels SVY, Lot 6 & 7, with a civic address of 7634 Hwy 6. The land is approximately 0.4 acres in size. [See map attached]</p> <p>THE PURPOSE AND EFFECT of the amendment is to rezone the property from Industrial Exception (M1-22) to an appropriate zone to permit a piano rebuilding workshop to be established on the property. The property is currently designated Highway Commercial in the Official Plan.</p> <p>Please note – Section 34 (12) of the Planning Act.</p> <p>(12) Information. – At a meeting under subsection (12), the council shall ensure that information is made available to the public regarding the power of the Municipal Board under subsection (14.1) to dismiss an appeal if an appellant has not provided the council with oral submissions at a public meeting or written submissions before a By-law is passed.</p> <ol style="list-style-type: none">1. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on May 30th, 2011.2. Application for Zoning By-law Amendment	<p>01</p> <p>2</p>

AGENDA ITEM	PAGE NO.
3. Presentations by: <ul style="list-style-type: none">- Linda Redmond, Planner- See attached comments and draft by-law	10
4. Review of Correspondence received by the Township: <ul style="list-style-type: none">- Liz Yerex, Resource Planner, GRCA- No objection	15
<ul style="list-style-type: none">- Ian Smyth, Corridor Management Planner, MTO- No objection	16
5. The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the By-law must submit a written request.	
6. Mayor opens floor for any questions/comments.	
7. Comments/questions from Council.	
8. Adjournment	



Application for Zoning By-law Amendment

Application No. _____

A. THE AMENDMENT

1. TYPE OF AMENDMENT? Site Specific Other _____

2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?

TO ALLOW USE AS A PIANO REBUILDING WORKSHOP

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): TREVOR ROBERTS
Address: 7634 HWY 6 ARTHUR
Phone: Home () _____ Work () 519 848 5919 Fax () _____
Email: _____

b) Applicant (Agent) Name(s): DWIGHT PIKE
Address: 264 IRVINE ST ELORA ON NOB150
Phone: Home () 519 896 6607 Work () 519 831 6635 Fax () _____
Email: DWIGHT-PIKE@HOTMAIL.COM

c) Name, Address, Phone of all persons having any mortgage charge or encumbrance on the property:

d) Send Correspondence To? Owner Agent Other _____

e) When did the current owner acquire the subject land? _____

4. WHAT AREA DOES THE AMENDMENT COVER? the "entire" property a "portion" of the property (This information should be illustrated on the required drawing under item G of this application.)

5. PROVIDE A DESCRIPTION OF THE "ENTIRE" PROPERTY:

Municipal Address: 7634 Hwy 6 ARTHUR

Concession: _____ Lot: _____ Registered Plan No: _____

Area: _____ hectares Depth: _____ meters Frontage (Width): _____ meters
0.4 acres 165 feet 105.6 feet

6. PROVIDE A DESCRIPTION OF THE AREA TO BE AMENDED IF ONLY A "PORTION" OF THE PROPERTY:

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

7. WHAT IS THE CURRENT COUNTY OF WELLINGTON OFFICIAL PLAN DESIGNATION OF THE SUBJECT PROPERTY?

~~#3~~ Hwy COMMERCIAL

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

~~FLEET OPERATION + MAINTENANCE~~

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

M1-22

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

RESIDENCE AND HOBBIE SHOP

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

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

RESIDENCE AND PIANO REBUILDING SHOP

13. PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS OR STRUCTURES ON THE SUBJECT LAND:

(Please use a separate page if necessary.)

	<u>Existing</u>		<u>Proposed</u>	
a) Type of Building (s) -or Structure (s)				
b) Date of Construction				
c) Building Height	_____ (m)	<u>14</u> (ft)	_____ (m)	<u>14</u> (ft)
d) Number of Floors				
e) Total Floor Area (sq.m.)	_____ (sq m)	<u>2000</u> (sq ft)	_____ (sq m)	<u>2000</u> (sq ft)
f) Ground Floor Area (sq.m.) (exclude basement)	_____ (sq m)	_____ (sq ft)	_____ (sq m)	_____ (sq ft)
g) Distance from building/structure to the:	_____ (sq m)	_____ (sq ft)	_____ (sq m)	_____ (sq ft)
Front lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
Side lot line	_____ (m)	<u>2.5</u> (ft)	_____ (m)	<u>2.5</u> (ft)
Side lot line	_____ (m)	<u>61</u> (ft)	_____ (m)	<u>61</u> (ft)
Rear lot line	_____ (m)	<u>4.5</u> (ft)	_____ (m)	<u>4.5</u> (ft)
h) % Lot Coverage				
i) # of Parking Spaces				
j) # of Loading Spaces				

D. EXISTING AND PROPOSED SERVICES

14. WHAT IS THE ACCESS TO THE SUBJECT PROPERTY?

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

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

Hwy 6

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

17. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:

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

18. HOW IS THE STORM DRAINAGE PROVIDED?

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

E. OTHER RELATED PLANNING APPLICATIONS

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

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

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

File No. and Date of Application: _____

Approval Authority: _____

Lands Subject to Application: _____

Purpose of Application: _____

Status of Application: _____

Effect on the Current Application for Amendment: _____

F. OTHER SUPPORTING INFORMATION

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

G. APPLICATION DRAWING

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

- Owners' / applicant's name;
- Legal description of property;
- Boundaries and dimensions of the subject property and its current land use;
- Dimensions of area of amendment (if not , the entire property);
- The size and use of all abutting land;
- All existing and proposed parking and loading areas, driveways and lanes;

- The nature of any easements or restrictive covenants on the property;
- The location of any municipal drains or award drains;
- Woodlots, forested areas, ANSI's, ESA's, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc);
- The dimensions of all existing and proposed buildings and structures on the subject land and their distance to all lot lines;
- The name, location and width of each abutting public or private road, unopened road allowance or right of way;
- If access to the subject land is by water only, provide the location of the parking and docking facilities to be used; and
- Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, wells, septic systems, springs, slopes, gravel pits).

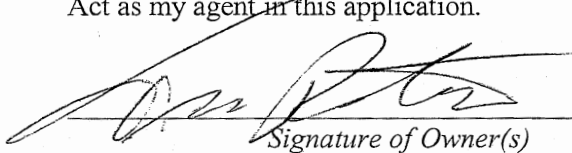
THE DRAWING SHOULD ALSO INCLUDE THE SCALE, NORTH ARROW AND DATE WHEN THE DRAWING WAS PREPARED.

H. AUTHORIZATION FOR AGENTS / SOLICITOR TO ACT FOR OWNER:

(If affidavit (I) is signed by an Agent / Solicitor on Owner's behalf, the Owner's written authorization below **must** be completed)

I (we) TREVOR ROBERTS of the TOWNSHIP of WELLINGTON NORTH
 County/Region of WELLINGTON do hereby authorize DWIGHT PIKE to

Act as my agent in this application.



 Signature of Owner(s)

May 4/11.

 Date

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

I (we) DWIGHT PILE of the TOWN of CENTER WELLINGTON

County / ~~Region~~ of WELLINGTON solemnly declare that all the statements contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the Township of Wellington North,

County/~~Region~~ of Wellington this 12 day of May, 2011

RL RB
Signature of Owner or Authorized Solicitor or Authorized Agent

May 12 / 2011
Date

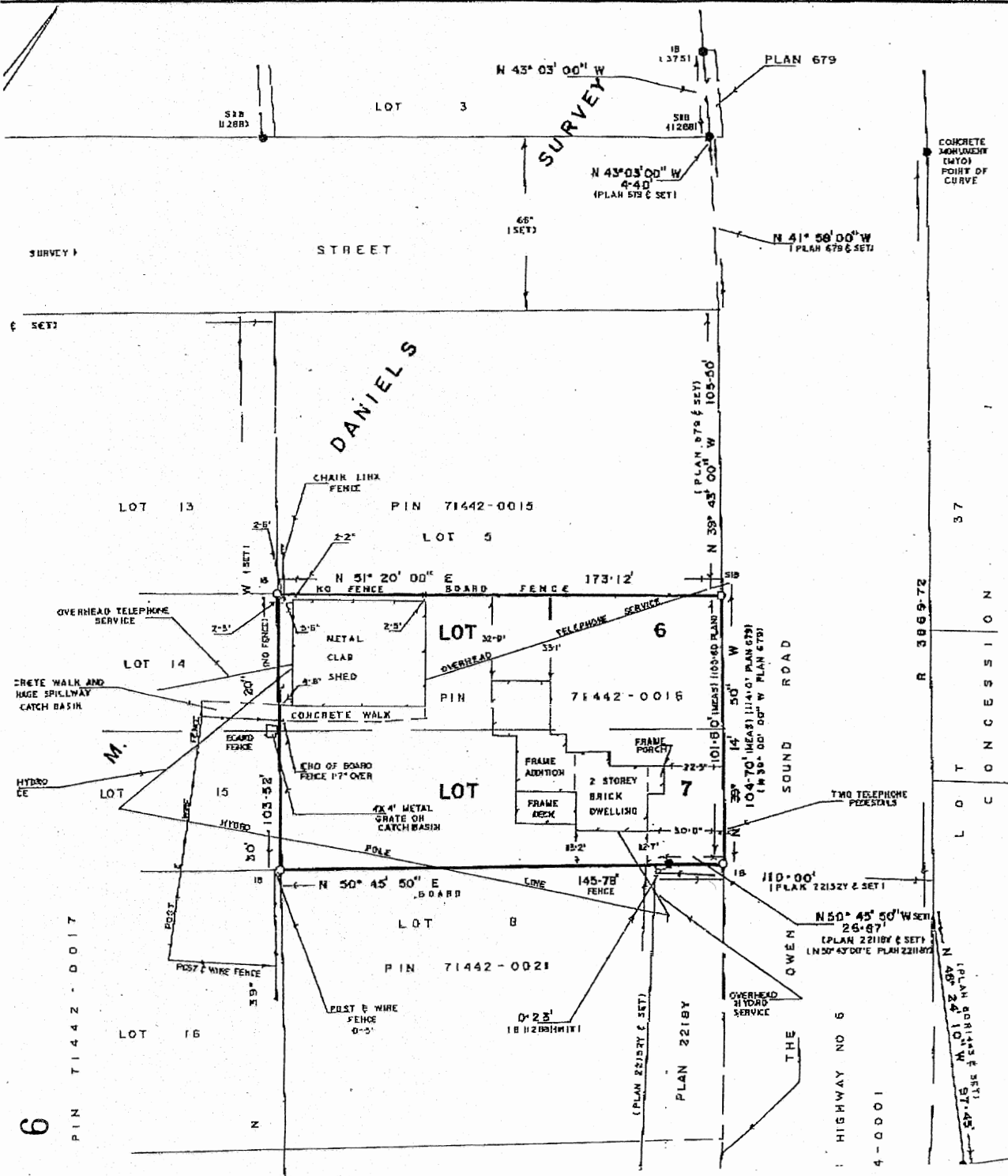
Lachaine Proulx
Signature of Commissioner

May 12, 2011
Date

APPLICATION AND FEE OF \$ 1500.00 RECEIVED BY MUNICIPALITY

[Signature]
Signature of Municipal Employee

May 12, 2011
Date



CAUTION
 THIS REPORT WAS PREPARED FOR TREVOR ROBERTS FOR MORTGAGE PURPOSES ONLY AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES

© ALEX R. WILSON SURVEYING INC

NO PERSON MAY COPY, REPRODUCE, ALTER OR DISTRIBUTE THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF ALEX R. WILSON SURVEYING INC

THIS PLAN MUST BE READ IN CONJUNCTION WITH THE SURVEY REPORT DATED 30 SEPTEMBER, 2004

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM
 - THE SURVEY WAS COMPLETED ON 29 SEPTEMBER 2004

30 SEPTEMBER 2004

DATE

ALEX R. WILSON OLS, O.L.P.

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 1524712

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 28(3).



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

May 30, 2011

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

Dear Mr. Jones:

**Re: Roberts / Piles – Ellen Daniels SVY Lot 6, Lot 7
7634 Hwy 6, Arthur
Zoning By-law Amendment**

PLANNING OPINION

The proposal is to amend the zoning of the subject property from (M1-22) Industrial Exception to a site specific C2 zone to permit piano rebuilding and a single family dwelling on the property. The Official Plan currently designates the subject property as Highway Commercial.

The amendment to change the (M1-22) zoning to a more appropriate zone is necessary to ensure that permitted uses of the property are compatible with surrounding land uses. Re-zoning to permit piano rebuilding is in keeping with the highway location of the property and is not likely to adversely affect the surrounding lands.

We have no objections to this zoning amendment and are generally supportive of the proposed use on the property. Council should consider any comments from the Ministry of Transportation.

SUBJECT LAND

The subject land is legally described as Ellen Daniels Svy Lot 6, Lot 7 and has a civic address of 7634 Hwy 6. The land is approximately 0.16 ha (0.4 ac) in size.

PURPOSE

The purpose of the amendment is to rezone the property from Industrial Exception (M1-22) to an appropriate zone to permit a piano rebuilding workshop to be established on the property.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are currently designated Highway Commercial in the Official Plan. The purpose of the Highway Commercial designation is for commercial uses serving the travelling public or uses not considered compatible within the downtown of the urban centre.

ZONING BY-LAW

The subject lands are zoned Industrial Exception (M1-22) which requires that this land may only be used for a transport establishment within the existing buildings and structures. The proposed use of a piano rebuilding workshop would be permitted in the (C2) Highway

Commercial Zone. A draft by-law is attached for council's consideration.

SITE PLAN

According to the Site Plan Control By-law, this proposal would be subject to Site Plan approval. However it is our understanding that there are no new buildings proposed and there appears to be existing adequate parking for the proposed use. At this point in time a Site Plan would serve no useful purpose.

PLANNING COMMENTS

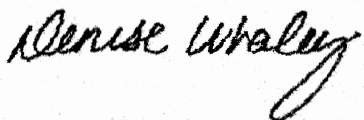
The property is currently occupied by a residence and a 2,000 ft² accessory structure. The applicant pre-consulted with Linda Redmond, Township planner and advised us at that time that their intention is to live in the dwelling and convert the existing accessory structure into a piano rebuilding shop. No new buildings or exterior changes are proposed.

The subject lands were formerly part of a single (M1-22) zone which encompassed the lands to the rear at 111 Patrick Street. The (M1-22) was necessary at one time to permit a transport establishment to operate on the property. Since the original transport operation has ceased, the lands at 111 Patrick Street have been rezoned to (C2). This leaves the subject property in essence, a remnant of the previous zone which has no current useful purpose. The current zoning does not reflect the actual use of the property which is no longer part of the 111 Patrick Street operation.

The current zoning (M1-22) may be used for a transport establishment within the existing buildings and structures. This use would not be compatible with the size of the subject property or the surrounding land uses. The lands immediately adjacent to the site on the north and south have residential dwellings that also front on Highway 6 and are zoned (R1A) Unserviced Residential. The proposed new use is likely to be more compatible with the surrounding uses than the former transport operation and would prohibit further industrial activities on the property. Furthermore, rezoning to a commercial zone would conform to the Official Plan designation for the property

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

Sincerely,



Denise Whaley, (Hons) B.A.
Junior Planner

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

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

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

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

1. THAT Schedule "A" Map 2- Arthur to By-law 66-01 is amended by changing the zoning on lands described as Ellen Daniels SVY Lot 6, Lot 7, as shown on Schedule "A" attached to and forming part of this By-law from Industrial Exception (M1-22) to Commercial Exception (C2-30).
2. THAT Section 31, Exception Zone 3 – Arthur Village is amended by the inclusion of the following new exception:

"31.30
Ellen Daniels Svy Lot 6, Lot 7

C2-30 In addition to the permitted uses of Section 17.1, the existing dwelling on the property may be used for a single detached residential dwelling. Residential use of the building and any future alterations or additions shall comply with all requirements of the Residential (R1A) Zone."

3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
4. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2011

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

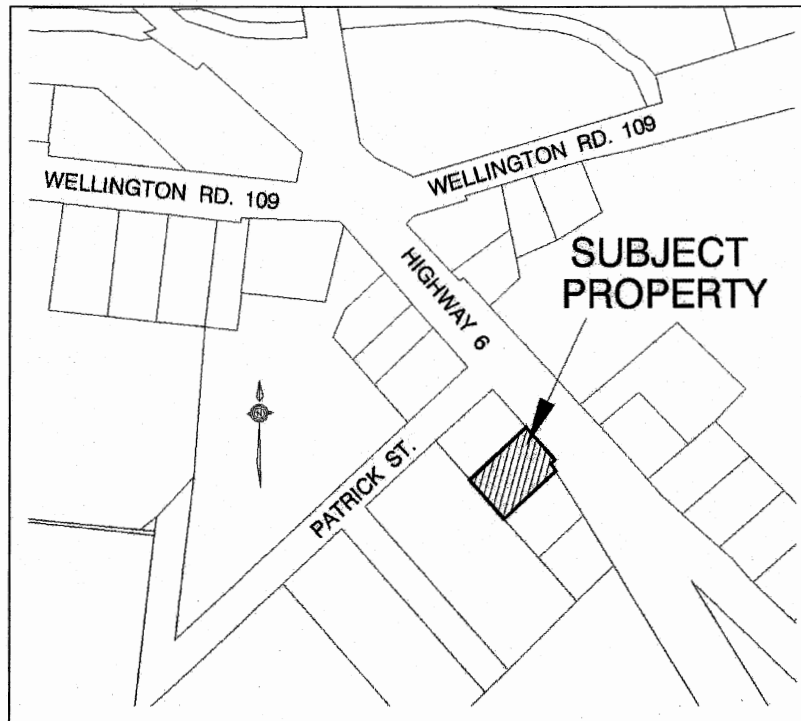
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Rezone from Industrial Exception (M1-22) to Commercial Exception (C2-30)

Passed this ___ day of _____ 2011.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION being rezoned is legally described as Ellen Daniels Svy Lot 6, Lot 7 and has a civic address of 7634 Hwy 6. The land is approximately 0.16 ha (0.4 ac) in size.

THE PURPOSE AND EFFECT of the amendment is to rezone the property from Industrial Exception (M1-22) to Commercial Exception (C2-30) zone to permit a piano rebuilding workshop to be established on the property and to allow for a residential use in the existing residential dwelling. The property is currently designated Highway Commercial in the Official Plan. The property is occupied by a 2,000 ft² accessory structure and a single residential dwelling.



RECEIVED

JUN 6 2011

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

TWP. OF WELLINGTON NORTH

Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844 Online: www.grandriver.ca

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

DATE: JUNE 1, 2011 YOUR FILE:
GRCA FILE: Wellington/WelN/ZC/NC

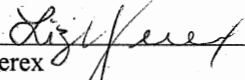
RE: Application for Zoning By-law Amendment
7634 Hwy. 6, Wellington North

GRCA COMMENT: *

The Grand River Conservation Authority has no objection to the proposed Zoning By-law Amendment.

BACKGROUND:

- 1. Resource Issues:**
None identified.
- 2. Legislative/Policy Requirements and Implications:**
None


Liz Yerex
Resource Planner
Resource Management Division

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

Ministry of Transportation

Engineering Office
Corridor Management Section
West Region

659 Exeter Road
London, Ontario N6E 1L3
Telephone: (519) 873-4598
Facsimile: (519) 873-4228

Ministère des Transports

Bureau du génie
Section de gestion des couloirs routiers
Région de l'Ouest

659, chemin Exeter
London (Ontario) N6E 1L3
Téléphone: (519) 873-4598
Télécopieur: (519) 873-4228



June 10, 2011

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

Attention: Darren Jones, Building/Zoning Dept.

RE: Applicant: Trevor Roberts
Submission No.: ZBA-2011-2
Lot: 6 & 7, Concession: Ellen Daniels Survey
County of Wellington
Township of Wellington North - Highway 6

The ministry has completed its review of the above noted amendment. The amendment has been considered and reviewed in accordance with the requirements of our highway access control policies and the *Public Transportation and Highway Improvement Act* (PTHIA). The following outlines our comments.

The ministry has no objection to the approval of this application. The owner should be aware that building/land use and sign permits are required from the Ministry of Transportation before any grading/construction commences within 45m of any highway property limit and within a 180m radius measured from the centerline intersection of Highway 6 and any municipal road. Please advise the owner to contact Mr. Phil Gignac, Corridor Management Officer, Corridor Management Section - Owen Sound (1450 Seventh Avenue East, Owen Sound, Ontario N4K 2Z1 Phone: 519-372-4042) to discuss MTO's permit requirements and obtain the necessary applications.

We would appreciate receiving a copy of your Council's decision on this application for our records. Should you have any questions, please contact our office.

Ian Smyth
Corridor Management Planner
Corridor Management Section
West Region, London

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JUN 14 2011

TWP. OF WELLINGTON NORTH