



# Township of Wellington North

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

## Public Meeting

Monday, August 12th, 2013 at 7:00 p.m.

Municipal Office Council Chambers, Kenilworth

## AGENDA

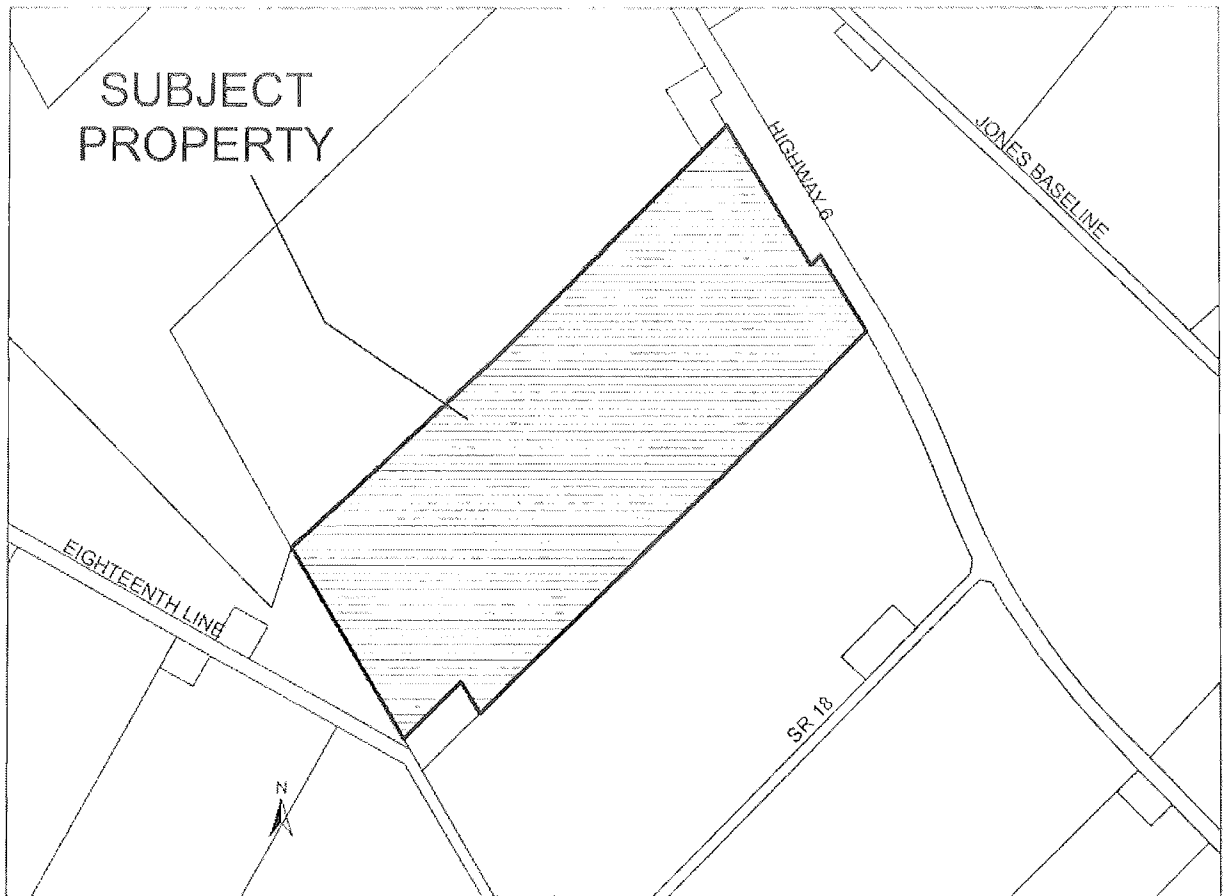
Page 1 of 4

AGENDA ITEM	PAGE NO.
<p><b>The Mayor will call the meeting to order.</b></p> <p><b>Declaration of Pecuniary Interest.</b></p> <p><b>Owners/Applicant: Johannes and Lidwinda Teselink</b></p> <p><b>Location of the Subject Land</b> The property subject to the proposed amendment is described as Part of Lot 20, Concession B with a civic address of 7570 Highway 6, Arthur. The property is 40 hectares (98.8 acres) in size and the location is shown on the map attached.</p> <p><b>The Purpose and Effect of the Application</b> The purpose and effect of the proposed amendment is to rezone the subject lands to restrict any future residential development on the agricultural, “retained” portion of the property. Additional relief from the zoning by-law is required for an over-sized accessory building on the severed portion – a drive shed with an area of 223 sq.m (2,400 ft<sup>2</sup>). This rezoning is a condition of severance application B23/13 under the surplus farm dwelling policies that was granted provisional approval by the Wellington County Land Division Committee April 11<sup>th</sup>, 2013.</p> <p>Please note – Section 34 (12) of the Planning Act.</p> <p>(12) Information. – At a meeting under subsection (12), the council shall ensure that information is made available to the public regarding the power of the Municipal Board under subsection (14.1) to dismiss an appeal if an appellant has not provided the council with oral submissions at a public meeting or written submissions before a By-law is passed.</p> <p>1. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on July 19, 2013.</p>	01

AGENDA ITEM	PAGE NO.
2. Application for Zoning By-law Amendment	02
3. Presentations by: <ul style="list-style-type: none"><li>- Jameson Pickard, Junior Planner<ul style="list-style-type: none"><li>- See attached comments and draft by-law</li></ul></li></ul>	25
4. Review of Correspondence received by the Township: <ul style="list-style-type: none"><li>- Nathan Garland, Resource Planner, GRCA<ul style="list-style-type: none"><li>- No objection</li></ul></li></ul>	30
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.	

AGENDA ITEM	PAGE NO.
<p><b>Owners/Applicant: The Corporation of the Township of Wellington North</b></p> <p><b>This public meeting is to consider a zoning amendment for “housekeeping” revisions.</b></p> <p><b>Re:</b> The changes are of a general nature and apply throughout the Township of Wellington North.</p> <p><b>The Purpose and Effect of the Application</b>                      The purpose and effect of the proposed amendment is to provide provisions within the Zoning By-law to allow and regulate the use of trailers, seacans and shipping containers or other similar structures, on commercial, industrial and large agricultural properties. This is a Township initiated “housekeeping” amendment to the Comprehensive Zoning By-law. The Zoning By-law currently does not have any provisions in place to regulate these types of structures.</p> <p>Please note – Section 34 (12) of the Planning Act.</p> <p>(12) Information. – At a meeting under subsection (12), the council shall ensure that information is made available to the public regarding the power of the Municipal Board under subsection (14.1) to dismiss an appeal if an appellant has not provided the council with oral submissions at a public meeting or written submissions before a By-law is passed.</p> <p>8. Notice for this public meeting was sent to required agencies and published in the Wellington Advertiser on July 19, 2013.</p> <p>9. Presentations by:</p> <ul style="list-style-type: none"> <li>- Linda Redmond, Senior Planner</li> <li>- See attached comments and draft by-law</li> </ul> <p>10. Review of Correspondence received by the Township:</p> <ul style="list-style-type: none"> <li>- Nathan Garland, Resource Planner, GRCA</li> <li>- No objection</li> </ul> <p>11. The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the By-law must submit a written request.</p>	<p>32</p> <p>37</p>

AGENDA ITEM	PAGE NO.
12. Mayor opens floor for any questions/comments.	
13. Comments/questions from Council	
14. Adjournment	



June 20, 2013

Township of Wellington North  
7490 Sideroad 7 West  
P.O. Box 125  
Kenilworth, Ontario  
N0G 2E0

RECEIVED

JUN 24 2013

TWP. OF WELLINGTON NORTH

Attention: Darren Jones, CBCO

Dear Mr. Jones:

Re: **Application for Zoning By-law Amendment – Teselink  
Part Lot 20, Concession B, Wellington North  
County of Wellington Land Division Application No. B23/13**

We wish to advise that we are solicitors for Mr. and Mrs. Teselink with respect to the above-captioned Application for Consent. Condition No. 6 of the Notice of Decision requires a zoning amendment and we enclose herewith the following:

1. Surveyor's Sketch prepared by Van Harten Surveying Inc.;
2. Application for Zoning By-law Amendment for severed;
3. Application for Zoning By-law Amendment for retained parcel;
4. Trust cheque in the amount of \$1,500.00 representing payment of your application fee; and
5. Copy of transfer conveying subject lands to Mr. and Mrs. Teselink.

We trust you find the enclosed to be in order and look forward to being advised of the date this amendment will be heard at Council.

Thank you for your assistance with this matter.

Yours very truly,  
GRANT & ACHESON



Vincent J. Starratt, B.A., M.A., LL.B.  
VJS/lz

direct line: 519-843-1960  
email: [vsarratt@smithvaleriote.com](mailto:vsarratt@smithvaleriote.com)  
assistant: [lzabielski@smithvaleriote.com](mailto:lzabielski@smithvaleriote.com)

Reply to:

MAILING ADDRESS

P.O. Box 1240, Guelph, ON N1H 6N6

ADDRESS

105 Silvercreek Pkwy. N., Suite 100, Guelph, ON N1H 6S4  
TF 800 746 0685 F 519 837 1617

Reply to:

MAILING ADDRESS

P.O. Box 128, Fergus, ON N1M 2W7

ADDRESS

265 Bridge St., Fergus, ON N1M 1T7  
T 519 843 1960 F 519 843 6888

002

[smithvaleriote.com](http://smithvaleriote.com)

CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

(Retained Parcel)

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 prohibit a new residential dwelling on the retained parcel.  
\_\_\_\_\_  
\_\_\_\_\_

**B. GENERAL INFORMATION**

**3. APPLICANT INFORMATION**

a) Registered Owner's Name(s): Johannes Gerardus Paulus Teselink & Lidwina Wilhelmina

Address: R.R. #1, Arthur, Ontario N0G 1A0  
Josepha Marja Teselink

Phone: Home (519) 848-5938 Work ( ) \_\_\_\_\_ Fax ( ) \_\_\_\_\_

b) Applicant (Agent) Name(s): Vince Starratt, Grant & Acheson LLP

Address: 265 Bridge Street, P.O. Box 128, Fergus, Ontario N1M 2W7

Phone: Home ( ) \_\_\_\_\_ Work ( ) (519) 843-1960 Fax ( ) (519) 843-6888

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

d) Send Correspondence To? Owner [ ] Agent  Other [ ] \_\_\_\_\_

e) When did the current owner acquire the subject land? November 19, 2012

**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.)





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

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

Agriculture

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13. PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS OR STRUCTURES ON THE SUBJECT LAND: NO BUILDINGS

*(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)	_____ (ft)	_____ (m)	_____ (ft)
d) Number of Floors				
e) Total Floor Area (sq.m.)	_____ (sq m)	_____ (sq ft)	_____ (sq m)	_____ (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:				
Front lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
Side lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
Side lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
Rear lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
h) % Lot Coverage				
i) # of Parking Spaces				
j) # of Loading Spaces				

D. EXISTING AND PROPOSED SERVICES

NOT APPLICABLE

14. WHAT IS THE ACCESS TO THE SUBJECT PROPERTY?

Provincial Highway	<input checked="" type="checkbox"/>	Continually maintained municipal road	<input type="checkbox"/>	Right-of-way	<input type="checkbox"/>
County Road	<input type="checkbox"/>	Seasonally maintained municipal road	<input type="checkbox"/>	Water access	<input type="checkbox"/>

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

Highway No. 6

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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.)

NOT APPLICABLE

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17. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:

NOT APPLICABLE

	Municipal Sewers	Communal Sewers	Private Wells	Other Water Supply	Communal Sewers	Private Septic	Other Sewage Disposal
a) Existing	( )	( )	( )	( )	( )	( )	( )
b) Proposed	( )	( )	( )	( )	( )	( )	( )

18. HOW IS THE STORM DRAINAGE PROVIDED?

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

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

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

File No. and Date of Application: February 1, 2013, File No. B23/13

Approval Authority: County of Wellington Planning and Land Division

Lands Subject to Application: Part of Lot 20, Concession B

Purpose of Application: Severance

Status of Application: Conditional Approval

Effect on the Current Application for Amendment: Satisfy condition of severance

**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 MORE 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:**

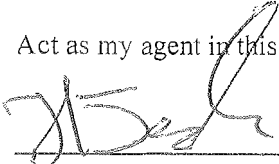
(If affidavit (I) is signed by an Agent / Solicitor on Owner's behalf, the Owner's written authorization below must be completed)

Johannes Gerardus Paulus Teselink and Lidwina Wilhelmina Josepha Maria Teselink

I (we) \_\_\_\_\_ of the Township of Wellington North in the

County / Region of Wellington do hereby authorize Vincent J. Starratt to

Act as my agent in this application.

  
 \_\_\_\_\_  
*Signature of Owner(s)*

June 18, 2013  
 \_\_\_\_\_  
*Date*


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

Johannes Gerardus Paulus Teselink and Lidwina Wilhelmina Josepha Maria Teselink

I (we) \_\_\_\_\_ of the Township of Wellington North of the

\_\_\_\_\_ 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 \_\_\_\_\_ Centre Wellington in the County / Region of Wellington this 18<sup>th</sup> day of JUNE.

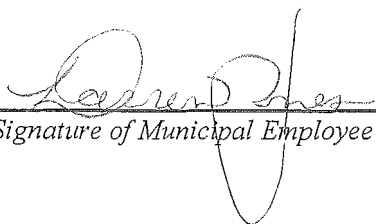
  
\_\_\_\_\_  
*Signature of Owner or Authorized Solicitor or Authorized Agent*

JUNE 18, 2013  
*Date*

  
\_\_\_\_\_  
*Signature of Commissioner* VINCENT J. STARRATT

JUNE 18, 2013  
*Date*

APPLICATION AND FEE OF \$ 1500 RECEIVED BY MUNICIPALITY

  
\_\_\_\_\_  
*Signature of Municipal Employee*

June 24, 2013  
*Date*



LOT 21, CONCESSION B ⑦ 71442-0024

997±

⑧ PARTS 2 & 3  
60R-2825  
71442-0025

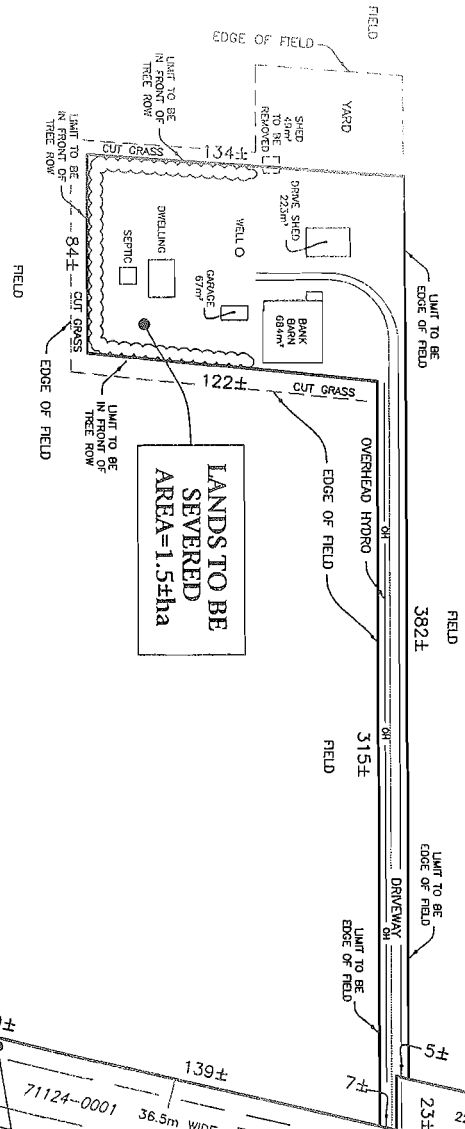
LOT 21  
CON A

LOT 20, CONCESSION B

ZONING : AGRICULTURAL  
O.P. : CORE GREENLANDS

LANDS TO BE  
RETAINED  
AREA=38.54ha

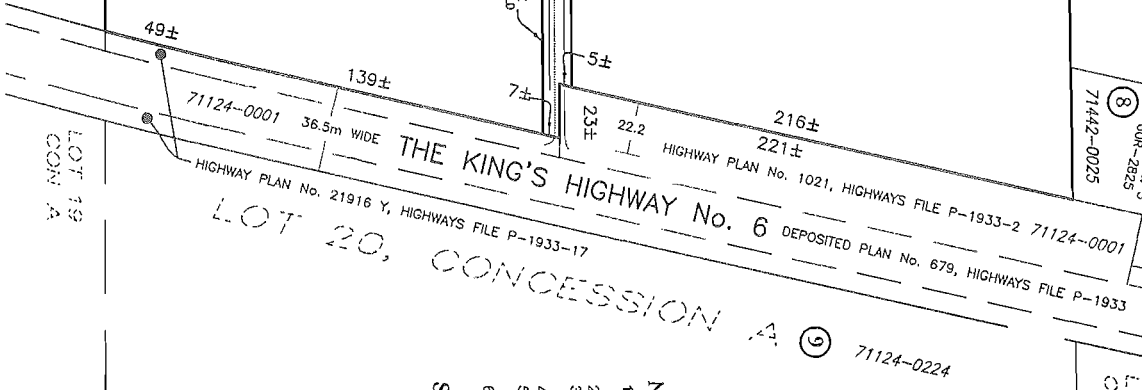
① 71442-0026



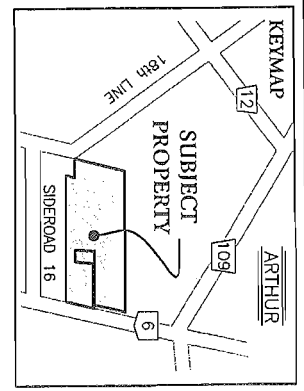
LANDS TO BE  
SEVERED  
AREA=1.54ha

LOT 19, CONCESSION B ⑩ 71442-0028

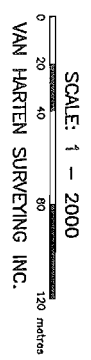
896±



⑨ 71124-0224



SEVERANCE SKETCH  
PART OF LOT 20, CONCESSION B  
GEOGRAPHIC TOWNSHIP OF PEEL  
TOWNSHIP OF WELLINGTON NORTH  
COUNTY OF WELLINGTON



- NOTES:
1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
  2. SUBJECT LANDS ARE ZONED AGRICULTURE.
  3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL GREENLANDS & CORE GREENLANDS.
  4. DISTANCES TO BARRIERS ARE TAKEN FROM COUNTY OF WELLINGTON GIS.
  5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
  6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.

SURVEYOR'S CERTIFICATE  
THIS SKETCH WAS PREPARED  
ON THE 24th DAY OF JANUARY, 2013

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR

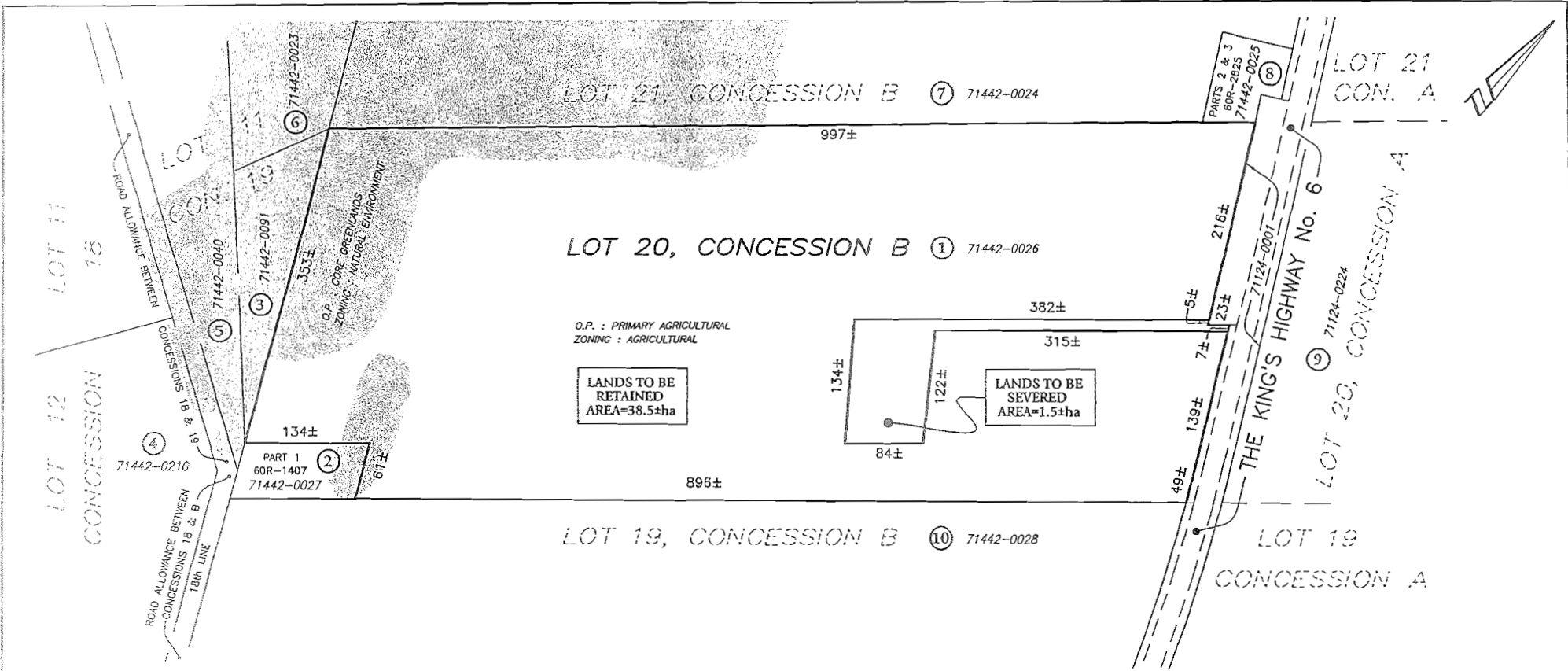
PAGE 1 OF 2



423 WOOLWICH STREET  
GUELPH - ONTARIO, N1H 3X3  
PHONE: (519) 821 - 2763  
FAX: 821 - 2770  
www.vansurveys.com

660 RIDGELL ROAD, UNIT 1  
ORANSEVILLE - ONTARIO, L9W 5G5  
PHONE: (519) 940 - 4110  
FAX: 519 - 940 - 4113  
www.vansurveys.com

DRAWN BY: JAW | CHECKED BY: JEB | PROJECT NO. 21170-13  
Jan 24, 2013 - 1:35pm  
G:\PEEL\Concession B\CAD\SEV P120\TSESLINK.dwg



SEVERANCE SKETCH  
PART OF LOT 20, CONCESSION B  
GEOGRAPHIC TOWNSHIP OF PEEL  
TOWNSHIP OF WELLINGTON NORTH  
COUNTY OF WELLINGTON

SCALE 1 : 4000


0 25 50 100 200 250metres

VAN HARTEN SURVEYING INC.

- NOTES:
1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
  2. SUBJECT LANDS ARE ZONED AGRICULTURE.
  3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, GREENLANDS & CORE GREENLANDS.
  4. DISTANCES TO BARNs ARE TAKEN FROM COUNTY OF WELLINGTON GIS.
  5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
  6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.

SURVEYOR'S CERTIFICATE  
THIS SKETCH WAS PREPARED  
ON THE 24th DAY OF JANUARY, 2013

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR

 <b>Van Harten</b> SURVEYING INC. LAND SURVEYORS and ENGINEERS		
423 WOOLWICH STREET GUELPH - ONTARIO, N1H 3X3 PHONE: (519) 821 - 2763 FAX: 821 - 2770 www.vanharten.com	680 RIDDELL ROAD, UNIT 1 ORANGEVILLE - ONTARIO, L9W 5G5 PHONE: (519) 940 - 4110 FAX: 519 - 940 - 4113 www.vanharten.com	
DRAWN BY: JAM	CHECKED BY: JEB	PROJECT No. 21170-13
Jan 24, 2013-1:38pm G:\PEEL\Concession B\ACAD\SEV PT20(TESELINK).dwg		

CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

Application for Zoning By-law Amendment  
(Severed Parcel)

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 obtain relief from oversized accessory buildings on severed parcel.  
\_\_\_\_\_

**B. GENERAL INFORMATION**

**3. APPLICANT INFORMATION**

a) Registered Owner's Name(s): Johannes Gerardus Paulus Teselink & Lidwina Wilhelmina

Address: R.R. #1, Arthur, Ontario N0G 1A0  
Josepha Maria Teselink

Phone: Home (519) 848-5938      Work ( ) \_\_\_\_\_      Fax ( ) \_\_\_\_\_

b) Applicant (Agent) Name(s): Vince Starratt, Grant & Acheson LLP

Address: 265 Bridge Street, P.O. Box 128, Fergus, Ontario N1M 2W7

Phone: Home ( ) \_\_\_\_\_      Work ( ) (519) 843-1960      Fax ( ) (519) 843-6888

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

d) Send Correspondence To?    Owner [ ]      Agent       Other [ ] \_\_\_\_\_

e) When did the current owner acquire the subject land? November 19, 2012

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: 7570 Highway 6, Arthur, Ontario N0G 1A0

Concession: B Lot: Part of Lot 20 Registered Plan No:

Area: 40 hectares Depth: 997 meters Frontage (Width): 416 meters
acres feet feet

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

Area: 1.5 hectares Depth: 382 meters Frontage (Width): 7 meters
acres feet feet

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

Primary Agricultural

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

Agricultural

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

Agricultural

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

Agricultural

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

---

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

Residential

---

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

PLEASE SEE SCHEDULED ATTACHED.

*(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)	_____ (ft)	_____ (m)	_____ (ft)
d) Number of Floors				
e) Total Floor Area (sq.m.)	_____ (sq m)	_____ (sq ft)	_____ (sq m)	_____ (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)	_____ (ft)	_____ (m)	_____ (ft)
Side lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
Rear lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
h) % Lot Coverage				
i) # of Parking Spaces				
j) # of Loading Spaces				

D. EXISTING AND PROPOSED SERVICES

NOT APPLICABLE

14. **WHAT IS THE ACCESS TO THE SUBJECT PROPERTY?**

Provincial Highway	<input checked="" type="checkbox"/>	Continually maintained municipal road	<input type="checkbox"/>	Right-of-way	<input type="checkbox"/>
County Road	<input type="checkbox"/>	Seasonally maintained municipal road	<input type="checkbox"/>	Water access	<input type="checkbox"/>

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

Highway No. 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.)

NOT APPLICABLE

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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	( )	( )	( x )	( )	( )	( x )	( )
b) Proposed	( )	( )	( )	( )	( )	( )	( )

18. **HOW IS THE STORM DRAINAGE PROVIDED?**

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

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

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

File No. and Date of Application: February 1, 2013, File No. B23/13

Approval Authority: County of Wellington Planning and Land Division

Lands Subject to Application: Part of Lot 20, Concession B

Purpose of Application: Severance

Status of Application: Conditional Approval

Effect on the Current Application for Amendment: Satisfy condition of severance

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 MORE 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:**

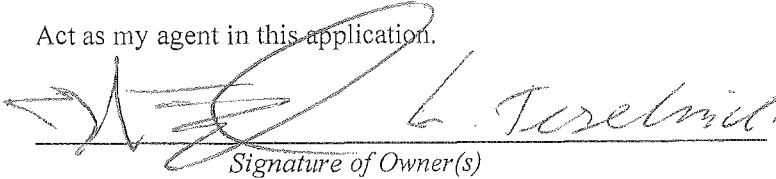
(If affidavit (I) is signed by an Agent / Solicitor on Owner's behalf, the Owner's written authorization below **must** be completed)

Johannes Gerardus Paulus Teselink and Lidwina Wilhelmina Josepha Maria Teselink

I (we) \_\_\_\_\_ of the Township of Wellington North in the

County / Region of Wellington do hereby authorize Vincent J. Starratt to

Act as my agent in this application.

  
 \_\_\_\_\_  
 Signature of Owner(s)

JUNE 18, 2013  
 \_\_\_\_\_  
 Date

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

Johannes Gerardus Paulus Teselink and Lidwina Wilhelmina Josepha Maria Teselink

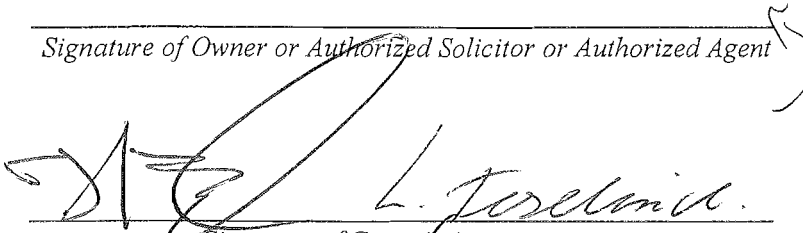
I (we) \_\_\_\_\_ of the Township of Wellington North of the

\_\_\_\_\_ 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 Centre Wellington in the County / Region of Wellington this 18<sup>th</sup> day of JUNE 2013

\_\_\_\_\_  
Signature of Owner or Authorized Solicitor or Authorized Agent

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Commissioner

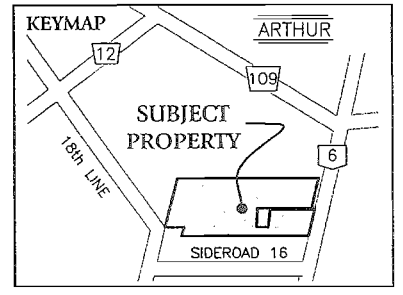
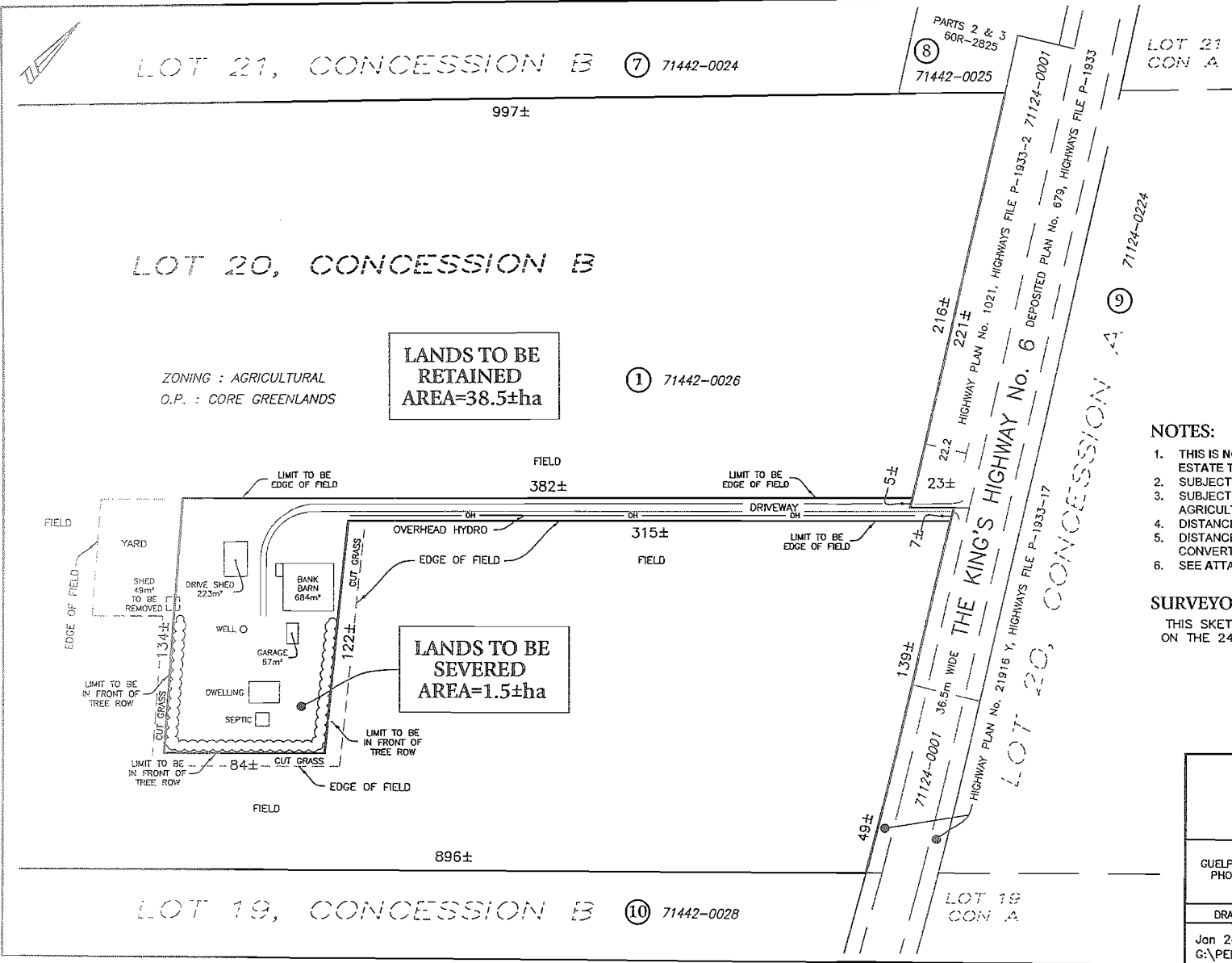
JUNE 18, 2013  
\_\_\_\_\_  
Date

  
VINCENT J. STARRATT

APPLICATION AND FEE OF \$ \_\_\_\_\_ RECEIVED BY MUNICIPALITY

\_\_\_\_\_  
Signature of Municipal Employee

\_\_\_\_\_  
Date



**SEVERANCE SKETCH**  
 PART OF LOT 20, CONCESSION B  
 GEOGRAPHIC TOWNSHIP OF PEEL  
 TOWNSHIP OF WELLINGTON NORTH  
 COUNTY OF WELLINGTON

SCALE: 1 - 2000

0 20 40 80 120 metres


VAN HARTEN SURVEYING INC.

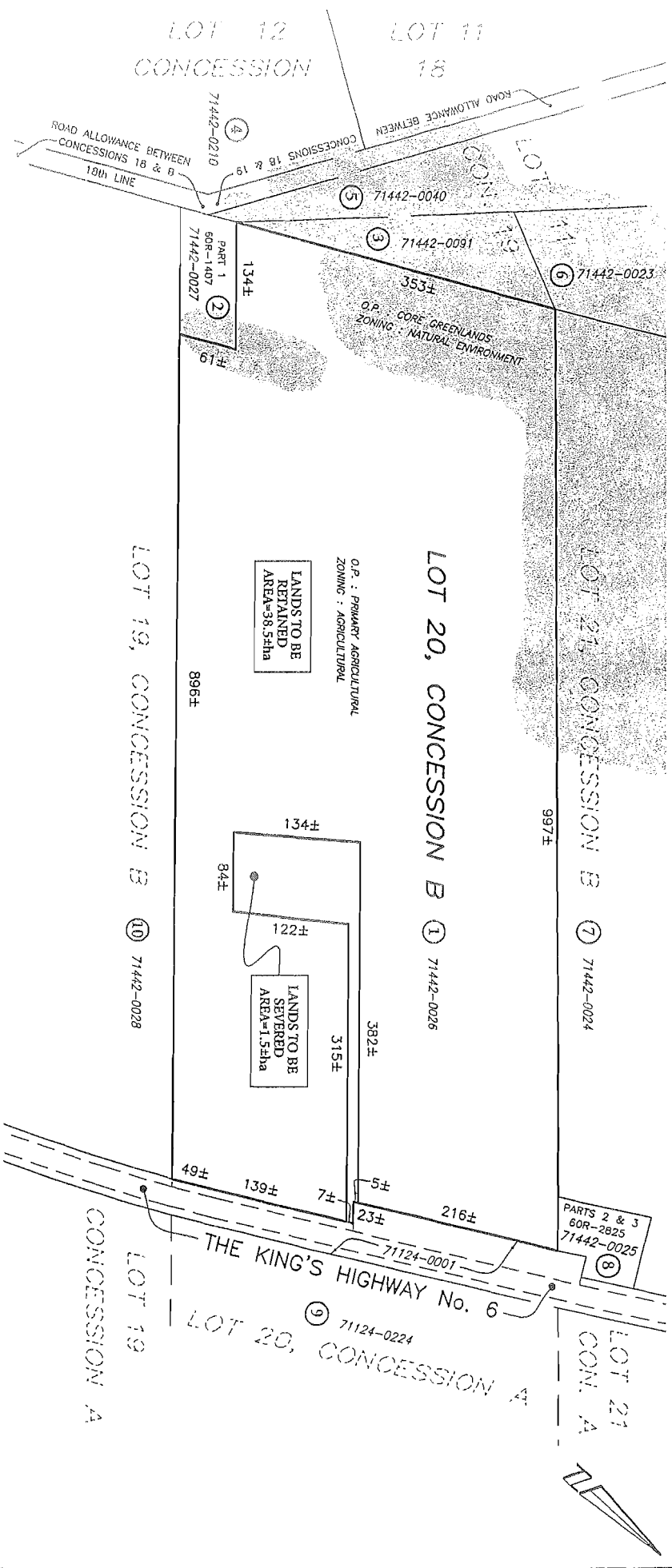
- NOTES:**
1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
  2. SUBJECT LANDS ARE ZONED AGRICULTURE.
  3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, GREENLANDS & CORE GREENLANDS.
  4. DISTANCES TO BARNS ARE TAKEN FROM COUNTY OF WELLINGTON GIS.
  5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
  6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.

**SURVEYOR'S CERTIFICATE**  
 THIS SKETCH WAS PREPARED  
 ON THE 24th DAY OF JANUARY, 2013

JEFFREY E. BUISMAN  
 ONTARIO LAND SURVEYOR

PAGE 1 of 2

 <b>Van Harten</b> SURVEYING INC. LAND SURVEYORS and ENGINEERS		
423 WOOLWICH STREET GUELPH - ONTARIO, N1H 3X3 PHONE: (519) 821 - 2763 FAX: 821 - 2770 www.vanharten.com	660 RIDDELL ROAD, UNIT 1 ORANGEVILLE - ONTARIO, L9W 5G5 PHONE: (519) 940 - 4110 FAX: 519 - 940 - 4113 www.vanharten.com	
DRAWN BY: JAM	CHECKED BY: JEB	PROJECT No. 21170-13
Jan 24, 2013-1:35pm G:\PEEL\Concession B\ACAD\SEV PT20(TESELINK).dwg		



**SEVERANCE SKETCH**  
**PART OF LOT 20, CONCESSION B**  
 GEOGRAPHIC TOWNSHIP OF PEEL  
 COUNTY OF WELLINGTON NORTH  
 TOWNSHIP OF WELLINGTON

SCALE 1 : 4000  
 VAN HARTEN SURVEYING INC.

- NOTES:**
1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
  2. SUBJECT LANDS ARE ZONED AGRICULTURE.
  3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, GREENLANDS & CORE GREENLANDS.
  4. DISTANCES TO BARRIS ARE TAKEN FROM COUNTY OF WELLINGTON GIS.
  5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
  6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.

**SURVEYOR'S CERTIFICATE**  
 THIS SKETCH WAS PREPARED  
 ON THE 24th DAY OF JANUARY, 2013

JEFFREY E. BUIJSMAN  
 ONTARIO LAND SURVEYOR

**Van Harten**  
 SURVEYING INC.  
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DRAWN BY: JAM   CHECKED BY: JEB   PROJECT No. 21170-13 Jan 24, 2013 - 1:38pm G:\PEEL\Concession B\CA0\SEV PT20(TESELINK).dwg	



SCHEDULE TO APPLICATION FOR ZONING BY-LAW AMENDMENT

SEVERED PARCEL

SEE SKETCH ATTACHED – Please note that the bank barn, garage and small shed have all been or will be removed.

13.

**Existing:**

a) Type of Building or Structure	-	House
b) Date of Construction	-	approximately 80 years old
c) Building Height	-	6 metres more or less
d) Number of Floors	-	2
e) Total Floor Area	-	not applicable
f) Ground Floor Area	-	176 m2
g) Distance from Building/Structure To the:		
Front Lot Line	-	340 metres more or less
Side Lot Line	-	26 metres more or less
Side Lot Line	-	90 metres more or less
Rear Lot Line	-	44 metres more or less
h) % Lot Coverage	-	not applicable
i) # of Parking Spaces	-	not applicable
j) # of Loading Spaces	-	not applicable

**Existing:**

a) Type of Building or Structure	-	Drive Shed
b) Date of Construction	-	1993
c) Building Height	-	4.5 metres more or less
d) Number of Floors	-	1
e) Total Floor Area	-	223 m2
f) Ground Floor Area	-	223m2
g) Distance from Building/Structure To the:		
Front Lot Line	-	320 metres more or less
Side Lot Line	-	22 metres more or less
Side Lot Line	-	90 metres more or less
Rear Lot Line	-	30 metres more or less
h) % Lot Coverage	-	not applicable
i) # of Parking Spaces	-	not applicable
j) # of Loading Spaces	-	not applicable

**Properties**

**PIN** 71442 - 0026 LT **Interest/Estate** Fee Simple  
**Description** PT LT 20 CON B PEEL AS IN RON57726; MAPLETON  
**Address** 7570 HWY 6  
 ARTHUR

**Consideration**

**Consideration** \$850,000.00

**Transferor(s)**

The transferor(s) hereby transfers the land to the transferee(s).

**Name** SELTNER, BERTHA  
**Address for Service** 75 Pattandon Avenue,  
 Kitchener, Ontario  
 N2M 3S6

I am at least 18 years of age.

I am not a spouse

This document is not authorized under Power of Attorney by this party.

**Name** SELTNER, JURGEN  
**Address for Service** 75 Pattandon Avenue,  
 Kitchener, Ontario  
 N2M 3S6

I am at least 18 years of age.

The property is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.

This document is not authorized under Power of Attorney by this party.

<b>Transferee(s)</b>	<b>Capacity</b>	<b>Share</b>
<b>Name</b> TESELINK, JOHANNES GERARDUS PAULUS	Joint Tenants	
<b>Date of Birth</b> 1961 06 24		
<b>Address for Service</b> R.R.#1, Arthur, Ontario, N0G 1A0		
<b>Name</b> TESELINK, LIDWINA WILHELMINA JOSEPHA MARIA	Joint Tenants	
<b>Date of Birth</b> 1961 07 10		
<b>Address for Service</b> R.R.#1, Arthur, Ontario, N0G 1A0		

**STATEMENT OF THE TRANSFEROR (S):** The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

**STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S):** I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

**STATEMENT OF THE SOLICITOR FOR THE TRANSFEE (S):** I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

**Signed By**

Geoffrey Shawn Rabideau 55 King Street West, Suite 700 acting for Signed 2012 11 19  
 Kitchener Transferor(s)  
 N2G 4W1

Tel 5197727721

Fax 8667726765

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I have the authority to sign and register the document on behalf of the Transferor(s).

**Signed By**

Vincent James Starratt S105 Silvercreek Parkway N., Ste. acting for Signed 2012 11 17  
100, PO Box 1240 Transferee(s)  
Guelph  
N1H 6N6

Tel 5198210010  
Fax 5198371617

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).  
I have the authority to sign and register the document on behalf of the Transferee(s).

**Submitted By**

SMITH VALERIOTE LAW FIRM LLP S105 Silvercreek Parkway N., Ste. 2012 11 19  
100, PO Box 1240  
Guelph  
N1H 6N6

Tel 5198210010  
Fax 5198371617

**Fees/Taxes/Payment**

Statutory Registration Fee \$60.00  
Provincial Land Transfer Tax \$13,475.00  
Total Paid \$13,535.00

**File Number**

Transferor Client File Number : 30445-2  
Transferee Client File Number : 59894-1

**LAND TRANSFER TAX STATEMENTS**

In the matter of the conveyance of: 71442 - 0026 PT LT 20 CON B PEEL AS IN RON57726; MAPLETON

BY: SELTNER, BERTHA  
SELTNER, JURGEN

TO: TESELINK, JOHANNES GERARDUS PAULUS Joint Tenants  
TESELINK, LIDWINA WILHELMINA JOSEPHA MARIA Joint Tenants

1. TESELINK, JOHANNES GERARDUS PAULUS AND TESELINK, LIDWINA WILHELMINA JOSEPHA MARIA

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_\_ described in paragraph(s) ( ) above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for \_\_\_\_\_ described in paragraph(s) ( ) above.
- (f) A transferee described in paragraph ( ) and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph ( ) and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:

contains at least one and not more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	850,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	850,000.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	850,000.00

**PROPERTY Information Record**

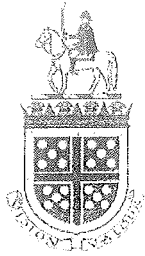
A. Nature of Instrument: Transfer  
LRO 61 Registration No. WC359850 Date: 2012/11/19

B. Property(s): PIN 71442 - 0026 Address 7570 HWY 6 Assessment 2332000 - 00616000  
ARTHUR Roll No

C. Address for Service: R.R.#1, Arthur, Ontario, N0G 1A0

D. (i) Last Conveyance(s): PIN 71442 - 0026 Registration No. WC163180  
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes  No  Not known

E. Tax Statements Prepared By: Vincent James Starratt  
S105 Silvercreek Parkway N., Ste. 100, PO  
Box 1240  
Guelph N1H 6N6



# 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

July 18, 2013

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

Dear Mr. Jones:

**Re: Teselink – Part lot 20, Concession B  
Restrict Agricultural Land from Future Residential  
Permit oversized accessory structure  
Draft Zoning By-law Amendment**

## PLANNING OPINION

The zoning amendment is required as a condition of provisional consent (B23/13) by the Wellington County Land Division Committee. We have no objections to implementing this decision. Both the PPS and County Plan provide for surplus farm dwelling severances, provided the agricultural lands are rezoned to prohibit future residential dwellings. The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels where the impact on existing and future farm operations can be kept to a minimum.

Additional zoning relief is also required for the existing accessory structure on the retained residential parcel. The applicant would like to retain the 2,400 sq.ft shed for personal use. Council should be satisfied that the accessory building is intended for personal use and not for commercial purposes.

## SUBJECT LAND

The subject land is legally described as Part Lot 20, Concession B with a civic address of 7570 Highway 6, Arthur. The land is approximately 40 hectares (98.8 acres) in size.

## PURPOSE

The purpose of the amendment is to rezone the subject lands to restrict any future residential development on the agricultural portion of the property and to address the oversized drive shed on the residential portion of the subject lands. This rezoning is a condition of severance application B23/13, that was granted provisional approval by the Wellington County Land Division Committee on April 11th, 2013. The consent will sever the existing farm dwelling and accessory building (1.5 ha. (3.7 ac)) from the remainder of the agricultural parcel (38.5 ha. (95.1ac)).

## PROVINCIAL POLICY STATEMENT (PPS)

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

## WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated PRIME AGRICULTURE and CORE GREENLANDS. This  
August 2013

Teselink

1025

application is required as a result of a severance application. Section 10.3.4 of the Official Plan implements the PPS and requires that the remnant parcel be rezoned to prohibit dwellings.

Section 10.3.4 of the Official Plan states:

“A severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

- a) The remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
- b) The result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
- c) The amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and
- d) The surplus residence is habitable and is not expected to be demolished by a future owner; and
- e) The Minimum Distance Separation formula will be met, and
- f) The vacant parcel of farmland is rezoned to prohibit a residential use.”

The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum.”

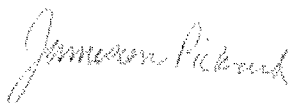
#### **ZONING BY-LAW**

The subject lands are zoned Agricultural (A) and Natural Environment (NE). There will be two site specific zones required on the subject lands. The first site specific provision will prohibit a dwelling on the 38.5 ha (95.1 ac) agricultural parcel and the second will address the accessory structure on the 1.5 ha (3.7 ac) residential parcel.

As a result of the severance, the residential dwelling would be considered the main use and the existing accessory structure would be reviewed under section 6.1 as accessory uses to a residential dwelling. In this case there is a shed with a floor area of 222.9 sq.m (2,400 sq.ft), which exceeds the allowable ground floor area for this lot of 117.9 sq.m (1,270 sq. ft). (Section 6.1.4 ii).

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

Sincerely,



Jameson Pickard B.URPI  
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 1 to By-law 66-01 is amended by changing the zoning on lands described as Part Lot 20, Concession B as shown on Schedule "A" attached to and forming part of this By-law from:

- **Agricultural (A) to "Agricultural Exception (A-150)**
- **Agricultural (A) to "Agricultural Exception (A-151)**

2. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

<b>33.150</b> <b>Part Lot 20, Concession B</b>	<b>A-150</b> <b>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.</b>
---	---

3. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

<b>33.151</b> <b>Part Lot 20, Concession B</b>	<b>A-151</b> <b>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 222.9 sq.m. (2,400 sq.ft).</b>
---	---

4. 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.
5. 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 \_\_\_\_\_, 2013

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013

\_\_\_\_\_

MAYOR

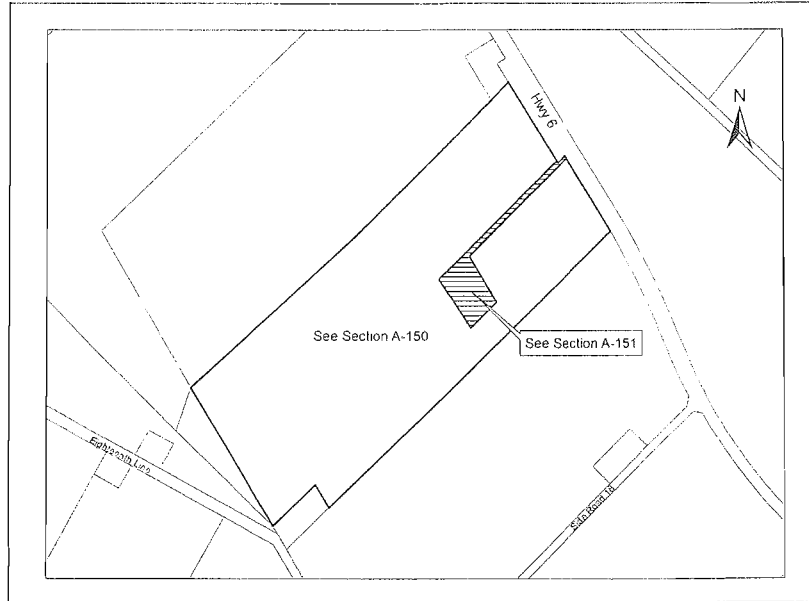
\_\_\_\_\_

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO \_\_\_\_\_.

Schedule "A"



Rezone from Agricultural (A) to Agricultural Exceptions (A-150 and A-151)

Passed this \_\_\_\_ day of \_\_\_\_\_ 2013.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

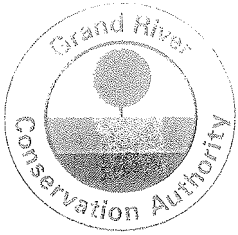


## EXPLANATORY NOTE

BY-LAW NUMBER \_\_\_\_\_.

**THE LOCATION** being rezoned is in Part lot 20, Concession B with a civic address of 7570 Highway 6. The property is approximately 40 hectares (98.8 acres) in size and is occupied by a residence, barn, garage shed and drive shed.

**THE PURPOSE AND EFFECT** of the amendment is to rezone the subject lands to restrict any future residential development on the agricultural land (A-150) and to allow an oversized drive shed on the residential portion of the lands (A-151). The other existing accessory structures, present on the severed parcel will be removed. This rezoning is a condition of severance application B23/13, that was granted provisional approval by the Wellington County Land Division Committee in January, 2013. The consent will sever the existing farm dwelling, and accessory building (1.5 ha. (3.7 ac)) from the remainder of the agricultural parcel (38.5 ha. (95.1 ac)).



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

**DATE:** July 30<sup>th</sup>, 2013 **YOUR FILE:**  
**GRCA FILE:** Wellington/NorthWell/2013/ZC/NC

**RE: Application for Zoning By-law Amendment  
Part of Lot 20, Concession B  
7570 Highway 6, Arthur**

**GRCA COMMENT: \***

The Grand River Conservation Authority (GRCA) has no objection to the proposal to rezone the subject as proposed in the circulated material.

**BACKGROUND:**

**1. Resource Issues:**

Information currently available at this office indicates that the subject property contains wetland and the allowance associated with this feature.

**2. Legislative/Policy Requirements and Implications:**

Future construction or other alteration within the regulated area will require prior written approval from the GRCA in the form of a Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Permit.

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

A plan review fee will not be required as payment was already received for our review of consent application B23/13.

We trust that this information is of assistance. Should you have any questions or require additional information, please do not hesitate to contact me at 519-621-2763 ext. 2236.

Yours truly,

Nathan Garland  
Resource Planner  
Grand River Conservation Authority  
NG/mk

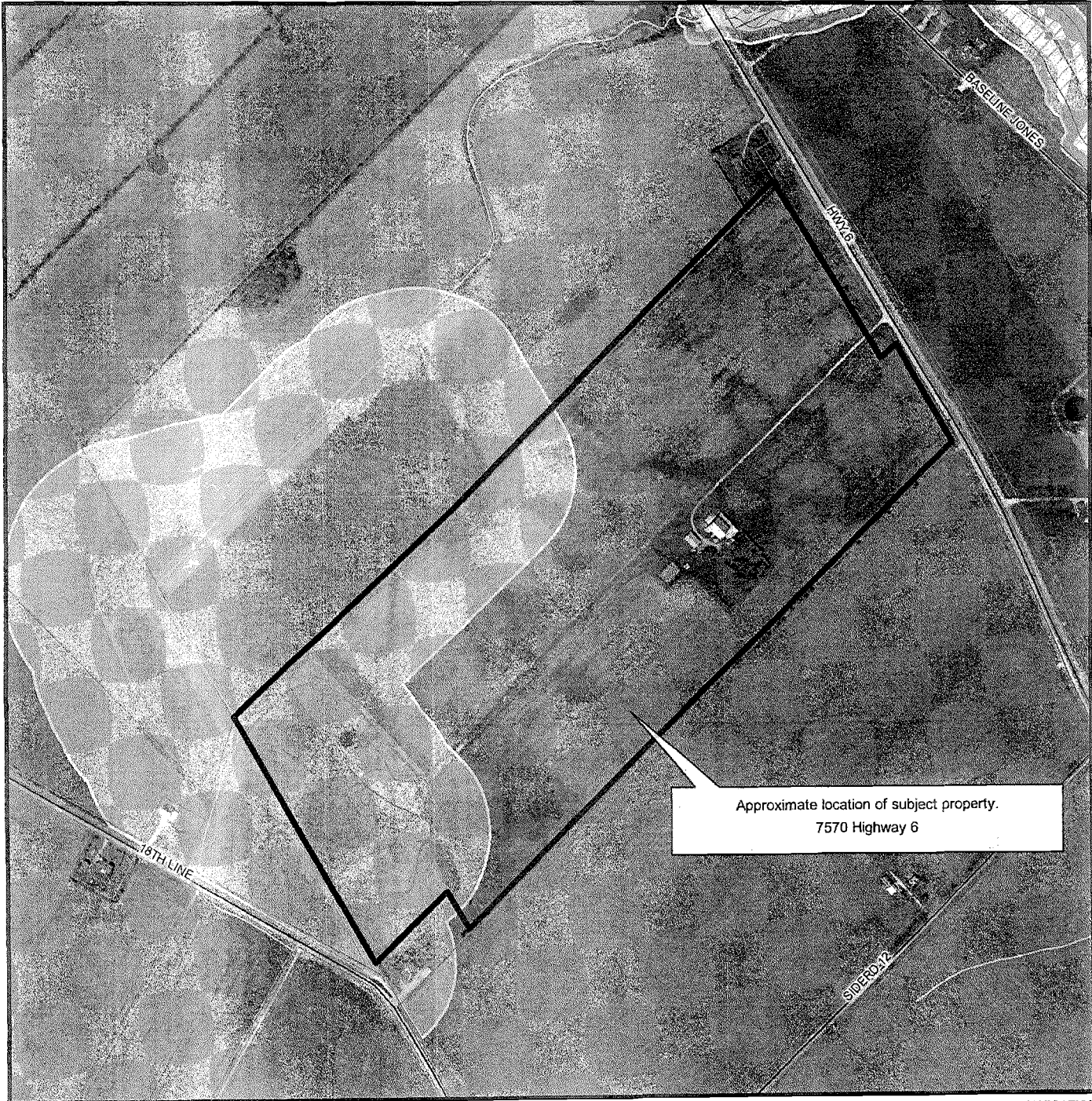
\* *These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.*

cc: Linda Redmond - County of Wellington



**LEGEND**

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- DRAINAGE-NETWORK (GRCA)
- PARCELS-ASSESSMENT (MPAC)
- FLOODPLAIN-SPECIAL POLICY AREA (GRCA)
- FLOODPLAIN (GRCA)
- ENGINEERED
- APPROXIMATE
- ESTIMATED
- WETLAND (GRCA)
- SLOPE VALLEY (GRCA)
- STEEP
- OVERSTEEP
- SLOPE EROSION (GRCA)
- STEEP
- OVERSTEEP
- TOE
- WETLAND (NRVIS)
- PROVINCIALLY SIGNIFICANT
- OTHER
- UNEVALUATED
- PARKS (GRCA)
- REGULATION LIMIT (GRCA)
- DRAINAGE-POLY (NRVIS)
- 2010 ORTHO (ONT)



Approximate location of subject property.  
7570 Highway 6

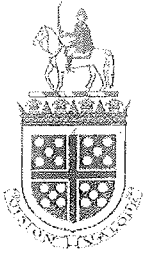
**GRCA Disclaimer**

This map is for illustrative purposes only. Information contained hereon is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to

<http://grims.grandriver.ca/docs/SourcesCitations1.htm>





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

July 22, 2013

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

Dear Mr. Jones:

Re: General Amendment – Shipping Containers/Storage
Township of Wellington North Zoning By-law 66-01

PLANNING OPINION

The use of shipping containers, storage trailers, seacans and shipping containers are being placed on properties and used for storage or other purposes. Wellington North's comprehensive Zoning By-law 66-01 does not specifically define and regulate the use of these container types. The purpose of this draft by-law is to introduce criteria to regulate the use of these types of containers and other similar means of storage.

The appropriate placement of these types of storage containers through the proposed zoning regulations will not only reduce the complexity of enforcement but will also enhance both the urban and rural character of the Township.

This proposed housekeeping amendment to the Comprehensive Zoning By-law has been initiated by Township staff in order to address the use of storage trailers, seacans and shipping containers as a means of storage. Currently the Zoning By-law neither defines nor specifically regulates the use or location of these container types. Staff have met a number of times to discuss this issue and formulate criteria to regulate and manage this use appropriately. As such the following changes are proposed:

Section 5, Definitions, be amended by adding a definition for "Storage trailers, Seacans and Shipping Containers". In addition definitions for "Transport Terminal" and "Transport Trailer" are being added to provide further clarification.

Section 6, General Provisions, is being amended by adding a new subsection (under Section 6.32, Temporary Uses, Buildings and Structures). Subsection 6.32.1 under the heading of "Storage Trailers, Seacans and Shipping Containers" provides criteria for the use of these structures which are incidental to an existing use, as follows:

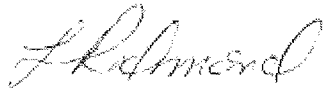
- a) For the use of storage, as accessory only, for a permitted commercial or industrial use on lands zoned accordingly, or on agricultural zoned lands greater than 10 hectares.
b) Unless stated elsewhere in this By-law, no more than a cumulative total of three (3) storage trailers, seacans or shipping containers, shall be permitted on any property;

- c) No storage trailer, seacan or shipping container shall be permitted to locate in any minimum required yard setbacks;
- d) A storage trailer, seacan or shipping container shall not be located in any required parking areas and in no case shall encroach into any required minimum landscaped buffer or open space;
- e) Notwithstanding any other provision of this section to the contrary, a storage trailer seacan or shipping container on a construction site in any Zone being developed on a stand alone basis or under a plan of subdivision is permitted only for the purposes of storing equipment and materials incidental to construction, subject to the following restrictions:
  - i) shall be subject to subsection c);
  - ii) not exceed six in number; and
  - iii) shall be removed from the site within 60 days of completing the work;
- f) A storage trailer, seacan or shipping container shall not be placed in any zone for the purpose of display or advertising;
- g) A storage trailer, seacan or shipping container shall not be used for the purposes of screening or fencing and must be in a condition free from rust, peeling paint and any other form of visible deterioration;
- h) A storage trailer, seacan or shipping container shall be included in all calculations for the purpose of determining maximum lot coverage; and
- i) Notwithstanding any other provision to the contrary a storage trailer, seacan or shipping container shall not be used for the purpose of a commercial storage facility or mini storage establishment, unless the property is specifically zoned to permit that use.

The draft by-law also provides additional criteria related to the use of temporary structures which are used for the retail sales of seasonal products (ie. garden centre). These structures are typically located within the parking areas of existing retail stores. The zoning by-law currently does not have criteria regulating these structures. The draft by-law proposes to limit the use to a four month period and provide a lot coverage cap.

A draft by-law is attached for Councils consideration. I trust that these comments will be of assistance to Council in their consideration of this matter.

Sincerely,



Linda Redmond B.A.  
Senior Planner

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
BY-LAW NUMBER \_\_\_\_\_.

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

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

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:

**STORAGE TRAILERS, SEACANS AND SHIPPING CONTAINERS** shall include any unlicensed trailer, whether or not the same is mounted on wheels; mobile storage trailers, storage structures or cargo boxes designed or once serving as commercial shipping or cargo containers; truck trailers or boxes; or the parking of tractor-trailers or separate tractors or cargo boxes. For the purpose of this definition, unlicensed trailer means a trailer which does not have a valid permit under the Highway Traffic Act R.S.O., 1990.c.H.8, as amended.

**TRANSPORT TERMINAL** means a building or structure used for a cross-dock facility in which there is no storage or warehousing of products, goods and materials.

**TRAILER, TRANSPORT** means any vehicle so constructed that it is suitable for being attached to a motor vehicle and capable of being used for transporting goods, materials, equipment or livestock notwithstanding that such vehicle is jacked up or that its running gear is removed.

2. THAT Section 6.32 is amended by adding the following new subsection 6.32.1:

**6.32.1 Storage Trailers, Seacans and Shipping Containers.**

Notwithstanding any other provisions of this By-law to the contrary, no person shall place any storage trailer, seacan or shipping container in any zone except in accordance with the following provisions:

- a) For the use of storage, as accessory only, for a permitted commercial or industrial use on lands zoned accordingly, or on agricultural zoned lands greater than 10 hectares.
- b) Unless stated elsewhere in this By-law, no more than a cumulative total of three (3) storage trailers, seacans or shipping containers, shall be permitted on any property;
- c) No storage trailer, seacan or shipping container shall be permitted to locate in any minimum required yard setbacks;

- d) A storage trailer, seacan or shipping container shall not be located in any required parking areas and in no case shall encroach into any required minimum landscaped buffer or open space;
- e) Notwithstanding any other provision of this section to the contrary, a storage trailer seacan or shipping container on a construction site in any Zone being developed on a stand alone basis or under a plan of subdivision is permitted only for the purposes of storing equipment and materials incidental to construction, subject to the following restrictions:
  - iv) shall be subject to subsection c);
  - v) not exceed six in number; and
  - vi) shall be removed from the site within 60 days of completing the work;
- f) A storage trailer, seacan or shipping container shall not be placed in any zone for the purpose of display or advertising;
- g) A storage trailer, seacan or shipping container shall not be used for the purposes of screening or fencing and must be in a condition free from rust, peeling paint and any other form of visible deterioration;
- h) A storage trailer, seacan or shipping container shall be included in all calculations for the purpose of determining maximum lot coverage; and
- i) Notwithstanding any other provision to the contrary a storage trailer, seacan or shipping container shall not be used for the purpose of a commercial storage facility or mini storage establishment, unless the property is specifically zoned to permit that use.

3. THAT Section 6.32 is amended by adding the following new subsection c):

- c) Notwithstanding Section 6.27 of this by-law temporary structures may be installed on required parking facilities for the purpose of retailing seasonal products; provided however, that:
  - i) Such structures are not installed for a period greater than four months in a calendar year;
  - ii) Such structures shall not occupy more than 10 percent of the total required parking.

4. 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 AND SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013**

**READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013**

\_\_\_\_\_

\_\_\_\_\_

**MAYOR**

**CLERK**

## EXPLANATORY NOTE

BY-LAW NUMBER \_\_\_\_\_.

### **Location of the Subject Land**

The proposed amendment affects all lands in the Township of Wellington North.

### **The Purpose and Effect of the Application**

The purpose and effect of the proposed amendment is to provide provisions within the Zoning By-law to allow and regulate the use of trailers, seacans and shipping containers or other similar structures, on commercial, industrial and large agricultural properties. The amendment also provides additional criteria related to the use of temporary structures which are used for the retail sales of seasonal products (ie. garden centre). This is a Township initiated "housekeeping" amendment to the Comprehensive Zoning By-law. The Zoning By-law currently does not have any provisions in place to regulate these types of structures.





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

**DATE:** July 30, 2013

**YOUR FILE:** Housekeeping Amendment

**GRCA FILE:** Wellington/NorthWell/2013/ZC/House(3)

RECEIVED

**RE: Housekeeping Amendment of Comprehensive Zoning By-Law 66-01  
All lands within Wellington North**

AUG 1 2013

TOWNSHIP OF WELLINGTON NORTH

**GRCA COMMENT: \***

The Grand River Conservation Authority has no objection to the proposed "housekeeping" zoning by-law amendment to allow and regulate the use of trailers, seacans and shipping containers or other similar structures on commercial, industrial and large agricultural properties.

**BACKGROUND:**

**1. Resource Issues:**

None.

**2. Legislative/Policy Requirements and Implications:**

None.

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

None.

Should you have any questions please contact the undersigned at 519-621-2763 ext. 2236.

Nathan Garland  
Resource Planner  
Grand River Conservation Authority  
NG/mk

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

cc: Linda Redmond, County of Wellington