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Plan to
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Public Meeting

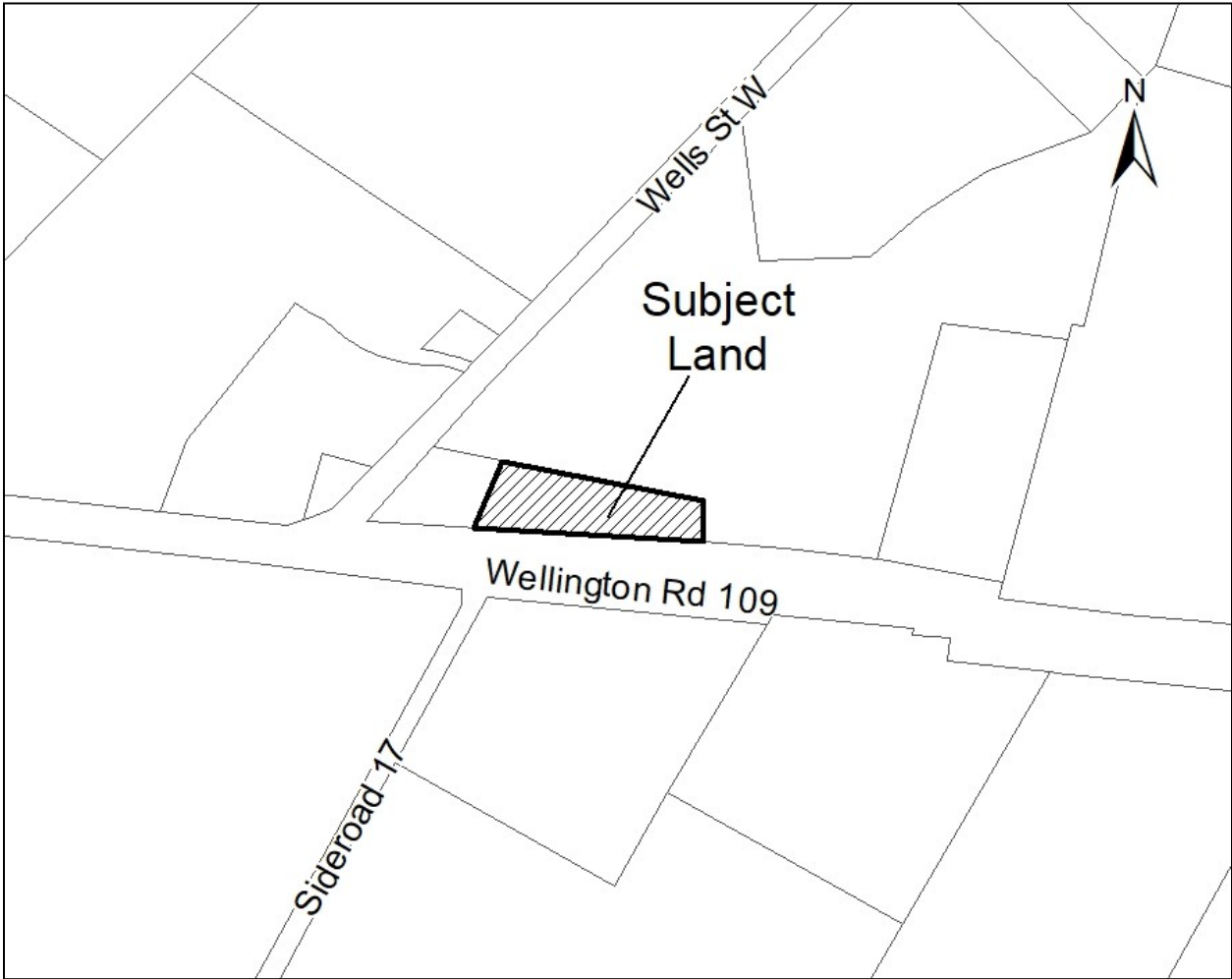
Monday, August 13, 2018 at 2:00 PM

Municipal Office Council Chambers, Kenilworth

AGENDA

AGENDA ITEM	PAGE NO.
<p><u>CALLING TO ORDER</u></p> <ul style="list-style-type: none">- Mayor Lennox <p><u>DISCLOSURE OF PECUNIARY INTEREST(S) AND THE GENERAL NATURE THEREOF</u></p> <p><u>OWNERS/APPLICANT</u></p> <ul style="list-style-type: none">- Corporation of the Township of Wellington North <p><u>LOCATION OF THE SUBJECT LAND</u></p> <p>The lands subject to the proposed amendment is described as Part Park Lot 8, and has frontage on Wellington Rd 109, Geographic Village of Arthur. The portion of the property subject to the proposed amendment is approximately 0.60 ha (1.5 ac) in size. The location is shown on the map attached.</p> <p><u>PURPOSE AND EFFECT OF THE APPLICATION</u></p> <p>The purpose and effect of the proposed amendment is to rezone a portion of the subject lands to permit a single detached dwelling on the property. The property is currently zoned Highway Commercial with a site specific provision (C2-14) which permits tourist commercial uses. The subject lands are currently vacant. Additional relief may be considered at this meeting.</p>	1

AGENDA ITEM	PAGE NO.
<u>NOTICE</u> Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on July 24, 2018.	
<u>PRESENTATIONS</u> Curtis Marshall, MCIP, RPP, Senior Planner - See attached report and draft by-law prepared by Jessica Wilton, Junior Planner and Curtis Marshall, MCIP, RPP, Senior Planner	2
<u>CORRESPONDENCE FOR COUNCIL'S REVIEW</u> Emily Vandermeulen, Risk Management Inspector/Source Protection Coordinator, Wellington Source Water Protection - See attached email and map	8
<u>REQUEST FOR NOTICE OF DECISION</u> 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.	
<u>MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS</u>	
<u>COMMENTS/QUESTIONS FROM COUNCIL</u>	
<u>ADJOURNMENT</u>	



Corporation of the Township of Wellington North



PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development
Department

DATE: August 7, 2018
TO: Mike Givens, C.A.O.
Township of Wellington North
FROM: Jessica Wilton, Junior Planner
Curtis Marshall, Senior Planner
County of Wellington
SUBJECT: **Part Park Lot 8, Arthur**
Zoning By-law Amendment

Planning Opinion

The purpose of this zoning amendment is to rezone the subject lands from Highway Commercial Exception (C2-14) Zone to Unserviced Residential (R1A) Zone to permit a standalone single detached dwelling on the property and facilitate the sale of the subject lands by the Township.

A draft zoning by-law amendment has been prepared for Council's consideration.

INTRODUCTION

The property subject to the proposed amendment is described as Part Park Lot 8, and has frontage on Wellington Rd 109, Arthur. The portion of the property subject to the proposed amendment (Part 2 in Figure 2) is approximately 0.60 ha (1.5 ac) in size and is currently vacant. The location of the property is shown on Figure 1.

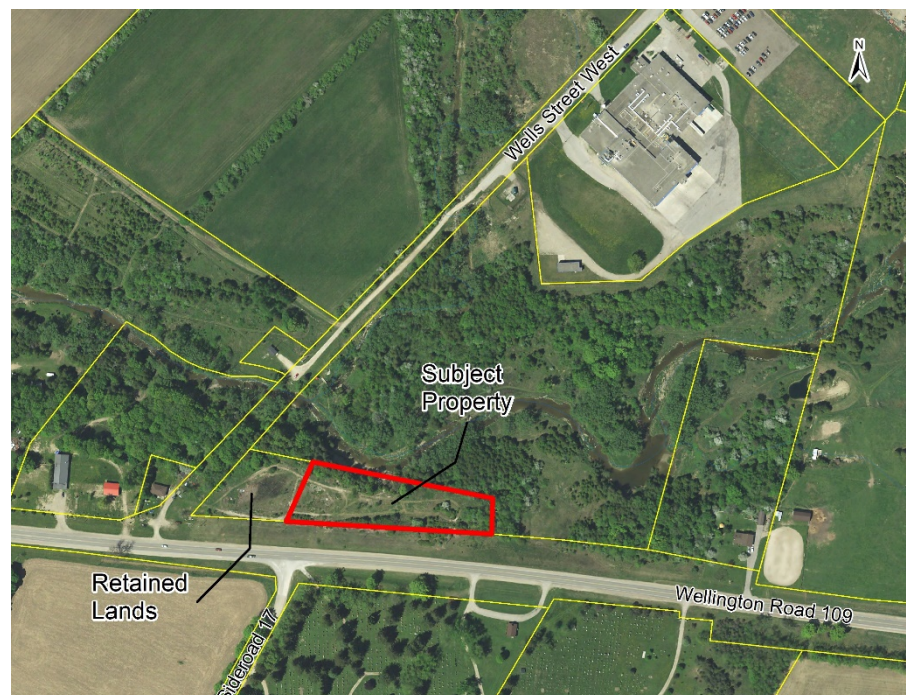


Figure 1: Aerial Photo

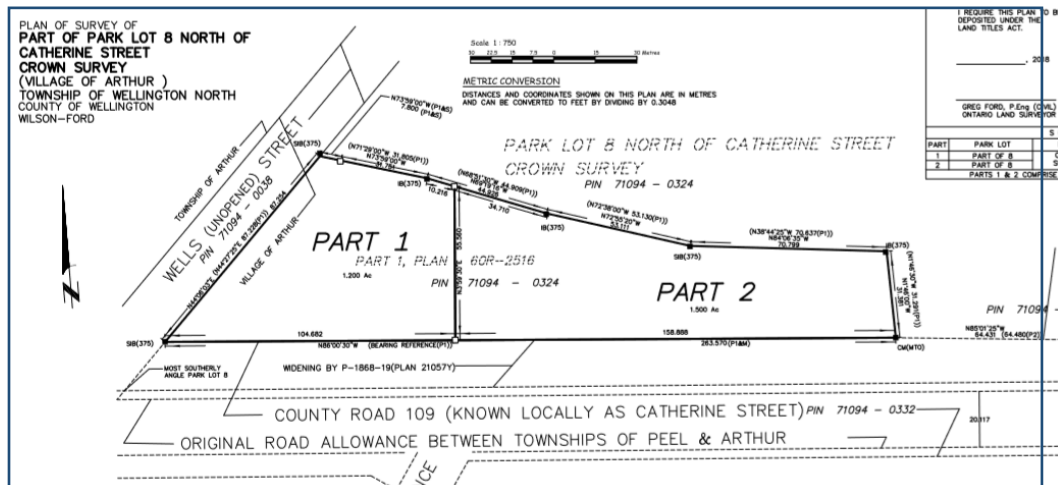


Figure 2: Reference Plan (Part 2 to be rezoned)

PROPOSAL

The purpose and effect of the proposed amendment is to rezone a portion of the subject lands to Unserviced Residential (R1A) to permit a standalone single detached dwelling on the property and facilitate the sale of the subject lands by the Township. The property is currently zoned Highway Commercial with a site-specific provision (C2-14) which permits tourist commercial uses and an accessory single detached dwelling.

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is located within the settlement area of Arthur. Section 1.1.3.1 of the Provincial Policy Statement states that “settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.” Settlement areas are encouraged to include a mix of densities and land uses.

WELLINGTON COUNTY OFFICIAL PLAN

The property is within the Arthur Urban Centre and is designated Future Development and Core Greenlands. The objectives for areas designated Future Development are as follows:

- to provide for the orderly future development of the unbuilt areas of the Urban Centre;
- to limit development of such lands until an Official Plan Amendment including a proper site plan or concept plan for future uses has been submitted and approved;
- to prohibit any major development of these lands until the necessary municipal services can be made available to such areas.

The permitted uses within areas designated FUTURE DEVELOPMENT as illustrated on Schedule "A" of the Plan shall be limited to existing uses and the growing of crops including nursery and horticultural crops but does not include greenhouses. Consideration may be given to the creation of a new lot by consent provided such development is in accordance with the policies of this plan.

In regards to the Core Greenlands area, the comments of the Grand River Conservation Area should be considered by Council.

Section 13.8.2 of the Official Plan provides Status Zoning details such that a legally established use which does not conform with the policies of an Official Plan may be recognized as a permitted use in the Zoning By-law in accordance with its current use and performance standards. A Council may also consider zoning the property to allow a similar or more compatible use or to provide for a limited expansion of the current use. Council shall have regard for the following:

- a) the need for the change or extension of use;
- b) the proposed use is not offensive with regard to noise, vibration, smoke, dust, fumes, odour, lighting and complies with the Health Protection and Promotions Act;
- c) compatibility;
- d) the need for landscaping, screening, buffering and setbacks;
- e) traffic impacts and parking;
- f) the adequacy of services;
- g) impacts on the natural environment;
- h) impacts on groundwater and surface water quality and quantity in accordance with Sections 4.9.5 and 4.9.5.13 of this Plan.

WELLINGTON NORTH ZONING BY-LAW

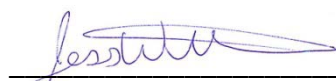
The subject lands are zoned Highway Commercial Exception (C2-14). Permitted uses in the C2-14 zone include tourist commercial uses and an accessory single detached dwelling. The subject lands (Part 2) are proposed to be rezoned to Unserviced Residential (R1A) to facilitate the sale of the property. The retained lands (Part 1) is to remain C2-14 zone.

Draft Zoning By-law Amendment

A draft Zoning By-law amendment has been prepared for public review and Council's consideration, and is attached to this report.

Respectfully submitted

County of Wellington Planning and Development Department



Jessica Wilton, Junior Planner



Curtis Marshall, MCIP, RPP, 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; 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 Schedule 'A' Map 2 to By-law 66-01 is amended by changing the zoning on a portion of the lands described as Part Park Lot 8, and has frontage on Wellington Road 109, Arthur, as shown on Schedule "A" attached to and forming part of this By-law from **Highway Commercial Exception (C2-14) to Unserviced Residential (R1A)**;
2. 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.
3. 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 _____, 2018

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2018

_____.

MAYOR

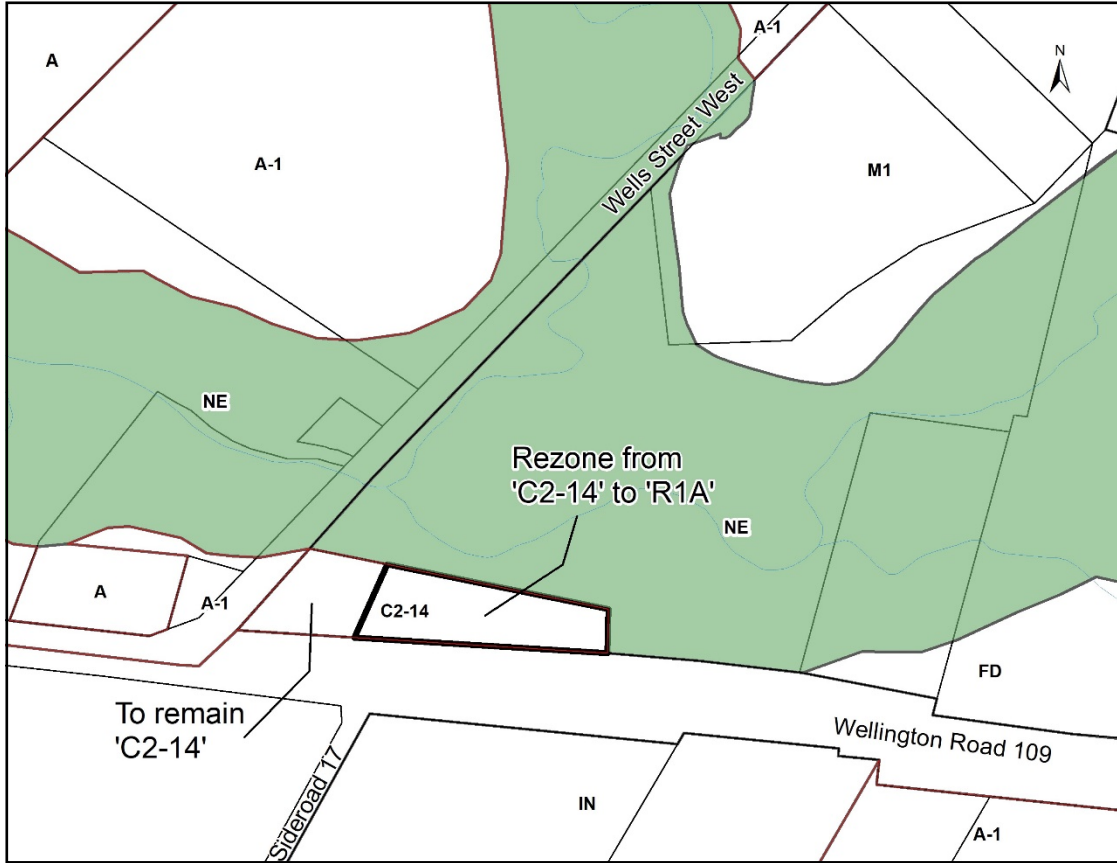
_____.

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule "A"



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

Passed this ___ day of _____ 2018

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION OF THE SUBJECT LANDS

The property subject is described as Part Park Lot 8, and has frontage on Wellington Rd 109, Arthur. The portion of the property subject to the proposed amendment is approximately 0.60 ha (1.5 ac) in size and is currently zoned Highway Commercial Exception (C2-14)

THE PURPOSE AND EFFECT of the proposed amendment is to rezone a portion of the subject lands from Highway Commercial Exception (C2-14) Zone to Unserviced Residential (R1A) Zone to permit a standalone single detached dwelling on the subject lands.

Darren Jones

From: Tammy Pringle
Sent: Tuesday, August 07, 2018 12:05 PM
To: Darren Jones
Subject: FW: NOTICE OF A PUBLIC MEETING TO CONSIDER AMENDMENTS TO COMPREHENSIVE ZONING BY-LAW 66-01:Township of Wellington North (Weber)
Attachments: WHPA_Map_2349000012017800000.pdf

From: Emily Vandermeulen [<mailto:EVandermeulen@centrewellington.ca>]
Sent: Tuesday, August 07, 2018 11:56 AM
To: Tammy Pringle
Cc: COUNCIL; WELLINGTONNORTH
Subject: RE: NOTICE OF A PUBLIC MEETING TO CONSIDER AMENDMENTS TO COMPREHENSIVE ZONING BY-LAW 66-01:Township of Wellington North (Weber)

Hi Tammy,

Thank you for providing the above referenced application for review. Since this property is located within a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the Clean Water Act.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, please contact me.

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

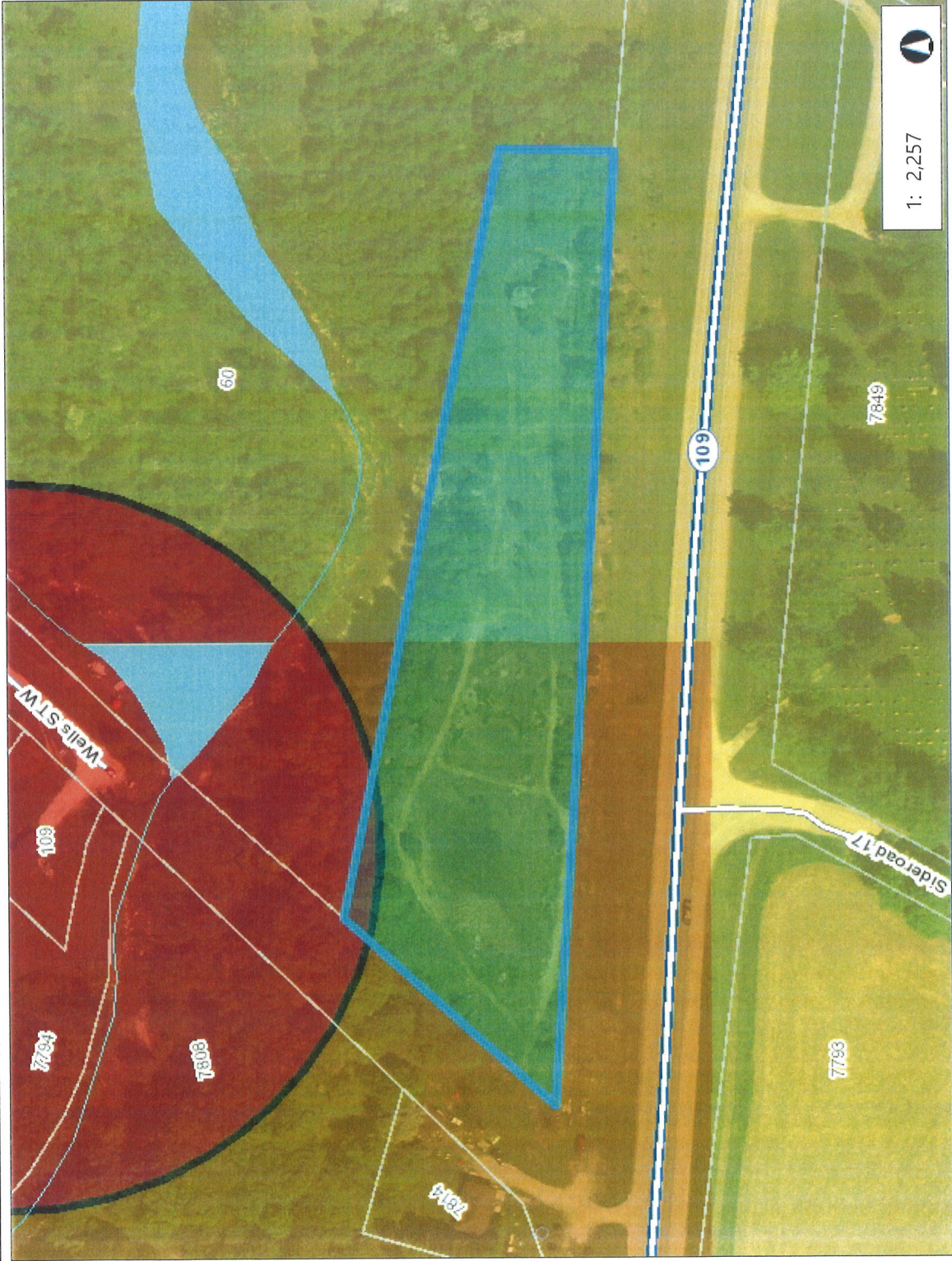
Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, NOB 1S0
519.846.9691 x365 | evandermeulen@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1.844.383.9800

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Explore Wellington

Roll # 2349000012017800000, Wellington North



1: 2,257



Legend

Parcels

Roads

Local Road

County Road

Highway

Waterbodies

Watercourses

Wellhead Protection Area Bou

A

B

C

D

Vulnerability Score

10

8

2, 4, 6 (A, B or C)

2, 4, 6 (D)

RoadsLookup

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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