



# Township of Wellington North

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

## Public Meeting

Monday, August 27, 2012 at 7:00 p.m.

Municipal Office Council Chambers, Kenilworth

## A G E N D A

Page 1 of 6

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: Hewvilla Farms Inc.</b></p> <p><b>Location of the Subject Land</b> The property subject to the proposed amendment is described as Lot 3, Concessions EOSR, geographic Township of Arthur, Township of Wellington North. The property has a municipal address of 9851 Highway 6, is 48.5 acres in size and its 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 permit a second dwelling on the property, to provide for help on a breeding farm for Standard Bred horses. The second dwelling is to be located in the eastern portion of the property and gain access via Sideroad 2 East.</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>	01

AGENDA ITEM	PAGE NO.
1. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on August 2, 2012.	
2. Application for Zoning By-law Amendment	02
3. Presentations by: <ul style="list-style-type: none"> <li>- Mark Van Patter, Senior Planner</li> <li>- See attached comments and draft by-law</li> </ul>	22
4. Review of Correspondence received by the Township: <ul style="list-style-type: none"> <li>Ian Smyth, Corridor Management Planner, Ministry of Transportation</li> <li>- No Objection</li> </ul>	29
<ul style="list-style-type: none"> <li>Cherielyn Leslie, Environmental Planning Coordinator, Saugeen Valley Conservation Authority</li> <li>- No Objection</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: Laverne White Farms Limited</b></p> <p><b>Location of the Subject Land</b>                      The property subject to the proposed amendment is described as Lot 9, Concessions 19, geographic Township of Peel, Township of Wellington North. The property has a municipal address of 7963 Wellington Road 109. The subject lands location is shown on the map attached.</p> <p><b>The Purpose and Effect of the Application</b>                      The Agricultural Commercial (AC-57) zone for Alltreat's composting operation is being amended to permit the erection of a 4,645 sq. m. receiving hall building, and an 836 sq. m. administration / scale house / lunchroom building. The receiving hall will allow enclosure of the existing outdoor area receiving organics, which will allow for greater control of potential odours. Consideration will also be given to recognizing a front yard deficiency for the existing coverall building.</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 property owners within 120 m and required agencies and posted on the property on August 3, 2012.</p> <p>9. Application for Zoning By-law Amendment</p> <p>10. Presentations by:</p> <ul style="list-style-type: none"> <li>- Mark Van Patter, Senior Planner</li> <li>- See attached comments and draft by-law</li> </ul>	<p>33</p> <p>34</p> <p>42</p>

AGENDA ITEM	PAGE NO.
11. Review of Correspondence received by the Township:	
- Pasquale Costanzo, County of Wellington Engineering Services	49
- No objection	
- Liz Yerex, Resource Planner, Grand River Conservation Authority	50
- No objection	
12. 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.	
13. Mayor opens floor for any questions/comments.	
14. Comments/questions from Council.	

AGENDA ITEM	PAGE NO.
<p><b>Owners/Applicant: John Rooney and Nancy Rooney</b></p> <p><b>Location of the Subject Land</b>                      The property subject to the proposed amendment is described as Part of Park Lot 5, N/S Smith Street, Crown Survey, and is municipally known as 320 Smith Street in the Village of Arthur. The area to be rezoned is 1.26 hectares 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 address the location of an appropriate building envelope, protect the woodlands and provide for a reduced lot frontage. This rezoning is a condition of severance application B71/11, that was granted provisional approval by the Wellington County Land Division Committee.</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>15. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on August 3, 2012.</p>	<p>53</p>
<p>16. Application for Zoning By-law Amendment</p>	<p>54</p>
<p>17. Presentations by:</p> <ul style="list-style-type: none"> <li>- Mark Van Patter, Senior Planner</li> <li>- See attached comments and draft by-law</li> </ul>	<p>62</p>

AGENDA ITEM	PAGE NO.
18. Review of Correspondence received by the Township:  - Liz Yerex, Resource Planner, Grand River Conservation Authority No objection	67
19. 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.	
20. Mayor opens floor for any questions/comments.	
21. Comments/questions from Council.	
22. Adjournment	



CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

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)?  
Get A Second House ON THE PROPERTY  
\_\_\_\_\_  
\_\_\_\_\_

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): HEWVILLA FARMS Inc  
Address: 350 DUBLIN ST MOUNT FOREST ONT  
Phone: Home ( ) 519 323 8443 Work ( ) 519 323 9784 Fax ( ) 519 323 4173

b) Applicant (Agent) Name(s): Same  
Address: \_\_\_\_\_  
Phone: Home ( ) \_\_\_\_\_ Work ( ) \_\_\_\_\_ Fax ( ) \_\_\_\_\_

c) Name, Address, Phone of all persons having any mortgage charge or encumbrance on the property:  
TD BANK - 5001 MOUNT FOREST 519-823-1256

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

e) When did the current owner acquire the subject land? MARCH 1996

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: 9851 Highway 6 Arroyo Tor

Concession: \_\_\_\_\_ Lot: 3 EOM Registered Plan No: 6043771

Area: \_\_\_\_\_ hectares Depth: \_\_\_\_\_ meters Frontage (Width): \_\_\_\_\_ meters

48.515 acres 2110.98 feet 811.93 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?

Prime Agricultural

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

AG

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

A1

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

AG

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

\_\_\_\_\_

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

AGRICULTURAL - BREEDING FARM FOR  
STANDARD BRED HORSES

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)	HOUSE		COW SHED	
b) Date of Construction			2012	
c) Building Height	_____ (m)	_____ (ft)	_____ (m)	25 (ft)
d) Number of Floors	2		1 Floor	
e) Total Floor Area (sq.m.)	_____ (sq m)	_____ (sq ft)	_____ (sq m)	3368 (sq ft)
f) Ground Floor Area (sq.m.) (exclude basement)	_____ (sq m)	_____ (sq ft)	_____ (sq m)	3368 (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				3
j) # of Loading Spaces				

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)	STEEL SHED		HARD BOARD	
b) Date of Construction				
c) Building Height	_____ (m)	<u>14</u> (ft)	_____ (m)	<u>18</u> (ft)
d) Number of Floors	<u>1</u>		<u>1</u>	
e) Total Floor Area (sq.m.)	_____ (sq m)	_____ (sq ft)	_____ (sq m)	<u>234</u> (sq ft)
f) Ground Floor Area (sq.m.) (exclude basement)	_____ (sq m)	_____ (sq ft)	_____ (sq m)	<u>234</u> (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				

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)	<i>PAVILION HOUSE BARN UNKNOWN</i>		<i>SHED in front of CURTAIN WALL BUILDING DC 3</i>	
b) Date of Construction				
c) Building Height	_____ (m)	<u>18</u> (ft)	_____ (m)	<u>18</u> (ft)
d) Number of Floors				
e) Total Floor Area (sq.m.)	_____ (sq m)	<u>3200</u> (sq ft)	_____ (sq m)	<u>2400</u> (sq ft)
f) Ground Floor Area (sq.m.) (exclude basement)	_____ (sq m)	<u>3200</u> (sq ft)	_____ (sq m)	<u>2400</u> (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				

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)				2nd House
b) Date of Construction				2012
c) Building Height	_____ (m)	_____ (ft)	_____ (m)	2.0 (ft)
d) Number of Floors				2
e) Total Floor Area (sq.m.)	_____ (sq m)	_____ (sq ft)	_____ (sq m)	4337 (sq ft)
f) Ground Floor Area (sq.m.) (exclude basement)	_____ (sq m)	_____ (sq ft)	_____ (sq m)	4337 (sq ft)
g) Distance from building/structure to the:				As per attached drawing
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

14. WHAT IS THE ACCESS TO THE SUBJECT PROPERTY?

Provincial Highway	<input checked="" type="checkbox"/>	Continually maintained municipal road	<input checked="" 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 # 6 Sideroad 2 Arthur Twp

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 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)

I (we) \_\_\_\_\_ of the \_\_\_\_\_ of \_\_\_\_\_ in the  
 County / Region of \_\_\_\_\_ do hereby authorize \_\_\_\_\_ to  
 Act as my agent in this application.

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

\_\_\_\_\_  
*Date*



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

I (we) JAMES N. HOWSON (PRESIDENT) of the TOWNSHIP of the WELLINGTON NORTH 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 in the County / Region of Wellington this 4th day of JULY, 2012.

[Signature]  
Signature of Owner or Authorized Solicitor or Authorized Agent

July 4/12  
Date

[Signature]  
Signature of Commissioner

July 4, 2012  
Date

**LORRAINE HEINBUCH, CLERK  
CHIEF ADMINISTRATIVE OFFICER  
OF THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH  
COMMISSIONER FOR TAKING AFFIDAVIT**

APPLICATION AND FEE OF \$ 1500.00 RECEIVED BY MUNICIPALITY

[Signature]  
Signature of Municipal Employee

July 4, 2012  
Date

# HEWVILLA FARMS INC.

350 Dublin St.  
Mount Forest, N0G 2L3

Ph: 519-323-9984  
Fax:519-323-4739

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The purpose of this rezoning application is to ask for the permission to build a second house for our horse breeding operation.

## REASON FOR THE NEED OF A SECOND HOUSE

The reason we are asking for a second house is to provide a primary dwelling for my wife and myself. The house presently on the farm is in good condition and has been remodeled and updated over the years. It is a 2 storey house and is presently and will be occupied by our son Matthew who is also active and will become more active in the day to day operation of the farm as we get started and able to expand. Matt is presently studying Equine Management thru the University of Guelph in a diploma course. Presently I am unable to do the manual labour involved and rely on Matt to do most of my lifting and carrying. I have had chronic back issues for the past 6 years and in 2011 broke my right shoulder further limiting my strength.

I like being involved in the day to day management of the horses along with my wife Debbie, who helps with the foals. Also when Matt is unavailable I am there to do chores and keep an eye on the horses and foals.

We already lost one colt last year as where the horses were boarded out and we weren't able to be around enough to notice the mother was kicking the colt which resulted in a un-repairable broken leg.

## OUR GOAL

Our goal is to have a first class breeding operation with quality brood mares and stallions. The brood mare we have now is a Western Hanover daughter (who is one of North Americas Top Stallions) She has a colt that is fathered by Sportswriter and is rebred to Mach Three. Both of these studs are million dollar winners and breeding fees are \$7000.00.

My father-in-law who is also involved and the reason we got in to this business, he currently owns 1/3 of a 2 year old named Tarpoon Hanover and as horse papers of June 15/12 rated him the fastest 2 year old in Canada.

This is the quality of the horses that we have now and are hoping to build our business foundation. It is not being treated as a hobby. We are not working to be a large operation but a quality one. We are also hoping to have a show place that will be a attractive entrance to Mount Forest as well as our customers,

We have put the focus of the new buildings, (barns, sheds etc.) to the side road. We installed a new wider laneway to help large trucks and trucks with trailers to be able to enter and exit easier and safer from the highway. The barns are spread out to stop disease and in the case of a fire, are not close to one another.

The buildings are situated also that the barns are on different wells and hydro.

The first barn which will be built this year is to be a nursery barn and brood mare barn. Depending on how things turn out in 2013 after the Ontario Government pulls out of slots and things settle down, we are hoping to build a second barn south of the existing house for the brood mares and use the smaller barn for the yearlings and stallions.

All expansion of this property has to be to the south of the house as it lies on the north boundary of the property.

South of the existing farm house is good loam soil and more suitable for grass or pasture. The land we are proposing to build the new house is on top of a knoll where behind it is low land and wet better suited for a house. Good land is at a premium because of the size of the property. We have planned the buildings the way we feel suits the property and leaves as much land possible for the pasture and crops. Our main focus is to use the land for pasture but do want to plant hay and wheat. Most of our feed is bought.

The bell tower or communication tower also uses 7 acres approximately and is located south east of the new proposed house. This also limits the field area and makes the new house more suitable in this location.

## CONCLUSION

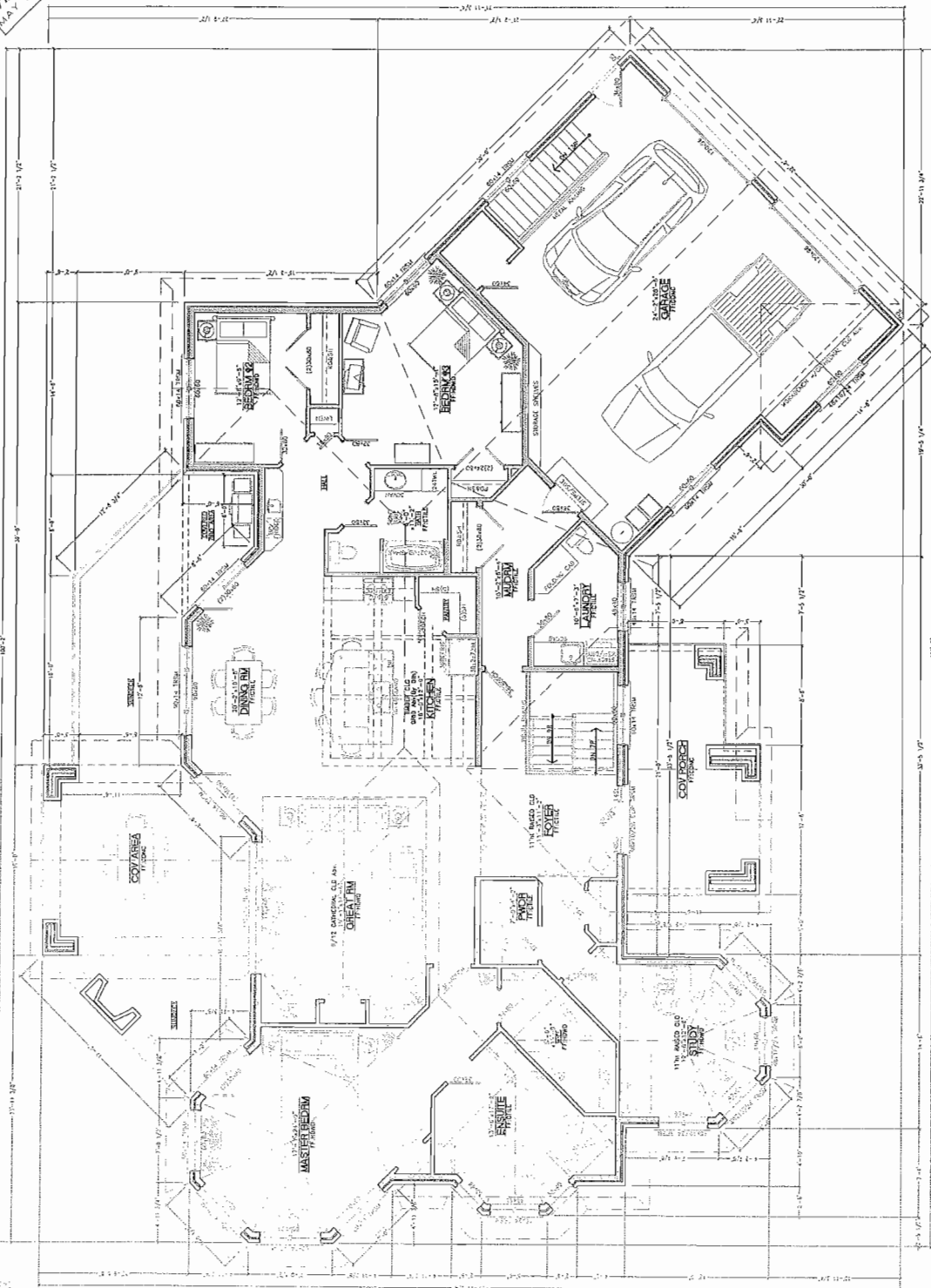
I feel that where we are planning to build the new house is in the best suitable location on the farm, although it is not located in the building envelope of the existing house it is outside the building arc of the existing barn to the south belonging to Pheres Martin.

The location is the best suited because it is using land that is not good farm land, is off the highway and is keeping cars from entering and exiting on to a busy road.

It will also help to keep an eye on the barns and pasture allowing us to watch the horses and foals better.

At this time let me repeat that although there is not a large amount of animals it will be a business and not a hobby. If this house is allowed we will have labour accessibility 24/7 and be able to provide the care needed for young foals and expectant mothers.

REVISED  
MAY 29, 2012



**DOOR AREAS**  
 Main House  
 Sun Room  
 Sun Porch  
 Garage  
 Total Building Envelope = 4337sqft

**MAIN FLOOR PLAN**  
 Scale: 1/8"=1'-0"

FILE NAME: 2012-05-29-2012-05-29  
 DRAWN BY: TYLEE GUSAK  
 DATE: 3/15/12  
 PROJECT: 128-128-000

SHEET INFORMATION:  
 MAIN FLOOR PLAN

PROJECT NAME / LOCAL  
 Jim & Deb Hewson  
 Residence (Bungalow)  
 Mount Forest, Ontario

FRM BCH: 3949 - INDIVIDUAL BOK: 3452  
 BOX 128, AYTON, ON, N0G 1C0  
 PHONE: (519)855-7406; E-MAIL: ed@distinctdrafting.com



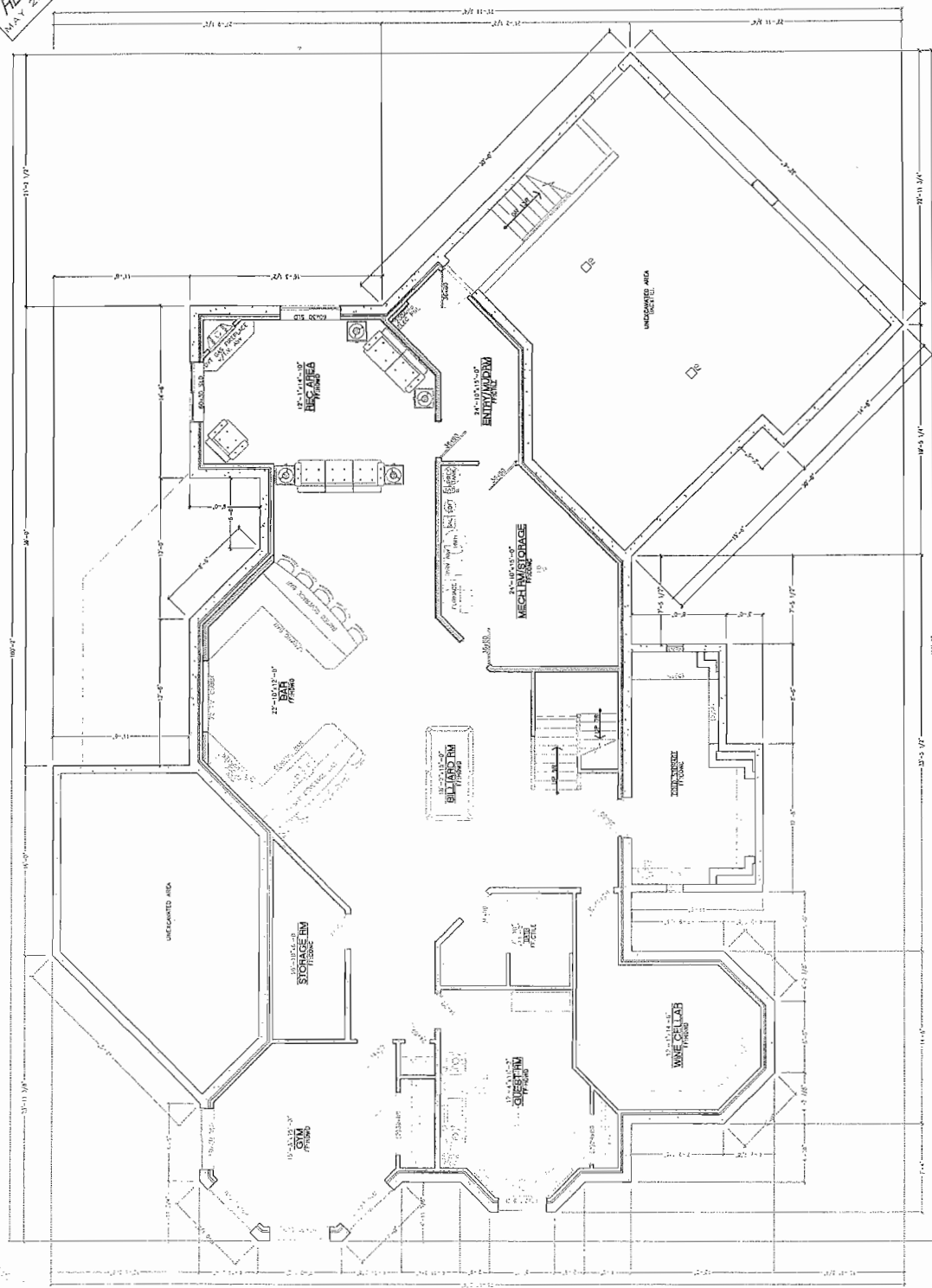
**DRAWING STATUSES**  
 NO. DATE BY DESCRIPTION  
 1 05/29/12 TYLEE GUSAK MAIN FLOOR PLAN  
 2 05/29/12 TYLEE GUSAK REVISIONS

**DRAWING STATUSES**  
 NO. DATE BY DESCRIPTION  
 1 05/29/12 TYLEE GUSAK MAIN FLOOR PLAN  
 2 05/29/12 TYLEE GUSAK REVISIONS



Prepared on AutoCAD 2011. © DISTINCT DRAFTING SERVICES, Box 128, NOG 1C0, AYTON, ONTARIO, PH: (519) 855-7406, E-MAIL: distinct@distinctdrafting.com

REVISED  
MAY 29, 2012



PLANS: 05/25  
 Main House  
 Cad Room  
 Total Building Envelope = 4337 sqft

BASEMENT PLAN  
 Scale: 3/16"=1'-0"

FILE NAME: P:\2012\0525\0525.dwg  
 DRAWN BY: TKS/CLP  
 DATE: 05/21/12  
 PROJECT: 05-12-0525

SHEET INFORMATION:  
 BASEMENT PLAN  
 P 2

PROJECT NAME: JACOBS  
 Jim & Deb Hevan  
 Residence (Bungalow)  
 Mount Forest, Ontario

FRN: 804-3949 - INDIVIDUAL: 804-3452  
 BOX: 728 - ATTON: ON - AOC: 100  
 PHONE: (905) 885-7408; E-MAIL: g@distinctgrating.com



DRAWING STATISTICS	
DATE	05/21/12
TIME	10:00 AM
BY	TKS/CLP
APP	TKS/CLP
SCALE	3/16"=1'-0"
STATUS	Final

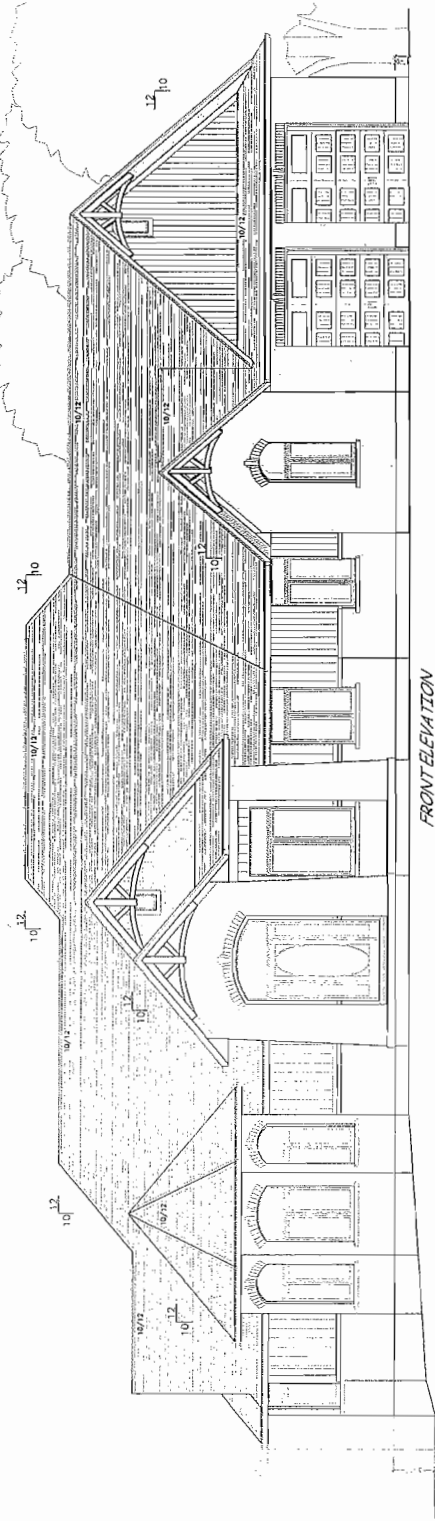
DRAWING STATISTICS	
DATE	05/21/12
TIME	10:00 AM
BY	TKS/CLP
APP	TKS/CLP
SCALE	3/16"=1'-0"
STATUS	Final



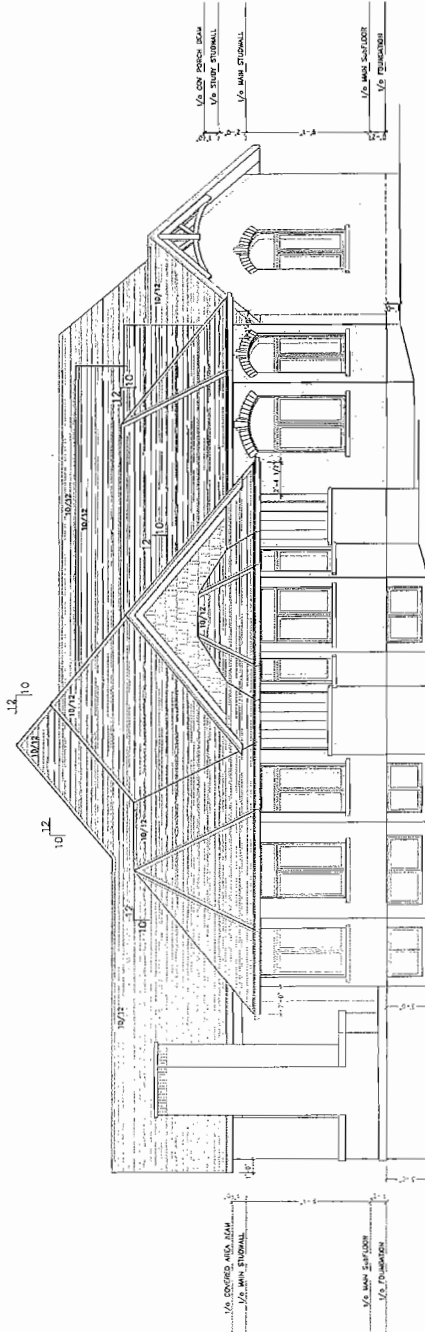
Prepared on AutoCAD 2011. © DISTINCT GRATING SERVICES, Box 125, N0C 1C0, Aylmer, Ontario, Canada. Tel: (519) 885-7408, Fax: (519) 885-7409, E-mail: distinctgrating@distinctgrating.com

11

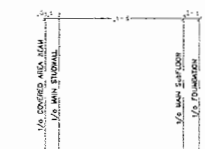
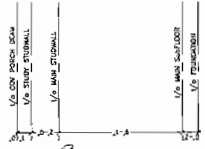
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MAY 29, 2012



FRONT ELEVATION

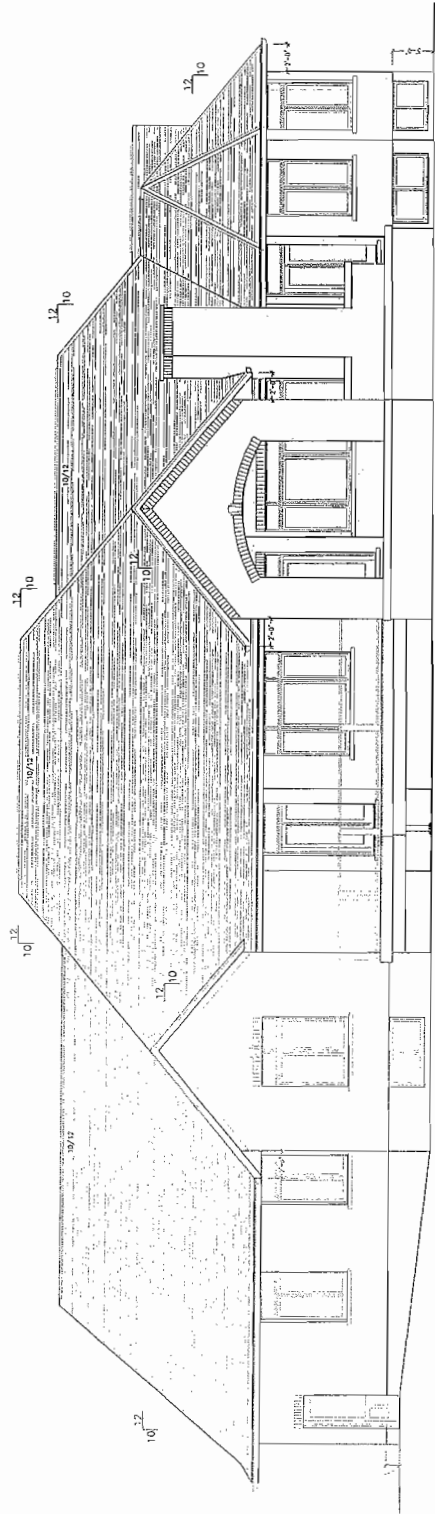


LEFT ELEVATION

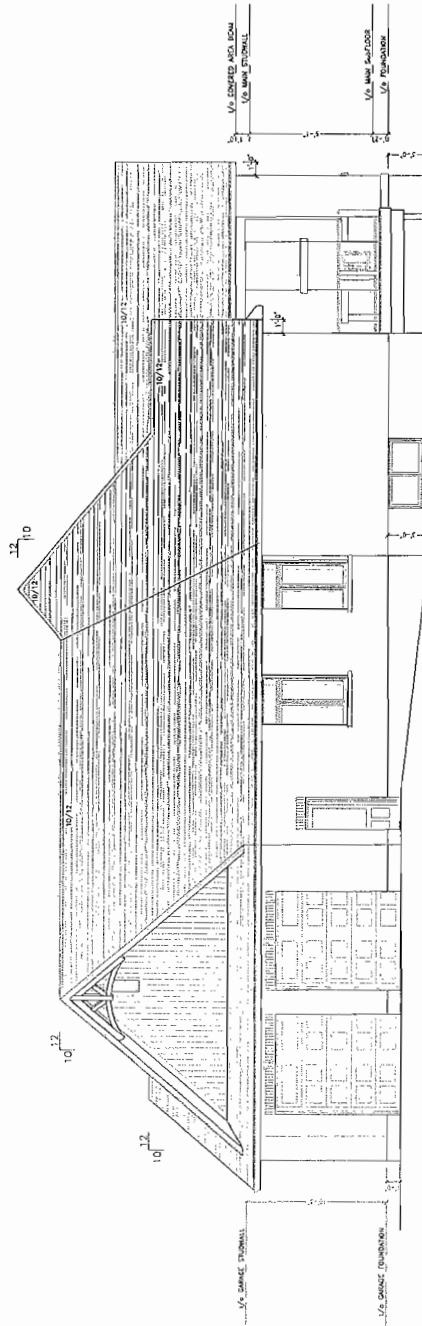


<p>FILE NAME: RES-DISTRICT-RESHEET          SCALE: 1/8" = 1'-0"          DATE: 05/29/12          PROJECT: BR-1226500</p>													
<p>SHEET INFORMATION:          EXTERIOR ELEVATIONS</p>													
<p>PROJECT NAME: DRAKE          Jim &amp; Deb Hawson          Residence (Bungalow)          Mount Forest, Ontario</p>													
<p>FIRM: BOK-39409 - INDIVIDUAL: RCM: 34512          BOX: 128 - AYTON: ON: NUG: 100          PHONE: (905) 465-7468, E-MAIL: <a href="mailto:rd@distinctdrafting.com">rd@distinctdrafting.com</a></p>													
<p><b>Distinct Drafting</b>          ARCHITECTURAL SERVICES          1000 SHEPPARD AVENUE EAST, SUITE 100          SCARBOROUGH, ONTARIO M1S 1T7          TEL: (905) 465-7468          FAX: (905) 465-7469          WWW.DISTINCTDRAFTING.COM</p>													
<p>DRAWING STANDARDS/NOTES</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>01</td> <td>05/29/12</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>02</td> <td>05/29/12</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>03</td> <td>05/29/12</td> <td>ISSUED FOR PERMIT</td> </tr> </table>		NO.	DATE	DESCRIPTION	01	05/29/12	ISSUED FOR PERMIT	02	05/29/12	ISSUED FOR PERMIT	03	05/29/12	ISSUED FOR PERMIT
NO.	DATE	DESCRIPTION											
01	05/29/12	ISSUED FOR PERMIT											
02	05/29/12	ISSUED FOR PERMIT											
03	05/29/12	ISSUED FOR PERMIT											
<p>DRAWING BY: JAMES DING          CHECKED BY: JAMES DING          DATE: 05/29/12</p>													
<p>1/8" CORNER BOARD          1/2" STAIR STRINGERS          1/2" WALL STUDS          1/2" WALL SILLING          1/2" WALL BRACKETS</p>													
<p>1/8" CORNER BOARD          1/2" STAIR STRINGERS          1/2" WALL STUDS          1/2" WALL SILLING          1/2" WALL BRACKETS</p>													

REVISED  
MAY 29, 2012



REAR ELEVATION



RIGHT ELEVATION

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**DRAWING STATUS/REVISIONS**

NO.	DATE	DESCRIPTION
1	05/29/12	Issue for Permits
2	05/29/12	Issue for Construction
3	05/29/12	Issue for Final

**DRAWING DATA/NOTATIONS**

DATE: 05/29/12  
 DRAWN BY: JAMES GIBSON  
 CHECKED BY: JAMES GIBSON  
 PROJECT NAME: RESIDENCE  
 PROJECT NO.: 1001

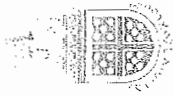


**FIRM INFO - INDIVIDUAL BORN 1957**  
 BOX 128, AYTON, ON, N0G 1C0  
 PHONE (519)855-7408, E-MAIL: distinct@sigman.ca

**PROJECT NAME/ADDRESS**  
 Jim & Deb Hawson  
 Residence (Bungalow)  
 Mount Forest, Ontario

**SHEET INFORMATION:**  
 EXTERIOR ELEVATIONS

**FILE NAME: J:\2012\2012-05-29\1001\1001.dwg**  
**DRAWN BY: JAMES GIBSON**  
**DATE: 05/29/12**  
**PROJECT NO.: 1001**  
**SHEET NO.: 4**



County of Wellington

# FARM DATA SHEET

## Minimum Distance Separation 1 (MDS1)

**NOTE TO THE FACILITY OWNER:**  
Your cooperation in filling out this sheet will help to ensure that new land uses will be located a suitable distance from your operation.

Owner of Livestock Facility: Phares W. Martin  
 Telephone: (519) 333-1508 Civic Address: 7121 Salvad. 2 East  
 Municipality: Wellington North Lot: 4 Concession: ESR DIV: \_\_\_\_\_  
 Tillable Hectares/Acres: \_\_\_\_\_ on the lot where the livestock facility is located  
 hectares: 87 acres  
 Closest distance from the livestock facility to the new lot and/or land use: \_\_\_\_\_ meters  
 meters: 1900 feet  
 Closest distance from the manure storage system to the new lot and/or land use: \_\_\_\_\_ meters  
 meters: 1000 feet  
 Signature of Livestock Facility Owner: Phares W. Martin Date: June 12, 2012

Animal Type or Material	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feddars (7 - 18 months)		
	Backgrounders (7 - 12.5 months)		
	Shortkeepers (12.5 - 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)	<del>12</del> 42	V3
	Large-framed; 545 kg - 636 kg (for example - Holsteins)		
	Medium-framed; 465 kg - 545 kg (for example - Guernseys)		
	Small-framed; 364 kg - 455 kg (for example - Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 kg - 545 kg (for example - Holsteins)		
	Medium-framed; 148 kg - 455 kg (for example - Guernseys)		
	Small-framed; 125 kg - 364 kg (for example - Jerseys)		
	Calves (0 - 5 months)		
	Large-framed; 45 kg - 182 kg (for example - Holsteins)		
	Medium-framed; 39 kg - 148 kg (for example - Guernseys)		
	Small-framed; 30 kg - 125 kg (for example - Jerseys)		
Swine	Sows with litter, dry sows/boars, Segregated Early Weaning (SEW)	8	V3
	Sows with litter, dry sows or boars (non-SEW)		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 kg - 27 kg)		
	Feeders (27 kg - 105 kg)		
Horses	Large-framed, mature; >681 kg (including unweaned offspring)	4	V3
	Medium-framed, mature; 227 kg - 680 kg (including unweaned offspring)		
	Small-framed, mature; <227 kg (including unweaned offspring)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		

\*500 terms defined on reverse side of page

File No. \_\_\_\_\_  
Applicant: \_\_\_\_\_

### Permanent Manure or Material Storage Types

Solid Manure: 18% dry matter, or more  
 Liquid Manure: Less than 18% dry matter  
 Digestate: Less than 18% dry matter

- 0 No storage required (manure/material stored for less than 14 days)
- V1 Solid, inside, bedded pack
- V2 Solid, inside, covered
- V3 Solid, outside, no cover, greater than or equal 30% dry matter
- V4 Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage
- L1 Liquid, inside, no cover, 18% to less than 30% dry matter, with uncovered liquid runoff storage
- V5 Liquid, inside, underneath slatted floor
- V6 Liquid, outside, with a permanent, light-fitting cover
- V7 Liquid, (digestate), outside, no cover
- L2 Liquid, outside, with a permanent floating cover
- M1 Liquid, outside, no cover, straight-walled storage
- M2 Liquid, outside, roof, but with open sides
- H1 Liquid, outside, no cover, sloped-sided storage

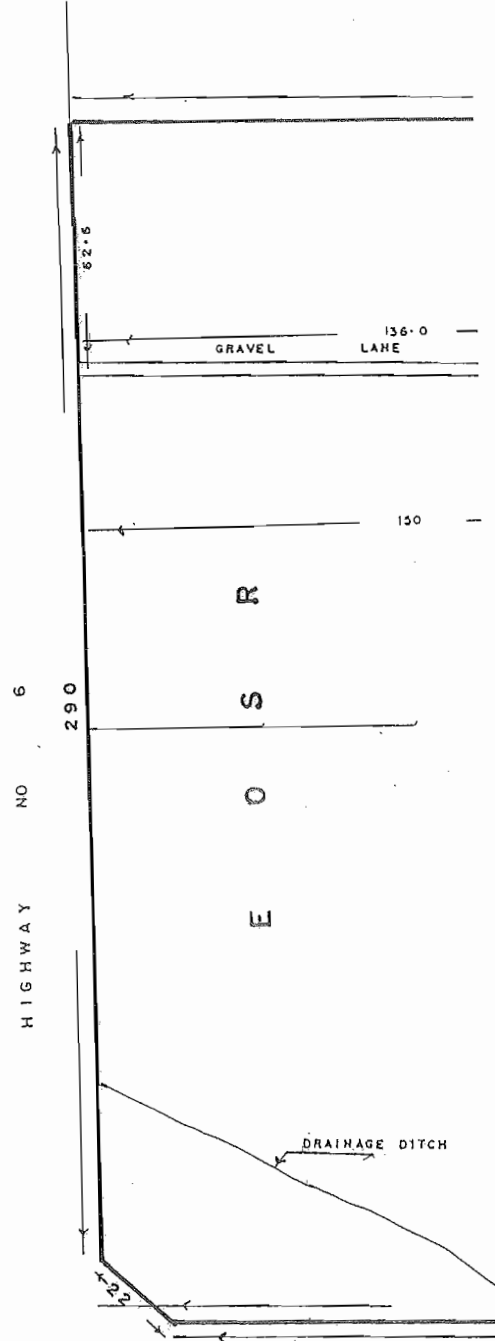
Animal Type or Material	Description	Housing Capacity*	Manure Storage Type* (select from list above)
Goats	Does & bucks (for meat kids; includes unweaned offspring & replacements) Does & bucks (for dairy; includes unweaned offspring & replacements) Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn) Layer pullets (day olds until transferred into layer barn) Broiler breeder growers (males/ females transferred out to layer barn) Broiler breeder layers (males/ females transferred in from grower barn) Broilers on an 8 week cycle Broilers on a 9 week cycle Broilers on a 10 week cycle Broilers on a 12 week cycle Broilers on any other cycle, or unknown Turkey pullets (day old until transferred to layer turkey barn) Turkey breeder layers (males/ females transferred in from grower barn) Breeder toms Broilers (day olds to 6.2 kg) Hens (day olds up to 6.2 kg to 10.8 kg; 7.5 kg is typical) Toms (day olds to over 10.8 kg to 20 kg; 14.5 kg is typical) Turkeys at any other weights, or unknown	30	V3
Turkeys			
Veal	Milk-fed Grain-fed		
Other			
Manure imported to a lot not generating manure	Maximum capacity of permanent storages at any time: solid or liquid capacity		
Anaerobic Digester	Maximum capacity of permanent storages at any time: solid or liquid capacity		



SKETCH IN THE  
(TOWNSHIP OF ARTHUR)  
TOWNSHIP OF WELLINGTON NORTH  
SCALE 1 : 1500  
ALEX R. WILSON SURVEYING INC



ELEVATIONS ARE ESTABLISHED BY GPS ROVER

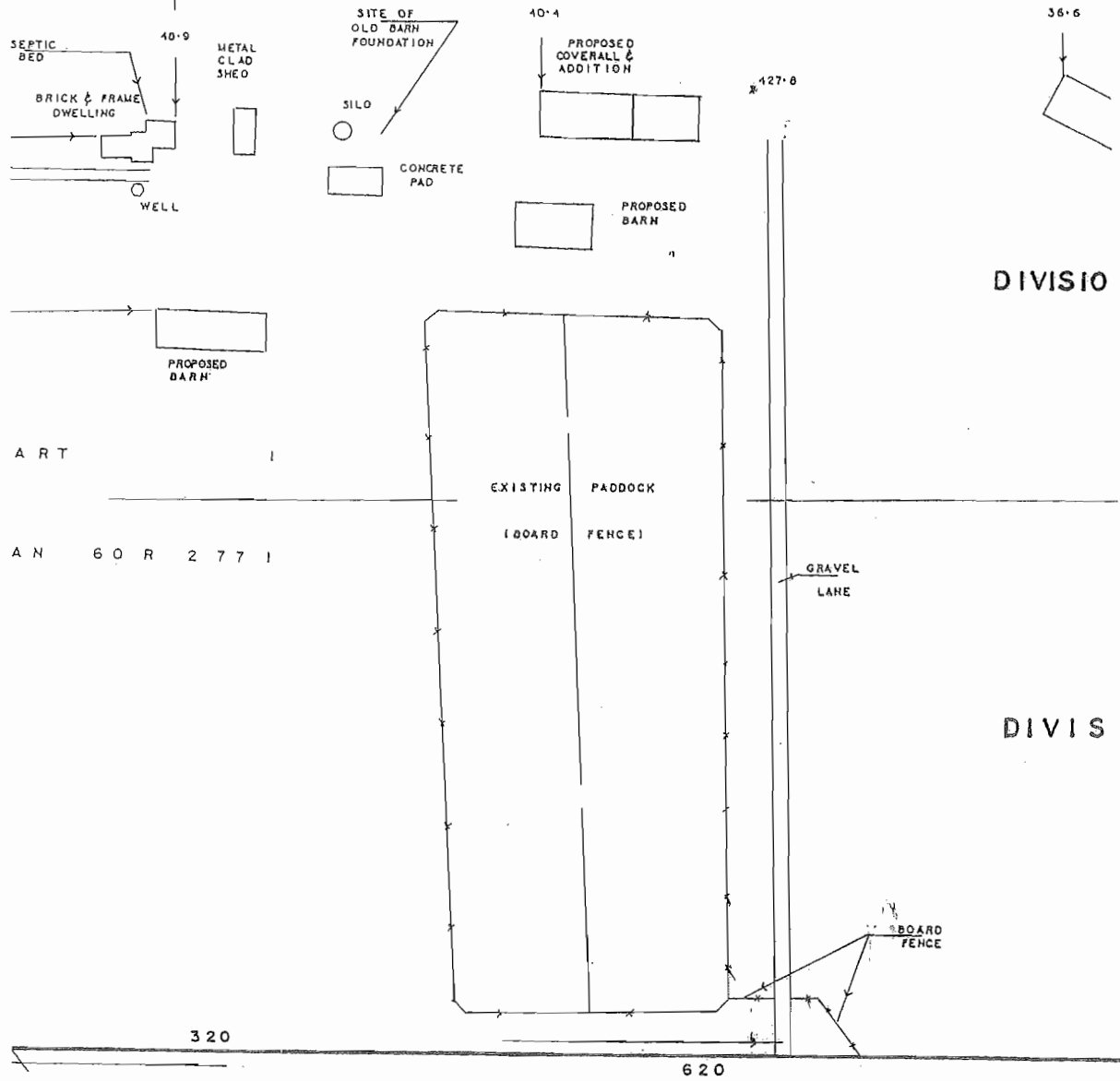


DIVISION

2

OF

643



DIVISIO

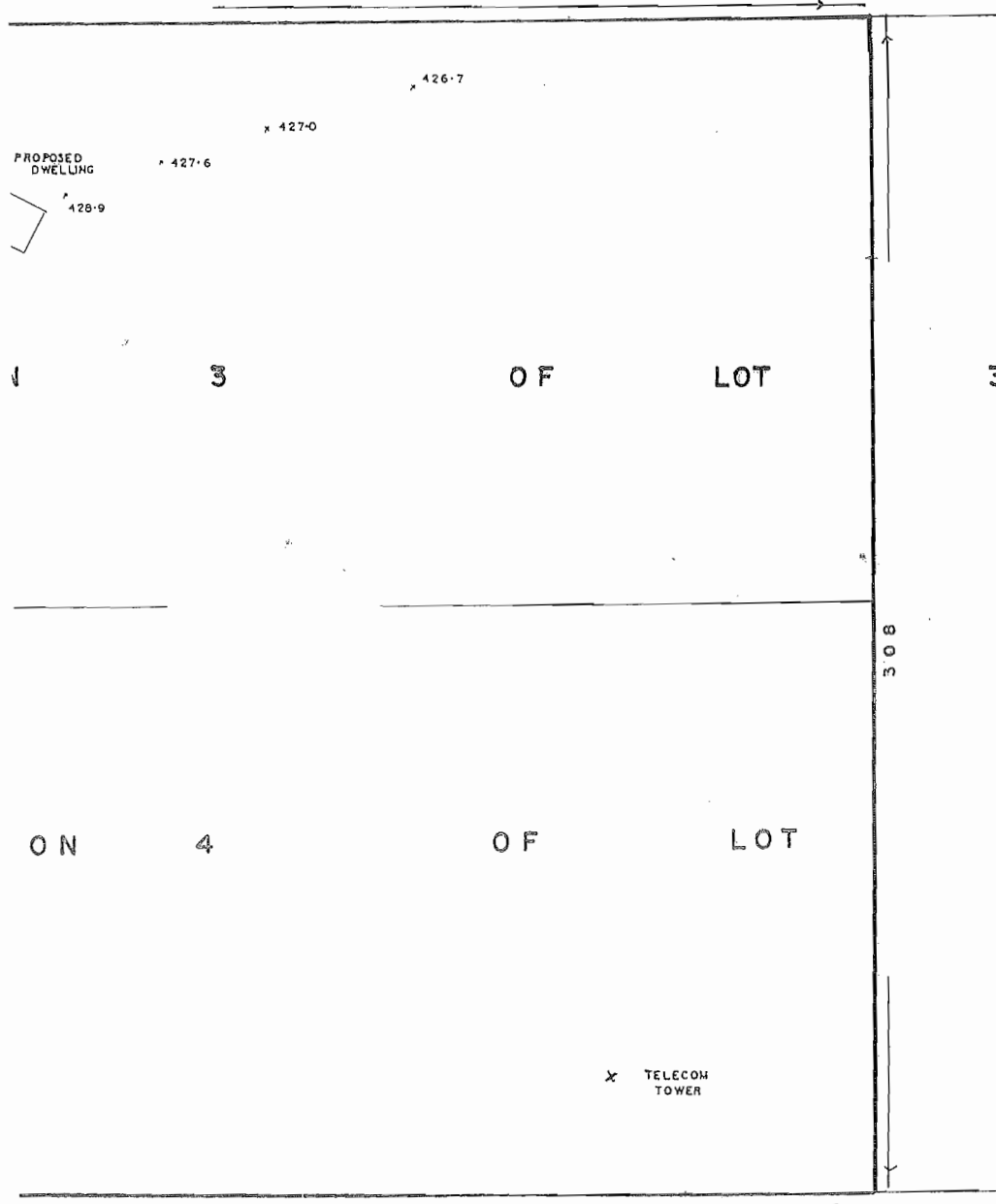
DIVIS

SIDE ROAD

2 E

LOT

3



3 OF LOT 3

ON 4 OF LOT 3

x TELECOM TOWER

308

*Alex R. Wilsc*  
 25 June 20



ALEX R. WILSC  
 SURVEYING INC  
 ONTARIO LAND SURVI



## 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

August 15, 2012

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

Dear Mr. Jones:

**Re: Jim Hewson – Second Dwelling for Farm Help  
Lot 3, Concession EOSR (Geographic Township of Arthur), 9851 Highway 6  
Zoning By-law Amendment**

### **PLANNING OPINION**

I have concerns about locating the second dwelling so far from the building cluster, and its conformity with the official plan. I wouldn't want this to become a precedence. Council should determine if the application is unique and warrants support. Mr. Hewson does note that it is important for him to have a good vantage point to monitor his high value horses.

### **SUBJECT PROPERTY**

The subject property is located immediately south of Mount Forest on the east side of Highway 6, immediately north of Sideroad 2E, in Lot 3, Concession EOSR (Geographic Township of Arthur). It is approximately 48.5 acres in size with an existing older farmhouse and barn.

### **PROPOSAL**

Mr. Hewson wishes to establish a breeding operation for Standard Bred horses on the 48.5 acres. This would involve high value, race horses to be used for breeding stock. Farm income would be generated from the sale of horses. Much of the property would be used for pasturing. Posts for fencing are already on site. As Mr. Hewson has severe back and shoulder problems, he is unable to do much of the physical farm work himself. His son would do most of the physical farm work and occupy the old farm house. Mr. Hewson would build a new dwelling and manage the farm operation. The new dwelling is to be located outside of the farm building cluster on the top of a knoll, as he wants a central, higher location to be able to monitor the horses.

### **PROVINCIAL POLICY STATEMENT (PPS)**

Section 2.3.3.1 of the PPS states that in Prime Agricultural Areas, *permitted uses and activities are agricultural uses, secondary uses and agriculture-related uses*. Under the definition of "agricultural use", it includes "... accommodation for full-time farm labour when the size and nature of the operation requires additional employment."

## WELLINGTON COUNTY OFFICIAL PLAN

The land is designated Prime Agricultural. In prime agricultural areas, the plan in Section 6.4.5 provides that "*accessory residential uses needed for farm help ... may be allowed provided they are established near the farm buildings.*" This keeps the residential uses in one area, reducing potential negative MDS 2 impacts on neighbouring farmers wishing to expand or build new livestock facilities. It also reduces the loss of prime farm land to residential uses.

## WELLINGTON NORTH ZONING BY-LAW

The property is zoned Agricultural Exception (A-1). The A-1 zone prohibits new livestock facilities around the fringe of urban areas like Mount Forest. However, expansions to existing livestock operations are permitted. Consideration of new facilities may be considered through a rezoning, provided they are unlikely to compromise the future expansion of Mount Forest.

Section 8.4, Agricultural Zone, permits a second residential dwelling, provided the property has 86 acres and has a frontage of 800 feet. The by-law goes on to require the second dwelling to share a common driveway with the main farm residence and to be located within a 200 foot radius of main residence. I have attached the relevant section of the zoning by-law below:

### **"8.4 REGULATIONS FOR ESTABLISHMENT OF A SECOND RESIDENTIAL DWELLING**

**8.4.1 LOT AREA, Minimum** 35.0 ha (86.0 ac)

**8.4.2 FLOOR AREA, Minimum** 74.3 m<sup>2</sup> (800.0 ft<sup>2</sup>)

#### **8.4.3 LOCATION**

*A second residential dwelling shall be located within the **Farm Building Cluster**. The second residential dwelling unit must be detached from the main residential dwelling, shall share a common driveway with the main farm residence, and shall be located within a 61.0 m (200.0 ft) radius of the main farm residence. A second residential dwelling shall be provided with a potable water supply and adequate **private sewage treatment facility**.*

#### **8.4.4 TYPE OF RESIDENTIAL DWELLING**

*A second residential dwelling unit may be traditionally constructed, pre-fabricated, a modular residential dwelling or a mobile home."*

## PLANNING CONSIDERATIONS

1. The by-law requires the parcel to be 86 acres to have an accessory dwelling as a right. The subject property is only 48.5 acres. It is not unusual for horse operations to be on smaller parcels such as this. Wellington North Council could provide an exception for this through rezoning.

2. The by-law requires that the accessory farm residence be located within 200 feet of the main residence. As I understand it, the proposed location of the new dwelling is about 360 metres or 1,180 feet, which is some distance from the farm building cluster. I am concerned that this may not conform to the wording of the Official Plan policy, which requires location "*near the farm buildings*". It would be the applicant's responsibility to demonstrate to Council that monitoring the horses justifies the proposed dwelling location.
3. The zoning by-law also requires that the accessory dwelling share the driveway with the main residence. Mr. Hewson is proposing a separate driveway, which has already been constructed from Sideroad 2E. The original farmhouse gains access from Highway 6. Access via the Sideroad is probably a safer alternative.
4. There is a barn across Sideroad 2E to the southeast. Mr. Hewson has provided a farm data sheet filled in by the owner, Mr. Phares Martin. He indicates the housing capacity for livestock is: 42 milking age cows, 20 heifers and 8 calves. I have calculated the MDS 1 for this operation. A setback of 231 metres is required from both the barn and manure storage. Mr. Hewson's proposed new dwelling is about 360 metres away. Thus, MDS 1 would be complied with.
5. I would note that the general area is quite fragmented. The west side of Highway 6 has several parcels in the 25 acre range due to the former rail line, as well as smaller severances. Directly across Highway 6, there is an area zoned for Institutional use and another area for Agricultural Commercial Use. A large 150 acre farm is located to the north and east. Directly south of Sideroad 2E, the farm has been split into 20 acres and 80 acres.
6. If the second dwelling were to be permitted and constructed, there would be almost no potential to ever sever one of the dwellings from the farm. The applicant should be aware of this.
7. As an alternative to a second dwelling, if the old farm house were to be demolished, Mr. Hewson would be free to establish a new dwelling anywhere on property property outside of the above-noted MDS arc.

#### **DRAFT ZONING BY-LAW AMENDMENT**

I have attached a draft zoning by-law amendment for Council's consideration.

Sincerely,



Mark Van Patter  
Senior Planner MCIP

C: Jim Hewson, Applicant by email

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" to By-law 66-01 is amended by changing the zoning on lands described as Lot 3, Concession EOSR, Geographic Township of Arthur, as shown on Schedule "A" attached to and forming part of this By-law from: **Agricultural Exception (A-1) to Agricultural Exception (A-120).**
2. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

<b>33.120 Lot 3, Conc. EOSR</b>	<b>A-120</b>	<ol style="list-style-type: none"> <li><b>1. Notwithstanding Section 33.1 of this by-law, a new livestock operation for the breeding of horses is permitted in this zone.</b></li> <li><b>2. Notwithstanding Sections 8.4.1 of this by-law, a second dwelling is permitted in this zone.</b></li> <li><b>3. Notwithstanding Section 8.4.3 of this by-law, the second dwelling may be located outside of the farm building cluster, in the approximate location as depicted on the Alex Wilson sketch of June 25, 2012, and gain access from Side Road 2E.</b></li> </ol>
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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 \_\_\_\_\_, 2012

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012

\_\_\_\_\_.

MAYOR

\_\_\_\_\_.

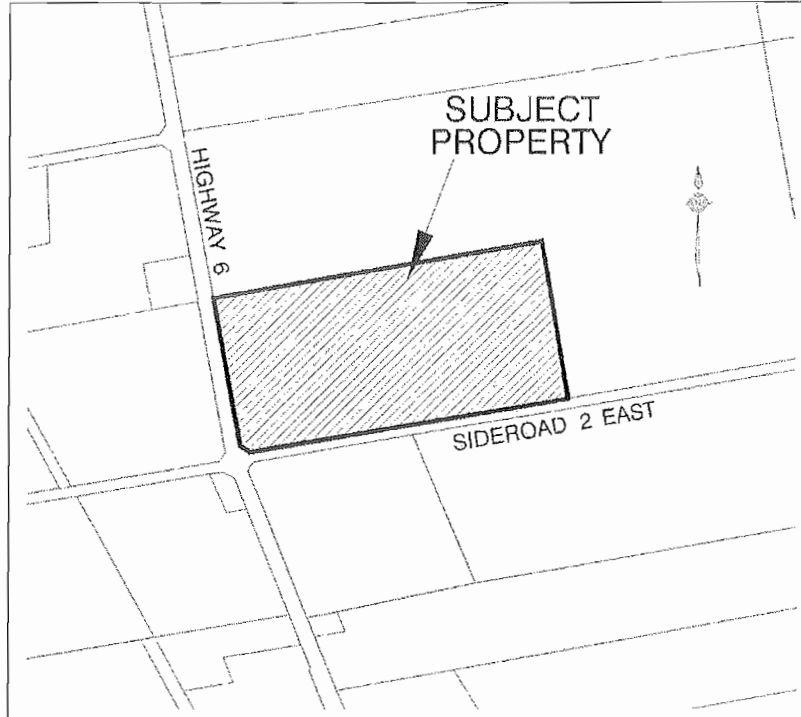
CLERK



THE TOWNSHIP OF WELLINGTON NORTH

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

Schedule "A"



Rezone from Agricultural Exception (A-1) to Agricultural Exception (A-120)

Passed this \_\_\_\_ day of \_\_\_\_\_ 2012.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

*EXPLANATORY NOTE*

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

**Location of the Subject Land**

The property subject to the proposed amendment is described as Lot 3, Concession EOSR, geographic Township of Arthur, Township of Wellington North. The property has a municipal address of 9851 Highway 6, and is 48.5 acres in size.

**The Purpose and Effect of the Application**

The purpose and effect of the proposed amendment is to rezone the subject lands to permit a second dwelling on the property, to provide for help on a breeding farm for Standard Bred horses. The second dwelling is to be located in the eastern portion of the property and gain access via Sideroad 2E.

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



August 23, 2012

by email ([lheinbuch@wellington-north.com](mailto:lheinbuch@wellington-north.com))

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

Attention: Darren Jones, Building/Zoning Dept.

RE: Applicant: Hewvilla Farms Inc.  
Submission No.: ZBA-2012-1, Proposed Amendment to By-law 66-01  
Lot: 3, Concession: EOSR  
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 395m radius measured from the centerline intersection of Highway 6 and any municipal road. Please advise the owner to contact Mr. Zsolt Katzirz, Corridor Management Officer, Corridor Management Section - London (659 Exeter Road, London, Ontario N6E 1ZL3 Phone: 519-8723-45432) 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.

A handwritten signature in cursive script that reads "Ian Smyth".

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



1078 Bruce Rd. 12.  
P.O. Box 150  
Formosa ON  
Canada N0G 1W0

Tel 519-367-3040  
Fax 519-367-3041  
publicinfo@svca.on.ca  
www.svca.on.ca

August 23, 2012

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

ATTENTION: Darren Jones, CBO

Dear Mr. Jones:

RE: Proposed Zoning By-Law Amendment  
Part Lot 3, Concession E.O.S.R.  
Geographic Township of Arthur  
Township of Wellington North

The Saugeen Valley Conservation Authority (SVCA) has reviewed the proposed Zoning By-law Amendment in accordance with the SVCA's mandate and policies and the Memorandum of Agreement between the Authority and the County of Wellington relating to Plan Review. The proposed amendment would permit a second dwelling on the eastern portion of the property. The proposed Zoning By-law Amendment is acceptable to the Authority provided Natural Environment (NE) zone remains in force and effect.

#### **Significant Natural Heritage**

The significant natural heritage feature on the subject property is the fish habitat associated with the unnamed tributary of the South Saugeen River.

#### **Wellington County Official Plan**

The unnamed watercourse traversing through the southwestern portion of the property is designated Core Greenland in the County Official Plan.

The second dwelling proposed for the property is to be located in the eastern portion of the property, outside of the Core Greenland designation and its adjacent lands. As a result, an Environmental Impact Study (EIS) is not required for the proposed Zoning By-law Amendment.

#### **Township of Wellington North Zoning By-Law 66-01**

According to the Township of Wellington North Zoning By-Law No. 66-01, the unnamed tributary to the South Saugeen River, its floodplain and adjacent

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Through  
*Cooperation*

A MEMBER OF



Conservation  
ONTARIO  
Natural Champions

low-lying areas are zoned Natural Environment (NE).

In general, no buildings or structures shall be permitted within the NE zone. In addition, Section 6.20 of Zoning By-Law No. 66-01 refers to setback provisions to the Natural Environment zones and Municipal Drains.

### **SVCA Regulation**

The southwestern portion of the property is subject to the Saugeen Valley Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06). This Regulation is in accordance with Section 28 of the Conservation Authorities Act, R.S.O. 1990, Chap. C. 27.

This Regulation requires that a person obtain the written permission of the SVCA prior to any "development" in a Regulated Area or "alteration" to a wetland or watercourse. Although Regulation mapping is not available for this particular property, the approximate screening area within which the SVCA's Regulation could apply includes the NE zone and a 50m offset from the NE zone boundary.

### **"Development" and "Alteration"**

Subsection 28(25) of the *Conservation Authorities Act* defines "development" as:

- a) the construction, reconstruction, erection or placing of a building or structure of any kind,
- b) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure,
- c) site grading, or
- d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

According to Section 5 of Ontario Regulation 169/06, "alteration" generally includes the straightening, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

Provided the proposed secondary dwelling is located on the eastern portion of the subject property, near the existing laneway that accesses Concession 2 East, a permit from the SVCA will not be required for the construction of the single family dwelling associated with the proposed zoning by-law amendment. Should the proposal deviate from that described in the Notice of Public Meeting, the SVCA should be consulted.

**Conclusion**

All of the plan review functions listed in the agreement have been assessed with respect to this application. The Authority is of the opinion that the proposed Zoning By-law Amendment complies with the relevant policies in the Wellington County Official Plan and Provincial Policies referred to in the agreement. The SVCA has no objection to the proposed Zoning By-law Amendment provided the Natural Environment (NE) zone remains in force and effect.

We trust these comments are helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,



Cherielyn Leslie  
Environmental Planning Coordinator

CL/



CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

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)?

Erection of a "Receiving Hall" building and a smaller administration / scalehouse / lunchroom building in addition to the Coverall Building.

**B. GENERAL INFORMATION**

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): Laverne White Farms, Limited

Address: 7963 Wellington Road 109, Arthur Ontario N0G1A0

Phone: Home ( ) \_\_\_\_\_ Work ( ) 519-848-3145 Fax ( ) 519-848-2598

b) Applicant (Agent) Name(s): George White

Address: 162 Conestoga St. N. Arthur ON

Phone: Home ( ) 519-848-2806 Work ( ) 519-848-3145 Fax ( ) 519-848-2598

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

T.D. Commercial Banking; 381 King St. W. Kitchener ON 519-570-7305.

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

e) When did the current owner acquire the subject land? 1955

W.D. F.C.C. 100-120 Research Lane, Guelph, ON N1G 0B5 519-826-2025

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: 7963 Wellington Road 109, Arthur ON

Concession: 19 Lot: EPT. Lot 8 Registered Plan No: \_\_\_\_\_  
NPT. Lot 9.

Area: \_\_\_\_\_ hectares Depth: \_\_\_\_\_ meters Frontage (Width): \_\_\_\_\_ meters

165 acres \_\_\_\_\_ feet \_\_\_\_\_ 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

64 acres \_\_\_\_\_ feet \_\_\_\_\_ feet

area zoned AC-57

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

Rural Industrial

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

Agriculture with specialized zoning for the processing/composting of agricultural/horticultural products for the production and manufacture of potting soils and fertilizer.

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

AC-57.

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

Agriculture  
Outdoor receiving of material for mixing to be put into the GORE cover composting system

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

Since 1955  
Composting under MOE license since 1992.

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

To enclose the current outdoor receiving and  
organic material processing.

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)	See attached site plan.			
b) Date of Construction	Fall + winter 2012/13.			
c) Building Height	___ (m)	___ (ft)	___ (m)	___ (ft)
d) Number of Floors				
e) Total Floor Area (sq.m.)	<u>4515</u> (sq m)	<u>48600</u> (sq ft)	<u>4645</u> (sq m)	<u>50000</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 <u>W.C. 109.</u>	<u>406</u> (m)	___ (ft)	<u>611</u> (m)	___ (ft)
Side lot line <u>West</u>	<u>887</u> (m)	___ (ft)	<u>704</u> (m)	___ (ft)
Side lot line <u>W.C. 12.</u>	<u>55</u> (m)	___ (ft)	<u>130</u> (m)	___ (ft)
Rear lot line <u>South</u>	<u>324</u> (m)	___ (ft)	<u>115</u> (m)	___ (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?**

Wellington County Road 12.

**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.)**

n/a.

**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)

Private Storm Water Management System.

**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 ( <input checked="" type="checkbox"/> )
Zoning By-law Amendment	Yes ( )	No ( <input checked="" type="checkbox"/> )
Minor Variance	Yes ( )	No ( <input checked="" type="checkbox"/> )
Plan of Subdivision	Yes ( )	No ( <input checked="" type="checkbox"/> )
Consent (Severance)	Yes ( )	No ( <input checked="" type="checkbox"/> )
Site Plan Control	Yes ( )	No ( <input checked="" type="checkbox"/> )

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.)

① Survey  
② Site Plan  
③ Letter of Support from m.o.e. available on request.

**G. APPLICATION DRAWING**

22. PLEASE PROVIDE AN ACCURATE DRAWING OF THE PROPOSAL, PREFERABLY PREPARED BY A QUALIFIED PROFESSIONAL. IN SOME CASES IT MAY MOORE 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;

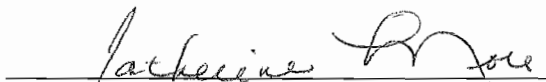
I. AFFIDAVIT: (This affidavit be signed in the presence of a Commissioner)

I (we) George H. White of the Township of ~~the~~  
Wellington North 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 in the County / Region of  
Wellington this 30 day of July, 2012.

  
Signature of Owner or Authorized Solicitor or Authorized Agent

July 30/12  
Date

  
Signature of Commissioner  
CATHERINE E. MORE, a Commissioner,  
etc., County of Wellington, Deputy Clerk  
of the Corporation of the Township of  
Wellington North.

July 30, 2012  
Date

APPLICATION AND FEE OF \$ 1500.00 RECEIVED BY MUNICIPALITY

  
Signature of Municipal Employee

July 30/12  
Date



ALL TREAT FARMS LIMITED  
7963 Wellington Road 109, Arthur, Ontario N0G 1A0 Canada  
*"Manufacturers of Quality Horticultural Products"*

July 23, 2012

#### Receiving Hall for All Treat Farms Limited

The main purpose of the receiving hall is to enclose the current outdoor receiving and processing of organics. The receiving and processing of organics in an enclosed environment allows for greater control of potential odours. The building will have at least two fast acting doors that allow incoming materials to be tipped in the building. The Receiving Hall will have several air exchanges per hour with all outgoing air being treated for odour reduction. Inside processing includes a homogeneous mixer for blending organics with carbon sources. The Receiving Hall will be located at the south entrance of the Gore site allowing for shorter driving distances to place the mixed materials under cover.

#### Administration Building

This building will be approximately 9000 sq. ft.; one floor; and will consist of a scale house, computer desk area, washrooms, lunchroom and change room. This building is not scheduled to be constructed within the next year but is in future plans. All Treat also wants to install a new scale and a truck wheel wash in the area of the Administration building. The wheel wash will help to prevent drag out of material on Wellington County Road 12.

The area of the future admin building, scale and truck tire wash is shown on the site plan.





# 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

August 17, 2012

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

Dear Mr. Jones:

**Re: Alltreat – New Buildings  
Pt. Lot 9, Concession 19 (Geographic Township of Peel)  
Zoning By-law Amendment**

### **PLANNING OPINION**

The main purpose is to allow Alltreat to develop a 4,645 sq. m. receiving building, to enclose where organic materials arrive on site and are mixed. Inside air will be processed by air pollution control equipment to reduce odours. Also proposed for the future is an 836 sq. m. administrative building. Two errors in zoning are being corrected – the extent of the zone and a metric conversion error. The revisions will see the zone extended to the western boundary of Lot 9, the setback from Wellington Rd. 12 reduced from 95 to 55 metres and the total ground floor area increased from what should be 9,775 sq. m. to 9,996 sq. m. It's my understanding that the new receiving building is not to increase production but to work towards odour reduction. At this point, I have no concerns with the rezoning.

### **LOCATION OF THE SUBJECT LAND**

The property subject to the proposed amendment is described as Lot 9, Concession 19, geographic Township of Peel, Township of Wellington North. The property has a municipal address of 7963 Wellington Road 109. Approximately 64 acres of the property is subject to the rezoning.

### **PURPOSE AND EFFECT OF THE APPLICATION**

The Agricultural Commercial (AC-57) zone for Alltreat's composting operation is proposed to be amended to permit the erection of a 4,645 sq. m. receiving building, and an 836 sq. m. administration building which will include a scalehouse, washroom, changeroom and lunchroom.



**WELLINGTON COUNTY OFFICIAL PLAN**

The eastern 2/3 of the subject area is designated Rural Industrial and contains the composting operation. The proposed buildings are within this area. The western 1/3 of the area is Prime Agricultural and contains the Stormwater Treatment Ponds.

**WELLINGTON NORTH ZONING BY-LAW**

The eastern 1/2 of the subject area is zoned Agricultural Commercial Exception (AC-57). The proposed buildings are to be located within this zone. The following zoning regulations are in effect for the AC-57 zone.

<p><b>33.57</b> All Treat</p>	<p><b>AC-57</b></p>	<p>Notwithstanding any other provisions to the contrary, in addition to those uses permitted in Section 23.1, the land zoned <b>AC-57</b> may be used for the processing/composting of agricultural/horticultural products for the production and manufacture of potting soil and fertilizer subject to the following regulations:</p> <ul style="list-style-type: none"><li>a) The additional buildings shall have a setback of 95 m (311.7 ft) from the lot line of Wellington Rd 12; and a setback of 104 m (341.2 ft) from the southerly property line in Lot 9, Concession 19.</li><li>b) The total ground floor area of all buildings and structures erected in conjunction with the additional uses shall be 908.1 sq. m (9775 sq. ft).</li></ul>
-----------------------------------	---------------------	--

The western 1/2 of the area is zoned Agricultural Exception (A-1), which prohibits new livestock operations around the urban area. The stormwater treatment ponds are in this zone.

**PLANNING CONSIDERATIONS**

Recognition of Setback for Existing Coverall Building

While it is supposed to have a setback of 95 metres from Wellington Road 12 (see (a) above), the actual setback of the coverall building is approximately 55 metres. The closest neighbouring dwellings are approximately 250 metres away from the coverall building. Given this distance, I am in support of amending the by-law to recognize the existing setback.

New Receiving Building – 4,645 Square Metres

The applicants are proposing a new receiving building for the composting operation. It is to be located in the southern part of the zoned area, setback approximately 130 metres from Wellington Road 12. Its purpose is to enclose the area where organic materials arrive on site and are mixed. The new building is to allow for the inside air to be processed by air pollution control equipment, which should reduce odours. It's my understanding that the Ministry of Environment considers this to be a positive upgrade which will benefit air quality.

New Administrative Building – 836 Square Metres

The applicant's indicate that this building is in their future plans. It is to include a scale house, computer desk area, washrooms, lunchroom and change room. This building is to be located in the southeastern corner of the zoned area. A truck wheel wash may also be built in the same area. The building is relatively small and at some distance to the closest neighbouring residential dwellings, approximately 490 metres to the north, and 270 metres to the south. To be consistent with the coverall building, I would recommend that a setback of 55 metres be required from Wellington Rd. 12.

Corrections to Zoning By-law

In 2001 the new Comprehensive Zoning By-law was created for Wellington North, bringing together the zoning for 5 former municipalities. Two errors were included for Alltreat's AC-57 zone.

1. Currently regulation (b) reads that the total ground floor area of all buildings and structures erected in conjunction with the additional uses shall be 908.1 sq. m (9,775 sq. ft). In the original zoning amendment passed by the Township of Peel, the maximum amounted to 9,775 sq. m., not sq. ft. This error should be corrected – see below under “Total Ground Floor Area All Buildings and Structures”.
2. Currently, the AC-57 zone goes about 2/3 of the way across Lot 9. The other 1/3 is zoned A-1 and contains the Stormwater Treatment Ponds. The Peel by-law permitted the land use all the way across Lot 9. I am recommending that the extent of the zone be corrected and include the Stormwater Treatment Pond area.

Total Ground Floor Area All Buildings and Structures

Approval of the two proposed building would result in a total ground floor area of:

Existing Coverall Building	4,515 sq. m.
Proposed Receiving Building	4,645 sq. m.
<u>Proposed Administrative Bldg.</u>	<u>836 sq. m.</u>
Total Ground Floor Area	9,996 sq. m.

A ground floor area of 9,996 sq. m. would exceed the corrected, maximum of 9,775 sq. m. by a relatively small amount. Given the proposed locations of the two new buildings and the likelihood that the Receiving Building will reduce odours, I am in support of this increase.

**DRAFT ZONING BY-LAW AMENDMENT**

I have attached a draft zoning by-law amendment for Council's consideration.

Sincerely,



Mark Van Patter



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" to By-law 66-01 is amended by revising the zoning on the subject lands described as Lot 9, Concession 19, Geographic Township of Peel, Township of Wellington North, from Agricultural Exception (A-1) and Agricultural Commercial Exception (AC-57) to a revised Agricultural Commercial Exception (AC-57) zone, as shown on Schedule "A" attached to and forming part of this By-law.
2. THAT Section 33.57, Exception Zone 3 – Rural Areas, is amended by revising the regulations for Subsections 33.57 (a) and (b) as follows:
  - In subsection (a), the setback of 95 m. (311.7 ft) from the lot line of Wellington Rd 12 is deleted and replaced with a setback of 55 m. (180 ft.)
  - In subsection (b), the total ground floor area of 908.1 sq. m. (9,775 sq. ft.) is deleted and replaced with a total ground floor area of 9,996 sq. m. (107,600 sq. ft.).
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 \_\_\_\_\_, 2012

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012

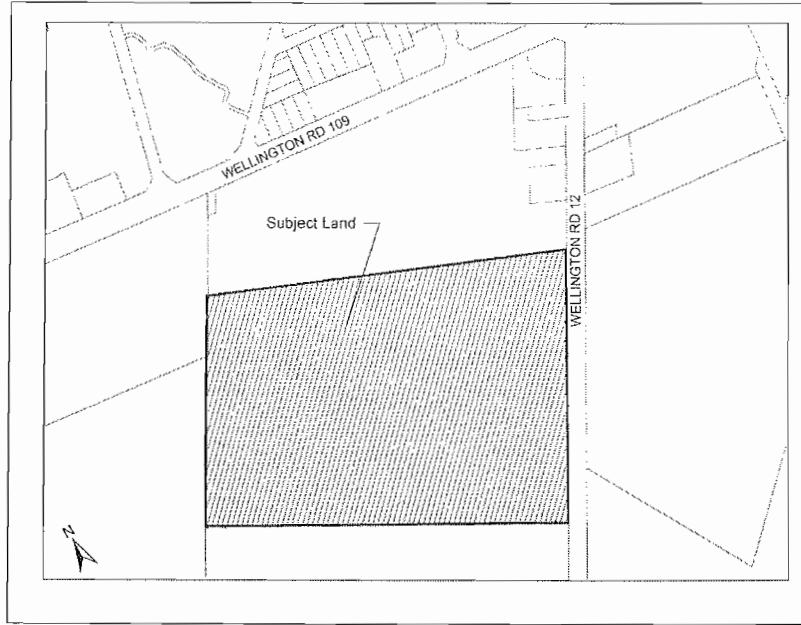
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

THE TOWNSHIP OF WELLINGTON NORTH

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

Schedule "A"



Revised Agricultural Commercial Exception (AC-57) Zone

Passed this \_\_\_\_ day of \_\_\_\_\_ 2012.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

## *EXPLANATORY NOTE*

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

### **LOCATION OF THE SUBJECT LAND**

The property subject to the proposed amendment is described as Lot 9, Concession 19, geographic Township of Peel, Township of Wellington North. The property has a municipal address of 7963 Wellington Road 109. Approximately 64 acres of the property is subject to the rezoning.

### **PURPOSE AND EFFECT OF THE APPLICATION**

The Agricultural Commercial (AC-57) zone for Alltreat's composting operation is being expanded to the west to include the stormwater treatment ponds, as originally approved by the Township of Peel. Relief is provided for the existing coverall building which is located 55 m. from Wellington Road 12, rather than 95 m. as required in the current by-law. The total ground floor area for all buildings is corrected, to that originally approved by Peel Township, and slightly expanded to 9,996 sq. m. This will permit the construction of a 4,645 sq. m. receiving building, which is to enclose the area where organic materials are received and mixed. By enclosing these materials, it will enable odours to be trapped and processed by air pollution control equipment. This will have the positive effect of odour reduction. The increased floor area will also permit an administration building in the future of 836 sq. m., which will also include a scalehouse, washroom, changeroom and lunchroom.

THE TOWNSHIP OF WELLINGTON NORTH  
 COUNTY OF WELLINGTON  
 NOTICE OF A PUBLIC MEETING FOR AN AMENDMENT  
 TO THE WELLINGTON NORTH ZONING BY-LAW  
 And  
 NOTICE OF COMPLETE APPLICATION

AUG 8 7 2012

ENGINEERING SERVICES

TAKE NOTICE that the Council of the Corporation of the Township of Wellington North has received a complete application to consider a proposed amendment to the Comprehensive Zoning By-law 66-01, pursuant to Section 34 of the *Planning Act, R.S.O. 1990*, as amended.

A Public Meeting will be held by the Wellington North Council to consider this on:

**Monday, August 27, 2012**  
 Township of Wellington North Municipal Offices  
 Council Chambers  
 7490 Sideroad 7 West, Kenilworth  
 7:15 p.m.

**RECEIVED**  
 AUG 9 2012  
 TWP. OF WELLINGTON NORTH

**Location of the Subject Land**

The property subject to the proposed amendment is described as Lot 9, Concessions 19, geographic Township of Peel, Township of Wellington North. The property has a municipal address of 7963 Wellington Road 109. The subject lands location is shown on the map below.

**The Purpose and Effect of the Application**

The Agricultural Commercial (AC-57) zone for Alltreat's composting operation is being amended to permit the erection of a 4,645 sq. m. receiving hall building, and an 836 sq. m. administration / scale house / lunchroom building. The receiving hall will allow enclosure of the existing outdoor area receiving organics, which will allow for greater control of potential odours. Consideration will also be given to recognizing a front yard deficiency for the existing coverall building.

**Oral or Written Submissions**

Any person or public body is entitled to attend the public meeting and make written or oral submissions in support of or in opposition to the proposed zoning by-law amendment. Written comments should be submitted to the Township Clerk at the address shown below.

**Power of OMB to Dismiss Appeals**

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Wellington North before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Wellington North to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Wellington North before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

**Request for Notice of Decision**

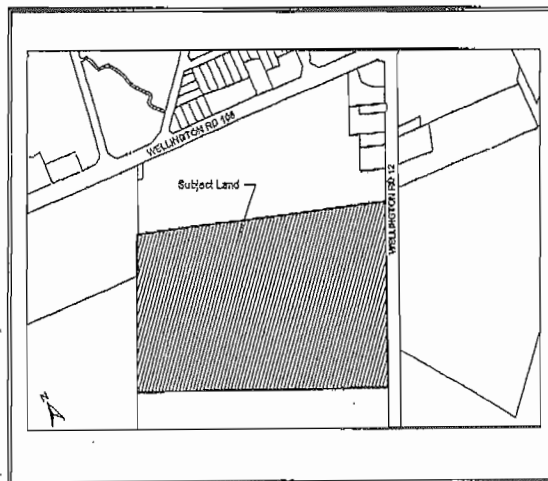
If you wish to be notified of the decision in respect of the proposed Township of Wellington North Zoning By-law Amendments, you must make a written request to the Clerk.

**Additional Information**

Additional information regarding this application is available for inspection at the Township of Municipal Office at the address shown below.

Dated at the Township of Wellington North  
This 3rd day of August, 2012

Darren Jones, CBO  
 Township Wellington North  
 7490 Sideroad 7, W  
 Kenilworth, ON N0G 2E0



**COUNTY OF WELLINGTON  
 ENGINEERING SERVICES**

**NO OBJECTION  
 NOTICE OF DECISION REQ'D.**

*[Signature]*

**PASQUALE COSTANZO, CET  
 ENGINEERING TECHNOLOGIST**

*Aug 9/12*

Date:

COPY TO COUNTY OF  
 WELLINGTON PLANNING  
 DEPARTMENT



**PLAN REVIEW REPORT: Township of Wellington North  
Darren Jones, Chief Building Official**

**DATE:** August 21, 2012

**YOUR FILE:**

**GRCA FILE:** Wellington/NorthWell/2012/ZC/C

---

**RE:**           **Application for Zoning By-law Amendment**  
                  **Lot 9, Concession 19, Township of Peel**  
                  **7963 Wellington Road 109**  
                  **Alltreat's Farms**

---

**GRCA COMMENT: \***

The Grand River Conservation Authority (GRCA) has no objection to the proposed amendment to rezone the subject lands to permit the erection of a 4,645 sq. m. receiving hall building and an 836 sq. m. administration building. Additionally, to recognize a front yard deficiency for the existing coverall building.

---

**BACKGROUND:**

**1. Resource Issues:**

Information currently available at our office indicates the subject lands contain the Cole and Ross Municipal Drain and the associated allowance (shown in yellow on the map).

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

Future construction or other alteration on the subject lands within the regulated area will require prior written approval from the Grand River Conservation Authority 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:**

The GRCA staff would like an opportunity to review the site plan for the proposed buildings and any modifications to the SWM plan for this site.

A plan review fee of \$380.00 will be required for the processing of this requires. The applicant will be invoiced the fee of \$380.00



*Liz Yerex*

Liz Yerex  
Resource Planner  
Grand River Conservation Authority  
LY/hi

cc: Alltreat's Farms, 7963 Wellington Road 109 R.R #4, Arthur, ON N0G 1A0

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



**Grand River Conservation Authority**  
Map created: August 22, 2012

**7963 Wellington Road 109**

- LEGEND**
- WATERSHED BOUNDARY (GRCA)
  - UTILITY LINE (NRVIS)
  - ROADS-ADDRESSED (MNR)
  - RAILWAY (NRVIS)
  - CLASSIFIED STREAMS - NEW (NRVIS)
  - COLD WATER
  - COOL WATER
  - WARM WATER
  - UNKNOWN
  - DRAINAGE-NETWORK (GRCA)
  - PARCELS-ASSESSMENT (MPAC)
  - LOTS (NRVIS)
  - FLOODPLAIN (GRCA)
  - ENGINEERED
  - APPROXIMATE
  - ESTIMATED
  - WETLAND (GRCA)
  - SLOPE VALLEY (GRCA)
  - STEEP
  - OVERSTEEP (GRCA)
  - SLOPE EROSION (GRCA)
  - STEEP
  - OVERSTEEP
  - TOE
  - REGULATION LIMIT (GRCA)
  - DRAINAGE-POLY (NRVIS)
  - 2010 ORTHO (ONT)

**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 source and citations go to:

<http://grms.grandriver.ca/docs/Sources/Citations.html>



NAD 1983, UTM, Zone 17 Scale: 1:10,285



THIS MAP IS NOT TO BE USED FOR NAVIGATION

Copyright © Grand River Conservation Authority, 2011



CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

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)?  
required rezoning to comply with condition #9  
in Notice of Decision B71/11 - to create a  
holding zone + provide for reduced lot frontage

**B. GENERAL INFORMATION**

**3. APPLICANT INFORMATION**

a) Registered Owner's Name(s): John Wayne Rooney & Nancy Rooney  
Address: 312 McCord Street, Arthur Ont. NOG 1A0  
Phone: Home () 519 848 5506 Work () \_\_\_\_\_ Fax () \_\_\_\_\_

b) Applicant (Agent) Name(s): Janzen Alaimo, Angela Alaimo  
Address: 197 George Street, Arthur Ont. NOG 1A0  
Phone: Home () 519 848 6950 Work () 519 848 3916 Fax () 519 848 2395

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? Dec. 8, 2010.

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: 320 Smith Street Arthur Out. NO6 1A0

Concession: \_\_\_\_\_ Lot: Park Lot 5 NISSmith St. Crown Svy Registered Plan No: \_\_\_\_\_

Area: 1.26 hectares \_\_\_\_\_ acres  
Depth: 211.18 meters \_\_\_\_\_ feet  
Frontage (Width): 59.6 meters \_\_\_\_\_ feet

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

Area: 1.01 hectares \_\_\_\_\_ acres  
Depth: 211.18 <sup>irregular</sup> meters \_\_\_\_\_ feet  
Frontage (Width): 19.15 meters \_\_\_\_\_ feet

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

residential.

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

residential

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

residential

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

residential

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

since property created.

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 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				

*shed to be removed.*

D. EXISTING AND PROPOSED SERVICES *municipal*

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?

Smith Street / Hwy 10b.

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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Proposed	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 ( <input checked="" type="checkbox"/> )
Zoning By-law Amendment	Yes ( )	No ( <input checked="" type="checkbox"/> )
Minor Variance	Yes ( )	No ( <input checked="" type="checkbox"/> )
Plan of Subdivision	Yes ( )	No ( <input checked="" type="checkbox"/> )
Consent (Severance)	Yes ( )	No ( <input checked="" type="checkbox"/> )
Site Plan Control	Yes ( )	No ( <input checked="" type="checkbox"/> )

**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 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)

I (we) \_\_\_\_\_ of the \_\_\_\_\_ of \_\_\_\_\_ in the  
 County / Region of \_\_\_\_\_ do hereby authorize \_\_\_\_\_ to  
 Act as my agent in this application.

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

\_\_\_\_\_  
*Date*

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

I (we) John Wayne Rooney of the Township of the Wellington North 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 in the County / Region of Wellington this 24<sup>th</sup> day of May 2012.

John Rooney  
Signature of Owner or Authorized Solicitor or Authorized Agent

May 24, 2012  
Date

[Signature]  
Signature of Commissioner

May 24, 2012.  
Date

APPLICATION AND FEE OF \$ 1500 RECEIVED BY MUNICIPALITY

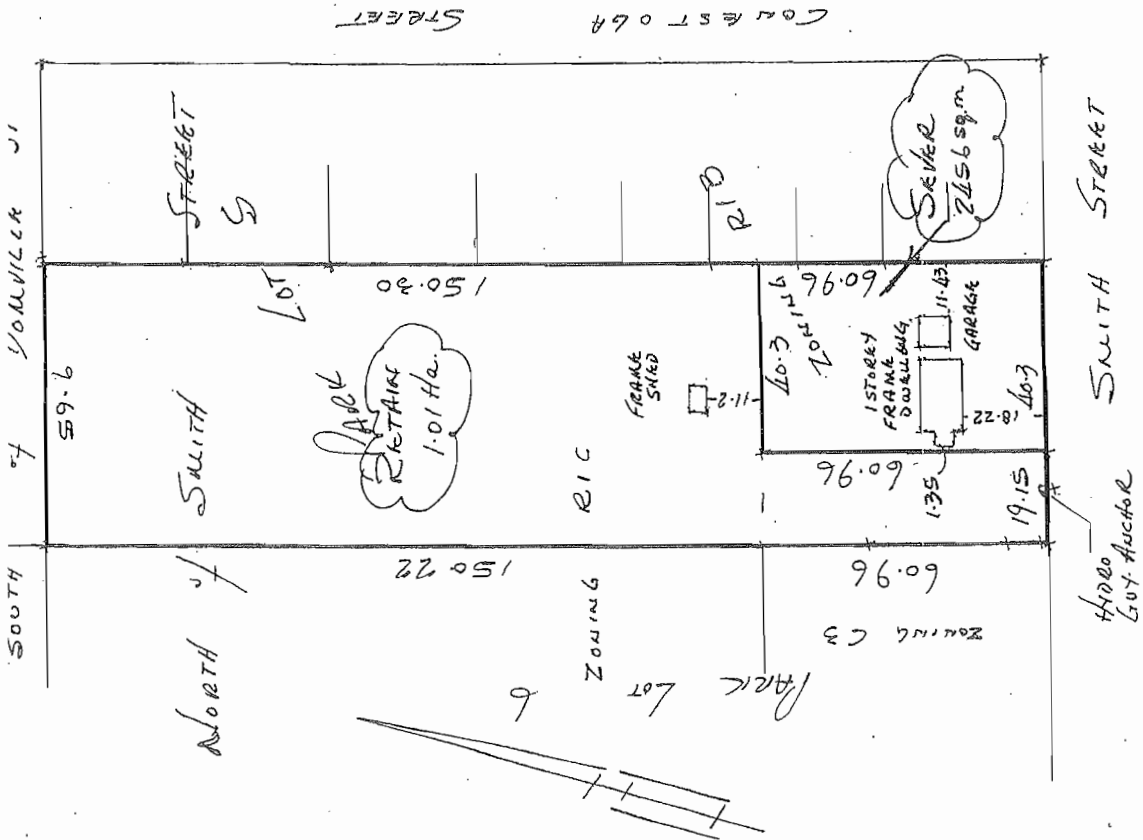
[Signature]  
Signature of Municipal Employee

May 25, 2012  
Date

SEVERANCE SKETCH IN THE  
 (VILLAGE OF AETHUR)  
 TOWNSHIP OF WILKINGSTON NORTH  
 1:1250

May/11  
 8087  
 Alex R Wilson SURVEYING INC  
 Mount Forest  
 519 723 2451

271/11- John Rooney





## 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

August 15, 2012

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

Dear Mr. Jones:

**Re: Rooney**  
**320 Smith Street, Arthur**  
**Zoning By-law Amendment**

### **PLANNING OPINION**

The proposed zoning amendment is required as a condition of consent application B71/11, to address the lot frontage of the new lot and the woodlot on the rear portion of the lands.

Wellington North Council commented on the proposed severance and requested that a building envelope be identified so as to provide access to the balance of the lands (ie. the woodlot). The County Land Division Committee recommended that the woodlot be protected from future development following discussion with surrounding neighbours.

The frontage is being addressed by placing the parcel in a RIC zone which requires a minimum frontage of 15 m (49.2 ft). The woodlot is to be added to the parcel with the existing dwelling through consent application B102/12. This will protect the woodlot from development, while maintaining access to it.

### **SUBJECT LAND**

The subject land is legally described as Part of Park Lot 5, N/S Smith Street, Crown Survey, and has frontage on Smith Street in the Village of Arthur. The land subject to the rezoning is approximately 1174 sq.m. (12,638 sq.ft.) in size.

### **PURPOSE**

The purpose of the amendment is to rezone the property to Residential R1C to reflect the frontage of the lot created by consent application B71/11. The rear portion of the lands, approximately (2.2 acres) is proposed to be severed and merged with the adjacent property. This rezoning is a condition of severance application B71/11, which was granted provisional approval by the Wellington County Land Division Committee.

### **WELLINGTON COUNTY OFFICIAL PLAN**

The subject lands are designated as RESIDENTIAL within the Arthur URBAN CENTRE. Section 8.3.3 of the County Official Plan states "the predominant use of land in those areas designated Residential shall be residential and a variety of housing types shall be allowed. In addition, non-residential uses such as parks are recognized within the Residential designation.

**ZONING BY-LAW**

The subject lands are zoned Residential (R1B & R1C). The subject lands have deficient frontage under the current zoning (R1B) which requires 20m (66 ft.). This portion of lands is proposed to be rezoned R1C to reflect the frontage of 19 m (62 ft).

The rear portion of the retained parcel has an area of approximately 0.89 ha (2.2 ac.) and is covered in trees. At the County Land Division Committee a number of neighbours who back onto this portion of property expressed concern with the protection of this wooded space. They requested that the lands be protected from development in order to preserve the woodlands. In order to achieve this, the applicant has applied to sever this portion of land and merge it with the existing dwelling located on the adjacent parcel which will be created through consent application B102/12.

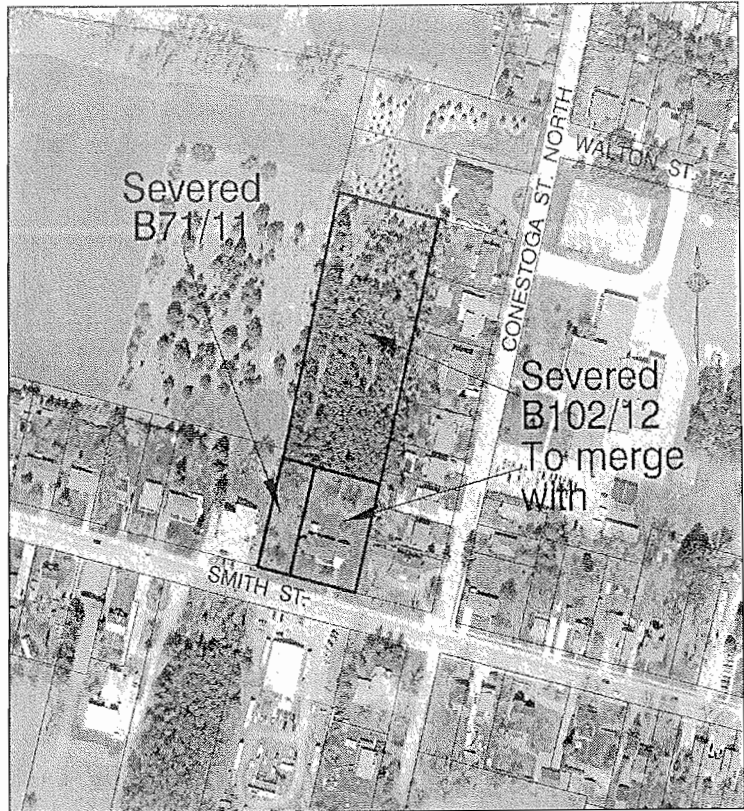
A draft by-law is attached for Councils consideration.

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

Sincerely,



Linda Redmond B.A.  
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 to By-law 66-01 is amended by changing the zoning on lands described as Part of Park Lot 5, N/S Smith Street, Crown Survey, as shown on Schedule "A" attached to and forming part of this By-law from **Residential (R1B)** to **Residential (R1C)**.
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 \_\_\_\_\_, 2012

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012

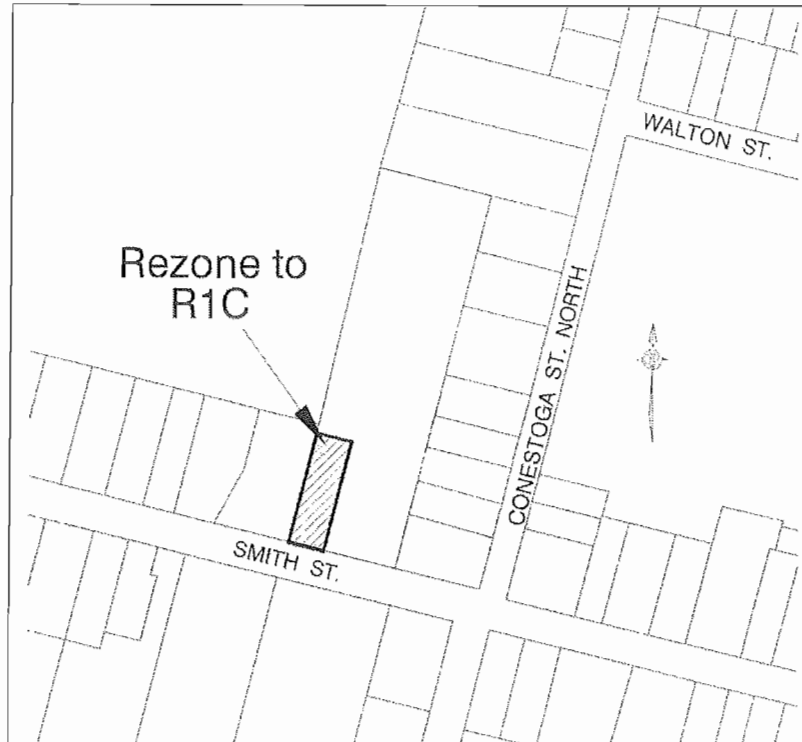
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

THE TOWNSHIP OF WELLINGTON NORTH

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

Schedule "A"



Rezoned from R1B to R1C

Passed this \_\_\_\_ day of \_\_\_\_\_ 2012.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

## EXPLANATORY NOTE

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

**THE LOCATION** being rezoned is legally described as Part of Park Lot 5, N/S Smith Street, Crown Survey, and is located on Smith Street in the Village of Arthur. The land subject to the rezoning is approximately 1174 sq.m. (12,638 sq.ft.) in size.

**THE PURPOSE AND EFFECT** of the amendment is to rezone a portion of the property to Residential R1C to reflect the frontage of the lands created by consent application B71/11. This rezoning is a condition of severance, which was granted provisional approval by the Wellington County Land Division Committee.





**PLAN REVIEW REPORT: Township of Wellington North  
Darren Jones, Chief Building Official**

**DATE:** July 6, 2012

**YOUR FILE:**

**GRCA FILE:** Wellington/NorthWell/2012/ZC/NC

**RE:** Application for Zoning By-law Amendment  
Part Park Lot 5, N/S Smith Street, Crown Survey  
320 Smith Street  
John Rooney

**GRCA COMMENT: \***

The Grand River Conservation Authority (GRCA) has no objection to the rezoning of the subject lands to address the location of an appropriate building envelope, protect the woodlands and provide for a reduced lot frontage.

**BACKGROUND:**

**1. Resource Issues:**


No resource features were identified on the severed or retained parcels.

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

None

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

None

  
Liz Yerex  
Resource Planner  
Grand River Conservation Authority  
LY/hi

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



**320 Smith Street**

**LEGEND**

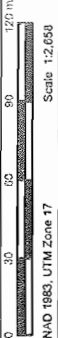
- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (NRV)
- RAILWAY (NRVIS)
- CLASSIFIED STREAMS - NEW (NRVIS)
- COLD WATER
- UNKNOWN
- WARM WATER
- DRAINAGE-NETWORK (GRCA)
- PARCELS-ASSESSMENT (MPAC)
- FLOODPLAIN (GRCA)
- ENGINEERED
- APPROXIMATE
- ESTIMATED
- WETLAND (GRCA)
- SLOPE VALLEY (GRCA)
- STEEP
- OVERSTEEP
- SLOPE EROSION (GRCA)
- STEEP
- OVERSTEEP
- TOE
- REGULATION LIMIT (GRCA)
- DRAINAGE-POLY (NRVIS)
- 2010 ORTHO (ONT)

**GRCA Disclaimer**

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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://gtime.grandriver.ca/docs/SourcesCitations1.htm>



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