



Township of Wellington North

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

Public Meeting

Monday, September 14, 2015 at 7:00 p.m.

Municipal Office Council Chambers, Kenilworth

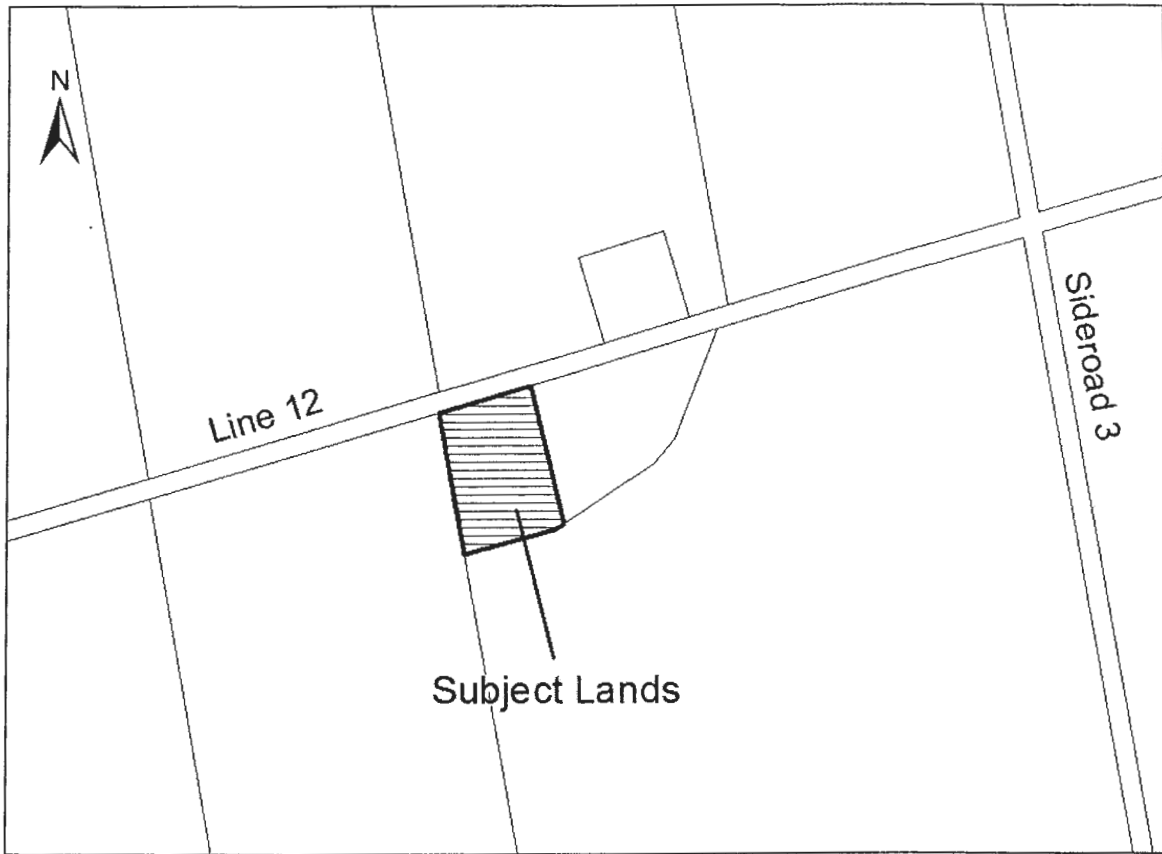
AGENDA

Page 1 of 3

AGENDA ITEM	PAGE NO.
<p>The Mayor will call the meeting to order.</p> <p>Declaration of Pecuniary Interest.</p> <p>Owners/Applicant: Edgar and Marlene Larter</p> <p>Location of the Subject Land is described as Part Lot 3, Concession 12, Geographic Township of West Luther, with 94m of frontage on Line 12. The land subject to the amendment is 1.53 hectares (3.78 acres) in size and its location is shown on the map attached.</p> <p>The Purpose and Effect of the Application is to rezone the subject lands to allow a parochial school on the severed portion of property. This rezoning is a condition of severance application B36/15, that has been granted provisional consent by the Wellington County Land Division Committee. The consent will sever the subject lands (1.53 ha) from the retained residential parcel (1.76 ha). The property is currently zoned Agricultural and Natural Environment.</p> <p>Please note – Section 34 (12) of the Planning Act.</p> <p>(12) Information. – At a meeting under subsection (12), the council shall ensure that information is made available to the public regarding the power of the Municipal Board under subsection (14.1) to dismiss an appeal if an appellant has not provided the council with oral submissions at a public meeting or written submissions before a By-law is passed.</p> <ol style="list-style-type: none">1. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on August 24, 2015.	1

AGENDA ITEM	PAGE NO.
2. Presentations by: <ul style="list-style-type: none">- Linda Redmond, Senior Planner- See attached comments and draft by-law.	2
3. Review of Correspondence received by the Township: <ul style="list-style-type: none">- Valerie Lamont, Resources Information Technician, SVCA- Acceptable.	7
4. 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.	
5. Mayor opens floor for any questions/comments.	
6. Comments/questions from Council.	

AGENDA ITEM	PAGE NO.
<p>Owners/Applicant: 2220468 Ontario Inc.</p> <p>Location of the Subject Land is described as Part Lots 7 & 8, Registered Plan 60R-2901, with a municipal address of 198 Main Street N, Mount Forest. The land subject to the amendment is 0.27 hectares (0.69 acres) in size and its location is shown on the map attached.</p> <p>The Purpose and Effect of the Application is to rezone the subject lands to permit automotive sales in addition to the current automotive service and repair business. The property is currently zoned Central Commercial (C1) Zone.</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>7. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on August 24, 2015.</p> <p>8. Presentations by:</p> <ul style="list-style-type: none"> - Linda Redmond, Senior Planner <ul style="list-style-type: none"> - See attached comments and draft by-law. <p>9. Review of Correspondence received by the Township:</p> <ul style="list-style-type: none"> - Michael Oberle, Environmental Planning Technician, SVCA <ul style="list-style-type: none"> - Acceptable. <p>10. The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the By-law must submit a written request.</p> <p>11. Mayor opens floor for any questions/comments.</p> <p>12. Comments/questions from Council.</p> <p>13. Adjournment.</p>	<p>12</p> <p>13</p> <p>20</p>



Owners/Applicant: Edgar and Marlene Larter



PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

DATE: September 1, 2015
TO: Mike Givens, C.A.O.
Township of Wellington North
FROM: Linda Redmond, Senior Planner
County of Wellington
SUBJECT: **Parochial School-Larter**
Hwy 6 & Sideroad 2 W
Zoning By-law Amendment

PLANNING OPINION

This amendment would allow for the development of a new parochial school. The zoning amendment is required as a condition of provisional consent (B36/15) by the Wellington County Land Division Committee. The Official Plan provides policies to address this type of special development in the prime agricultural area. We are satisfied that the proposal is in general conformity with the County of Wellington Official Plan and we are supportive of the request to rezone the severed portion (1.53 hectares) of the property to allow for a parochial school.

INTRODUCTION

The land subject to the proposed amendment is described as Part Lot 3, Concession 12, Geographic Township of West Luther, with 94m of frontage on Line 12. The property is 1.53 hectares (3.78 acres) in size and is currently zoned Agricultural and Natural Environment. The surrounding land uses are primarily farms.

PROPOSAL

The purpose of the amendment is to rezone the subject lands to allow a parochial school on the severed portion of property. This rezoning is a condition of severance application B36/15, that has been granted provisional consent by the Wellington County Land Division Committee (figure 1). The consent will sever the subject lands (1.53 ha) from the retained residential parcel (1.76 ha).



Figure 1

COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURAL in the Wellington County Official Plan. Section 6.4.9, permits Community Services Facilities. This includes schools for "...local communities that rely

extensively on horse drawn vehicles as their sole means of transportation." It is our understanding that the proposed parochial school will be servicing the local Mennonite Community, who rely exclusively on horse and buggy transportation.

The establishment of new community service facilities may only be allowed through a zoning by-law amendment where need and alternative locations have been adequately addressed. Section 4.3.3 of the Official Plan provides policy direction in this regard. In this case the subject lands do not form part of a larger farm parcel and are segregated from the surrounding farms by an existing natural environment area. The surrounding livestock facilities are not further impacted or limited with respect to MDS 1 or 11 and the amending by-law will further relieve this issue.

DRAFT ZONING BY-LAW

The subject lands are currently zoned Agricultural (A) and Natural Environment (NE). The draft by-law will place the entire parcel within an Agricultural Exception zone. The site specific will allow for an additional use of parochial school and associated accessory uses subject to the regulations for reduced lots in an Agricultural zone. A draft by-law is attached.

PLANNING DISCUSSION

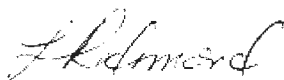
Land Use Compatibility

It is the County's position that an Agricultural Exception zone is preferable to an Institution (IN) zone for regulating parochial schools. Applying a site specific agricultural zone will not further affect MDS since it is still considered an agricultural use, however it will limit any other institutional uses which may not be compatible in a prime agricultural area.

Minimum Distance Separation

Minimum Distance Separation 1 calculations were completed for the consent application for this property using the provided Farm Data Sheet for the livestock facilities located in the vicinity of the subject lands. The application meets the MDS 1 requirements and we have no concerns. However in order to further establish compliance in the future the exception for this property will include a clause stipulating that the parochial school shall be considered a type A use for the purposes of MDS 1 & 11 calculations.

Respectfully submitted
County of Wellington Planning and Development Department



Linda Redmond
Senior Planner

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER _____.

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

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

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

1. THAT Schedule "A" Map 1 to By-law 66-01 is amended by changing the zoning on lands described as Part Lot 3, Concession 12, Geographic Township of West Luther, as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural (A)** to **Agricultural Exception (A-155)**.
2. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

33.155 Part Lot 3, Conc 12 (West Luther)	A-155	In addition to the uses permitted in the Agriculture (A) zone, a parochial school is also permitted, serving a local community that relies extensively on horse drawn vehicles as their sole means of transportation, subject to the following regulation: a) That the school shall be considered a Type "A" land use with respect to MDS I and MDS II, and the livestock facilities on neighbouring properties.
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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.
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 _____, 2015

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2015

MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Passed this ____ day of _____ 2015.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION being rezoned is described as Part Lot 3, Concession 12, Geographic Township of West Luther. The area being rezoned to Agriculture Exception has an area of 1.53 hectares (3.78 acres).

THE PURPOSE AND EFFECT of the amendment is to rezone the property from Agricultural (A) to Agricultural Exception (A-155) to permit the development of a parochial school. This rezoning is a condition of severance application B36/15, that has been granted provisional consent by the Wellington County Land Division Committee. The consent will sever the subject lands (1.53 ha) from the retained residential parcel (1.76 ha).



1078 Bruce Road 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

SENT ELECTRONICALLY ONLY (township@wellington-north.com)

September 8, 2015

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

ATTENTION: Darren Jones, CBO

Dear Mr. Jones,

RE: Proposed Zoning By-Law Amendment
8123 12th Line
Part Lot 3, Concession 12
Geographic Township of West Luther
Township of Wellington North (Edgar & Marlene Larter)

The Saugeen Valley Conservation Authority (SVCA) has reviewed this proposed Zoning By-law Amendment in accordance with the SVCA's mandate and policies. The purpose of this application is to rezone the subject lands to allow for a parochial school on the severed portion of property. This rezoning is a condition of severance application B36/15. Authority staff provided comments dated May 12, 2015 regarding the associated application for consent (B36/15), a copy has been attached for your reference. Please refer to that letter for more details on the subject property. This proposal is acceptable to the Authority.

All of the plan review functions listed in the Agreement have been assessed with respect to this proposal. The Authority is of the opinion that the proposed Zoning By-law Amendment appears to conform to the relevant policies of the Wellington County Official Plan and Provincial Policies of interest to the Authority.

We trust this information is helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,

Valerie Lamont
Resources Information Technician
Saugeen Conservation

VL\



Watershed Member Municipalities

Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey



Township of Wellington North
Proposed Zoning By-law Amendment (Larter)
September 8, 2015
Page 2 of 2

cc: Karen Wallace, Clerk – Township of Wellington North (via email)
Steve McCabe, SVCA Director (via email)
Edgar & Marlene Larter, Owners (8123 Line 12, RR # 1, Conn, ON, NOG 1N0)



1078 Bruce Road 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

SENT ELECTRONICALLY ONLY (debt@wellington.ca)

May 12, 2015

County of Wellington Planning & Land Division Committee
Wellington County Administration Centre
74 Woolwich Street
Guelph, ON
N1H 3T9

ATTENTION: Deborah Turchet, Secretary-Treasurer

Dear Ms. Turchet,

RE: Application for Consent B36/15
8123 12th Line
Part Lot 3, Concession 12
Geographic Township of West Luther
Township of Wellington North (Edgar & Marlene Larter)

The Saugeen Valley Conservation Authority (SVCA) has reviewed the above noted application for consent 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 application proposes to sever a 1.53 hectare parcel with 94 metres of frontage, existing agricultural and woodlot use for a proposed school. The application for consent is acceptable the Authority. The following comments are offered.

Natural Heritage

The Significant Natural Heritage features affecting the subject property, are the fish habitat associated with West Luther Municipal Drain # 12, and the habitat of threatened or endangered species.

Habitat of Threatened or Endangered Species

It has come to the attention of the SVCA that the habitat of threatened or endangered species may be located in the area of the proposed development. Provided the applicable legislation referenced by Section 2.1.7 of the Provincial Policy Statement (PPS) is addressed by the applicant associated with this proposal then Threatened or Endangered Species policies have been accommodated by the proposed. Please contact the Ministry of Natural Resources and Forestry (MNRF) to address this policy.



Watershed Member Municipalities

Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands, Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce, Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North, Town of Saugeen Shores, Township of Southgate, Municipality of West Grey



Wellington County Official Plan

The southerly portions of the severed and retained parcels are designated Core Greenlands in the Wellington County Official Plan.

Section 5.4.3 of the Wellington County Official Plan states in part:

“The Core Greenlands designation includes areas subject to flooding hazards and erosion hazards and hazardous sites that could be unsafe for development or site alteration due to naturally occurring hazards like organic soils or unstable bedrock conditions. Generally development shall be directed away from areas in which conditions exist which would pose risk to public health and safety or property caused by natural hazards....Development shall not be permitted to locate in hazardous lands where the use is an institutional use associated with ...pre-school, school nurseries, day care and schools where there is a threat to safe evacuation during an emergency...”

In the opinion of the SVCA, there appears to be adequate space in the open agricultural field to the north of the Core Greenlands designation to accommodate an Old Order Mennonite School.

SVCA Regulations

Please be advised that the majority of this property is subject to the SVCA’s Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulations (Ontario Regulation 169/06, as amended). This Regulations is in accordance with Section 28 of the Conservation Authorities Act, R.S.O.), 1990, Chap. C. 27 and requires that a person obtain the written permission from the SVCA prior to any “development” within a Regulated Area or alteration to a wetland or watercourse. Although mapping showing the Regulation Limit on the subject property is not available at this time, the NE zone plus a 50 metre offset distance from the Zone boundary should be used as an approximate screening area within which the Regulation could apply.

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, as amended, alteration generally includes the straightening, diverting or interference 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.

Wellington County Planning & Land Division Committee
B36/15 (Edgar & Marlene Larter)
May 12, 2015
Page 3 of 3

Permission for Development

If development or alteration is proposed in or near the Regulated Area on the property, the SVCA should be contacted as permission may be required.

The proposal as described with this application may be subject to SVCA Regulations. The SVCA recommends the applicant contact the SVCA directly to begin this review process.

Township of Wellington North Zoning By-Law No. 66-01

According to the Township of Wellington North Zoning By-Law No. 66-01, the southerly portion of the severed and retained parcels are zoned Natural Environment (NE). In general, no new buildings or structures are permitted in the NE Zone.

Conclusion

All of the plan review functions listed in the Agreement have been assessed with respect to this proposal. The Authority is of the opinion that this application for consent conforms to the relevant policies of the Wellington County Official Plan and Provincial Policies.

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

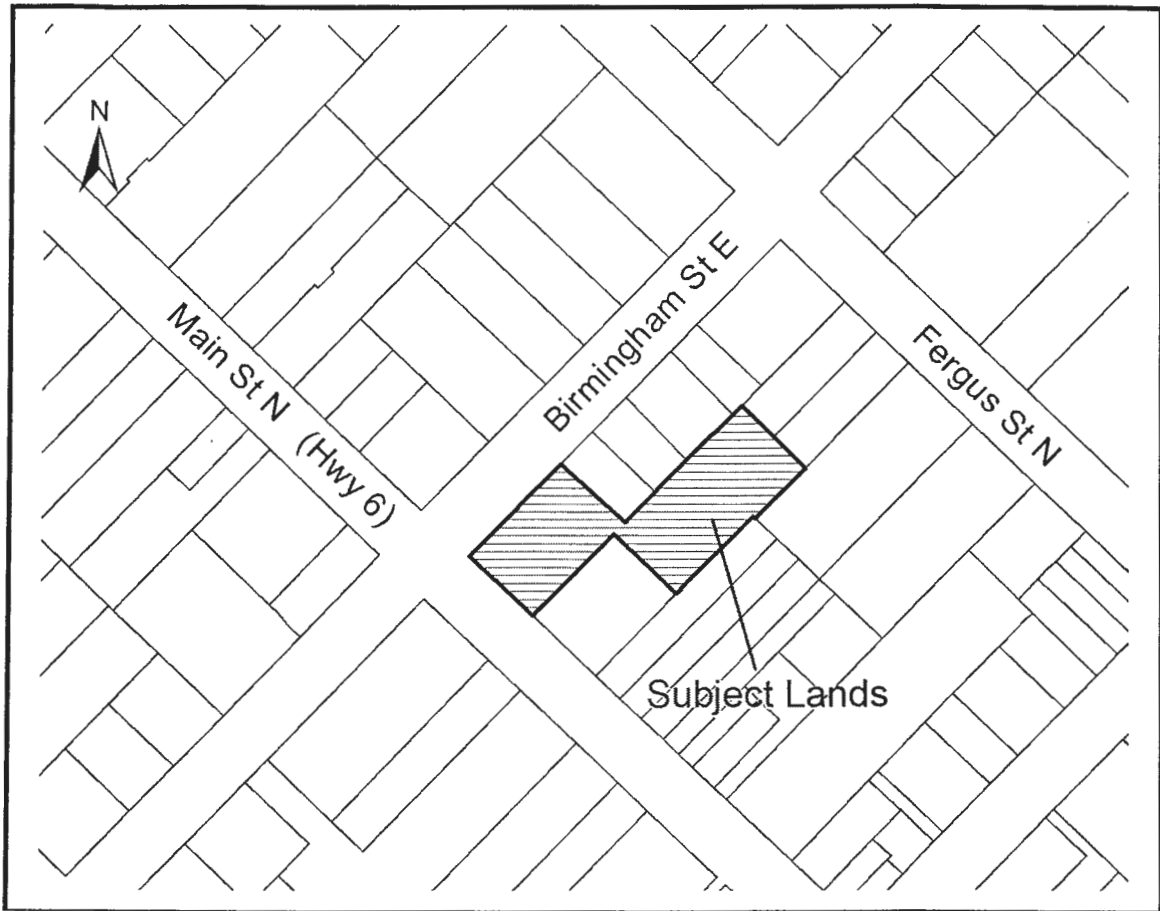
Sincerely,



Valerie Lamont
Environmental Planning Technician (Acting)
Saugeen Conservation

VL\

cc: Karen Wallace, Clerk – Township of Wellington North (via email)
Jana Poechman, Land Division Committee Clerk (via email)
Edgar & Marlene Larter, Owners (8123 RR # 1, Conn, ON, N0G 1N0)
Steve McCabe, SVCA Director (via email)



Owners/Applicant: 2220468 Ontario Inc.



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

Prepared by the County of Wellington Planning and Development Department

DATE: September 1, 2015
TO: Mike Givens, C.A.O.
 Township of Wellington North
FROM: Linda Redmond, Senior Planner
 County of Wellington
SUBJECT: **2220468 Ontario Inc. (Broeker)**
198 Main Street North
Zoning By-law Amendment

PLANNING OPINION

This zoning by-law amendment would allow for the sale of new and used vehicles as well as recognize the existing use of automotive service and repair. The property is currently zoned Central Commercial (C1) which is intended to accommodate intensive commercial uses that are pedestrian oriented. The subject lands have been occupied by an automotive use for many years although Automotive sales is not generally considered a downtown type of business. However, the County Official Plan has provisions which recognize legally established uses which do not conform with the policies of an Official Plan but may be recognized as a permitted use in the local Zoning By-law. It further provides direction that a Council may consider zoning the property to allow a similar or more compatible use. It is staffs opinion that the proposed site specific commercial zoning would permit the historical automotive use, while retaining the C1 zoning category. This option would then make it possible for other future uses which are more in keeping with the intentions of the Official Plan designation to be accommodated on the subject lands and would not adversely affect the transition to more compatible uses in the future.

INTRODUCTION

The land subject to the proposed amendment is located in the central business district of Mount Forest. The property is legally described as Part Lots 7 & 8, Registered Plan 60R-2901, with a municipal address of 198 Main Street N, Mount Forest. The land subject to the amendment is 0.27 hectares (0.69 acres) and has frontage on Main Street and Birmingham St East. The property is currently occupied by a 557 sq.m. (6000 sq.ft.) building which has historically been used as an automotive sales and repair facility.



PROPOSAL

The purpose of the application is to rezone the subject lands to permit automotive sales in addition to the current automotive service and repair business. The property is currently zoned Central Commercial (C1) Zone.

BACKGROUND

The subject lands have been occupied by a car dealership and associated service and repair for many years. This use is not permitted in the current C1 zoning category, but would be permitted in a C2 (highway commercial) zoning category. A number of years ago the automotive sales component of the use ceased, while the service and repair continued. This current use would be considered legal non-conforming because the use was legally established. In order to obtain legal non-conforming status the use would have to have continued in an uninterrupted fashion since the passing of the by-law. Since the automotive sales have not been continuous and uninterrupted, this use cannot resume operation without the required zoning approval.

PROVINCIAL PLANNING POLICY

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

COUNTY OFFICIAL PLAN

The subject lands are designated CENTRAL BUSINESS DISTRICT. This area is identified as the downtown areas of urban centres with a strong focus on business, administrative and cultural activities. Permitted uses within the CBD areas of urban centres include retail office, service, administrative and entertainment. Uses that rely on vehicular rather than pedestrian traffic and generally require larger land area to operate are not generally permitted within the CBD area and are more appropriately located in a highway commercial location. The plan specifically references automotive sales and service establishments as a highway commercial use.

Section 13.8.2 of the plan deals with Status Zoning and states "A legally established use which does not conform with the policies of an Official Plan may be recognized as a permitted use in the Zoning By-law in accordance with its current use and performance standards. A Council may also consider zoning the property to allow a similar or more compatible use or to provide for a limited expansion of the current use". In this regard the property has been used historically for automotive sales and service for many years.

The objectives of the Official Plan would ultimately encourage the current automotive use to cease in the future in favour of more compatible uses as described above. Section 8.4.3 - Permitted Uses in the Official Plan does not permit automotive sales and service in the Central Business District, however, we recognize that the subject property has contained this use for

many years. Future changes to the property should ideally be in keeping with the Official Plan policy direction and not permit development which would hinder the movement to a more compatible use in the future.

DRAFT ZONING BY-LAW

The subject lands are zoned Central Commercial (C1) which does not permit automotive uses. These types of uses tend to require larger sites and are geared to the traveling public. The land base supports the proposed use and the automotive service is still in operation. The proposed automotive sales will be accessory to the existing use. The draft by-law will include a site specific to allow the sale of new and used vehicles as well as the service component.

Respectfully submitted
County of Wellington Planning and Development Department



Linda Redmond
Senior Planner

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

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

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

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

1. THAT Schedule "A" Map 3 to By-law 66-01 is amended by changing the zoning on lands described as Part Lots 7 & 8, Registered Plan 60R-2901, with a civic address of 198 Main Street North, Mount Forest, as shown on Schedule "A" attached to and forming part of this By-law from Commercial (C1) to "Commercial Exception (C1-52)
2. THAT Section 32, Exception Zone 2 – Mount Forest, is amended by the inclusion of the following new exception:

32.52 Part Lots 7 & 8, Registered Plan 60R- 2901	C1-52 Notwithstanding any other section of this by-law to the contrary, in addition to the uses permitted in the Central Commercial (C1) Zone, the land zoned C1-52 may also be used for an automotive sales and service establishment.
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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 _____, 2015

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2015

MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Rezoned from Commercial (C1) to Commercial Exception (C1-52)

Passed this ____ day of _____ 2015.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION being rezoned is described as Part Lots 7 & 8, Registered Plan 60R-2901, with a municipal address of 198 Main Street N, Mount Forest. The land subject to the amendment is 0.27 hectares (0.69 acres) and has frontage on Main Street and Birmingham St.

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to permit automotive sales in addition to the current automotive service and repair business.



1078 Bruce Road 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

SENT ELECTRONICALLY ONLY (township@wellington-north.com)

September 8, 2015

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

ATTENTION: Darren Jones, CBO

Dear Mr. Jones,

RE: Proposed Zoning By-law Amendment
198 Main Street North
Roll No. 234900000213500
Part Lots 7 & 8 Plan 60R2901
Geographic Town of Mount Forest
Township of Wellington North (Christopher Braeker, agent)

The Saugeen Valley Conservation Authority (SVCA) has reviewed this proposal in accordance with the SVCA's mandate and policies and the Memorandum of Agreement between the Authority and the County of Wellington related to plan review. The purpose of this application is to rezone the subject lands to permit automotive sales in addition to the current automotive service and repair business. It is the understanding of the Authority that no new works are proposed as part of this application. The proposed Zoning By-law Amendment is acceptable to the Authority. The following comments are offered.

Natural Heritage

The significant natural heritage features affecting the property are potentially the significant habitat of endangered or threatened species.

Habitat of Endangered Species or Threatened Species

It has come to the attention of the SVCA that habitat of endangered species or threatened species may be located in the area of the proposed application. Provided the applicable legislation referenced by Section 2.1.7 of the Provincial Policy Statement (PPS) is addressed by the applicant associated with this proposal then Threatened or Endangered Species polices have been accommodated by the proposed. Please contact the Ministry of Natural Resources and Forestry (MNRF) to address this policy.



Watershed Member Municipalities

Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands, Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce, Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North, Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

Township of Wellington North
Proposed Zoning By-law Amendment (Christopher Braeker)
September 8, 2015
Page 2 of 2

Township of Wellington North Zoning By-law 66-01

In the opinion of the SVCA, the property is not zoned natural Environment (NE) in the Township of Wellington North Zoning By-law 66-01.

SVCA Regulation

Please be advised that the property is not subject to the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the Conservation Authorities Act, R.S.O, 1990, Chap. C. 27 and 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.

Conclusion

All of the plan review functions listed in the Agreement have been assessed with respect to this proposed Zoning By-law Amendment. The Authority is of the opinion that the proposal appears to conform to the relevant policies of the Wellington Official Plan and Provincial Policies referred to in the Agreement.

We trust this information is helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,



Michael Oberle
Environmental Planning Technician
Saugeen Conservation

MO\

cc: Karren Wallace, Clerk – Township of Wellington North (via email)
Darren Jones, CBO – Township of Wellington North (via email)
2220468 Ontario Inc., owner (18797 Winston Churchill Blvd., Caledon, Ontario L7K 1J4)
Christopher Braeker, applicant (via email)
Steve McCabe, SVCA Director (via email)