



# Township of Wellington North

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

## Public Meeting

Monday, October 7, 2013 at 7:00 p.m.

Municipal Office Council Chambers, Kenilworth

## A G E N D A

Page 1 of 2

AGENDA ITEM	PAGE NO.
<p><b>The Mayor will call the meeting to order.</b></p> <p><b>Declaration of Pecuniary Interest.</b></p> <p><b>Owners/Applicant: Larry and Elizabeth Coe</b></p> <p><b>Location of the Subject Land</b> The property subject to the proposed amendment is described as Part of Lot 4, Concession 1, geographic Township of West Luther, with a civic address of 8174 Wellington Road 109, Arthur. The property is 40 hectares (98.8 acres) in size and the location is shown on the map attached.</p> <p><b>The Purpose and Effect of the Application</b> The purpose and effect of the proposed amendment is to rezone the subject lands to restrict any future residential development on the agricultural, “severed” portion of the property. Additional relief from the zoning by-law is required for an over-sized accessory building on the retained portion. This rezoning is a condition of severance application B53/13 under the surplus farm dwelling policies that was granted provisional approval by the Wellington County Land Division Committee July 25<sup>th</sup>, 2013.</p> <p>Please note – Section 34 (12) of the Planning Act.</p> <p>(12) Information. – At a meeting under subsection (12), the council shall ensure that information is made available to the public regarding the power of the Municipal Board under subsection (14.1) to dismiss an appeal if an appellant has not provided the council with oral submissions at a public meeting or written submissions before a By-law is passed.</p>	1

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 September 13, 2013.	
2. Application for Zoning By-law Amendment	2
3. Presentations by: <ul style="list-style-type: none"><li>- Jameson Pickard, Junior Planner<ul style="list-style-type: none"><li>- See attached comments and draft by-law</li></ul></li></ul>	11
4. Review of Correspondence received by the Township: <ul style="list-style-type: none"><li>- Nathan Garland, Resource Planner, GRCA<ul style="list-style-type: none"><li>- No objection</li></ul></li></ul>	16
<ul style="list-style-type: none"><li>- Pasquale Costanzo, Engineering Technologist, County of Wellington Engineering Services<ul style="list-style-type: none"><li>- No objection</li></ul></li></ul>	18
5. The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the By-law must submit a written request.	
6. Mayor opens floor for any questions/comments.	
7. Comments/questions from Council.	
8. Adjournment	



*JANZEN ALAIMO*

Barristers & Solicitors  
197 George St., Drawer 220  
ARTHUR, Ontario N0G 1A0

R.G. Janzen Professional Corporation  
Angela Alaimo Professional Corporation

Phone: (519) 848-3916  
Fax: (519) 848-2395  
angela@janzenalaimo.ca

August 29, 2013

RECEIVED

AUG 30 2013

TWP. OF WELLINGTON NORTH

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

Dear Sir or Madam:

Re: Coe Zoning Application -- Severance Application No. B53/13

Please find herein enclosed an application for rezoning in the above noted matter, together with a sketch of the property and my clients' cheque in the sum of \$1,500.00. Please do not hesitate to contact me if you require any further information.

Yours very truly,  
JANZEN ALAIMO



Angela Alaimo

AA:

Enclosure

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)?  
to rezone to comply with surplus residence severance application B53/13 to prohibit new residential dwelling & to obtain zoning for oversized accessory building

**B. GENERAL INFORMATION**

**3. APPLICANT INFORMATION**

a) Registered Owner's Name(s): Larry Coe & Elizabeth Coe  
Address: 8174 Wellington Rd 109 Rlt# 3 Arthur Ont NOG1A0  
Phone: Home ( ) 519 848 3282 Work ( ) n/a Fax ( ) n/a

b) Applicant (Agent) Name(s): Angela Alaimo, Janzen Alaimo  
Address: 197 George St Arthur Ont NOG1A0  
Phone: ~~Home~~ <sup>Work</sup> ( ) 519 848 3916 Work ( ) 519 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? 1986

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: 8174 Wellington Rd 109 RR#3 Arthur  
Concession: 1 Lot: 40 Registered Plan No: R/A  
Area: 40.46 hectares Depth: 1335.7 meters Frontage (Width): 304.90 meters  
\_\_\_\_\_ acres \_\_\_\_\_ feet \_\_\_\_\_ feet

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

Area: 39.4 hectares Depth: 1243 ± meters Frontage (Width): 190.8 ± meters  
\_\_\_\_\_ acres \_\_\_\_\_ feet \_\_\_\_\_ feet

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

Agriculture

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

Agriculture

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

Agriculture

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

Agricultural and rural residential

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

1986

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

Agriculture + 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)	house - 1900 <sup>±</sup>				
b) Date of Construction	shed - 1970 <sup>±</sup>				
c) Building Height	house	(m)	<u>40</u> (ft)	_____ (m)	_____ (ft)
d) Number of Floors	shed - 20ft. house - 3 floors shed - 1 floor				
e) Total Floor Area (sq.m.)	house _____ (sq m) shed 2455 sqm		<u>1700</u> <sup>±</sup> (sq ft)	_____ (sq m)	_____ (sq ft)
f) Ground Floor Area (sq.m.) (exclude basement)	house _____ (sq m)		<u>880</u> (sq ft)	_____ (sq m)	_____ (sq ft)
g) Distance from building/structure to the:					
Front lot line	house _____ (sq m)		_____ (sq ft)	_____ (sq m)	_____ (sq ft)
	shed <u>46.7</u> <u>80</u> <sup>±</sup> (m)		_____ (ft)	_____ (m)	_____ (ft)
Side lot line	house <u>29.0</u> (m)		_____ (ft)	_____ (m)	_____ (ft)
	shed <u>15.24</u> (m)		_____ (ft)	_____ (m)	_____ (ft)
Side lot line	house <u>69.8</u> (m)		_____ (ft)	_____ (m)	_____ (ft)
Rear lot line	shed <u>3.00</u> (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  Continually maintained municipal road  Right-of-way   
County Road  Seasonally maintained municipal road  Water access

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

Hwy 109

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	( )	( )	( )	( )	( )	( )	( )

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: July 2013 B53/13

Approval Authority: County of Wellington LDC

Lands Subject to Application: \_\_\_\_\_

Purpose of Application: surplus residence

Status of Application: conditional

Effect on the Current Application for Amendment: required to perfect severance

**F. OTHER SUPPORTING INFORMATION**

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

**G. APPLICATION DRAWING**

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

- 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) Larry Coe & Elizabeth Coe of the Township of 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 Twp of W North of \_\_\_\_\_ in the County / Region of Wellington this 29<sup>th</sup> day of August 2013

Larry Coe Elizabeth Coe  
Signature of Owner or Authorized Solicitor or Authorized Agent

August 29 2013  
Date

[Signature]  
Signature of Commissioner

Aug 29 / 13  
Date

APPLICATION AND FEE OF \$ 1500 RECEIVED BY MUNICIPALITY

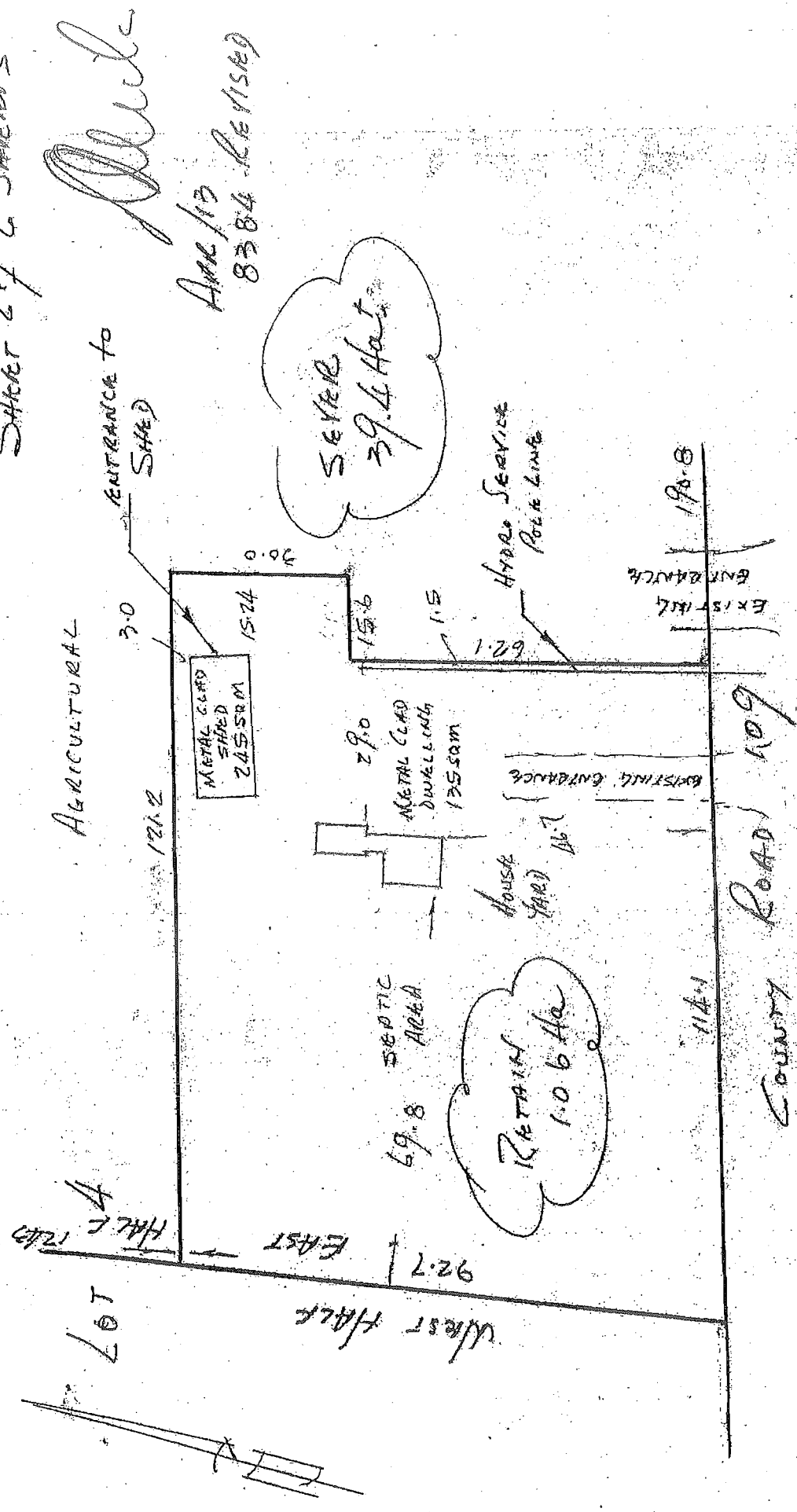
[Signature]  
Signature of Municipal Employee

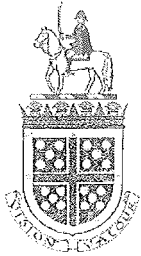
August 30, 2013  
Date

Sheet 2 of 2 SHEETS

*Druck*

APR 13  
8384 REVISÉD





## 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

September 3, 2013

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

Dear Mr. Jones:

**Re: Coe– Part lot 4, Concession 1  
Restrict Agricultural Land from Future Residential  
Permit oversized accessory structure  
Draft Zoning By-law Amendment**

### PLANNING OPINION

The zoning amendment is required as a condition of provisional consent (B53/13) by the Wellington County Land Division Committee. We have no objections to implementing this decision. Both the PPS and County Plan provide for surplus farm dwelling severances, provided the agricultural lands are rezoned to prohibit future residential dwellings. The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels where the impact on existing and future farm operations can be kept to a minimum.

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

### SUBJECT LAND

The subject land is legally described as Part Lot 4, Concession 1 with a civic address of 8174 Highway 109, Arthur. The land is approximately 40 hectares (98.8 acres) in size.

### PURPOSE

The purpose of the amendment is to rezone the subject lands to restrict any future residential development on the agricultural portion of the property and to address the oversized drive shed on the residential portion of the subject lands. This rezoning is a condition of severance application B53/13, that was granted provisional approval by the Wellington County Land Division Committee on April 11th, 2013. The consent will sever the agricultural parcel (39.4 ha. (97.4 ac) from the retained lands which include the existing farm dwelling and accessory building (1.06 ha. (2.6 ac).

### PROVINCIAL POLICY STATEMENT (PPS)

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

### WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated PRIME AGRICULTURE. This application is required as a



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

Section 10.3.4 of the Official Plan states:

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

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

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

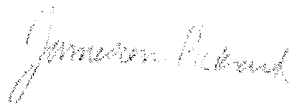
#### **ZONING BY-LAW**

The subject lands are zoned Agricultural (A). There will be two site specific zones required on the subject lands. The first site specific provision will prohibit a dwelling on the 39.4 ha (97.4 ac) agricultural parcel and the second will address the accessory structure on the 1.06 ha (2.6 ac) residential parcel.

As a result of the severance, the residential dwelling would be considered the main use and the existing accessory structure would be reviewed under section 6.1 as accessory uses to a residential dwelling. In this case there is a shed with a floor area of 245 sq.m (2,637 sq.ft), which exceeds the allowable ground floor area for this lot of 102.2 sq.m (1,100 sq. ft). (Section 6.1.4 ii).

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

Sincerely,



Jameson Pickard, BURPI  
Junior Planner

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

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

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

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

1. THAT Schedule "A" Map 1 to By-law 66-01 is amended by changing the zoning on lands described as Part Lot 4, Concession 1 as shown on Schedule "A" attached to and forming part of this By-law from:

- **Agricultural (A) to "Agricultural Exception (A-152)**
- **Agricultural (A) to "Agricultural Exception (A-153)**

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

<b>33.152</b>  Part Lot 4, Concession 1	<b>A-152</b> Notwithstanding any other section of this by-law to the contrary, a residential dwelling shall be prohibited in this zone. Other agricultural uses, that are not accessory to a dwelling, are permitted.
---	--

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

<b>33.153</b>  Part Lot 4, Concession 1	<b>A-153</b> Notwithstanding Section 6.1.4 ii or any other section of this by-law, the shed existing on the day of passing of this by-law may have a maximum floor area of 245 sq.m. (2,637 sq.ft).
---	--

4. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.

5. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013

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

\_\_\_\_\_

MAYOR

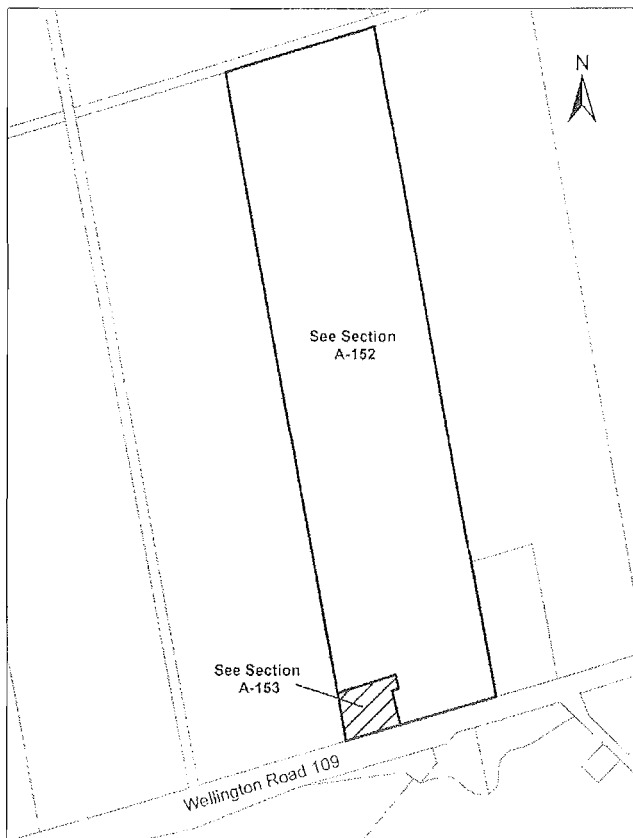
\_\_\_\_\_

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

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

Schedule "A"



Rezone from Agricultural (A) to Agricultural Exceptions (A-152 and A-153)

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

\_\_\_\_\_

MAYOR

\_\_\_\_\_

CLERK

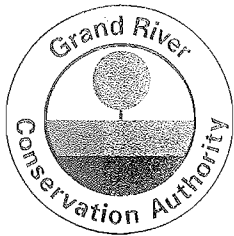


## EXPLANATORY NOTE

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

**THE LOCATION** being rezoned is in Part lot 4, Concession 1 with a civic address of 8174 Highway 109. The property is approximately 40 hectares (98.8 acres) in size and is occupied by a residence and drive shed.

**THE PURPOSE AND EFFECT** of the amendment is to rezone the subject lands to restrict any future residential development on the agricultural land (A-152) and to allow an oversized drive shed with a floor area of 245 sq.m (2,637 sq.ft), which exceeds the allowable ground floor area of 102.2 sq.m (1,100 sq. ft) for an accessory building (A-153). This rezoning is a condition of severance application B53/13, that was granted provisional approval by the Wellington County Land Division Committee in April 11<sup>th</sup>, 2013. The consent will sever the agricultural parcel (39.4 ha. (97.4 ac) from the retained lands which include the existing farm dwelling and accessory building (1.06 ha. (2.6 ac).



RECEIVED

SEP 30 2013

TWP. OF WELLINGTON NORTH

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

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

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

**DATE:** September 23<sup>rd</sup>, 2013 **YOUR FILE:** N/A  
**GRCA FILE:** Wellington/NorthWell/2013/ZC/NC

**RE: Application for Zoning By-law Amendment**  
Part of Lot 4, Concession 1  
8174 Wellington Road 109, Arthur

**GRCA COMMENT: \***  
The Grand River Conservation Authority (GRCA) has no objection to the proposal to rezone the subject lands to restrict any future residential development on the agricultural "severed" portion of the property.

**BACKGROUND:**

- 1. Resource Issues:**  
Information currently available at this office indicates that the subject property does not contain any features of interest to the Grand River Conservation Authority.
- 2. Legislative/Policy Requirements and Implications:**  
None.
- 3. Additional Information/Suggestions provided in an advisory capacity:**  
A plan review fee will not be required as payment was already received for our review of consent application B53/13.

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

Yours truly,

Nathan Garland  
Resource Planner  
Grand River Conservation Authority  
NG/mk

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

cc: Linda Redmond - County of Wellington



**LEGEND**

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



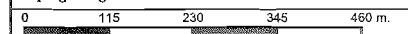
Approximate location of subject property.  
8174 Wellington Rd 109

**GRCA Disclaimer**

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

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

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



NAD 1983, UTM Zone 17 Scale 1:10,000



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

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: **COUNTY OF WELLINGTON**

**Monday, October 7, 2013**  
 Township of Wellington North Municipal Offices  
 Council Chambers  
 7490 Sideroad 7 West, Kenilworth  
 7:00 p.m.

SEP 17 2013  
 ENGINEERING SERVICES  
 DEPARTMENT

**Location of the Subject Land**

The property subject to the proposed amendment is described as Part of Lot 4, Concession 1 with a civic address of 8174 Wellington Road 108, Arthur. The property is 40 hectares (98.8 acres) in size and the location is shown on the map below.

**The Purpose and Effect of the Application**

The purpose and effect of the proposed amendment is to rezone the subject lands to restrict any future residential development on the agricultural, "severed" portion of the property. Additional relief from the zoning by-law is required for an over-sized accessory building on the retained portion. This rezoning is a condition of severance application B53/13 under the surplus farm dwelling policies that was granted provisional approval by the Wellington County Land Division Committee July 25<sup>th</sup>, 2013.

**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**

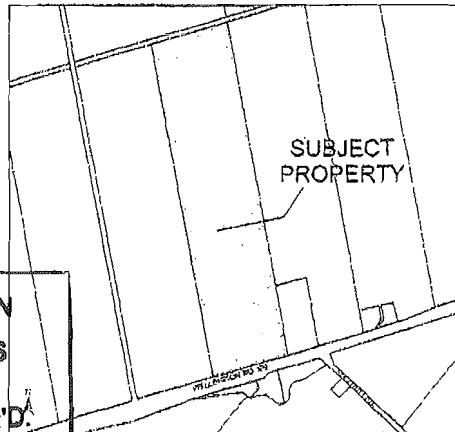
If you wish to be notified of the decision in respect of the proposed Township of Wellington North Zoning By-law Amendments, you must make a written request to the Clerk.

**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 13th day of September, 2013

Darren Jones, CBO  
 Township Wellington North  
 7490 Sideroad 7, W  
 Kenilworth, ON N0G 2E0  
 Phone: (519) 848-2620  
 Fax: (519) 848-1119



**COUNTY OF WELLINGTON**  
**ENGINEERING SERVICES**  
**NO OBJECTION**  
**NOTICE OF DECISION REQ'D.**

*[Signature]*

**PASQUALE COSTANZO, CET**  
**ENGINEERING TECHNOLOGIST**

SEP 18/13  
 Date

COPY TO COUNTY OF  
 WELLINGTON PLANNING  
 DEPARTMENT