



# Township of Wellington North

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

## PUBLIC MEETING

Monday, November 9<sup>th</sup>, 2009 at 6:45 p.m.

Municipal Office Council Chambers, Kenilworth

## A G E N D A

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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>This public meeting is to consider a zoning amendment for “housekeeping” revisions.</b></p> <p><b>Re:</b> The changes are of a general nature and apply throughout the Township of Wellington North.</p> <p><b>Owners/Applicant:</b> Township of Wellington North</p> <p><b>THE PURPOSE AND EFFECT OF THE ZONING BY-LAW AMENDMENT</b> is to provide for “housekeeping” changes to the Comprehensive Zoning By-law as itemized below:</p> <ul style="list-style-type: none"><li>i) Correct typographical errors</li><li>ii) General clarification of text for some regulations, such as loading requirements in industrial areas, Agriculture reduced lot section, C4 buffer requirements, parking location within M1, NE existing uses criteria and Estate residential side yard setback.</li><li>iii) Clarify that dog kennels are not permitted without a site specific zoning amendment.</li><li>iv) Add home occupations as a permitted accessory use within the R3 zone for street townhouse uses only.</li><li>v) Add and update definitions.</li><li>vi) Change parking for Physically Handicapped to Barrier free parking and amend requirements</li><li>vii) Reduce parking requirement for street townhouse uses from 1.5 spaces per unit to 1 space per unit.</li><li>viii) Add criteria for aisle and access width for parking area's. May also consider criteria for tandem parking requirements.</li></ul>	

AGENDA ITEM	PAGE NO.
<ul style="list-style-type: none"> <li>ix) Add regulations for Wellhead protection area's within Wellington North.</li> <li>x) Clarify permitted uses in Future Development zone to allow one single detached dwelling.</li> <li>xi) Consider adding new Light Industrial zone.</li> <li>xii) Renumber part of Lot 51, East side of Edward Street, from 31.24 (C1-24) to 31.27 (C1-27) Exception zone to recognize previously approved uses on the subject lands.</li> <li>xiii) Renumber Part Park Lots 7 &amp; 8, Crown Survey, from 31.26 (R3-26(H)) to 31.28 (R3-28(H)) to recognize previously approved uses on the subject lands.</li> <li>xiv) Revisions to the zoning regulations for the Glad Pat draft Plan of Subdivision in Kenilworth.</li> </ul>	
<p>Please note – Section 34 (12) of the Planning Act.</p>	
<p>(12) Information. – At a meeting under subsection (12), the council shall ensure that information is made available to the public regarding the power of the Municipal Board under subsection (14.1) to dismiss an appeal if an appellant has not provided the council with oral submissions at a public meeting or written submissions before a By-law is passed.</p>	
<p>1. Notice for this public meeting was published in the Wellington Advertiser on October 16<sup>th</sup>, 2009 and sent to the Applicant and required agencies.</p>	
<p>2. Presentations by:</p> <ul style="list-style-type: none"> <li>- Linda Redmond, Planner</li> <li>- See attached comments and draft by-law</li> </ul>	01
<p>3. Review of Correspondence received by the Township:</p> <ul style="list-style-type: none"> <li>- Grand River Conservation Authority</li> <li>- No Objection</li> </ul>	15
<p>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.</p>	
<p>5. Mayor opens floor for any questions/comments.</p>	
<p>6. Comments/questions from Council.</p>	

<b>AGENDA ITEM</b>	<b>PAGE NO.</b>
<p><b>Owners/Applicant:</b> 1530953 Ontario Limited</p>	
<p><b>THE LOCATION OF THE SUBJECT PROPERTY</b> is described as 161 Eliza Street, Arthur. The property contains the former Arthur Public School.</p>	16
<p><b>THE PURPOSE AND EFFECT</b> of the amendment is to rezone the property to an appropriate residential and commercial category. The owner is proposing to redevelop the site with residential uses and some commercial uses. The existing building is proposed to be converted into residential apartments and a limited amount of commercial. Townhouses are proposed on the remaining land.</p>	
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<p>8. Presentations by:</p> <ul style="list-style-type: none"> <li>- Linda Redmond, Planner</li> <li>- See attached comments and draft by-law</li> </ul>	17
<p>9. Review of Correspondence received by the Township:</p> <ul style="list-style-type: none"> <li>- Dan and Willaby Cotton</li> <li>- Concerns</li> </ul>	19
<ul style="list-style-type: none"> <li>- Grand River Conservation Authority</li> <li>- No Objection</li> </ul>	20
<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>	