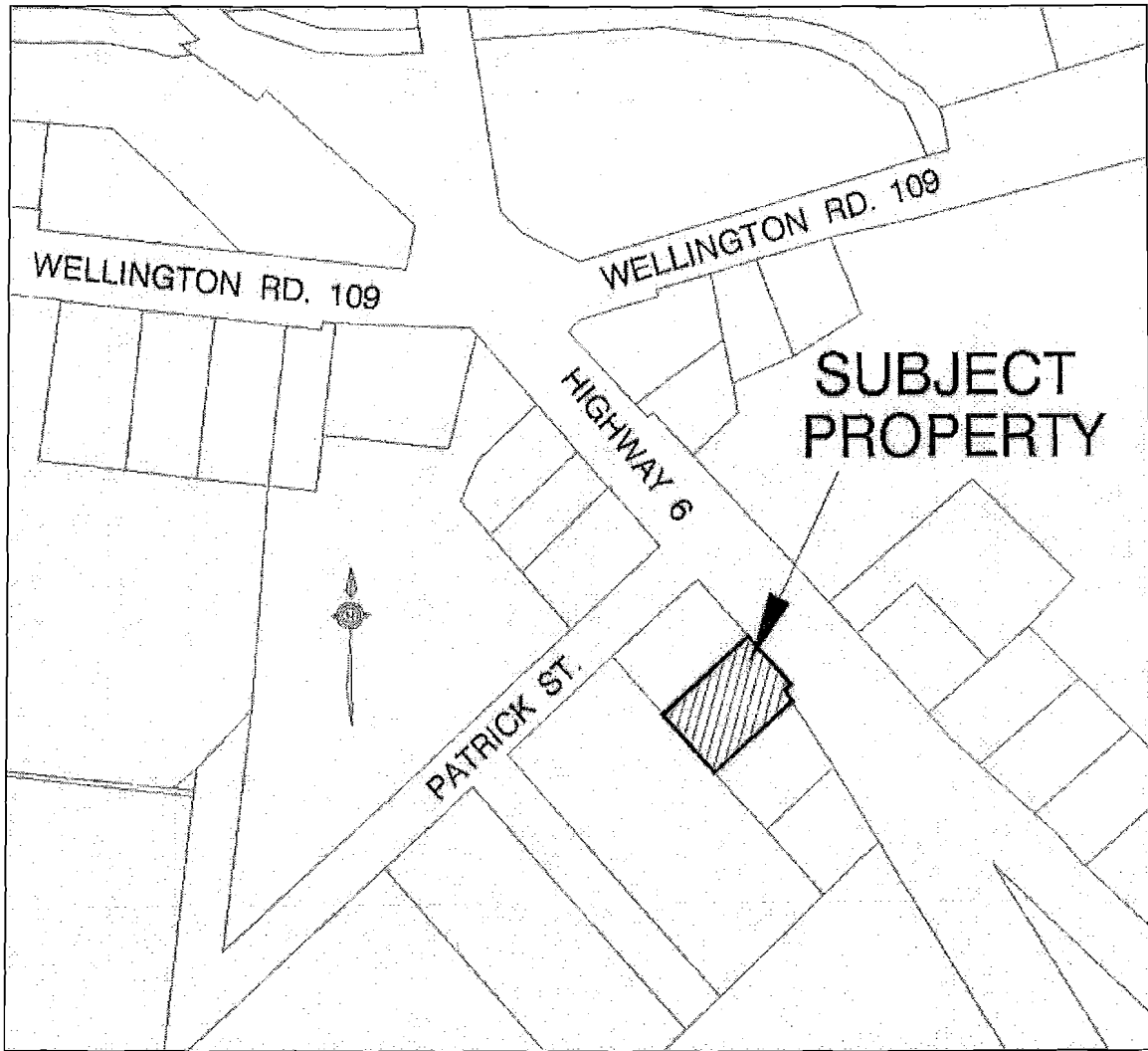


AGENDA ITEM	PAGE NO.
3. Presentations by: <ul style="list-style-type: none">- Linda Redmond, Planner<ul style="list-style-type: none">- See attached comments and draft by-law prepared by Denise Whaley, Junior Planner, dated May 30, 2011.-	10
4. Review of Correspondence received by the Township: <ul style="list-style-type: none">- Liz Yerex, Resource Planner, GRCA<ul style="list-style-type: none">- No objection	15
<ul style="list-style-type: none">- Ian Smyth, Corridor Management Planner, MTO<ul style="list-style-type: none">- No objection	16
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>Owners/Applicant: Paul. Judy and Trevor Culp</p> <p>THE LOCATION being rezoned is in Part of Lot 4, Concession 7, with a civic address of 8170 Line 6. The land is approximately 104.5 acres in size. [See map attached]</p> <p>THE PURPOSE AND EFFECT 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 garage and barn on the residential portion of the subject lands. This rezoning is a condition of severance application B51/11, that was granted provisional approval by the Wellington County Land Division Committee in May, 2011. The consent will sever the existing farm dwelling, barn and detached garage (5.2 ha (12.8 acres) from the remainder of the agricultural parcel (37.1 ha (91.72 acres). The property is currently zoned Agricultural.</p> <p>Please note – Section 34 (12) of the Planning Act.</p>	<p>17</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 November 21st, 2011.</p>	
<p>9. Application for Zoning By-law Amendment</p>	<p>18</p>
<p>10. Presentations by:</p> <ul style="list-style-type: none"> - Linda Redmond, Planner - See attached comments and draft by-law 	<p>27</p>
<p>11. Review of Correspondence received by the Township:</p> <ul style="list-style-type: none"> - Darren Jones, Chief Building Official - Concerns regarding size of barn 	<p>32</p>
<ul style="list-style-type: none"> - Liz Yerex, Resource Planner, GRCA - No objection 	<p>34</p>

**Public Meeting Agenda
December 12th, 2011 - 7:30 p.m.**

AGENDA ITEM	PAGE NO.
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. 15. Adjournment.	



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 ALLOW USE AS A PIANO REBUILDING WORKSHOP

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): TREVOR ROBERTS

Address: 7634 HWY 6 ARTHUR

Phone: Home () _____ Work () 519 848 5919 Fax () _____

Email: _____

b) Applicant (Agent) Name(s): DWIGHT PIKE

Address: 264 IRVINE ST FLORA ON NOBISO

Phone: Home () 519 846 6607 Work () 519 881 6635 Fax () _____

Email: DWIGHT-PIKE@HOTMAIL.COM

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? _____

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: 7634 HWY 6 ARTHUR

Concession: _____ Lot: _____ Registered Plan No: _____

Area: _____ hectares Depth: _____ meters Frontage (Width): _____ meters
0.4 acres 165 feet 105.6 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?

~~M3~~ HWY COMMERCIAL

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

~~FREET OPERATION + ADJUT. DWELING~~

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

M1-22

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

RESIDENCE AND HOBBY SHOP

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

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

RESIDENCE AND PIANO REBUILDING SHOP

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)	<u>14</u> (ft)	_____ (m)	<u>14</u> (ft)
d) Number of Floors				
e) Total Floor Area (sq.m.)	_____ (sq m)	<u>2000</u> (sq ft)	_____ (sq m)	<u>2000</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	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
Side lot line	_____ (m)	<u>2.5</u> (ft)	_____ (m)	<u>2.5</u> (ft)
Side lot line	_____ (m)	<u>61</u> (ft)	_____ (m)	<u>61</u> (ft)
Rear lot line	_____ (m)	<u>4.5</u> (ft)	_____ (m)	<u>4.5</u> (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 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?

Hwy 6

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).

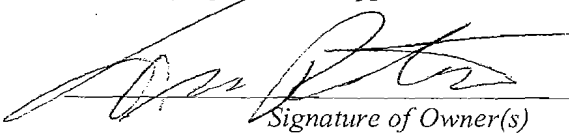
THE DRAWING SHOULD ALSO INCLUDE THE SCALE, NORTH ARROW AND DATE WHEN THE DRAWING WAS PREPARED.

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) TREVOR ROBERTS of the TOWNSHIP of WELLINGTON NORTH
 County/Region of WELLINGTON do hereby authorize DWIGHT PIKE to

Act as my agent in this application.



 Signature of Owner(s)

May 4/11

 Date

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

I (we) DWIGHT PIKE of the TOWN of CENTER WELLINGTON

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,

County/Region of Wellington this 12 day of May, 2011

RL RB
Signature of Owner or Authorized Solicitor or Authorized Agent

May 12 / 2011
Date

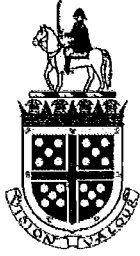
Lachaine Mow
Signature of Commissioner

May 12, 2011
Date

APPLICATION AND FEE OF \$ 1500.00 RECEIVED BY MUNICIPALITY

[Signature]
Signature of Municipal Employee

May 12, 2011
Date



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

May 30, 2011

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

Dear Mr. Jones:

**Re: Roberts / Piles – Ellen Daniels SVY Lot 6, Lot 7
7634 Hwy 6, Arthur
Zoning By-law Amendment**

PLANNING OPINION

The proposal is to amend the zoning of the subject property from (M1-22) Industrial Exception to a site specific C2 zone to permit piano rebuilding and a single family dwelling on the property. The Official Plan currently designates the subject property as Highway Commercial.

The amendment to change the (M1-22) zoning to a more appropriate zone is necessary to ensure that permitted uses of the property are compatible with surrounding land uses. Re-zoning to permit piano rebuilding is in keeping with the highway location of the property and is not likely to adversely affect the surrounding lands.

We have no objections to this zoning amendment and are generally supportive of the proposed use on the property. Council should consider any comments from the Ministry of Transportation.

SUBJECT LAND

The subject land is legally described as Ellen Daniels Svy Lot 6, Lot 7 and has a civic address of 7634 Hwy 6. The land is approximately 0.16 ha (0.4 ac) in size.

PURPOSE

The purpose of the amendment is to rezone the property from Industrial Exception (M1-22) to an appropriate zone to permit a piano rebuilding workshop to be established on the property.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are currently designated Highway Commercial in the Official Plan. The purpose of the Highway Commercial designation is for commercial uses serving the travelling public or uses not considered compatible within the downtown of the urban centre.

ZONING BY-LAW

The subject lands are zoned Industrial Exception (M1-22) which requires that this land may only be used for a transport establishment within the existing buildings and structures. The proposed use of a piano rebuilding workshop would be permitted in the (C2) Highway

Commercial Zone. A draft by-law is attached for council's consideration.

SITE PLAN

According to the Site Plan Control By-law, this proposal would be subject to Site Plan approval. However it is our understanding that there are no new buildings proposed and there appears to be existing adequate parking for the proposed use. At this point in time a Site Plan would serve no useful purpose.

PLANNING COMMENTS

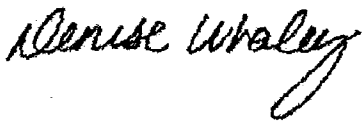
The property is currently occupied by a residence and a 2,000 ft² accessory structure. The applicant pre-consulted with Linda Redmond, Township planner and advised us at that time that their intention is to live in the dwelling and convert the existing accessory structure into a piano rebuilding shop. No new buildings or exterior changes are proposed.

The subject lands were formerly part of a single (M1-22) zone which encompassed the lands to the rear at 111 Patrick Street. The (M1-22) was necessary at one time to permit a transport establishment to operate on the property. Since the original transport operation has ceased, the lands at 111 Patrick Street have been rezoned to (C2). This leaves the subject property in essence, a remnant of the previous zone which has no current useful purpose. The current zoning does not reflect the actual use of the property which is no longer part of the 111 Patrick Street operation.

The current zoning (M1-22) may be used for a transport establishment within the existing buildings and structures. This use would not be compatible with the size of the subject property or the surrounding land uses. The lands immediately adjacent to the site on the north and south have residential dwellings that also front on Highway 6 and are zoned (R1A) Unserviced Residential. The proposed new use is likely to be more compatible with the surrounding uses than the former transport operation and would prohibit further industrial activities on the property. Furthermore, rezoning to a commercial zone would conform to the Official Plan designation for the property

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

Sincerely,



Denise Whaley, (Hons) B.A.
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 2- Arthur to By-law 66-01 is amended by changing the zoning on lands described as Ellen Daniels SVY Lot 6, Lot 7, as shown on Schedule "A" attached to and forming part of this By-law from Industrial Exception (M1-22) to Commercial Exception (C2-30).
2. THAT Section 31, Exception Zone 3 – Arthur Village is amended by the inclusion of the following new exception:

"31.30
Ellen Daniels Svy Lot 6, Lot 7

C2-30 In addition to the permitted uses of Section 17.1, the existing dwelling on the property may be used for a single detached residential dwelling. Residential use of the building and any future alterations or additions shall comply with all requirements of the Residential (R1A) Zone."

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 _____, 2011

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2011

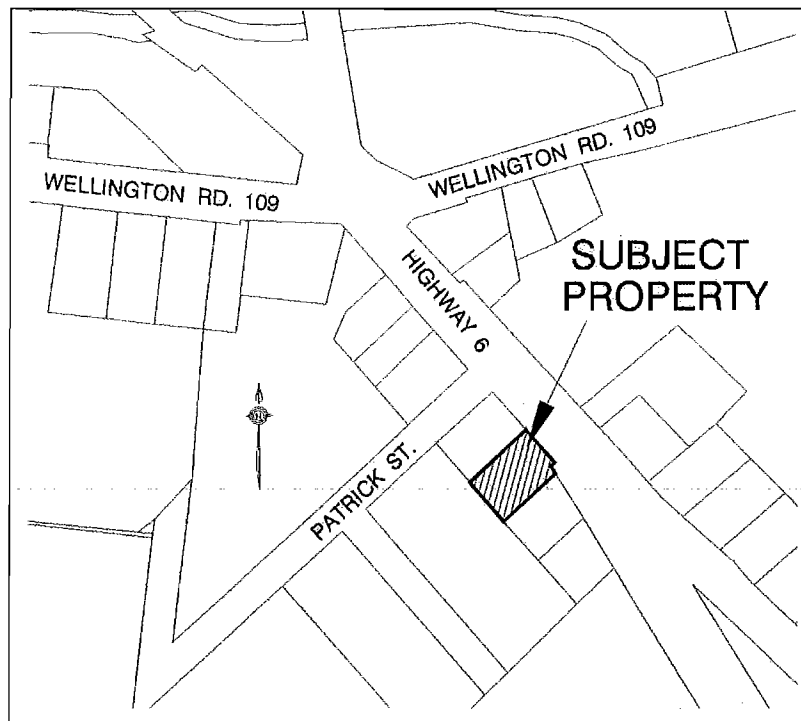
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Rezone from Industrial Exception (M1-22) to Commercial Exception (C2-30)

Passed this ___ day of _____ 2011.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION being rezoned is legally described as Ellen Daniels Svy Lot 6, Lot 7 and has a civic address of 7634 Hwy 6. The land is approximately 0.16 ha (0.4 ac) in size.

THE PURPOSE AND EFFECT of the amendment is to rezone the property from Industrial Exception (M1-22) to Commercial Exception (C2-30) zone to permit a piano rebuilding workshop to be established on the property and to allow for a residential use in the existing residential dwelling. The property is currently designated Highway Commercial in the Official Plan. The property is occupied by a 2,000 ft² accessory structure and a single residential dwelling.



RECEIVED

JUN 6 2011

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, Building Zoning Department

DATE: JUNE 1, 2011 YOUR FILE:
GRCA FILE: Wellington/WellN/ZC/NC

RE: Application for Zoning By-law Amendment
7634 Hwy. 6, Wellington North

GRCA COMMENT: *

The Grand River Conservation Authority has no objection to the proposed Zoning By-law Amendment.

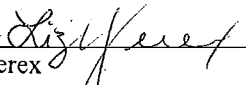
BACKGROUND:

1. Resource Issues:

None identified.

2. Legislative/Policy Requirements and Implications:

None


Liz Yerex
Resource Planner
Resource Management Division

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

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



June 10, 2011

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

Attention: Darren Jones, Building/Zoning Dept.

RE: Applicant: Trevor Roberts
Submission No.: ZBA-2011-2
Lot: 6 & 7, Concession: Ellen Daniels Survey
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 180m radius measured from the centerline intersection of Highway 6 and any municipal road. Please advise the owner to contact Mr. Phil Gignac, Corridor Management Officer, Corridor Management Section - Owen Sound (1450 Seventh Avenue East, Owen Sound, Ontario N4K 2Z1 Phone: 519-372-4042) to discuss MTO's permit requirements and obtain the necessary applications.

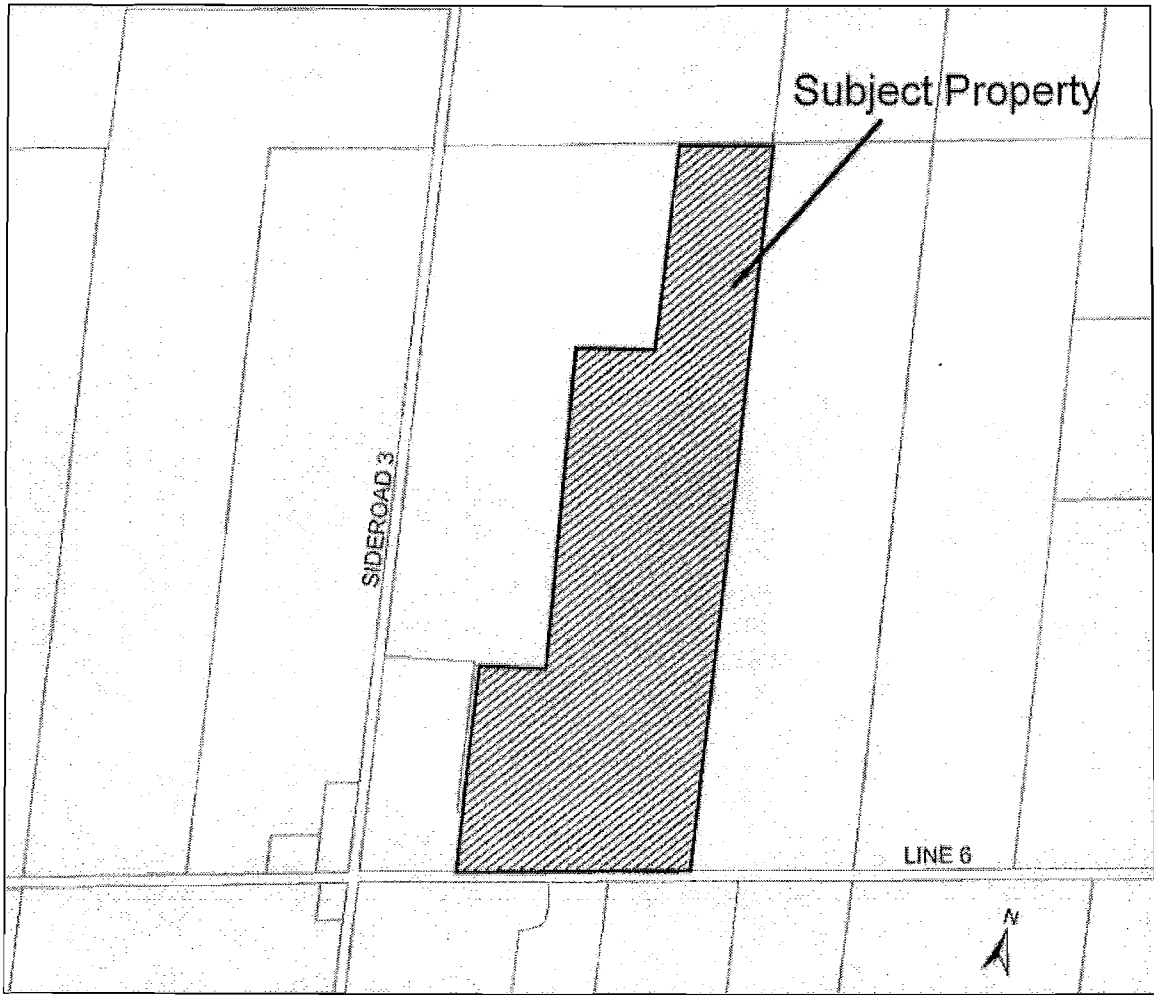
We would appreciate receiving a copy of your Council's decision on this application for our records. Should you have any questions, please contact our office.

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

RECEIVED

JUN 14 2011

TWP. OF WELLINGTON NORTH



Grant & Acheson

Barristers • Solicitors • Notaries Public

In Partnership with SmithValeriotte Law Firm LLP

email: vince@grant-acheson.com

Direct Line: 519.837-6932
assistant: jackie@grant-acheson.com

NOV 9 2011

TWP. OF WELLINGTON NORTH

Randy S. Brant B.A. LL.B.
Robert W. Dowhan B.A. LL.B.
Michelle M. Dwyer B.A. M.A. J.D.
Lisa M. Gazzola B.A. LL.B.
Richard A. Gazzola B.A.Sc LL.B. P.Eng
Robert D. Grant B.A. LL.B.
Sarah A. Greatrix B.A. LL.B.
Chelsea A. Harron B.A. LL.B
Michelle L. Kelly B.Comm. LL.B
Donald G. Kidd B.A. LL.B.
Liam N. Legate B.B.A. LL.B.
M. Alysha McColl B.A. J.D. LL.B.
Nicola Melchers LL.B.
Robert M. Mullin B.A. LL.B. LL.M. A.C.C.I.
Christina L. Parkes B.Soc.Sc LL.B.
(On Leave)
Diana M. Piccoli B.A. LL.B.
James B. Pietrangelo B.A. LL.B.
Mark Muir Rodenburg B.Math LL.B.
Ronald George Sansom B.Sc.Eng. LL.B.
David Crawford Smith B.A. LL.B.
Diane Kennedy Squires B.A. LL.B.
Vincent J. Starratt B.A. M.A. LL.B.
Ernest J. Stross B.A. LL.B.
Stephanie L. L. Sutherland B.A.S. LL.B.
John E. Valeriotte B.B.A. LL.B.

November 8, 2011

VIA COURIER

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

Attention: Zoning By-law Amendments

Dear Sir or Madam,

**Re: Paul Culp, Judy Culp and Trevor Culp
Part Lot 4, Concession 7, West Luther
County of Wellington Application B51/11
Our File No.: 56796-001**


We wish to advise that we are the solicitors for the above-mentioned clients with respect to their Application for Consent. Condition 7 requires a zoning amendment and enclose herewith the following items:

1. Application for Zoning By-law Amendment, in triplicate;
2. Application fee payable to the Township of Wellington North;
3. Copy of Reference Plan 61R-11683 dated August 29, 2011.

We trust you will find the enclosed in order and look forward to being advised of the date this amendment will be heard at Council.

Should you have any questions or concerns, or require further information, please do not hesitate to contact our office.

Yours very truly,
GRANT & ACHESON


Vincent J. Starratt

VJS/ja

Francis M. Valeriotte B.A. LL.B.
(Counsel)

James A. Runions
(Retired)

R. Paul Gilles Smith Q.C. B.A. LL.B.
(Retired)

J. Ronald Nicholson B.A. LL.B.
(Retired)

Cavan B. Acheson B.A. LL.B.
(Retired)

David E. Hastings, Q.C.
1930 - 1999

Mailing Address:
P.O. Box 128
Fergus, Ontario
N1M 2W7

Courier Address:
265 Bridge Street
Fergus, Ontario
N1M 1T7

Ph: 519.843.1960
Fax: 519.843.6888

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)?

1. to prohibit a new residential dwelling on the retained lands
2. to re-zone the severed lands for relief from the size of the detached garage and hobby barn

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): Paul Culp, Judy Culp and Trevor Culp

Address: 8186 Line 8, R.R. #4, Kenilworth On NOG 2E0

Phone: Home () 519-848-3442 Work () _____ Fax () _____

b) Applicant (Agent) Name(s): Vincent Starratt, Grant & Acheson

Address: P.O. Box 128, 265 Bridge St., Fergus, On N1M 2W7

Phone: Home () _____ Work () 519-843-1960 Fax () 519-843-6888

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

d) Send Correspondence To? Owner Agent Other _____

e) When did the current owner acquire the subject land? December 4, 2009

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: 8170 Line 6, Kenilworth, On NOG 2E0

Concession: 7 Lot: Part Lot 4 Registered Plan No: _____

Area: 42.3 hectares Depth: 1355 meters Frontage (Width): 445 meters
_____ acres _____ feet _____ feet

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

Area: 37.1 hectares Depth: 1355 meters Frontage (Width): 289 meters
_____ acres _____ feet _____ feet

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

Prime Agricultural and Core Greenlands

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

agricultural

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

Prime Agricultural - agricultural

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

agricultural

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

50 years or more

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

agricultural

13. PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS OR STRUCTURES ON THE SUBJECT LAND:

ESTIMATES ONLY

(Please use a separate page if necessary.)

a) Type of Building (s) -or Structure (s)	<u>Existing</u> House	PROPOSED EXISTING Detached Garage	Hobby Barn
b) Date of Construction	1900	2000	1978
c) Building Height	<u>30</u> (m) (ft)	<u>20</u> (m) (ft)	<u>26</u> (ft)
d) Number of Floors	<u>3</u>	<u>2</u>	<u>2</u>
e) Total Floor Area (sq.m.)	<u>1600</u> (sq m) (sq ft)	<u>1600</u> (sq m ^{ft})	<u>2800</u> (sq ft)
f) Ground Floor Area (sq.m.) (exclude basement)	<u>975</u> (sq m) (sq ft)	<u>1600</u> (sq m ^{ft})	<u>2800</u> (sq ft)
g) Distance from building/structure to the:	(sq m) (sq ft)	(sq m) (sq ft)	(sq ft)
Front lot line	<u>341 E</u> (m) (ft)	<u>363</u> (m) (ft)	<u>365</u> (ft)
Side lot line	<u>E 41 W</u> (m) (ft)	<u>E 27</u> (m) (ft)	<u>E 98</u> (ft)
Side lot line	<u>W 163</u> (m) (ft)	<u>W 91</u> (m) (ft)	<u>W 12</u> (ft)
Rear lot line	<u>37</u> (m) (ft)	<u>11</u> (m) (ft)	<u>9</u> (ft)
h) % Lot Coverage			
i) # of Parking Spaces			
j) # of Loading Spaces			

D. EXISTING AND PROPOSED SERVICES

none

14. WHAT IS THE ACCESS TO THE SUBJECT PROPERTY?

Provincial Highway	<input 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?

6th Line

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	()	()	()	()	()	()	()
b) Proposed	()	()	()	()	()	()	()

18. HOW IS THE STORM DRAINAGE PROVIDED?

Storm Sewers	()	Ditches	<input checked="" type="checkbox"/>	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 (<input checked="" type="checkbox"/>)	No ()
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: B51/11

Approval Authority: County of Wellington Planning and Land Division

Lands Subject to Application: Part Lot 4, Conc. 7, West Luther

Purpose of Application: sever surplus dwelling

Status of Application: provisional consent

Effect on the Current Application for Amendment: rezoning is condition of consent

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;

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

I (we) Paul Culp, Judy Culp, Trevor Culp of the Township of the 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 Centre Wellington in the County / Region of Wellington this 27th day of Oct, 2011


Signature of Owner or Authorized Solicitor or Authorized Agent

Oct 27/2011
Date


Signature of Commissioner

Oct 27/2011
Date

APPLICATION AND FEE OF \$ 1500.00 RECEIVED BY MUNICIPALITY


Signature of Municipal Employee

November 9, 2011
Date

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA ha
1	PART 1	7	PART OF 71107-0026(LT)	5.217

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: JULY 19, 2011

JEFFREY E. BUJSMAN, O.L.S.

LAND REGISTRAR FOR THE LAND TITLES DIVISION OF WELLINGTON No. 61

PLAN OF SURVEY
PART OF LOT 4, CONCESSION 7
GEOGRAPHIC TOWNSHIP OF WEST LUTHER
COUNTY OF WELLINGTON

SCALE 1 : 1000

VAN HARTEN SURVEYING INC.

- BEARING AND COORDINATE NOTE:**
- BEARINGS ARE ONE BEARING AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, HAD 83 (CSRS-2002) ADJUSTMENT.
 - DISTANCES SHOWN ON THE PLAN ARE ADJUSTED GRID DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGE COMBINED SCALE FACTOR OF 0.9995499.
 - COORDINATES ON THIS PLAN ARE UTM, ZONE 17, HAD83 (CSRS-2002) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

POINT ID	UTM COORDINATES (METRES)	
	NORTHING	EASTING
A	4,881,485.02	538,090.74
B	4,881,743.89	538,351.99
C	4,881,927.11	538,198.81

THESE COORDINATES COMPLY WITH SECTION 14(2) CLAUSE 216/10. THESE COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARING COMPARISONS:

FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

PLAN	ROTATION FOR NORTHEAST BEARINGS
611	-0°01'35"

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THIS SURVEY WAS COMPLETED ON THE 19th DAY OF JULY, 2011

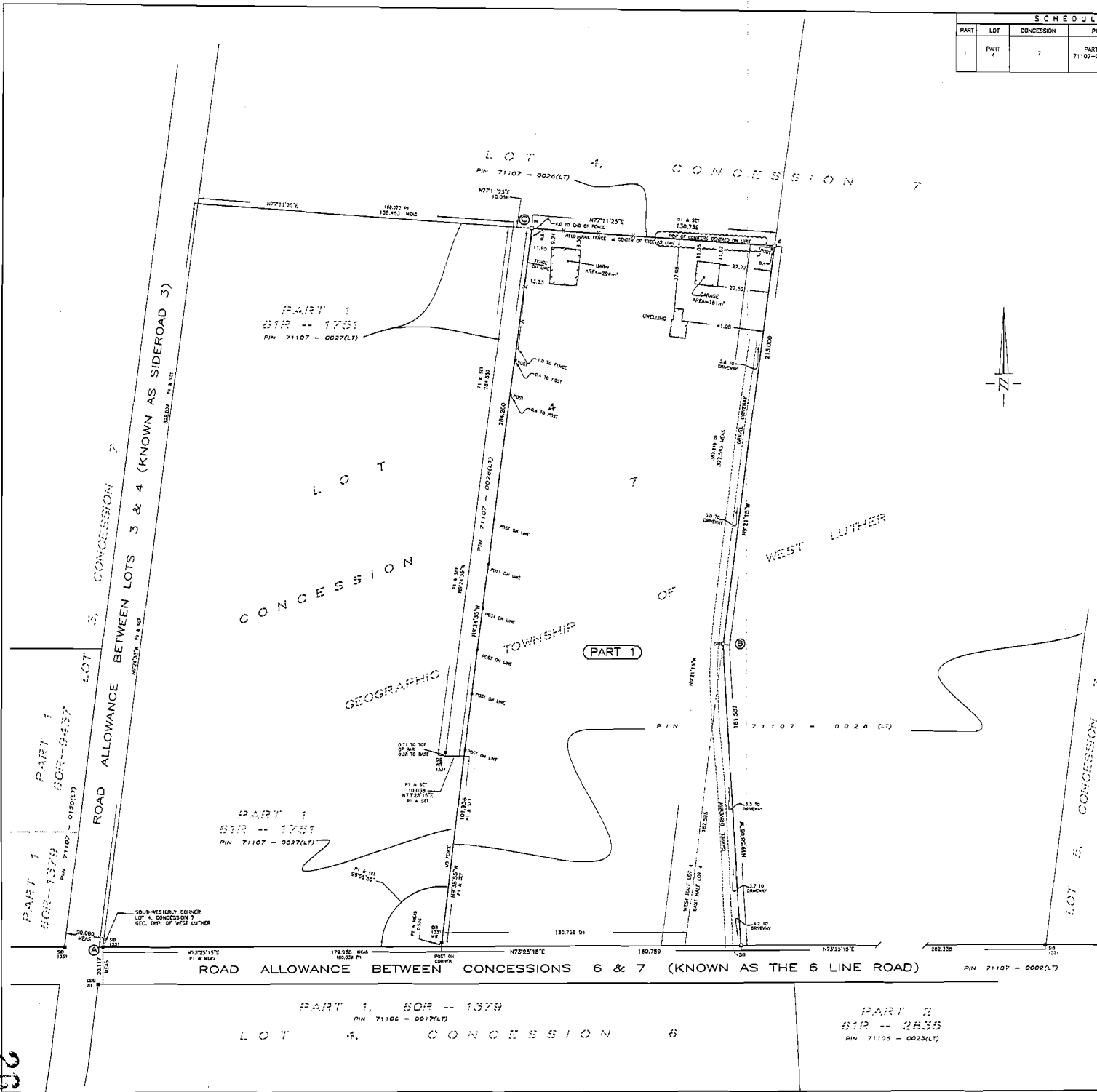
DATE: JULY 19, 2011

JEFFREY E. BUJSMAN
ONTOARIO LAND SURVEYOR

LEGEND:

- DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT FOUND
- SB DENOTES .025 x .025 x 1.20 STANDARD IRON BAR
- ID DENOTES .018 x .018 x 0.50 IRON BAR
- SSB DENOTES .025 x .025 x 0.50 SHORT STANDARD IRON BAR
- PI DENOTES .025 x .025 x 0.50 PLASTIC BAR
- OC DENOTES CUT CROSS
- WT DENOTES WITNESS
- DU DENOTES ON-SITE UNKNOWN
- 13-1 DENOTES VAN HARTEN SURVEYING INC., O.L.S.'s
- 13-1 DENOTES ALEX S. WILSON, O.L.S.
- P1 DENOTES DEPOSITED PLAN 60R-1751 BY (1313)
- D1 DENOTES INSTRUMENT 5732

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



Van Harten
SURVEYING INC.
LAND SURVEYORS AND ENGINEERS

423 WOODHILL STREET
QUINCY, ONTARIO M0M 3S1
PHONE: 519-321-2363
FAX: 519-321-2370
www.vanharten.com

860 WOODHILL ROAD, UNIT 3
QUINCY, ONTARIO L0M 5G5
PHONE: 519-240-4110
FAX: 519-240-4113
www.vanharten.com

DRAWN BY: M.A.M. | CHECKED BY: J.E.B. | PROJECT No. 10787-11

JUL 18, 2011-08:30am
61 WEST LUTHER CON 7 VAN/RP1014 (CULP).dwg

26



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

November 30, 2011

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

Dear Mr. Jones:

**Re: Culp – Lot 4, Concession 7, 8170 Line 6
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 (B51/11) 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.

The by-law will also address the accessory structure and barn on the residential parcel. It is not unusual to maintain an existing barn and or implement shed for storage as a result of a severance. In this case the applicants are requesting to keep a detached garage with a floor area of 1600 sq. ft. (1000 sq.ft. is the maximum allowable) and a barn with a floor area of 3300 sq.ft. whereas, 1380 sq.ft. would be permitted for this size of lot. We have not been provided with any information with respect to the use of the barn.

Council should be satisfied that the accessory building is intended for personal use and not for commercial purposes. Further we would recommend that the permitted animal units be restricted

SUBJECT LAND

The subject land is legally described as Part of Lot 4, Concession 7, with a civic address of 8170 Line 6. The land is approximately 104.5 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 garage and barn on the residential portion of the subject lands. This rezoning is a condition of severance application B51/11, that was granted provisional approval by the Wellington County Land Division Committee in May, 2011. The consent will sever the existing farm dwelling, barn and detached garage (5.2 ha (12.8 acres) from the remainder of the agricultural parcel (37.1 ha (91.72 acres).

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 will prohibit a dwelling on the 91.72 acres agricultural parcel and the second one will address the accessory structures on the 12.8 acre residential parcel.

Non-Complying Accessory Building and Barn

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 detached garage with a floor area of 1600 sq.ft., which exceeds the allowable ground floor area of 1,000 sq. ft. (Section 6.1.4 ii).

In addition a 12.8 ac. parcel would be permitted a hobby barn of approximately 1380 sq.ft. The applicant would like to retain the existing barn which is approximately 3300 sq.ft.

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 1 to By-law 66-01 is amended by changing the zoning on lands described as Part Lot 4, Concession 7, as shown on Schedule "A" attached to and forming part of this By-law from:

- Agricultural (A) to "Agricultural Exception (A-111)
- Agricultural (A) to "Agricultural Exception (A-112)

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

33.111	A-111	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."
Part Lot 4, Concession 7		

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

33.112	A-112	a) Notwithstanding Sections 6.1.4ii, or any other section of this by-law to the contrary, the existing detached garage (accessory building) may have a floor area of 148.64 sq.m. (1600 sq.ft.)" Maximum lot coverage of 10% must be considered for any new buildings."
Part Lot 4, Concession n 7		b) Notwithstanding Sections 8.3.1 or any other section of this by-law to the contrary, the existing barn may have a floor area of 306.57 sq.m (3300 sq.ft.). Limited livestock shall be permitted within the barn, provided the Minimum Distance Separation (2) distance to the neighbouring residential uses is maintained. The required separation distance shall be measured to the residential lot's property line, rather than to the dwelling itself.

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 _____, 2011

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2011

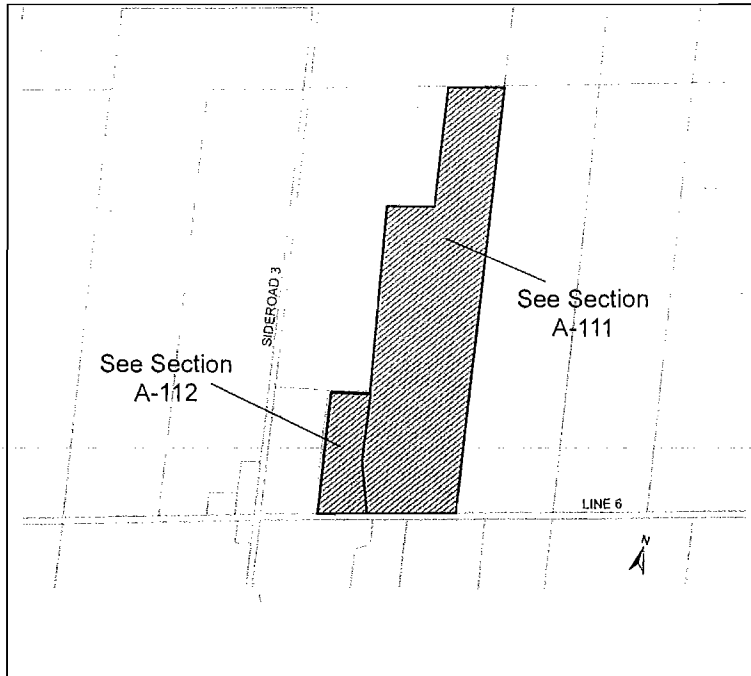
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Rezone from Agricultural (A) to Agricultural Exceptions (A-111 and A-112)

Passed this ____ day of _____ 2011.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION being rezoned is in Part of Lot 4, Concession 7, with a civic address of 8170 Line 6. The land is approximately 104.5 acres in size.

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to restrict any future residential development on the agricultural land (A-111) and to address the oversized garage and barn portion of the lands (A-112). This rezoning is a condition of severance application B51/11, that was granted provisional approval by the Wellington County Land Division Committee in May 2011. The consent will sever the existing farm dwelling, barn and detached garage (5.2 ha (12.8 acres) from the remainder of the agricultural parcel (37.1 ha (91.72 acres). The property is currently zoned Agricultural.



Township of Wellington North

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

December 7, 2011

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

Re: Paul, Judy and Trevor Culp
Part Lot 4, Concession 7, former West Luther Township
Roll Number 23-49-000-015-10800-0000

SUBJECT LAND

The location being rezoned is in Part of Lot 4, Concession 7, with a civic address of 8170 Line 6. The land is approximately 104.5 acres in size.

PURPOSE

The purpose and effect 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 garage and barn on the residential portion of the subject lands. This rezoning is a condition of severance application B51/11, that was granted provisional approval by the Wellington County Land Division Committee in May, 2011. The consent will sever the existing farm dwelling, barn and detached garage (5.2 ha (12.8 acres) from the remainder of the agricultural parcel (37.1 ha (91.72 acres). The property is currently zoned Agricultural.

BUILDING DEPARTMENT CONSIDERATIONS

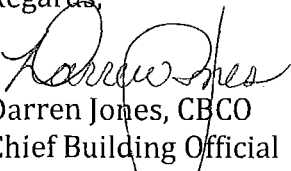
The severed portion will be 12.8 acres. 12.8 acres within the Agricultural Zone is permitted a 1,381 square foot hobby barn, the existing barn on the subject property is 3,300 square feet. The existing barns capacity is greater than the proposed use.

The Building Department has concerns with this proposal because limiting animal use within a barn with a much greater capacity will be very difficult to enforce and possibly very costly to the municipality if action had to be taken to bring the property in to conformance with the Zoning By-law. The proposed purchasers may be well aware of the requirements and restrictions of the By-law however when the property is resold future owners may not fully understand these requirements.

My recommendation to Council is that the zoning prohibit all agricultural use on the severed parcel or that the barn be demolished.

I trust that these comments will be helpful to Council in their consideration of this Zoning By-law amendment.

Regards,


Darren Jones, CBCO
Chief Building Official



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

RECEIVED

NOV 28 2011

TWP. OF WELLINGTON NORTH

PLAN REVIEW REPORT: Township of Wellington North
Darren Jones, Building/Zoning Dept.

DATE: November 23, 2011
GRCA FILE: Wellington/Well North/ZC/C.

YOUR FILE:

RE: Zoning By-law Amendment
Part Lot 4, Concession 7, Township of Wellington North

GRCA COMMENT: *

The Grand River Conservation Authority has no objection to the rezoning of the subject lands to restrict any future residential development on the agricultural portion of the property and to address the oversized garage and oversized barn on the residential portion of the subject lands.

BACKGROUND:

1. Resource Issues:

Both the retained parcel of 91.6 acres and the severed parcel of 12.8 acres contain a tributary of the Four Mile Creek and associated flood plains. The retained parcel also contains wetlands. These features and the associated allowances are subject to Ontario Regulation 150/06.

2. Legislative/Policy Requirements and Implications:

Please be advised that any future development or site alteration on the property within the regulated area will require prior written approval from the Grand River Conservation Authority.

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

None

Liz Yerex
Resource Planner
Resource Management Division

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