

TOWNSHIP OF WELLINGTON NORTH

A NOTICE OF A PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE COMPREHENSIVE ZONING BY-LAW 66-01

APPLICATION NUMBER: ZBA 01/25

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

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

Monday, July 14, 2025 @ 2:00 p.m.

HOW TO JOIN

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/86223101466>

Description: Public Meeting Under the Planning Act

Join by phone:

Dial: 855 703 8985 (Toll Free) or 1 438 809 7799 (*long distance charges may apply*)

Webinar ID: 862 2310 1466

Or

Attend in person:

Township of Wellington North, Administration Office, Council Chambers
7490 Sideroad 7 West, Kenilworth

Location of the Subject Land

The proposed amendment proposes to amend regulations and provisions that apply to all lands within the Township. Site specific changes are also proposed which may apply to specific properties only. Note: A map isn't provided since the proposed amendment applies to all lands in the Township and to numerous specific properties.

The Purpose and Effect of the Application

The purpose and effect of the proposed amendment is to provide for Township initiated "housekeeping" amendments to the Comprehensive Zoning By-law. Some of the changes are identified below:

- i) General typographical and mapping corrections.
- ii) Add, revise and update definitions, including commercial motor vehicle, contractor's yard, fourplex, motor vehicle, parking lot, transport establishment, townhouses (street, cluster, stacked) etc.
- iii) Revise swimming pool setbacks to allow a swimming pool in an exterior side yard.
- iv) Revise outdoor garbage storage regulations to recognize underground storage containers.
- v) Revise home occupation regulations to permit a home occupation within a detached accessory structure.
- vi) Revise wording to clarify parking and driveway requirements.
- vii) Update regulations for accessory dwelling units to reflect the latest Provincial legislation including wording to permit tandem parking in front of a dwelling for an additional dwelling unit.
- viii) Remove holding provision language in various zones and site-specific exceptions where not needed.
- ix) Add a medical clinic as a permitted use in the Commercial (C2) zone.
- x) Add specific regulations for stacked townhouse dwellings to provide further clarity.
- xi) Reduce the minimum landscaped area for residential dwellings.
- xii) Remove parking lots and parking areas as stand-alone permitted uses in certain zones.
- xiii) Remove and/or amend site specific exemptions to remove expired garden suites, former uses, redundant restrictions, and unnecessary wording.
- xiv) Revise zoning maps/schedules to amend zoning on site specific properties to remove former uses, reflect current use of the property, and reflect more up to date environmental mapping.

Please note this is not a complete list and more information can be obtained at the Township office.

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Request for Owners of Multi-tenanted Buildings

Upon receiving this Notice, owners of multi-tenant buildings with seven (7) or more residential units are requested, under the Planning Act, to post this Notice of Public Meeting in a location that is clearly visible to all tenants (i.e. building or community notice board). The Notice shall remain posted until July 15, 2025 (the day after the Public Meeting).

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. If you wish to participate in the meeting to provide verbal comments to speak in support or opposition, please contact the Clerk at the address below by **4:00 p.m. on Friday July 11, 2025** and you will be provided with instructions on how to participate in the meeting by computer via Zoom or by telephone.

CLERK CONTACT:

Karren Wallace, Clerk, 7490 Sideroad 7 W., P.O. Box 125, Kenilworth, ON, N0G 2E0
kwallace@wellington-north.com, 519-848-3620 ext 4227

If you are unable to attend, you may submit your comments in writing prior to the meeting date to the Development Clerk at the address or email below. Your full name and address must be on the submission. Any written comments or objections submitted are made public as part of the application process and the public record and will be considered by the Council.

Please note the meeting is video and audio recorded and all electronic meetings are uploaded to the township's YouTube page. By requesting to participate in the Zoom meeting you are consenting to have your likeness and comments recorded and posted on YouTube

Power of Tribunal to Dismiss Appeals

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Wellington North to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting (virtual or in-person) or make written submissions (letter or email) to the Township of Wellington North before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions (virtual or in-person) at a public meeting, or make written submissions (letter or email) 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 Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Request for Notice of Decision

If you wish to be notified of the decision of the Township of Wellington North on the proposed zoning by-law amendment, you must make a written request to the Development Clerk at the address or email provided below.

Additional Information

For more information about this matter, including information about appeal rights, it will be available on-line after July 11, 2025 or email address below. O. Reg. 470/09, s. 2: 179/16, s. 2

The application, and any additional information, is available to the public for inspection. You may contact the Development Clerk during office hours to make arrangements.

Dated at the Township of Wellington North, this 19th day of June, 2025

DEVELOPMENT CLERK CONTACT:

Tammy Pringle, Development Clerk
Township Wellington North, PO Box 125, 7490 Sideroad 7 W., Kenilworth, ON N0G 2E0
tpringle@wellington-north.com, Phone: (519) 848-3620 ext 4435 Fax: (519) 848-3228