

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING AGENDA JULY 14, 2025 @ 2:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING**

HOW TO JOIN

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

<https://us02web.zoom.us/j/86223101466>

Please click this URL to join.

Description: Public Meeting Under the Planning Act

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

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

Webinar ID: 862 2310 1466

**PAGE
NUMBER**

CALLING TO ORDER

DISCLOSURE OF PECUNIARY INTEREST

ZBA 01/25 Township of Wellington North

ZBA 07/25 12375532 Canada Incorporated

OWNERS/APPLICANT

ZBA 01/25 Township of Wellington North

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.

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.

NOTICE

Notices were mailed to applicable agencies and posted in the Wellington Advertiser on June 19, 2025.

PRESENTATIONS

Curtis Marshall, Manager of Development Planning, County of Wellington,
Township of Wellington North

- Planning Report dated July 2, 2025 5

CORRESPONDENCE FOR COUNCIL'S REVIEW

Becky Hillyer, Senior Planner, Grey County

- Email dated June 25, 2025 (No Objections) 40

O'Neil Nembhard, Corridor Management Planner, Ministry of Transportation

- Letter dated June 27, 2025 (No Objections) 41

Jessica Conroy, Resource Planner, Grand River Conservation Authority	
• Letter dated July 9, 2025 (No Objection)	42
Michael Oberle, Environmental Planning Technician, Saugeen Conservation	
• Letter dated July 9, 2025 (No Objection with Provisions Request)	44

REQUEST FOR NOTICE OF DECISION

The by-law will be considered at a future council meeting. Persons wishing notice of the passing of the by-law must submit a written request.

MAYOR OPENS FLOOR FOR COMMENTS/QUESTIONS

COMMENTS/QUESTIONS FROM COUNCIL

OWNERS/APPLICANT

ZBA 07/25 12375532 Canada Incorporated

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Survey Crown Part Park Lot 6; RP 60R3069 Part 1 and is municipally known as 341 Smith Street. The subject lands are approximately 0.1 ha (0.24 ac) in size. *The location is shown on the map attached.* 49

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone the subject lands from Low Density Residential (R1B) Zone to Medium Density Residential (R2) Zone to facilitate the construction of two single detached dwellings with reduced lot area and frontage. A related consent application will be filed with the County of Wellington in the future to create separate lots for proposed residential use.

NOTICE

Notices were mailed to property owners within 120 meters of the subject property as well as the applicable agencies and posted on the subject property on June 18, 2025.

PRESENTATIONS

Asavari Jadhav-Admane, Planner, County of Wellington, Township of Wellington North

- Planning Report dated July 14, 2025 50

CORRESPONDENCE FOR COUNCIL'S REVIEW

Danielle Fisher, Risk Management Inspector, Wellington Source Water Protection

- Email dated June 20, 2025 (No Objection) 54

Jessica Conroy, Resource Planner, Grand River Conservation Authority

- Email dated June 24, 2025 (No Objection) 57

REQUEST FOR NOTICE OF DECISION

The by-law will be considered at a future council meeting. Persons wishing notice of the passing of the by-law must submit a written request.

MAYOR OPENS FLOOR FOR COMMENTS/QUESTIONS

COMMENTS/QUESTIONS FROM COUNCIL

ADJOURNMENT

Recommendation:

THAT the Public meeting of July 14, 2025, be adjourned at _____.



PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development
Department

DATE: July 2, 2025
TO: Darren Jones, C.B.O
Township of Wellington North
FROM: Curtis Marshall, Manager of Development Planning
County of Wellington
SUBJECT: **2025 Housekeeping Amendment- Zoning By-law 66-01**
Zoning By-law Amendment (2025-01)

Planning Summary

This housekeeping amendment will introduce changes to the Township of Wellington North Zoning By-law (66-01) which seek to clarify, improve, correct, and to refine wording and mapping in the by-law. The amendment also includes proposed updates and revisions to the regulations for home occupations, additional dwelling units, medical clinics, stacked townhouses, garbage storage and other matters.

This report introduces the proposed amendments and includes preliminary planning comments, while providing an opportunity for further discussion and comments through the public meeting process.

Following the public meeting, Planning Staff will consider any comments received and will prepare a final zoning by-law amendment (which implements the housekeeping changes) for Council's consideration.

PURPOSE

Housekeeping amendments are necessary to ensure that the Township Zoning By-law is kept up to date with provincial policy/legislation, is user friendly, accurate and manageable.

The current Zoning By-law was adopted in 2001 and has undergone five housekeeping amendments (2004, 2011, 2014, 2019 and 2022).

The proposed 2025 housekeeping amendment includes updates which implement new provincial policy/regulations and improvements that have been identified through day to day application of the Zoning By-law. The proposed housekeeping amendments have been developed in consultation with Township Staff.

SUMMARY OF PROPOSED CHANGES

A summary of the key changes to the By-law is provided below:

General Typographical and Mapping Changes

Includes typographical and mapping corrections, the renumbering/consolidation of sections and site specific exceptions, removal of holding provisions (H) from the text where already lifted by Council, the correction of mapping labels and boundaries, etc.

Definitions

Add, revise and update definitions including: *commercial motor vehicle, contractor's yard, fourplex, motor vehicle, parking lot, transport establishment, townhouses (street, cluster, stacked)* etc.

The townhouse definitions have been revised for clarity to better differentiate between various townhouse types. Some of the other definitions are being updated to provide further clarity where trucks and tractor trailers may or may not be parked or stored, and that a building must be constructed as part of a *transport establishment*.

Zoning Regulations and Permitted Uses

Proposed changes to zoning regulations and permitted uses include:

- Revise swimming pool setbacks to allow a swimming pool in an exterior side yard.
- Revise outdoor garbage storage regulations to recognize underground storage containers.

Planning Staff note that underground storage containers are becoming more common (are produced nearby in Grey County) and are a good option for garbage storage in many situations. The use of underground storage eliminates the need for screening of the bins.

- Revise home occupation regulations to permit a home occupation within a detached accessory structure.

Township Staff have received several inquiries about home offices in back yard accessory buildings. Home occupations in an accessory building would also be subject to the accessory building regulations.

- Add a medical clinic as a permitted use in the Commercial (C2) zone.
- Reduce the minimum landscaped area for residential dwellings.

A reduction to the minimum landscaped area in the front yard from 50% to 30% for a dwelling would allow for wider driveways on the smaller residential lots.

- Remove *parking lots* and *parking areas* as stand-alone permitted uses in certain zones.

Additional Dwelling Units

The housekeeping amendment includes updates to the additional dwelling unit regulations. These changes are required to implement new provincial policy/legislation and County Official Plan Amendment 123. The updated zoning regulations include the following provisions:

- Up to 2 additional dwelling units are now permitted on a lot (2 in the main dwelling or 1 in the main dwelling and 1 in an accessory building).
- A minimum of 1.2 m must be provided between a detached additional dwelling unit and the main dwelling.
- Tandem parking is permitted (ie. Parking in front of the garage) where the extra parking space is not located within the required front yard setback.

Parking Regulations

The proposed housekeeping amendment includes changes to the residential parking provisions. Changes include:

- Renumbering and housekeeping wording edits
- Clarifying where parking may be located on a lot for townhouses and apartment buildings
- Allowing a driveway in an exterior side yard.
- Clarifying and updating tandem parking regulations to allow a tandem parking space for an accessory dwelling unit in front of a garage. The extra space cannot be located within the front yard setback.

Townhouses

The amendment includes revising the definitions of street, stacked and cluster townhouses to provide further clarity and new separate defined terms. Separate zoning regulations have also been proposed for stacked townhouses for further clarity.

Mapping Changes

The housekeeping amendment includes updates and changes to the zoning schedules. A series of maps have been prepared and are included in the chart which show the proposed changes in more detail. The proposed changes include:

- Corrections and minor edits
- Changes to reflect an existing use
- Changes to remove a previous use
- Updates to the Natural Environment (NE) boundary as confirmed by the Conservation Authority (through the review of a development application or proposal).

Chart

The proposed amendments are set out in the attached chart (**Schedule 1**). A brief explanation may be provided for a proposed change. A “track changes” version of the text is also provided.

Next Steps

Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final report and By-law for Councils consideration.

Respectfully submitted



Curtis Marshall, MCIP RPP
Manager of Development Planning

Schedule 1 – Chart showing Proposed Changes to Zoning By-law

Zoning By-Law 66-01 Section	Proposed Change #	Proposed Changes	Track Changes Strikethrough = delete text Underline = add text
Zoning Schedules	1.	Renumber Map 5 and Map 7 to correct numbering.	Schedule “A” – Map 5 – Damascus <u>Riverstown</u> Schedule “A” – Map 7 – Riverstown <u>Damascus</u>
	2.	Commercial Motor Vehicle , delete reference to farm tractors	Commercial Motor Vehicle , means any motor vehicle having permanently attached thereto a truck or delivery body and includes ambulances, hearses, tow trucks, small buses and farm tractors but excludes motor homes and recreational trailers as defined elsewhere in the by-law.
	3.	CONTRACTOR’S YARD , include wording that parking of transport trucks and trailers is not permitted and that a building must be constructed.	CONTRACTOR’S YARD , means uses, buildings or structures or parts thereof used for the storage of building and construction materials including the storage and maintenance of heavy machinery or equipment such as cranes, ploughs, <u>farm</u> tractors and road making equipment; and may <u>must</u> include <u>facilities a permanent building</u> for the administration or management of the business, but does not include wholesale or retail sale of building or home improvement supplies <u>or the parking of tractor/transport trucks and/or transport trailers.</u>
Section 5 Definitions	4.	Fourplex , delete “/or” in definition to differentiate between a “fourplex” and a “townhouse”	Fourplex , means a residential dwelling divided vertically and/or horizontally to provide four residential dwelling units, each having independent entrances either directly from the outside or through a common vestibule.

Section 5 Definitions	5.	HOME OCCUPATION , add wording to permit the use within an accessory building	HOME OCCUPATION , means an occupation or business, which is conducted for gain or profit as a secondary use within a permitted residential dwelling, or residential dwelling unit, <u>or detached accessory building</u> . A home occupation may include a profession or occupation such as an accountant, architect, auditor, engineer, realtor, insurance agent, planner, lawyer, doctor, dentist; a personal service such as a barber, hairdresser, beautician, seamstress, dressmaker, photographer, pet groomer, caterer's establishment, and similar occupations or businesses.
	6.	LOT b) , change "Her" to "His" to reflect current title.	LOT , means a parcel or tract of land b) For the purpose of this subsection, no parcel or tract of land ceases to be a lot by reason only of the fact that a part or parts of it has or have been conveyed to or acquired by the Municipality, the County of Wellington, Her <u>His</u> Majesty in the Right of Ontario, Her <u>His</u> Majesty in the Right of Canada, the Grand River Conservation Authority, the Saugeen Valley Conservation Authority and the Maitland Valley Conservation Authority, or Ontario Hydro.
	7.	MOTOR VEHICLE , update definition to include pick-up truck and provide further clarity that a commercial motor vehicle and a tractor/transport truck are not included in definition	MOTOR VEHICLE , means an automobile, <u>pick-up</u> truck, motorcycle, or motorized snow or all-terrain vehicle, but does not include the cars of electric or steam railways, or other vehicles running only on rails, or on traction engine, self-propelling farm machinery or road building machinery. <u>It does not include a commercial motor vehicle or tractor/transport truck and/or a transport trailer.</u>
	8.	Parking Lot , provide further clarity that the parking of tractor/transport trucks and commercial motor vehicles is not included.	Parking Lot , means a Parking Area forming the main use of a lot, <u>but does not include the parking tractor/transport trucks, transport trailers and commercial motor vehicles.</u>
	9.	Townhouse , delete general definition. Definitions are being updated to differentiate between a street townhouse, cluster townhouse and stacked townhouse.	Townhouse, means a residential dwelling divided vertically to provide three or more residential dwelling units, each having independent entrances to a front and rear yard immediately abutting the front and rear walls of each dwelling unit
	10.	a) Townhouse, Cluster , Definitions are being updated to differentiate between a street townhouse, cluster	a) Townhouse, Cluster – <u>means a residential dwelling divided vertically to provide three or more residential dwelling units. Individual residential dwelling units do not require frontage on a public street. Stacked</u>

		townhouse and stacked townhouse.	townhouses shall follow the same provisions as a cluster townhouse
	11.	b) Townhouse, Stacked, Definitions are being updated to differentiate between a street townhouse, cluster townhouse and stacked townhouse.	e) Townhouse, Stacked - means a building containing multiple dwelling units divided horizontally and vertically. Each units has an independent entrance at grade, which may be from a shared vestibule. two townhouse dwelling units divided horizontally, one atop the other, both with independent access to the street or courtyard. Individual residential dwelling units do not require frontage on a public street. A stacked townhouse shall not be considered an apartment.
		c) Townhouse, Street, Definitions are being updated to differentiate between a street townhouse, cluster townhouse and stacked townhouse.	b) Townhouse, Street – <u>means a residential dwelling divided vertically to provide three or more residential dwelling units.</u> Each residential dwelling unit shall have frontage directly on a public street and <u>shall have independent entrances to a front and rear yard immediately abutting the front and rear walls of each dwelling unit.</u>
	12.	TRANSPORT ESTABLISHMENT, Revise definition to require a permanent building.	TRANSPORT ESTABLISHMENT, means the use of land, buildings, structures or parts thereof, where commercially licensed transport tractors/transport trucks , tractor trailers and buses are rented, leased, loaded or unloaded, serviced or repaired, kept for hire, stored or parked for dispatching as common carriers or where goods are temporarily stored for further shipment. <u>A permanent building for the administration or management of the business must be included on site.</u>
Section 6 General Provisions	13.	6.1.2 d), Location, correction	Where an accessory building or structure is on a corner lot, it shall be subject to the regulations specified in Section 6.7 and Section 6.36 (f) <u>6.37 f)</u> of this By-law.
	14.	6.1.6, Open Swimming Pools, amend to allow swimming pools to be located in exterior side yards	6.1.6 OPEN SWIMMING POOLS Notwithstanding anything contained in this By-law to the contrary, a swimming pool is a permitted accessory use within any zone except within a Natural Environment Zone, subject to the following regulations: a) May be located in any interior side yard including a required interior side yard or <u>exterior side yard</u> ; b) May be located in the rear yard, but not closer to any lot line than the minimum distance required for an accessory building located on such lot; c) Facilities for changing clothes, pumping, filtering or similar accessory use shall be in accordance with the regulations applicable to accessory buildings on such lot.

	15.	6.5, Commercial Kennels and Pet Boarding Establishments , amend wording to reflect By-law name	As per Section 6.35.2 of this By-law, a kennel is a restricted use in all zones within the Township of Wellington North. Kennels are prohibited uses unless specifically permitted by an amendment to this By-law. Where specifically permitted by an amendment to this By-law, no land, building or structure shall be used for a kennel, unless the land, building and structure is in compliance with the approved By-Law to Regulate and Provide for the Keeping, Control and Licensing of Dogs within the Township of Wellington North. <u>Operate and License Kennels in The Township of Wellington North.</u>
	16.	6.11 Garbage Storage Areas , add wording for clarity	Where this By-law requires a garbage storage area <u>or where a garbage storage area is proposed</u> , such an area shall be provided in accordance with the following provisions:
	17.	6.11 b), Garbage Storage Areas , add wording to allow garbage storage in the form of underground bins to be excluded from the visual screening requirements	b) All garbage or refuse storage areas <u>other than underground containers (i.e., Molok Bins)</u> , including any garbage loading or unloading areas, which are visible from an adjoining site in a residential, commercial, institutional or open space zone, or from a public street, shall have a visual screen consisting of a fence that is a minimum of 2.0 m (6.6 ft.) in height;
	18.	6.13 b) Group Homes Revise parking standard to match parking standard in Section 27.8 – Table 3 of the By-law	b) a group home shall provide a minimum of one parking space for every 2 <u>3</u> beds or fraction thereof. <u>Regardless of the number of beds, at least 2 parking spaces shall be provided.</u>
	19.	6.15 c) Home Occupations Update wording to reflect previous changes to numbering of definitions in by-law	There shall be no machinery or mechanical equipment of any kind used on the premises in connection with such home occupation, except what is customarily used for household, office purposes or occupations listed under Subsection 5.118. <u>permitted by definition.</u>
	20.	6.15 e) Home Occupations Update wording to reflect new permission for use in accessory buildings	No more than twenty-five percent (25%) of the ground floor area or basement area of a <u>main</u> residence may be used for a home occupation.
	21.	6.15 i) Home Occupations Add wording for home occupations in accessory buildings	A home occupation may be permitted in an accessory building and shall be no larger than <u>76.2 m² (250 ft²)</u> . <u>The regulations under Section 6.1 Accessory Uses shall apply to the accessory structure the home occupation is located within.</u> A home occupation in an accessory building is not permitted if there is a home occupation in <u>the main residence on the property.</u>
	22.	6.15 h) Home Occupations Add reference to R1A Zone which was missing	h) In Agricultural (A), <u>Unserviced Residential (R1A)</u> , and Estate Residential (ER) Zones, there shall be no

			advertising other than a non-illuminating sign, which has a maximum size of <u>1.0 m² one</u> (10.8 ft ²)							
	23.	6.27.4, Location of Parking Spaces, Revise wording to clarify existing provisions.	<p>i) All parking spaces within a residential zone shall be to the rear of the front wall of the main building, except that a driveway leading directly from the street to a required parking space may be used for the temporary parking of motor vehicles. A driveway in an exterior side yard accessing a parking space in the rear yard may also be used for the temporary parking of motor vehicles.</p> <p>Unless otherwise prohibited by this By-law, p-ii)- Parking may also be permitted within any required interior side yard or any required rear yard <u>beyond the front wall of the building</u> of a residential zone.</p> <p>Notwithstanding paragraph one above or-iii) Unless otherwise provided for elsewhere in this by-law, no off-street parking space shall be located in any required exterior side yard or any required front yard. except within the R1B, R1C or R2 Zones.</p> <p><u>iv) Notwithstanding the above, a parking area for cluster townhouses, stacked townhouses, and apartments is not permitted within the required front yard setback, but is permitted within the required interior side yard and required exterior side yard, except that the parking area shall not be located within 1.5 m (4.9 ft.) of a street line. Tandem parking is also permitted.</u></p> <p><u>v) All parking spaces within a commercial, industrial or institutional zone may also be located within a required front yard, required interior side yard, and required exterior side yard, except that no parking area and/or space shall be located within 1.5 m (4.9 ft.) of a street line, or within 4.5 m (14.8 ft.) of any lot or zone containing a residential use.</u></p>							
	24.	6.27.8, Table #3 – Number of Parking Spaces, amend chart to fix error	<table><tr><th>TYPE OF USE</th><th>MINIMUM NUMBER OF PARKING SPACES</th></tr><tr><td>COMMERCIAL</td><td></td></tr><tr><td>Retail Commercial/Food G.F.A.</td><td>1/fuel pump island 1/18m² (1/194 ft²)</td></tr></table>		TYPE OF USE	MINIMUM NUMBER OF PARKING SPACES	COMMERCIAL		Retail Commercial/ Food G.F.A.	1/fuel pump island 1/18m ² (1/194 ft ²)
TYPE OF USE	MINIMUM NUMBER OF PARKING SPACES									
COMMERCIAL										
Retail Commercial/ Food G.F.A.	1/fuel pump island 1/18m ² (1/194 ft ²)									
	25.	6.27.9 Tandem Parking Re-number and add new language to provide provisions for tandem parking for additional dwelling units	<p>a) Notwithstanding Section 6.27.2, every <u>For every four</u> tandem parking spaces <u>provided for cluster townhouses, stacked townhouses, and apartments located in a cluster townhouse development in R3 zone</u> shall be deemed to equal one visitor parking space required by this By-law, provided that there must be a minimum of 1 visitor parking space for each 4 dwelling units and such spaces</p>							

			<p>shall be identified as being reserved for the exclusive use of such visitors.</p> <p><u>b) Notwithstanding Section 6.27.4 ii) a tandem parking space for an additional dwelling unit may be permitted in front of the front wall of a single detached, semi detached, and street townhouse dwelling. For further clarity Section 6.27.4 iii) shall continue to apply and the tandem space can not be located within the required exterior side yard and required front yard.</u></p>
	26.	<p>6.29.1 a), Additional Dwelling Unit (Attached), amend to align with OPA 123 which implements new Provincial policies and regulations for ADUs</p>	<p>Notwithstanding any other provision of this by-law to the contrary, <u>in a zone where residential uses are permitted, one or two Additional Dwelling Unit(s) are permitted within in any zone where a single detached, semi-detached, or street townhouse dwelling, is a permitted use, an Additional Dwelling Unit (Attached) shall be permitted as defined herein,</u> subject to the following:</p> <p>a) <u>Up to two Additional Dwelling Units (Attached) may be located on a lot within a single detached, semi-detached or street townhouse dwelling where an Additional Dwelling Unit (Detached) is not also located within an accessory building, on the lot;</u></p> <p>b) <u>Notwithstanding section a) above, only one Additional Dwelling Unit (Attached) may be located on a lot in a single detached, semi-detached or street townhouse dwelling where an Additional Dwelling is also located within an accessory building, or there is a garden suite on the lot.</u></p> <p>b) Each dwelling unit shall have a separate private entrance;</p> <p>c) <u>Each Additional Dwelling Unit (Attached) shall have one parking space that is provided and maintained for the sole use of the occupant of the Additional Dwelling Unit (Attached). A parking space that is provided and maintained for the sole use of the occupant of an Additional Dwelling Unit may be tandem parking space in accordance with Sections 6.27.4 and 6.27.9;</u></p> <p>d) Driveway access to both the main dwelling and the Additional Dwelling Unit (Attached) shall be limited to one access so that no new entrance from the street shall be created;</p>

			<p>e) Shall be permitted subject to the satisfaction of the Township of Wellington North, that the water and sewer service is capable of accommodating the Additional Dwelling Unit or demonstrate that there are adequate services available for the additional unit(s);</p> <p>f) An Additional Dwelling Unit is not permitted in a second farm <u>residential</u> dwelling as provided for in section 8.4;</p>
	27.	6.29.2 Additional Dwelling Unit (Detached)	<p>Notwithstanding any other provision of this by-law to the contrary, in any zone where a single detached, semi-detached or street townhouse dwelling is a permitted use, an Additional Dwelling Unit (Detached) shall be permitted as defined herein, subject to the following:</p> <p>a) One Additional Dwelling Unit (Detached) may be located on the same lot as a single detached dwelling, semi-detached dwelling unit, or street townhouse dwelling <u>where no more than 1 Additional Dwelling Unit (attached) exists within the main dwelling;</u></p> <p>b) An Additional Dwelling Unit (Detached) shall not be severed from the lot containing the single detached dwelling, semi-detached dwelling, or street townhouse dwelling;</p> <p>c) An Additional Dwelling Unit (Detached) shall be located in an accessory building or structure and is required to meet the accessory structure provisions of Section 6.1;</p> <p>d) An Additional Dwelling Unit (Detached) shall have one parking space that is provided and maintained for the sole use of the occupant of the Additional Dwelling Unit (Detached). <u>A parking space that is provided and maintained for the sole use of the occupant of an Additional Dwelling Unit may be tandem parking space in accordance with Section 6.27.4 and 6.27.9;</u></p> <p>e) Driveway access to both the main dwelling and the Additional Dwelling Unit (Detached) shall be limited to one access so that no new entrance from the street shall be created;</p> <p>f) Shall be permitted subject to the satisfaction of the Township of Wellington North, that the water and sewer service is capable of accommodating the Additional</p>

			<p>Dwelling Unit or demonstrate that there is adequate services available for the additional unit(s).</p> <p>g) An Additional Dwelling Unit (Detached) shall be located within a 60 m (196.8 ft) of the main dwelling <u>residence</u> but not closer than 1.2 m (4.0 ft) to the main dwelling.</p> <p>h) An Additional Dwelling Unit (Detached) shall not be permitted on a lot which also has a garden suite.</p>
Section 7 Zones, Maps and Boundaries	28.	7.3, Holding Provisions, revise wording to clarify requirements for lifting of a holding provision.	<p>Where an H appears as a suffix to a zone symbol on Schedule "A", such land shall be subject to a <u>a specific</u> holding provisions unless this By-law has been amended to remove the relevant H symbol.</p> <p>Notwithstanding any other provisions of this By-law, where the Holding (H) provision is in place on a property, permitted uses and buildings are limited to those legally existing as of the date of passing of this By-law until the Holding (H) provision is lifted by Council.</p> <p>In regards to Sections 9.4.2, 10.3.2, 11.3.2, 16.5.2, 24.3.1 and 24.3.2 9, 10, 11, 13, 16 and 24 the following provisions apply:</p> <p>Council may pass a by-law removing the holding symbol from a lot once it is satisfied that the following matters have been adequately addressed:</p> <ul style="list-style-type: none"> • <u>Servicing (water and sanitary) can be adequately provided for the property and the proposed use.</u> • Municipal water including sufficient reserve capacity is or will be made available to the land. • That the lot can be adequately serviced with a private sewage treatment system (Section 9 only). • Storm water management issues have <u>has</u> been addressed. <ul style="list-style-type: none"> • <u>Site plan approval has been obtained if required.</u> • <u>Any necessary agreements (eg. site plan, subdivision, servicing etc.) have been executed</u> <p><u>Notwithstanding the above, and where applicable, a site specific exception/special provision may outline specific criteria that need to be met before a holding provision is lifted on a property and/or for a proposed use by Council.</u></p>

Section 8 A- Agricultural	29.	8.5 a), Reduced Lot Regulations , remove “vacant” for clarity in application	a) The following regulations apply to an existing vacant lot which contains less than 10.1 ha (25.0 ac), and which does not have the required minimum lot area or minimum lot frontage requirement as set out in Sections 8.2.1 and 8.2.2 of this By-law.																	
	30.	8.10, Seasonal Agricultural Produce Stands , increase permitted floor area for use	8.10.2	FLOOR AREA, Maximum	23.0 m² (247.6 ft²) 46.5 m² (500.5 ft²)															
Section 9 R1A- Unserviced Residential	31.	9.2.4, INTERIOR SIDE YARD, Minimum , correction	INTERIOR SIDE YARD, Minimum <ul style="list-style-type: none">• No attached garage• Attached garage• Regulations for corner lots are specified in Section 6.36 f) 6.37 f) of this By-law.																	
Section 12 R2- Residential	32.	12.3i, Landscaped Area , amend wording to apply to any dwelling type permitted within the R2 Zone	12.3 LANDSCAPED AREA i) No part of any required front yard or required exterior side yard associated with a single detached dwelling and semi-detached dwelling or a duplex dwelling shall be used for any purpose other than a landscaped area except for a driveway leading to a private garage.																	
	33.	12.3ii, Landscaped Area , reduce minimum to provide for wider driveways	12.3 LANDSCAPED AREA ii) A minimum of 50% 30% of the required front yard and required exterior side yard shall be maintained as a landscaped area.																	
Section 13 R3- Residential	34.	13.1. PERMITTED USES , add stacked townhouse units as a standalone permitted use for clarification. Planning Staff note this is an existing permitted use as a cluster/block townhouse unit	13.1 PERMITTED USES <ul style="list-style-type: none">• Street Townhouse units• Cluster/Block Townhouse units• <u>Stacked Townhouse units</u>• Apartments• Accessory uses buildings and structures• Home Occupations permitted in townhouse units in accordance with 6.15.																	
	35.	Add new section after 13.2.2, and before 13.2.3 , Provide standalone regulations for stacked townhouses	13.2.3 STACKED TOWNHOUSE RESIDENTIAL DWELLING <table><tr><td>13.2.3.1</td><td colspan="2">LOT AREA, Minimum a) 1,393.5 m² (15,000 ft²) for the first four units b) 264.8 m² (2,850.4 ft²) for each additional unit thereafter</td></tr><tr><td>13.2.3.2</td><td>LOT FRONTAGE, Minimum</td><td>20.1 m (66.0 ft.)</td></tr><tr><td>13.2.3.3</td><td>FRONT YARD, Minimum</td><td>6 m (19.7 ft.)</td></tr><tr><td>13.2.3.4</td><td>REAR YARD, Minimum</td><td>7.6 m (24.9 ft.)</td></tr><tr><td>13.2.3.5</td><td>INTERIOR SIDE YARD, Minimum</td><td>6 m (19.7 ft.) 1.2 m (3.9 ft) for the end of a</td></tr></table>			13.2.3.1	LOT AREA, Minimum a) 1,393.5 m² (15,000 ft²) for the first four units b) 264.8 m² (2,850.4 ft²) for each additional unit thereafter		13.2.3.2	LOT FRONTAGE, Minimum	20.1 m (66.0 ft.)	13.2.3.3	FRONT YARD, Minimum	6 m (19.7 ft.)	13.2.3.4	REAR YARD, Minimum	7.6 m (24.9 ft.)	13.2.3.5	INTERIOR SIDE YARD, Minimum	6 m (19.7 ft.) 1.2 m (3.9 ft) for the end of a
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Section 17 – C2 Highway Commercial Zone	36.	17.1 Permitted Uses, Add Medical Clinic as a permitted use.	<ul style="list-style-type: none">• Medical Clinic																		
Section 24 – M1 Industrial	37.	24.1 Permitted Uses, Remove Parking Lot and Parking Area as permitted uses.	<ul style="list-style-type: none">• Builder or Contractor's Yard• Parking Area• Parking Lot																		
Section 25 – RIN Rural Industrial Zone	38.	25.1 Permitted Uses, Remove Parking Area as permitted uses.	<ul style="list-style-type: none">• Builder or Contractor's Yard• Parking Area Lot																		
Section 30 NE-Natural Environment	39.	30.2. d), Regulations, fix typo	d) <u>Non-habitable</u> buildings and structures accessory to a Conservation, Passive Recreation or Park use shall meet front, rear and side yard requirements of the Open Space Zone.																		
Section 31 Exception Zone 1-	40.	31.3, C1-3, add address for easier reference	31.3 <u>267 George St</u>																		

Arthur Village			
	41.	31.5, R3-5, correct address	31.5 Isabelle St E & John Eliza St
	42.	31.7, R1-C, edit zoning to better align with existing mobile homes Multiple Properties	31.7, R1-C R1C-7 In addition to the uses of Section 11.1, the land zoned R1-C R1C-7 may be used for a single-wide mobile home, which is connected to municipal water and municipal sewage treatment facility
	43.	31.10, IN-10, add address	31.10 215 Eliza St
	44.	31.14, C2-14, remove site specific exception from chart. Property was rezoned in 2022 (ZBA2022-05) to permit the construction of a single detached dwelling 7820 Wellington Road 109	31.14, C2-14 Notwithstanding any other provisions to the contrary, the land zone C2-14 may only be used for tourist commercial uses and an accessory single detached dwelling subject to the provisions of the Highway Commercial C2 Zone.
	45.	31.17, R1C-17, remove site specific exception and amend schedule. Municipal services are now available. 460, 462, 464 and 466 Domville St	31.17, R1C-17 The land zoned R1C-17 may be used for single detached residential dwellings, accessory uses, buildings and structures including home occupations subject to the following regulations: i) Lot Area, Minimum 1858 m ² (20,000 ft ²) ii) Lot Frontage, Minimum 25.6 m (84.0 ft.)
		31.26, (H)R1C-26, remove holding provision reference from exception in chart. Holding has been lifted. Cachet Subdivision	31.26, (H)R1C-26 Holding (H) Provision Notwithstanding any other provisions of this by-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed: i. Municipal water and sewage servicing including sufficient reserve capacity is or will be made available to the land; ii. Stormwater management issues have been adequately addressed; iii. A detailed engineering design has been approved and the necessary development agreement(s) have been entered into with the Township; iv. In regards to the lots adjacent to the unopened Adelaide St. extension (Lots 132 and 24 shown on the plan prepared

			by GSAI, dated June 4, 2021): that adequate street access and servicing is provided.
	46.	31.29, (H)R3-29 , remove Holding provision Cachet Subdivision	31.29, (H)R3-29 Holding (H) Provision Notwithstanding any other provisions of this by-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed: i. Municipal water and sewage servicing including sufficient reserve capacity is or will be made available to the land; ii. Stormwater management issues have been adequately addressed; iii. A detailed engineering design has been approved and the necessary agreement(s) have been entered into with the Township.
Section 32 Exception Zone 2- Mount Forest	47.	32.1, M1-1 , add address. Property now has address and no longer includes Canadian Tire property. 135 Mount Forest Drive	32.1, M1-1 Notwithstanding the regulations of the Industrial (M-I) zone, a minimum of one off-street parking space shall be required for each 84.0 m2 (904.2 ft2) of building floor area, for that property zoned as M1-1 and described as <u>135 Mount Forest Dr. Part of Lots 32 and 33, Concession 1, and abutting the Canadian National Railway line and fronting onto Main Street.</u> (By-law No. 24-82)
	48.	32.2, R3-2 , add address	32.2 <u>525 Dublin St</u>
	49.	32.3, R3-3 , add address	32.3 <u>455-465 Dublin St</u>
	50.	32.5, R1A-5 , edit address	32.5 Roll 006-07500 & 006-07505
	51.	32.8, (H)R2-8 , Remove in its entirety. Property has since been rezoned to R2. (By-law 013-22) 500 & 504 Wellington St. E 102 London Road S.	32.8, (H)R2-8, Notwithstanding any other section of this by-law to the contrary, the lands zoned (H)R2-8 shall be subject to the following regulations: <ul style="list-style-type: none"> • Council may pass a by-law removing the holding symbol from the lot once it is satisfied that the lands have been consolidated with abutting lands to achieve an area that is appropriate for development within the R2 zone.

	52.	32.16, R3-16 , add address	32.16 <u>176 Fergus St N</u>
	53.	32.20, R3-20 , add address to distinguish between R3-20 zone in Arthur	32.20 <u>440 Wellington St E</u>
	54.	32.21, MU2-21 , remove duplicate 212 Main St. N.	32.21, MU2-21 Notwithstanding Section 22.1 and Section 22.1, the property zoned MU2-21 may be used for any use permitted in the Residential R2 zone, including a single detached dwelling. The applicable R2 regulations shall apply to the property, save and except for the following: a) Notwithstanding Section 12.2.1.4, the minimum interior side yards shall be 5.0 ft. (1.52 m), along the southerly boundary and 8.0 ft. (2.43 m) along the northern boundary.
	55.	32.24, M1-24 , remove text at the end which was previously associated with a general M1 Holding provision reference. Avilla Subdivision	Notwithstanding any other provisions to the contrary, the land zoned M1-24 shall be subject to the Industrial regulations of Section 24.2, except for the following: i) New industrial buildings with a floor area greater than 2,322.5m ² (25,000 ft ²) shall be setback at least 70 m (229.6 ft.) from an existing dwelling ii) Within the above metre setback, industrial structure, outdoor storage areas, marshalling yards and loading docks shall not be permitted. In addition to the requirements of <u>Section 7.3 Holding Provisions 24.3.2 (H)M1 Holding Provisions</u> , Council shall not remove the holding symbol until a satisfactory stormwater management plan has been completed, consultation with the Saugeen Valley Conservation Authority.
	56.	32.27, (H)M1-27 , remove in its entirety Avilla Subdivision	32.27, (H)M1-27 a) PERMITTED USES Same as for (H)M1-26 b) ADDITIONAL REGULATIONS In addition to the regulations of the Industrial Zone, Section 24.2 and the General Provisions, Section 6, and the regulations immediately above for the (H)M1-26 zone, the following regulations shall also apply: i) Notwithstanding Section 32.26 (b) (i), the siting of the industrial building and structures is to be located within the 140.2 X 140.2 m (460 X 460 ft.) building envelope as shown on Map 3A. Separation distances between the industrial envelope and the neighbouring dwellings are considered to be approximate on Map 3A; distance from envelope to the dwelling to the north is to be maximized. ii) Setback of the building envelope from Highway 6 shall be 70 m

			(229.7 ft.). iii) Notwithstanding Section 32.26 b) (iii), a Minimum Ground Floor Area of 4645 m ² (50,000 ft ²) is required.
	57.	<p>32.28, NE-28, remove in its entirety to align with ZBA25-21</p> <p>Avilla Subdivision</p>	<p>32.28, NE-28</p> <p>a) Permitted Uses Notwithstanding Section 30.1, Permitted Uses, building and sports playing fields including but not limited to football, soccer and baseball shall not be permitted within the NE-28 Zone. Small-scale open space and passive recreational uses shall be permitted, including but not limited to the following: walking trails, arboretum and botanical gardens, neighbourhood playgrounds. Notwithstanding the above, where any NE-28 zoned land is merged on title with an abutting property containing an existing dwelling, that NE-28 zoned lands, shall then be subject to those permitted uses and regulations which apply in the zone where the residential property is situated.</p> <p>b) Additional Regulations</p> <p>In addition to the regulations of the Natural Environment Zone, Section 30.2 and the General Provisions, Section 6, use of the NE-28 zone by motorized recreational vehicles shall <u>not</u> be permitted. At the far west end of the subject lands, the NE-28 zone abuts the NE zone along the Saugeen River, which is considered to be a cold water stream and fish habitat. A 30 m (98.4 ft.) setback from the NE zone in this location is required in which, no development including site alteration is permitted unless prior written approval is received from the Saugeen Valley Conservation Authority.</p>
	58.	<p>32.43, 610 Martin St., remove site specific provision as garden suite temporary use has expired. Now recognized as an ADU.</p>	<p>Garden Suite 10 Year Temporary Use In addition to the permitted uses and regulations of Section 12, Residential (R2) Zone, and notwithstanding any provisions of this By-law to the contrary, a Garden Suite shall be permitted and the following special provisions shall apply to the R2-43 Zone: a) Before the issuance of the building permit for the Garden Suite: i) Approval by the Township's Building Official shall be required for site plans which may include, a plot plan (location of buildings, setbacks and yard distances), elevation drawings and structural drawings including anchorage details. ii) The owners shall enter into a development agreement with the Township of Wellington North; b) This Temporary Use Zone, established by By-law No. 81-06, shall be in effect for a maximum of ten years, starting from the date this By-law takes effect October 23, 2006; c) Notwithstanding Section 6.12(b), Garden Suites, the proposed garden suite may be located in front of the front wall of the single detached dwelling on</p>

			the property, and be situated not closer than 15 m from the front property boundary. (By-law 81-06)
	59.	<p>32.48, MU1-48, remove in its entirety to reflect the current use of the property</p> <p>115 Fergus St S</p>	<p>32.48, MU1-48 Pt Lot 14 & 15 RP60R2290, Part 2 Notwithstanding any other section of this by-law to the contrary, in addition to the uses permitted in the Mixed Use (MU1) zone, the land zoned MU1-48 may also be used for a gunsmith operation, which includes but is not limited to the repair, custom assembly, cleaning and warranty service of firearms.</p> <p>Limited retail sales of new and used firearms, ammunition and firearm and hunting accessories shall also be permitted as accessory to the main use of a gunsmith operation.</p> <p>Subject to all the above uses being located within the building and no outside sales permitted and further that a firing or gun range is not permitted. (BY-law 17-13 – Grecho)</p>
	60.	<p>32.49, R3-49, add text to recognize use/building</p> <p>185 Jack's Way</p>	<p>32.49, R3-49 Notwithstanding any other section of the by-law to the contrary, the lands zoned R3-49 shall be subject to the following regulations: i) Minimum Lot Area 3,370 m² ii) Minimum Interior Side Yard 6 m iii) Maximum Building Height 15.1 m iv) Maximum balcony projection 1.853 m v) Minimum parking space size 2.9 m by 5.5 m within a garage.</p> <p><u>In addition to the uses permitted in Section 13, Residential Zone, the lands zoned R3-49 shall permit a 34 m² (366 ft²) personal service shop and business and a professional office to be located within the ground floor of an apartment.</u></p>
	61.	<p>32.62, (H)C2-62, remove holding provision from site specific provision</p> <p>503 & 515 Main St. N</p>	<p>32.62, (H)C2-62 c) Holding (H) Provision Notwithstanding any other provisions of this By-law, where the Holding (H) Provision is in place on the property, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) provision is removed by Council. The Holding provision may be removed when</p>

			<p>Council is satisfied that the following matters have been addressed:</p> <ul style="list-style-type: none"> i. Municipal water and sewage servicing is or will be made available to the property sufficient for the proposed phase of the development. ii. Stormwater management issues have been adequately addressed, including the securement of a drainage outlet for the property. iii. Site Plan Approval has been obtained for the proposed phase of the development and the necessary site plan and/or development agreement(s) have been entered into with the Township. iv. An entrance design including any proposed intersection and road improvements has been provided to the satisfaction of the Township.
	62.	<p>32.63, (H)C4-63, remove holding provision from site specific provision</p> <p>437-455 Main St. N.</p>	<p>32.63, (H)C4-63 <u>b) Holding (H) Provision</u> Notwithstanding any other provisions of this By-law, where the Holding (H) provision is in place on the property, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed:</p> <ul style="list-style-type: none"> i. Municipal water and sewage servicing is or will be made available to the property sufficient for the proposed phase of the development. ii. Stormwater management issues have been adequately addressed, including the securement of a drainage outlet for the property. iii. Site Plan Approval has been obtained for the proposed phase of the development and the necessary site plan and development agreement(s) have been entered into with the Township. iv. An entrance design including any proposed intersection and road improvements has been provided to the satisfaction of the Township.

	<p>63.</p>	<p>32.64, add and amend text to have all related site specific zoning in one section for clarity. Update zoning schedule to reflect change.</p> <p>Avila Subdivision</p>	<p>(H)R1B-64 Notwithstanding any other section of the by-law to the contrary, the lands zoned R1B-64 shall be subject to the following regulations:</p> <ul style="list-style-type: none"> i) Minimum Interior Side Yard 4.5 m (14.76 ft) <p>(H)R1C-64 Notwithstanding any other section of the by-law to the contrary, the lands zoned R1C-65 R1C-64 shall be subject to the following regulations:</p> <ul style="list-style-type: none"> i) Minimum exterior side yard 4.5 m (14.76 ft) <p>(H)R2-64 Notwithstanding any other section of the by-law to the contrary, the lands zoned R2-66 R2-64 shall be subject to the following regulations:</p> <ul style="list-style-type: none"> i) Minimum lot frontage 15 m (49.2 ft) ii) Minimum lot frontage per dwelling on a separate lot 7.5 m (24.6 ft) iii) Minimum exterior side yard 4.5 m (14.76 ft) <p>(H)R3-64 Notwithstanding any other section of the by-law to the contrary, the lands zoned R3-67 R3-64 shall be subject to the following regulations:</p> <ul style="list-style-type: none"> a) Minimum lot frontage 6 m (19.7 ft) Corner lot 10.5 m (34.4 ft) b) Minimum exterior side yard 4.5 m (14.76 ft) c) Stacked Townhouses are not permitted within the R3-67 R3-64 zone. <p>Council may pass a By-law removing the holding symbol once it is satisfied that the following matters have been adequately addressed:</p> <ul style="list-style-type: none"> I. Adequate municipal services, including a suitable road entrance, are or will be available to the lands; II. A satisfactory stormwater management plan has been completed, in consultation with the Saugeen Valley Conservation Authority; and, III. A detailed engineering design has been approved and the necessary development agreements have been entered into with the Township.
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	64.	<p>32.64, renumber duplicate section 32.64 to 32.69 and amend text</p> <p>Avila Subdivision</p>	<p>32.69 (H)R1B-69 Notwithstanding any other section of the by-law to the contrary, the lands zoned R1B-69 shall be subject to the following regulations:</p> <p>i) Minimum Lot Frontage 18 m (59 ft)</p> <p>Council may pass a By-law removing the holding symbol once it is satisfied that the following matters have been adequately addressed:</p> <p>I. Adequate municipal services, including a suitable road entrance, are or will be available to the lands;</p> <p>II. A satisfactory stormwater management plan has been completed, in consultation with the Saugeen Valley Conservation Authority; and,</p> <p>III. A detailed engineering design has been approved and the necessary development agreements have been entered into with the Township.</p>
	65.	<p>32.65, (H)R1C-65, Delete site specific - was moved to Section 32.64</p> <p>Avila Subdivision</p>	<p>32.65, (H)R1C-65</p> <p>Notwithstanding any other section of the by-law to the contrary, the lands zoned R1C-65 shall be subject to the following regulations:</p> <p>i) Minimum exterior side yard 4.5 m (14.76 ft)</p> <p>Council may pass a By law removing the holding symbol once it is satisfied that the following matters have been adequately addressed:</p> <p>I. Adequate municipal services, including a suitable road entrance, are or will be available to the lands;</p> <p>II. A satisfactory stormwater management plan has been completed, in consultation with the Saugeen Valley Conservation Authority; and, III. A detailed engineering design has been approved and the necessary development agreements have been entered into with the Township. (By-law 032-22 – Avila Investments Ltd.</p>
	66.	<p>32.66, (H)R2-66, Delete site specific - was moved to Section 32.64</p> <p>Avila Subdivision</p>	<p>32.66, (H)R2-66</p> <p>Notwithstanding any other section of the by-law to the contrary, the lands zoned R2-66 shall be subject to the following regulations:</p> <p>i) Minimum lot frontage 15 m (49.2 ft)</p> <p>ii) Minimum lot frontage per dwelling on a separate lot 7.5 m (24.6 ft)</p> <p>iii) Minimum exterior side yard 4.5 m (14.76 ft)</p> <p>Council may pass a By law removing the holding symbol once it is satisfied that the following matters have been adequately addressed:</p> <p>I. Adequate municipal services, including a suitable road entrance, are or will be available to the lands;</p>

			<p>II. A satisfactory stormwater management plan has been completed, in consultation with the Saugeen Valley Conservation Authority; and, A detailed engineering design has been approved and the necessary development agreements have been entered into with the Township. (By-law 032-22 – Avila Investments Ltd.)</p>
	67.	<p>32.67, (H)R3-67, Delete site specific- was moved to Section 32.64</p> <p>Avila Subdivision</p>	<p>32.67, (H)R3-67 Notwithstanding any other section of the by-law to the contrary, the lands zoned R3-67 shall be subject to the following regulations:</p> <p>a) Minimum lot frontage 6 m (19.7 ft) Corner lot 10.5 m (34.4 ft)</p> <p>b) Minimum exterior side yard 4.5 m (14.76 ft)</p> <p>c) Stacked Townhouses are not permitted within the R3-67 zone.</p> <p>Council may pass a By-law removing the holding symbol once it is satisfied that the following matters have been adequately addressed:</p> <p>I. Adequate municipal services, including a suitable road entrance, are or will be available to the lands;</p> <p>II. A satisfactory stormwater management plan has been completed, in consultation with the Saugeen Valley Conservation authority; and, A detailed engineering design has been approved and the necessary development agreements have been entered into with the Township. (By-law 032-22 – Avila Investments Ltd.)</p>
Section 33 Exception Zone 3 – Rural Areas	68.	<p>33.9, A-9, remove in its entirety to return to A zone in compliance with B101-22 & B102-22 lot line adjustment condition</p> <p>8963 Wellington Road 6</p>	<p>33.9, A-9 Notwithstanding Section 8.5 the land zoned A-9 may be used for a permitted use of Section 8.5.1 with a minimum lot area of 1858 m² (20,000 ft²) and a minimum front yard of 9.1 m (30 ft.).</p>
	69.	<p>33.13, A-13, amend size of site specific zone to reflect approved site plan covering full extent of use (including parking area)</p> <p>7514 Wellington Road 109</p>	<p>33.13, A-13 Notwithstanding Section 6.35.2 or any other provisions to the contrary, the land zoned A-13 may only be used for an abattoir including uses, buildings and structures accessory hereto within a defined area of 0.8 hectares (2 acres) <u>2 hectares (4.9 acres)</u> as shown on Schedule A – Map 1.</p>
	70.	<p>33.23, A-23, typo</p> <p>8691 Melody Lane</p>	<p>33.23 Lot 4 <u>2</u>, Conc. <u>2</u> <u>4</u> <u>Arthur Luther</u></p>

	<p>71.</p> <p>33.43, A-43, remove in its entirety, the property is no longer used as a fish hatchery</p> <p>8343 Line 8</p>	<p>33.43, A-43 Lot 8, Conc. 8 Notwithstanding Section 8.1 or any other provisions to the contrary, the land zone A-43 may only be used for a fish hatchery and a single detached residential dwelling, that is subject to regulations of the R1A Zone except for the following: a) Interior Side Yard, Minimum 6 ft. (1.8m) b) Exterior Side Yard, Minimum 12 ft. (3.7m) c) No Maximum Lot Coverage for accessory buildings</p>
	<p>72.</p> <p>33.75, A-75, remove in its entirety, according to A04/24 the property is no longer operating the home industry subject to the provisions</p> <p>8420 Line 6</p>	<p>33.75, A-75, A propane tank refurbishing business shall be considered a home industry on the land zoned A-75. The use shall be subject to all of the requirements of this by-law other than as provided for in the following regulations: i) The area of operation for the propane tank refurbishing home industry shall be confined to an area not exceeding 70 by 100 metres (229.7 by 328 feet). All activities associated with the home industry shall be contained within the area of operation, including: all buildings and structures, parking, loading and outdoor storage. Notwithstanding the above, the southwest corner of the area of operation shall be reduced so that a minimum setback of 8 metres is maintained from the top of bank of the W. Day Drain, which is located immediately south. Home industry activities including outdoor storage are not permitted within this setback. ii) Notwithstanding Section 6.14 (c), the outside storage of propane tanks shall be permitted for the home industry. iii) Visually screening shall be provided according to the requirements of Section 6.26 (c), Outdoor Storage Areas. A buffer strip shall be required on the east, south and west sides of the area of operation. iv) Notwithstanding Section 6.14(d), the maximum square footage of any or all buildings or structures or part of a building or structure used for the propane tank refurbishing home industry shall not exceed 371.6 m² (4,000 ft²). v) In addition to the two employees permitted in Section 6.14 (e), two additional seasonal employees who do not reside on the lot may be employed by the propane tank refurbishing home industry. For the purpose of the A-75 zone, seasonal employee shall be someone who is employed no more than 6 months in any single calendar year. vi) The land zoned A-75 shall also be subject to the requirements of the A-1 zone of this by-law (i.e. new livestock facilities are not permitted). vii) The above special provisions shall only apply to a propane tank refurbishing home industry. No other home industry</p>

			<p>uses (Section 6.14) are permitted without an amendment to this section. viii) Notwithstanding Section 6.1 or any other section of this by-law to the contrary, the existing 3,200 ft² shop building existing on the day of passing of this by-law shall be deemed to comply with the accessory building requirements. And further no other accessory structures will be permitted on the property including a building used for a home industry without an amendment to this by-law.</p>
	<p>73.</p>	<p>33.78, A-78, remove it its entirety, property no longer being used for such use</p> <p>7240 Fifth Line</p>	<p>33.78, A-78</p> <p>Running of the Bulls</p> <p>a) Permitted Uses In addition to the uses permitted in Section 8.1, the land zoned A-78 may also be used for a limited number of “running of the bull” special events. Minor accessory uses related to the running of the bull events such as washrooms, food sales, picnicking, family games such as soccer, baseball, etc. are also permitted. However, overnight camping by the public or the parking of recreational trailers by the public shall not be permitted.</p> <p>b) Regulations</p> <p>i) Other than those buildings and structures that would normally be permitted in the Agricultural (A) zone, no permanent buildings or structures associated with the running of the bull land use shall be permitted. However, non-permanent buildings and structures of a portable or temporary nature, associated with the running of the bull event, shall be permitted.</p> <p>ii) A maximum of one combined bull run and bull ring shall be permitted.</p> <p>iii) The running of the bull event shall occur on not more than six weekends in a calendar year. Each of these six weekend events shall consist of not more than two days of event, defined as a Saturday and a Sunday. Each individual event weekend shall be separated by at least 12 days on which no event activities shall take place.</p> <p>iv) The hours of operation shall be limited on each day of an event to between 9:00 a.m. and 9:00 p.m. Use of the property by the general public is not permitted except during these hours.</p>

			<p>v) — The owner of the property will give written notice of each event, at least one week in advance, to all neighbouring property owners, as determined by the Township of Wellington North. In addition, one week's advance written notice will also be given to all emergency services, including police, fire, ambulance and public works.</p> <p>vi) — A maximum of 1,000 motor vehicles shall be allowed to attend any single event day. Tickets sales will be limited to ensure that no more than this maximum is surpassed. vii) At least two entrances for the public arriving in vehicles shall be used during each event and these shall be shown on the site plan.</p> <p>vii) — An entrance and access lane shall be dedicated for emergency vehicles and these shall be shown on the site plan. Copies of the site plan identifying the entrance location for emergency vehicles shall be provided to the following services: police, fire, ambulance and public works.</p> <p>viii) — Outdoor lighting impacts shall be minimized and limited to a type of fixture that directs light in a downward direction to reduce light glaring out in horizontal or upwards direction.</p>
	74.	33.89, A-89 , add address 7318 Sideroad 5 E	33.89 <u>7318 Sideroad 5 E</u> <u>Riverstown</u>
	75.	33.90, A-90 , edit d) to update size Add address: 9089 Concession 11	33.90, A-90 d) That a maximum of 2,000 ft² <u>4,900 ft²</u> be used for the sale of fabrics and notions and other small scale dry good items <u>9089 Concession 11</u>
	76.	33.96, A-96 , typo Add address: 7293 Third Line	Notwithstanding Sections 6.1.3, 8.2.7.2, 6.1.4ii b) , 8.3.1 or any other section of this by-law to the contrary, the height and floor areas of the accessory buildings shall be deemed to comply with this by-law. Limited livestock shall be permitted within the accessory barn/buildings, provided the Minimum Distance Separation (2) distance to the residential use across the road is maintained. The required separation distance shall be measured to the

			residential lot's front lot line, rather than to the dwelling itself. <u>7293 Third Line</u>
	77.	33.98, A-98, typo Add address: 8185 Line 10	Notwithstanding Sections 6.1.3, 8.2.7.2, 6.1.4# b), 8.3.1 or any other section of this by-law to the contrary, the height and floor areas of the accessory buildings shall be deemed to comply with this by-law. Limited livestock shall be permitted within the accessory barn / buildings, provided the Minimum Distance Separation (2) distance to the residential use across the road is maintained. The required separation distance shall be measured to the residential lot's front lot line, rather than to the dwelling itself. <u>8185 Line 10</u>
	78.	33.103, A-103, typo Add address: 9029 Concession 9	33.103, A-103 , In addition to the uses permitted in Section 8, Agriculture, an autobody repair shop and auto paint booth is permitted in on the subject lands, subject to the following regulations: a) That the autobody repair shop and auto paint booth operate in accordance with the regulations of Section 16.14 (c-g) – Home Industries; b) Outside storage of unlicensed vehicles, vehicle parts and materials related to the auto repair/paint shop operation are prohibited. <u>9029 Concession 9</u>
	79.	33.112, A-112, typo Add address: 8170 Line 7	a) Notwithstanding Sections 6.1.4# b), 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 m ² (1,600 ft ²).“ Maximum lot coverage of 10% must be considered for any new buildings.” <u>8170 Line 7</u>
	80.	33.119, E-119, typo Add address: 9462 Concession 4 N	33.119, E-119 <u>9462 Concession 4 N</u>
	81.	33.127, A-127, remove address to increase broader applicability to farm parcels requiring a site-specific provision to combine the A-1 and A-2 zones 9580 Lover's Lane	33.127 Part of Lot 2, Con 12

Section 34 Approval of new By-law	82.	Section 34, 34.1 and 34.2 Duplicate numbering. Sections to be renumbered due to new sections for cannabis amendment.	Renumber sections as follows: Section 34-37, 347.1 and 347.2
Map 1 Township of Wellington North	83.	NE boundary revised in consultation with the Saugeen Valley Conservation Authority. 7760-7762 and 7781 Sideroad 2 E	Rezone from NE to A
	84.	Return to original zone due to lot line adjustment B101/22. 8963 Wellington Rd 6	Rezone from A-9 to A
	85.	Return to original zone due to site specific use no longer taking place 7240 Fifth Line	Rezone from A-78 to A
	86.	NE boundary revised in consultation with the Saugeen Valley Conservation Authority. 8046 and 8094 Line 12	Rezone from NE to A
	87.	Remove site specific zone. No longer used as fish hatchery. 8343 Line 8	Rezone from A-43 to A
	88.	Add NE zoning that is missing. NE zone is within Core Greenlands Area of OP and within Saugeen. Valley Conservation Screening Area. By-law map does not provide zoning for lands. 7321 Sideroad 5E, 9385 Highway 6, 9369 Highway 6	Zone NE
	89.	Home industry exception provisions no longer needed on property (see A04/24)	Rezone from A-75 to A

		8420 Line 6	
	90.	Rezone lands from A-2 to A-127 to prohibit a new dwelling and new livestock buildings. This property was previously zoned A-1 and was subject to a surplus farm dwelling severance. 8432 Line 6	Rezone from A-2 to A-127.
	91.	Rezone lands from A-2 to A-127 to prohibit a new dwelling and new livestock buildings. This property was previously zoned A-1 and was subject to a surplus farm dwelling severance. 8348 Line 6	Rezone from A-2 to A-127
	92.	NE boundary revised in consultation with the Saugeen Valley Conservation Authority. 9451 and 9453 Highway 6	Rezone from NE to A-1, A-1 to NE and NE to A-118
Map 2 Arthur	93.	Mapping error corrected. 460, 462, 464 and 466 Domville St	Rezone from R1C-17 to R1C
	94.	Zoning change for Township of Wellington North owned property. 176 Frederick St W	Rezone from (H)R3 to IN
	95.	Rezone property since mobile home has been removed. 362 Eliza St	Rezone from R1C-7 to R1C
	96.	Rezone properties from R1C-7 to R2. Mobile homes have been removed.	Rezone from R1C-7 to R2

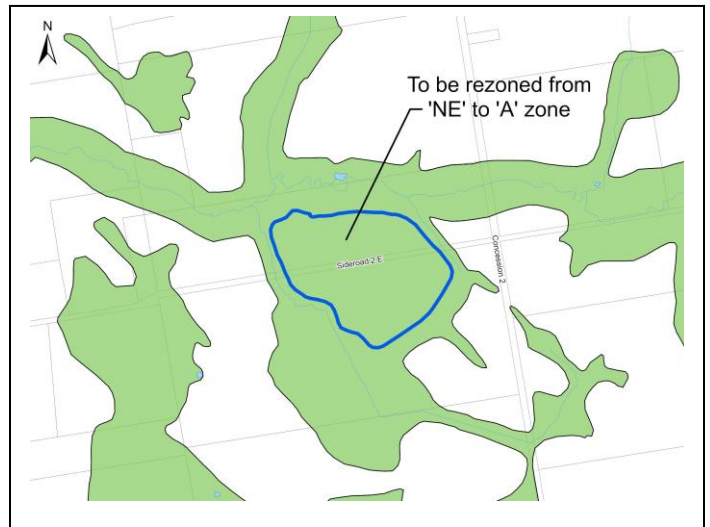
		6, 8 & 12 Duke St.	
	97.	Rezone property from NE to R1C to reflect Residential Official Plan Designation. 160 Eliza St.	Rezone from NE to R1-C
	98.	Remove site specific zone. 115 Fergus St S	Rezone from MU1-48 to MU1
MAP 3 Mount Forest	99.	Remove Site Specific Zone 32.43, Garden Suite expired 610 Martin St.	Remove site specific exception 32.43
	100.	Remove site specific Exception R2-8, lots have been built out. These lots were missed in earlier housekeeping update. 500 & 504 Wellington St. E 102 London Road S.	Remove site specific exception. Zone as R2.
	101.	Recognize existing setbacks for townhouse dwellings which were constructed in 2008. 444 & 454 Newfoundland St.	Rezone from R2 to R2-78
	102.	Avilla Subdivision – Mount Forest (Highway 6) To consolidate site specific zones.	Rezone multiple portions of the property
Map 4 Kenilworth	103.	Former railbed is not zoned. 7513 Sideroad 7E	Zone to A-1
	104.	Rezone property from FD to R1A. A house has already been built. 7511 Sideroad 7E	Rezone from FD to R1A.

Proposed Zoning Schedule Changes

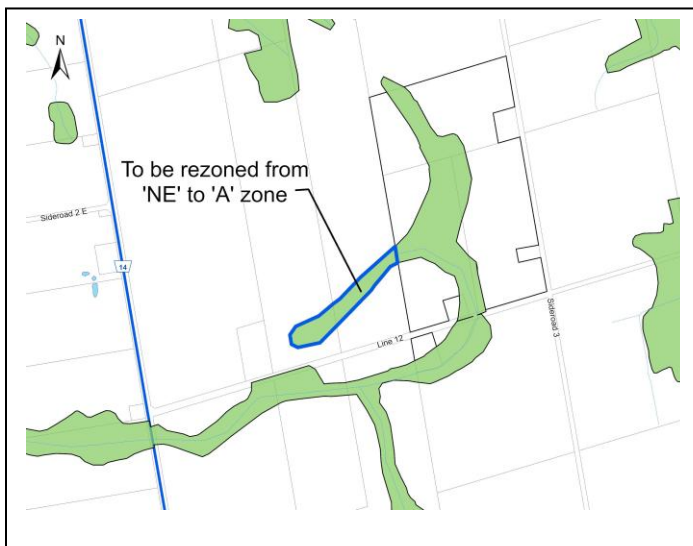
Map 1 - Sideroad 2



Map 2 - 7760 & 7781 Sideroad 2 E



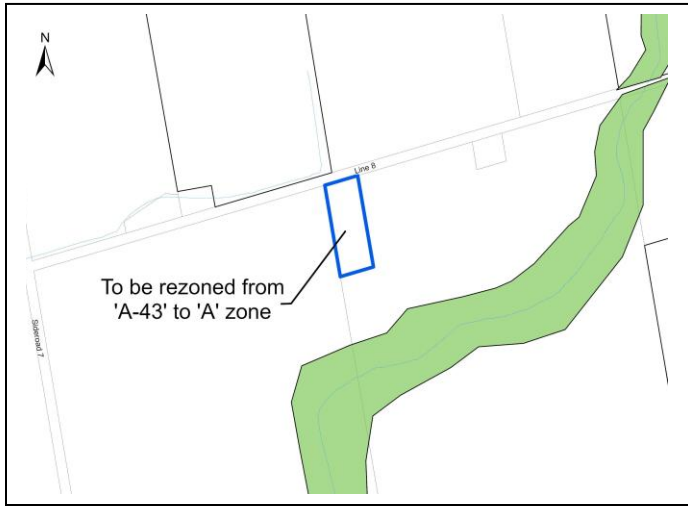
Map 3 - 8046 & 8094 Line 12



Map 4 - 115 Fergus Street S



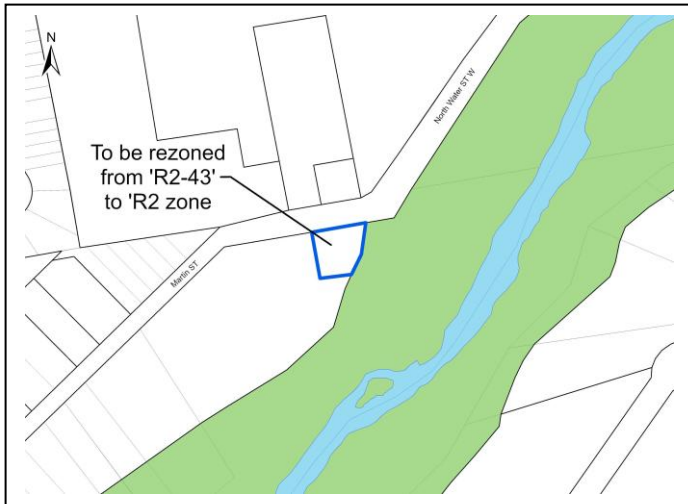
Map 5 - 8343 Line 8



Map 6 - 7240 Fifth Line



Map 7 - 610 Martin St, Mount Forest



Map 8 - 176 Frederick St W, Arthur



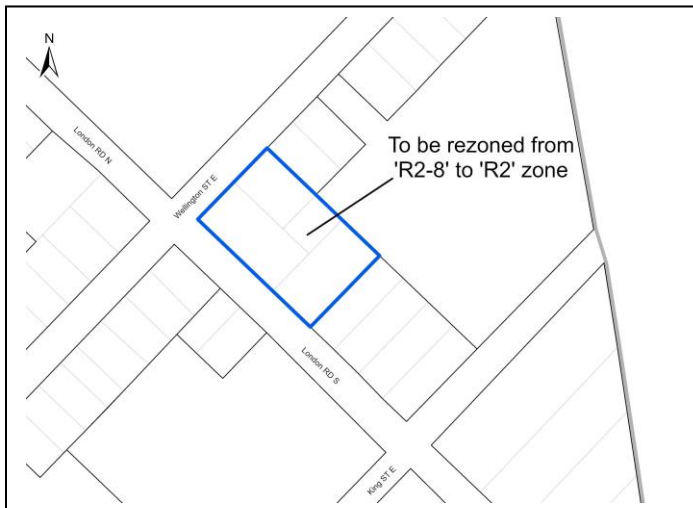
Map 9 - 362 Eliza St, Arthur



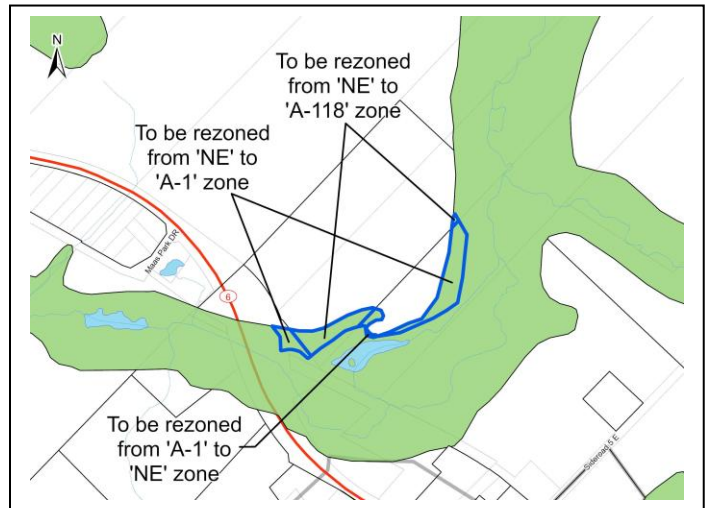
Map 10 - 8348 Line 6



Map 11 - 500-504 Wellington St E & 102 London Rd



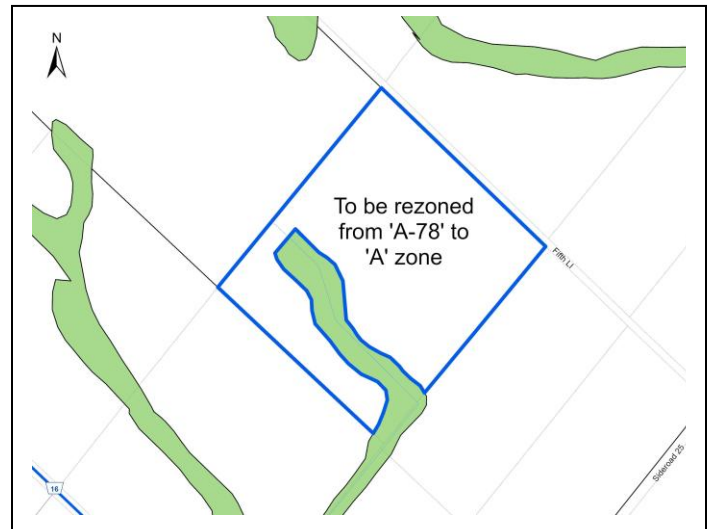
Map 12 - 9451 & 9453 Highway 6



Map 13 – 8420 & 8432 Line 6



Map 14 - 7240 Fifth Line



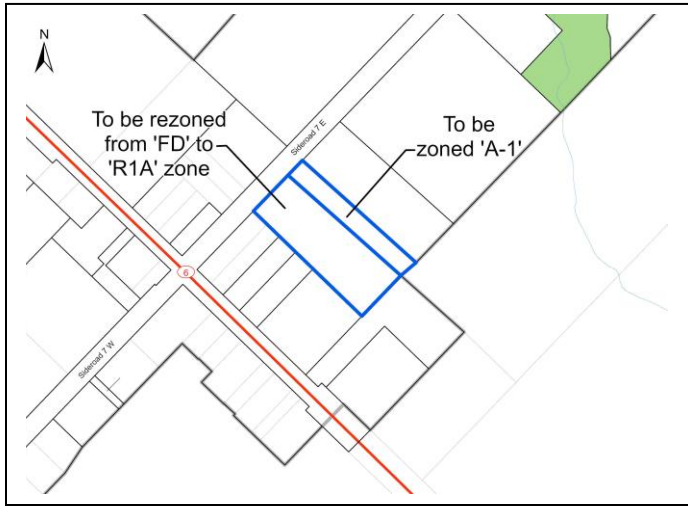
Map 15 - 460 to 464 & 466 Domville St



Map 16 - 160 Eliza St



Map 17 - 7513 & 7511 Sideroad 7 E, Kenilworth



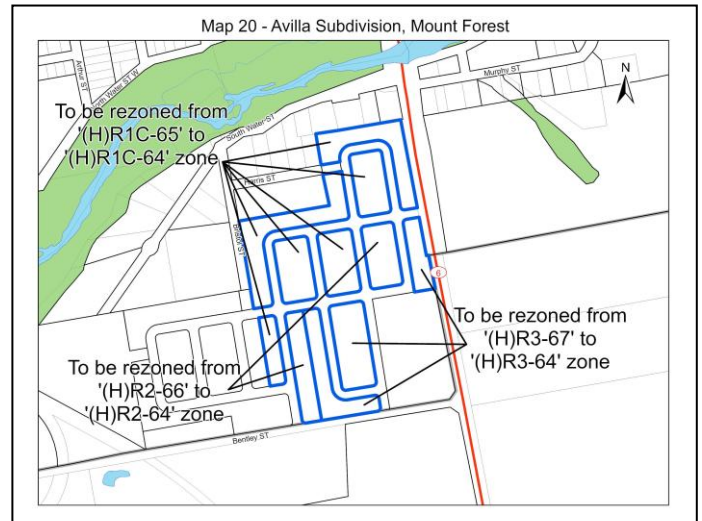
Map 18 - 9385, 9369 Highway 6 & 7321 Sideroad 5



Map 19 - 6, 8, 12 Duke St, Arthur



Map 20 - Avilla Subdivision, Mount Forest



Map 21 - 444 & 454 Newfoundland St



Tammy Pringle

From: Karren Wallace
Sent: June 25, 2025 10:07 AM
To: Tammy Pringle
Cc: Curtis Marshall; Darren Jones
Subject: FW: County comments for ZBA 01-25 Wellington North

Karren Wallace
Director of Legislative Services/Clerk
519-848-3620 ext 4227

From: planning@grey.ca <planning@grey.ca>
Sent: June 25, 2025 7:00 AM
To: Karren Wallace <KWallace@wellington-north.com>
Subject: County comments for ZBA 01-25 Wellington North

County comments for ZBA 01-25 Wellington North



Hello Wellington North,

Please note that Grey County has reviewed Zoning application ZBA 01-25 - Township of Wellington North.

Grey County staff have no concerns with the proposed amendment. We would appreciate being notified of any notice of decision on this matter.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Becky Hillyer
Senior Planner

Ministry of Transportation

West Operations
Corridor Management Section West

659 Exeter Road
London, Ontario N6E 1L3
Telephone: (226) 973-8580
Facsimile: (519) 873-4228

Ministère des Transports

Opérations ouest
Section de la gestion des couloirs routiers de l'Ouest

659, chemin Exeter
London (Ontario) N6E 1L3
Téléphone: (226) 973-8580
Télécopieur: (519) 873-4228



Date: June 27, 2025,

Via: Email

Attention: Tammy Pringle, Development Clerk

**Re: Notice of Public Meeting to Amendments to the Comprehensive ZBA 66-01-
ZBA 01/25**

The Ministry of Transportation (MTO) has completed its review of the above Zoning Comprehensive By – Law 66-01, municipal file number ZAB01/25 for the Township of Wellington North. The amendments have been considered in accordance with the requirements of our highway access control policies and the *Public Transportation and Highway Improvement Act* (PTHIA). MTO's Highway Corridor Management Manual (HCMM) and all related guidelines and policies. The following outlines our comments:

Provincial Highway/Permit Requirements:

MTO does not object to the Zoning changes.

In addition to all applicable municipal requirements, all proposed development or alterations that is in proximity of a provincial highway, within MTO Permit Control Area (PCA) will require MTO's review, permits and approval inclusive of change in use or addition of home occupation within a detached accessory structure or additional dwelling unit/s.

In addition, owners should be aware that MTO permits must be obtained prior to any construction being undertaken.

Regards,

O'Neil Nembhard
Corridor Management Planner

c. Maureen McIver, Corridor Management Officer, MTO



July 9, 2025

via email

GRCA File: ZBA 01-25 - Township Housekeeping Amendment

Tammy Pringle
Development Clerk
Township Wellington North
7490 Sideroad 7 W, PO Box 125
Kenilworth, ON N0G 2E0

Dear Tammy Pringle,

Re: Application for Zone Change ZBA 01/25
Township Housekeeping Amendment
Township of Wellington North, Wellington County

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted zone change application to amend regulations and provisions that apply to all lands within the Township.

We understand 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.

Recommendation

GRCA has no objection to the proposed zone change application.

Documents Reviewed by Staff

GRCA staff have reviewed the following documents provided with this application:

- Notice of Public Meeting (Township of Wellington North, dated June 19, 2025).
- Planning Report (Prepared by the County of Wellington Planning and Development Department, dated July 2, 2025).

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a regulatory authority under Ontario Regulation 41/24 and as a public body under the Planning Act as per our CA Board approved policies.

Portions of lands within the Township of Wellington North are regulated by the GRCA due to the presence of natural hazards such as watercourses, floodplain, slope erosion hazard, slope valley, wetlands, and the associated regulated allowances to these features. Any development or site alteration within the GRCA's regulated area requires a permit pursuant to Ontario Regulation 41/24 (Prohibited Activities, Exemptions and Permits Regulation).

Based on our review of the maps of proposed zoning schedule changes, some of the properties are partially regulated by the GRCA but the GRCA regulated areas will remain designated "NE" where applicable. Many of the properties are outside of GRCA's watershed or are not regulated by the GRCA under Ontario Regulation 41/24. As such, no impacts to natural hazards are expected as a result of this zoning by-law amendment.

It is our opinion that the changes are consistent with the policies of the GRCA and with the Natural Hazards (5.2) Section of the Provincial Planning Statement (2024). As such, GRCA has no objection to the proposed Zone Changes.

Should you have any questions, please contact me at 519-621-2763 extension 2230 or jconroy@grandriver.ca.

Sincerely,



Jessica Conroy, MES Pl.
Resource Planner
Grand River Conservation Authority

Copy: Curtis Marshall, County of Wellington

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

July 9, 2025

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

ATTENTION: Tammy Pringle, Development Clerk

Dear Tammy Pringle

RE: Zoning By-law Amendment 01-25 (Housekeeping)
Township of Wellington North

The above-noted application has been received by the Saugeen Valley Conservation Authority (SVCA) in accordance with the Mandatory Programs and Services Regulation (Ontario Regulation 686/21) made under the *Conservation Authorities Act* (CA Act). SVCA staff have reviewed the proposal for consistency with SVCA's environmental planning and regulation policies made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the application for conformity with the natural hazard policies of the applicable Municipality or County.

Purpose

The purpose and effect of the proposed amendment is to provide for Township initiated "housekeeping" amendments to the Comprehensive Zoning By-law.

Recommendation

The application is generally acceptable to the SVCA, provided the following provisions are added to proposed changes #26 and 27:

SVCA staff recommend:

1. That additional dwelling units are not a permitted use within a natural hazard area (Natural Environment Zone/NE zone), regardless of there being an existing residential dwelling;
2. That there is safe access to the accessory residential dwelling units. Please see attached Schedule A for example safe access policies.

Documents Reviewed by Staff

Staff have received and reviewed the following documents submitted with this application:

- 1) Notice of Public Hearing, dated June 19, 2025; and
- 2) Planning Report for the Township of Wellington North, prepared by County of Wellington Planning and Development Department, dated July 2, 2025.

Provincial Planning Statement (PPS, 2024)

In accordance with s. 7 of O. Regulation 686/21, SVCA shall act on behalf of the Province or as a public body under the Planning Act (PA) to ensure municipal decisions made under the PA are consistent with the natural hazards policies of the PPS, Chapter 5.

Section 5.2.1 of the PPS, 2024 states that, "Planning authorities shall, in collaboration with conservation authorities where they exist, identify hazardous lands and hazardous sites and manage development in these areas, in accordance with provincial guidance." Furthermore, Section 5.2.2 and 5.2.3 states in part that development shall be directed away from natural hazards, and development shall not be permitted within natural hazards, and that development will have safe access appropriate for the nature of development and the natural hazard.

Planning Act, Additional Dwelling Units (ADUs)

Recent *Planning Act* changes made under Bill 185 included removing zoning barriers to building small multi-unit residential. These changes help create additional residential units, such as basement suites, by eliminating barriers including maximum lot coverage and limits on bedrooms allowed per lot.

SVCA is concerned that ADUs could be established in natural hazard areas (i.e. flooding and erosion hazards) without an opportunity to review a *Planning Act* application associated with this use. As such, it is important for the Municipality's natural hazard policies to contain policies that prohibit ADUs from being established in natural hazard areas and where safe access cannot be met. This would apply to ADUs proposed in new and existing structures.

Wellington County Official Plan Policies

The following comments are made in accordance with MOU with the County of Wellington. Sections 5.4.3 and 5.5 of the Wellington County OP generally directs development to be located outside of Hazardous Lands. Please see the above comments. As they also relate to the Wellington County OP.

Conservation Authorities Act and O. Regulation 41/24

Within SVCA's regulated areas and in accordance with the CA Act and O. Regulation 41/24, a permit from the SVCA is required to change or interfere with watercourses or wetlands and for development activities in or adjacent to hazardous lands, wetlands, river or stream valleys, Great Lakes and inland lake shorelines. When reviewing an application, SVCA staff must assess the proposal for impacts to the control of flooding, erosion, dynamic beaches, or unstable soil or bedrock, and ensure the activity will not create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property. Provided staff are satisfied the proposal is consistent with SVCA's policies, designed to mitigate these risks, a permit can be issued.

July 9, 2025

Page 3 of 3

As this application is a housekeeping amendment, an SVCA permit would not be required for this application.

Summary

SVCA staff have reviewed the proposal for consistency with SVCA's policies made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the application for conformity with the natural hazard policies of the applicable Municipality or County.

Given the above comments, it is the opinion of the SVCA staff that provided SVCA's above-noted recommendations are included in the final draft of the by-law:

- 1) Consistency with the Natural Hazard policies of the PPS, Chapter 5 would be demonstrated.
- 2) Consistency with local planning policies for natural hazards would be demonstrated.

Please inform this office of any decision made by the Township of Wellington North regarding this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, or require this information in an accessible format, please contact the undersigned.

Sincerely,

Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/
Enclosure: Schedule A

cc: Karen Wallace, Clerk, Township of Wellington North (via email)
Darren Jones, CBO, Township of Wellington North (via email)
Curtis Marshall, Manager of Planning and Development, Wellington County (via email)
Patrick Huber-Kidby, Planning and Regulations Supervisor, MVCA (via email)
Ben Suchomel, Intermediate Resource Planner-Wellington, GRCA (via email)
Jessica Conroy, Resource Planner-Wellington, GRCA (via email)
Ismet Esgin Zorlu, Resource Planner-Wellington, GRCA (via email)
Steve McCabe, SVCA Member representing the Township of Wellington North (via email)

SCHEDULE A

Safe Access Policy

The policies below consider safe access for both vehicles and pedestrians in the flood hazard but should also be considered for access through other hazardous lands (i.e. erosion hazards) in accordance with the natural hazard policies of the Provincial Planning Statement (PPS 2024.)

The ability for the public and emergency operations personnel (police, firefighters, ambulance, etc.) to safely access hazardous lands during an emergency, such as a flood or erosion event, is an important factor when considering any application for development. Development applications in hazard lands must be reviewed to ensure access to the proposed development (via municipal roadway or private laneway) is safe and appropriate for the proposed use and the natural hazard.

The provision of means by which people, vehicles and equipment can gain access to and from the hazard feature for maintenance and/or construction of remedial works must also be considered. The highest priorities for access to emergency vehicles should be given to police, ambulance and fire services, especially where evacuation is a distinct possibility in areas surrounded by flooding. All local agencies involved in local emergencies should be consulted regarding the adequacy of access.

Major accessways to development potentially located in the flood fringe or other hazardous land must be examined. It is not acceptable to have development isolated during a flood event because roads and escape routes are not passable.

1) New Development and Infilling on existing lots of record:

- a) New development (residential, commercial) will be prohibited in dangerous or inaccessible portions of a natural hazard, including:
 - i. Areas where safe access cannot be achieved, and
 - ii. A floodway regardless of whether the area of inundation contains high points of land not subject to flooding.
- b) Under a regulatory flood event, where dry access cannot feasibly be achieved, safe ingress and egress for pedestrians and vehicles under a regulatory flood event shall be:
 - i. That the depth of flooding does not exceed 0.3 metres, and
 - ii. That flow velocities do not exceed 1.7 m/s.
 - iii. The product of flooding depth and velocity to the site of the building does not exceed 0.4 square metres per second.
- c) Notwithstanding policy 1) b) above, ingress/egress shall remain dry at all times for institutional buildings servicing the sick, the elderly, the disabled or the young and in buildings utilized for public safety (i.e. police, fire, ambulance, and other emergency measures) purposes.
- a) Notwithstanding policy 1) above, where the proposed development requires access onto an existing flooded roadway or access to a roadway is subject to flooding where the

depth and velocity criteria above cannot be met, the development may be permitted provided the following is addressed:

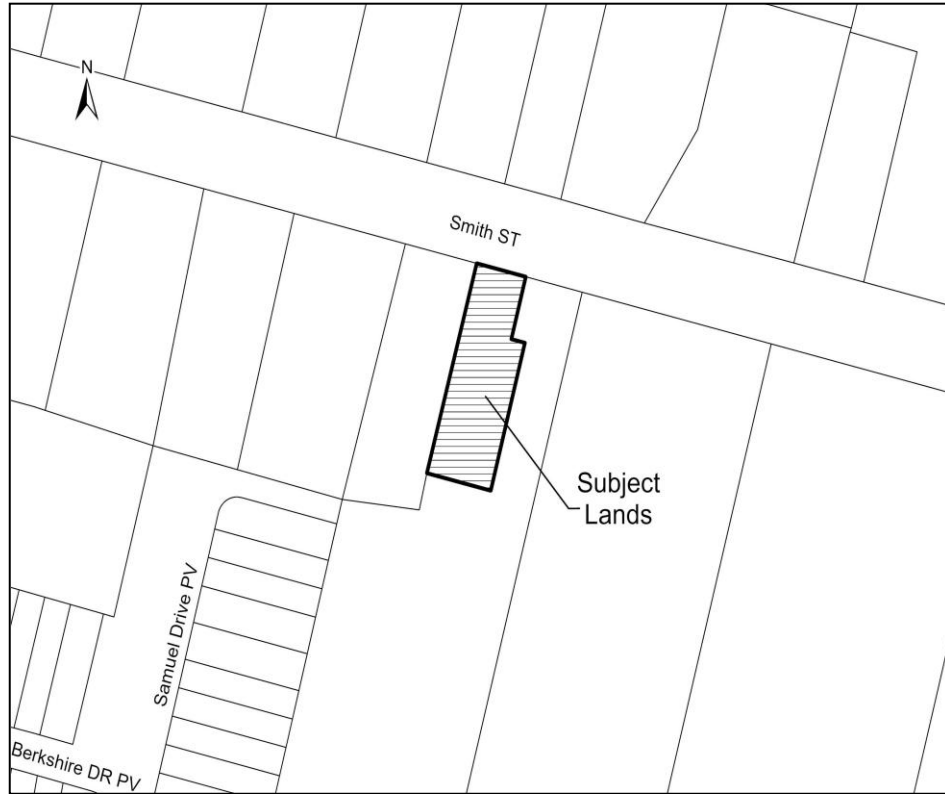
- i. Access to/from the site must have flood depths and velocities less than or equal to those experienced on the existing roadway, and
- ii. Safe alternate or secondary access for pedestrians and emergency vehicles that is appropriate for the nature of the development and the natural hazard is provided, or
- iii. Where the Municipality's emergency services provide confirmation that acceptable provisions for emergency ingress/egress, appropriate for the nature of the development and the flood hazard are available for a site and/or the nature of the development is such that a significant risk to property damage and public health is not created.

2) Existing Development -Additions, Reconstruction, and Increase to Habitable Space

For existing development safety risks are a function of the occupancy of structures, the susceptibility of the structure and the access routes to the structure. For existing development, the following factors will be considered when reviewing proposed additions, reconstruction, and increases to habitable space where safe access is being evaluated:

- The degree of risk with the use of the existing access,
- The ability to modify the existing access or construct a new safe access,
- The ability to find and use the access during an emergency,
- The ability and willingness of the municipality (emergency vehicles) to use the access,
- The risk to public health will be controlled by limiting the size (and therefore limiting the occupancy) of additions or reconstruction projects. If the risk is determined to be too great, no modifications/alterations/reconstructions of existing structures will be considered, and
- Redevelopment should not be permitted if it results in greater risk to safe access.

341 SMITH STREET – 12375532 CANADA INCORPORATED





PLANNING REPORT
for the TOWNSHIP OF WELLINGTON NORTH
Prepared by the County of Wellington Planning and Development
Department

DATE: July 14th, 2025
TO: Darren Jones, CBO
Township of Wellington North
FROM: Asavari Jadhav-Admane, Planner
County of Wellington
SUBJECT: **12375532 Canada Inc.**
Survey Crown Part Park Lot 6; RP 60R3069 Part 1
341 Smith Street, Arthur
Zoning By-law Amendment (ZBA07/25)

PLANNING SUMMARY

The purpose and effect of the proposed amendment is to rezone the subject lands from Low Density Residential (R1B) Zone to Site-Specific Residential (R2-XX) Zone to facilitate the construction of two single detached dwellings. The proposed zoning by-law amendment also recognizes a reduced lot area and lot frontage. The applicant has indicated that a related consent application will be filed with the County of Wellington in the future to create separate lots for proposed residential use.

The purpose of this report is to provide the Township with an overview of the proposed zoning by-law amendment application and facilitate the public meeting. Further, this statutory public meeting will provide the opportunity for the community and area residents to ask questions and seek more information from the applicant. It will also provide an opportunity for the applicant to address any concerns that may have been raised through the notification process.

Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final report and By-law for Councils consideration.

INTRODUCTION

The land subject to the proposed amendment is described as Survey Crown Part Park Lot 6; RP60R3069 Part 1 with a civic address of 341 Smith Street, Arthur. The subject property is approximately 0.1 ha (0.24 ac) in size with an existing dwelling that is intended to be demolished in the future. The location of the subject lands is shown in Figure 1.

PROPOSAL

The purpose and effect of the proposed amendment is to rezone the subject lands from Low Density Residential (R1B) Zone to



Site-Specific Residential (R2-XX) Zone to facilitate the construction of two single detached dwellings. The proposed zoning by-law amendment also requests reduced lot areas and lot frontages for proposed single detached dwellings. The applicant has indicated that a related consent application will be filed with the County of Wellington in the future to create separate lots for proposed residential use. The proposed site plan is shown in Figure 2.

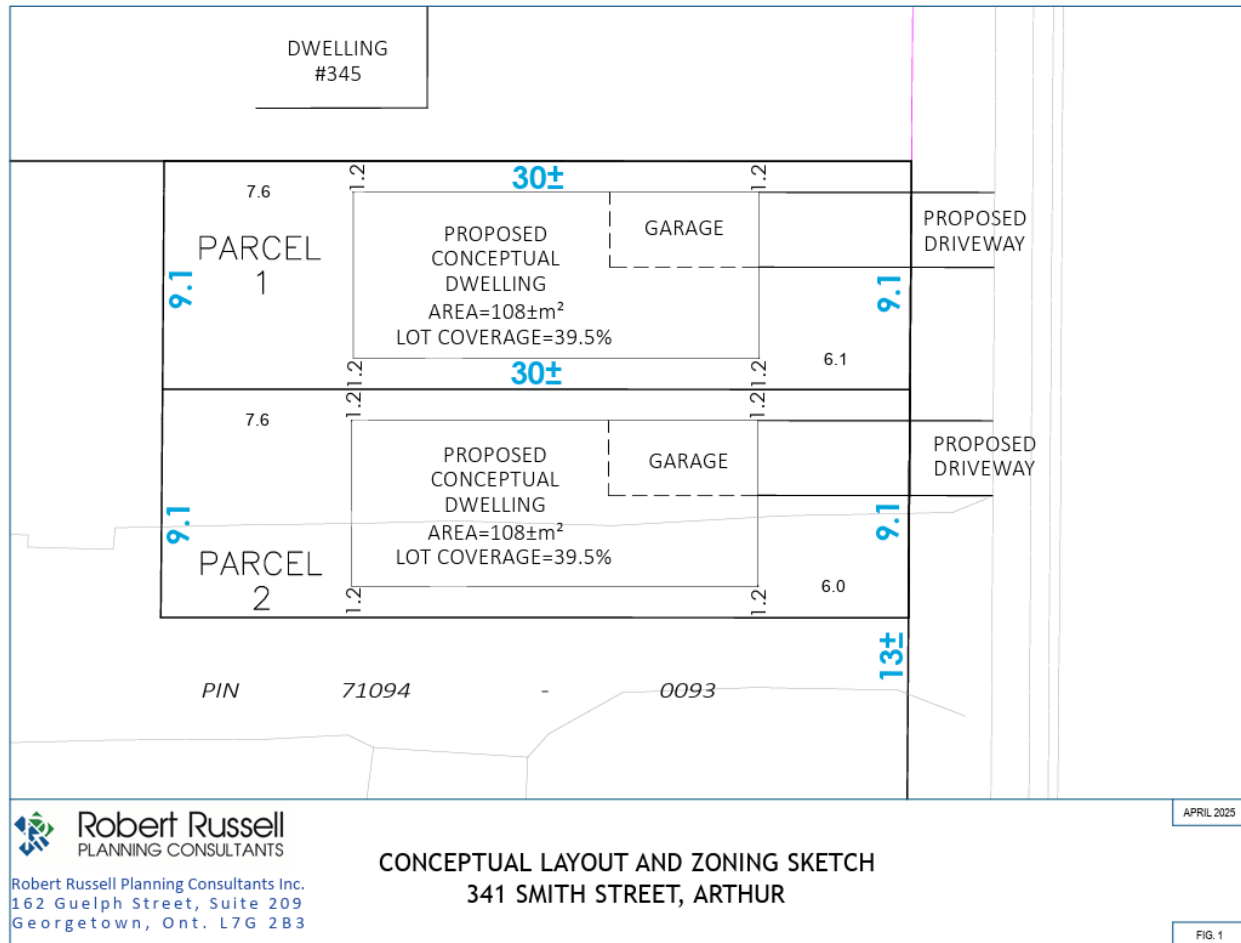


Figure 2. A Site Plan prepared by Robert Russell Planning Consultants.

SUPPORTING STUDIES

The applicant has submitted the following technical reports and studies in support of the proposed applications:

- A Cover Letter prepared by *Robert Russell Planning Consultants*.
- A Site Plan prepared by *Robert Russell Planning Consultants*.
- A Severance Survey Sketch prepared by Van Harten.

BACKGROUND

A minor variance application for the subject property was heard by Committee of Adjustment on February 24th, 2025, to provide relief from minimum lot area, lot frontage, side yard setback (on one side) and maximum lot coverage to facilitate construction of two single detached dwellings. It was noted at the meeting that the application sketch did not match the requested variances. The application was deferred by the Committee to allow for further review and discussion between the staff and the applicant. As a

result of the discussion, it was identified that a Zoning By-law Amendment application would be appropriate for the subject property.

PROVINCIAL POLICY STATEMENT (PPS) 2024

The 2024 Provincial Planning Statement came into effect October 20, 2024 and all land use planning decisions are required to be consistent with its policies. The subject property is located within the Urban Centre of Arthur. Section 2.3.1.1 states that "Settlement areas shall be the focus of growth and development".

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is within the Urban Centre of Arthur and is designated as RESIDENTIAL in the County Official Plan. Section 7.4.1 states "Primary urban centres are expected to provide a full range of land use opportunities. Residential uses of various types and densities, commercial, industrial and institutional uses as well as parks and open space uses will be permitted where compatible and where services are available."

Residential

Section 7.4.5 states that, "Primary urban centres shall provide a broad range of residential uses to provide a diverse supply of housing, including affordable housing."

The policies of Section 8.3.2 of the Official Plan sets out a number of objectives for residential development including,

- b) to provide a variety of dwelling types to satisfy a broad range of residential requirements,
- e) to ensure that an adequate level of municipal services will be available to all residential areas, and
- g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighborhoods.

GROWTH MANAGEMENT ACTION PLAN

In September 2024, the Township of Wellington North approved a new Growth Management Action Plan. This plan updated and replaced the previous growth plan from 2018.

The Township of Wellington North Growth Management Action Plan serves as a guiding document that broadly addresses the future impacts of growth related to municipal service delivery, infrastructure requirements, urban land needs and land use planning policy, economic development, and financial sustainability as the Township evolves.

The following relevant Growth, Vision and Guiding Principles have been identified in the Plan:

- New developments support the realization of complete communities.
- Establish rules for how the Township grows in terms of pace of development, density targets, and building form.

ZONING BY-LAW

The subject land is zoned Low Density Residential (R1B). The applicant is seeking to rezone the subject property to Site Specific Residential (R2-XX) Zone to facilitate the construction of two single detached dwellings.

Further, the proposed zoning by-law amendment also requests reduced lot areas and lot frontages for the proposed single detached dwellings as follows:

Regulations for Single Detached Residential Dwelling - R2 Zone	Required	Proposed	Difference
Section 12.2.1.1 Lot Area, Minimum	371.6. m ² 4,000 ft ²	270 m ² 2,906.25 ft ²	101.6 m ² 1093.75 ft ²
Section 12.2.1.2 Lot Frontage, Minimum	12 m 39.3 ft	9.1 m 29.85 ft	2.9 m 9.45 ft

Based on the application sketch, planning staff note that all other zoning required for the proposed single detached dwelling appear to have been met. The R2 Zone permits a range of uses including single, semi, duplex, triplex, fourplex and three- or four-unit street townhouses.

Further, it is noted that a related consent application will be filed with the County of Wellington in the future to create separate lots for proposed residential use. Planning staff have not evaluated the appropriateness of the severances as a part of this application. Any severance application for this site will be reviewed at the time of application submission, based on its individual merits and consistency with the County's lot creation policies and any other applicable County and Provincial Policy.

Draft Zoning By-law

Below is the draft zoning by-law wording proposed by the Planning Staff:

Notwithstanding any other provisions to the contrary, the lands zoned R2-XX are subject to the following regulations:

- Single Detached Residential Dwelling
 - i. Lot Area, Minimum 270.0 m²
 - ii. Lot Frontage, Minimum per dwelling unit 9.1 m

NEXT STEPS

Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final recommendation report and a draft zoning by-law for Council's consideration.

Respectfully submitted

County of Wellington Planning and Development Department

Yours truly,



Asavari Jadhav-Admane
Planner

Tammy Pringle

From: Source Water <sourcewater@centrewellington.ca>
Sent: June 20, 2025 11:27 AM
To: Tammy Pringle
Cc: wellington+315854@lswims.ca; Source Water
Subject: RE: NOTICE OF PUBLIC MEETING TO CONSIDER AMENDMENTS TO ZONING BY-LAW: ZBA 07/25 341 Smith St
Attachments: WHPA_Map_Smith_341.pdf

Hi Tammy,

Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, or in the event of any technical problem with the email, please contact me.

Kind regards,
Danielle



Danielle Fisher

Risk Management Inspector | Wellington Source Water Protection
1 MacDonald Square, Elora, ON, N0B 1S0
T: 519.846.9691 x236 **Toll free:** 1-844-383-9800

www.wellingtonwater.ca

Office located at 205 Queen Street East, Fergus

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.



From: Tammy Pringle <tpringle@wellington-north.com>
Sent: June 18, 2025 9:35 AM
Subject: NOTICE OF PUBLIC MEETING TO CONSIDER AMENDMENTS TO ZONING BY-LAW: ZBA 07/25 341 Smith St

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

TOWNSHIP OF WELLINGTON NORTH

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

APPLICATION NUMBER: ZBA 07/25

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 land subject to the proposed amendment is described as Survey Crown Part Park Lot 6; RP 60R3069 Part 1 and is municipally known as 341 Smith Street. The subject lands are approximately 0.1 ha (0.24 ac) in size. 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 from Low Density Residential (R1B) Zone to Medium Density Residential (R2) Zone to facilitate the construction of two single detached dwellings with reduced lot area and frontage. A related consent application will be filed with the County of Wellington in the future to create separate lots for proposed residential use.

Tammy Pringle
Development Clerk
Township of Wellington North



Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Issue Contributing Area
 - Chloride
 - Nitrate
 - Sodium
 - TCE
- Wellhead Protection Area
 - A
 - B
 - C
 - D
- Vulnerability Score
 - 10
 - 8, D; 8, C
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6, D; 2, 4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- RoadsLookup
- Halton_MeanderBeltHazard
- Halton_HeadwaterFloodplains/Prime Agriculture

0.0 0 0.01 0.0 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

Notes

Tammy Pringle

From: Jessica Conroy <jconroy@grandriver.ca>
Sent: June 24, 2025 9:44 AM
To: Tammy Pringle
Subject: RE: NOTICE OF PUBLIC MEETING TO CONSIDER AMENDMENTS TO ZONING BY-LAW: ZBA 07/25 341 Smith St
Attachments: GRCA Map - 341 Smith Street, Wellington North.pdf

Hi Tammy,

GRCA has no objection to the approval of zoning by-law amendment application ZBA 07/25 (341 Smith St).

The subject property does not contain any watercourses, floodplains, shorelines, wetlands, valley slopes or other natural hazard features of interest to GRCA. A copy of GRCA's mapping is attached for reference.

The property is not subject to Ontario Regulation 41/24. Therefore, permission from GRCA is not required.

Thank you,
Jessica

Jessica Conroy, MES Pl.
Resource Planner
Grand River Conservation Authority

400 Clyde Road, PO Box 729
Cambridge, ON N1R 5W6
Office: 519-621-2763 ext. 2230
Toll-free: 1-866-900-4722
Email: jconroy@grandriver.ca
www.grandriver.ca | [Connect with us on social media](#)

From: Planning <planning@grandriver.ca>
Sent: June 18, 2025 9:58 AM
To: Jessica Conroy <jconroy@grandriver.ca>
Subject: FW: NOTICE OF PUBLIC MEETING TO CONSIDER AMENDMENTS TO ZONING BY-LAW: ZBA 07/25 341 Smith St

From: Tammy Pringle <tpringle@wellington-north.com>
Sent: June 18, 2025 9:35 AM
Subject: NOTICE OF PUBLIC MEETING TO CONSIDER AMENDMENTS TO ZONING BY-LAW: ZBA 07/25 341 Smith St

TOWNSHIP OF WELLINGTON NORTH

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

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Tammy Pringle

Development Clerk

Township of Wellington North

7490 Sideroad 7 W, PO Box 125

Kenilworth, ON N0G 2E0

T 519.848.3620 Ext. 4435

W www.wellington-north.com



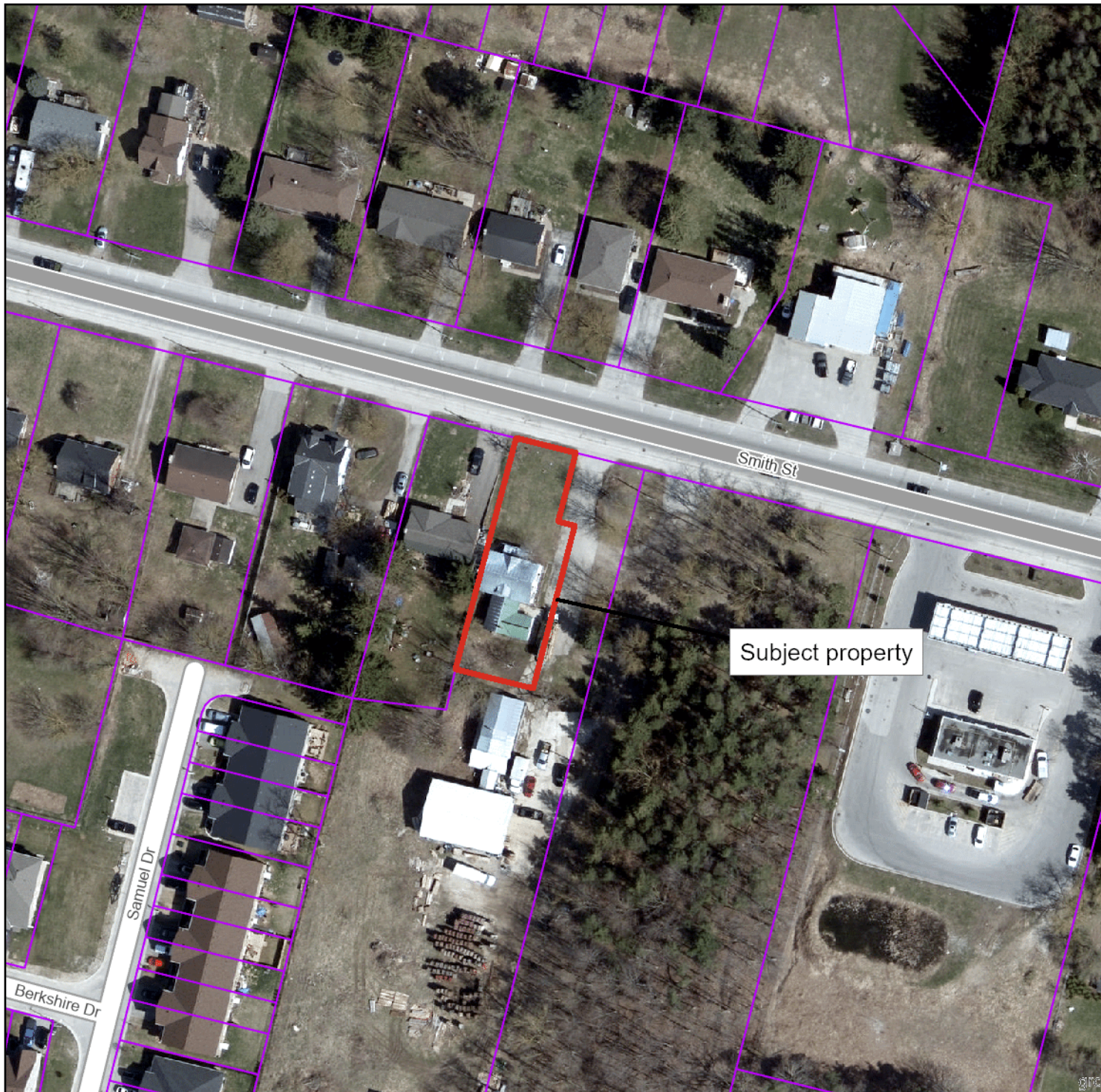
Grand River Conservation
Authority

Date: Jun 24, 2025
Author: JC

341 Smith Street, Wellington North

Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)**
 - Engineered
 - Estimated
 - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)**
 - Steep
 - Oversteep
 - Toe
- Slope Valley (GRCA)**
 - Steep
 - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel (Wellington)
- Conservation Area Boundary (GRCA)



Subject property

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Disclaimer: This map is for illustrative purposes only. Information contained herein 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. See [Sources and Citations](#) for details.

Scale 1:1,211

NAD83 UTM zone 17 (EPSG:26917)

