

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING
APRIL 29, 2019 @ 7:00 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH**

**PAGE
NUMBER**

CALLING TO ORDER - Mayor Lennox

DISCLOSURE OF PECUNIARY INTEREST

APPLICATION

1542441 Ontario Inc.

THE LAND SUBJECT TO THE PROPOSED AMENDMENT is described as Part Lots 6, RP61R-11110, Part 2, geographic Town of Mount Forest and is Municipally known as 211 Birmingham Street West. The property is 866 m² (0.214 ac) in size. The location is shown on the map attached.

THE PURPOSE AND EFFECT OF THE PROPOSED AMENDMENT is to rezone the subject land to permit limited temporary overnight accommodations within the existing learning centre (Aletha's Place). The property is currently zoned Institutional (IN) Zone. Additional relief may be considered at this meeting

NOTICE

Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on April 5th, 2019.

PRESENTATIONS

Linda Redmond, Manager of Planning & Environment, County of Wellington, Township of Wellington North

- Planning Report dated April 24, 2019

CORRESPONDENCE FOR COUNCIL'S REVIEW

Emily Vandermeulen, Risk Management Inspector/Source Water Protection Coordinator, Wellington Source Water Protection

- Email & Map dated April 9, 2019 (No Objection)

Shannon Faulkner

- Letter dated April 17, 2019 (In Support)

Rev. Karen Wake

- Email dated April 19, 2019 (In Support)

Erin McArthur (Aletha and Bob's daughter)

- Email dated April 22, 2019 (In Support)

Don Yake & Kay Ayres

- Letter received April 23, 2019 (In Support)

Crystal Seifried

- Letter dated April 23, 2019 (In Support)

Susan Hengeveld

- Email dated April 23, 2019 (In Support)

Sarah Fish

- Email dated April 24, 2019 (In Support)

Taunia Nielsen

- Email dated April 24, 2019 (In Support)

Laurie Morgan

- Email dated April 24, 2019 (In Support)

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 ANY COMMENTS/QUESTIONS

COMMENTS/QUESTIONS FROM COUNCIL

APPLICATION

Circuit Holdings Inc.

THE LAND SUBJECT TO THE PROPOSED AMENDMENT is described as Part Lots 2 to 4, W/S Arthur St and is Municipally known as 331 Arthur St., Geographic Town of Mount Forest. The property is approximately 0.40 ha (0.99 ac) in size. The location is shown on the map attached.

THE PURPOSE AND EFFECT OF THE PROPOSED AMENDMENT is to rezone the subject land from Industrial (M1) zone to an appropriate Residential zone to facilitate the construction of a new townhouse development (11 units total). The subject lands are designated Residential in the County Official Plan. Additional relief may be considered at this meeting.

NOTICE

Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on April 5th, 2019.

PRESENTATIONS

Jessica Rahim, Planner, County of Wellington, Township of Wellington North

- Planning Report dated April 23, 2019

CORRESPONDENCE FOR COUNCIL'S REVIEW

Jim Klujber, CEO/President, Wellington North Power

- Letter dated April 8, 2019

Jennifer Passy, Manager of Planning, Upper Grand District School Board

- Letter dated April 11, 2019 (Does Not Object)

Emily Vandermeulen, Risk Management Inspector/Source Water Protection Coordinator, Wellington Source Water Protection

- Email dated April 11, 2019
- Restricted Land Use Notice (No Prohibition or Risk Management Plan Required)
- Map

REQUEST FOR NOTICE OF DECISION

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

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

COMMENTS/QUESTIONS FROM COUNCIL

APPLICATION

Clayton Squirrell

THE LAND SUBJECT TO THE PROPOSED AMENDMENT is described as Lot 8, Conn Village and is Municipally known as 9639 Wellington Rd 14, Geographic Township of West Luther. The property is approximately 849.8 m² (0.21 ac) in size. The location is shown on the map attached.

THE PURPOSE AND EFFECT OF THE PROPOSED AMENDMENT is to rezone the subject land from Hamlet Commercial (C5) zone to an appropriate Residential zone in order to recognize the existing residential use. Additional relief may be considered at this meeting.

NOTICE

Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on April 5th, 2019.

PRESENTATIONS

Jessica Rahim, Planner, County of Wellington, Township of Wellington North

- Planning Report dated April 24, 2019

CORRESPONDENCE FOR COUNCIL'S REVIEW

Pasquale Costanzo, Engineering Technologist, County of Wellington, Engineering Services

- Notice received April 10, 2019 (No Objection)

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Letter dated April 24, 2019 (No Objection)

REQUEST FOR NOTICE OF DECISION

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

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

COMMENTS/QUESTIONS FROM COUNCIL

APPLICATION

940749 Ontario Ltd.

THE LAND SUBJECT TO THE PROPOSED AMENDMENT is described as Lot 20, WOSR Division 3 & 4, Lots 1-19 on Draft Plan 23T-87018 and has frontage on Sideroad 7 W, Kenilworth, Geographic Township of Arthur. The property is approximately 8.45 ha (20.9 ac) in size. The location is shown on the map attached.

THE PURPOSE AND EFFECT OF THE PROPOSED AMENDMENT is to amend the Unserviced Residential Site Specific (R1A-93) zone on the subject land to permit an accessory apartment within the proposed main dwelling or within a detached accessory structure. The applicants are also requesting to permit an increased height for the accessory structures in order to accommodate the accessory apartments.

The County Official Plan permits one second unit within a main residence or one second unit within an ancillary building or structure under Section 4.4.6.1 and Section 4.4.6.2. Other zoning relief may be considered for the proposal where appropriate.

NOTICE

Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on April 5th, 2019.

PRESENTATIONS

Linda Redmond, Manager of Planning & Environment, County of Wellington, Township of Wellington North

- Planning Report dated April 24, 2019

CORRESPONDENCE FOR COUNCIL'S REVIEW

REQUEST FOR NOTICE OF DECISION

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

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

COMMENTS/QUESTIONS FROM COUNCIL

APPLICATION

Eric Beamish

THE LAND SUBJECT TO THE PROPOSED AMENDMENT is described as Part Lot 13, Part Div 4, Registered Plan 60R-2772, Part 1 and is Municipally known as 7294 Sideroad 5 W, Geographic Township of Arthur. The property is approximately 1.17 ha (2.9 ac) in size. The location is shown on the map attached.

THE PURPOSE AND EFFECT OF THE PROPOSED AMENDMENT is to rezone the subject lands to permit the indoor cultivation of cannabis as part of a cannabis production facility to be licensed by Health Canada. The property is currently zoned Rural Industrial. Other zoning relief may be considered for the proposal where appropriate.

NOTICE

Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on April 5th, 2019.

PRESENTATIONS

Michelle Innocente, Senior Planner, County of Wellington, Township of Wellington North

- Planning Report dated April 16, 2019

CORRESPONDENCE FOR COUNCIL'S REVIEW

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Letter dated April 24, 2019 (No Objection)

REQUEST FOR NOTICE OF DECISION

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

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

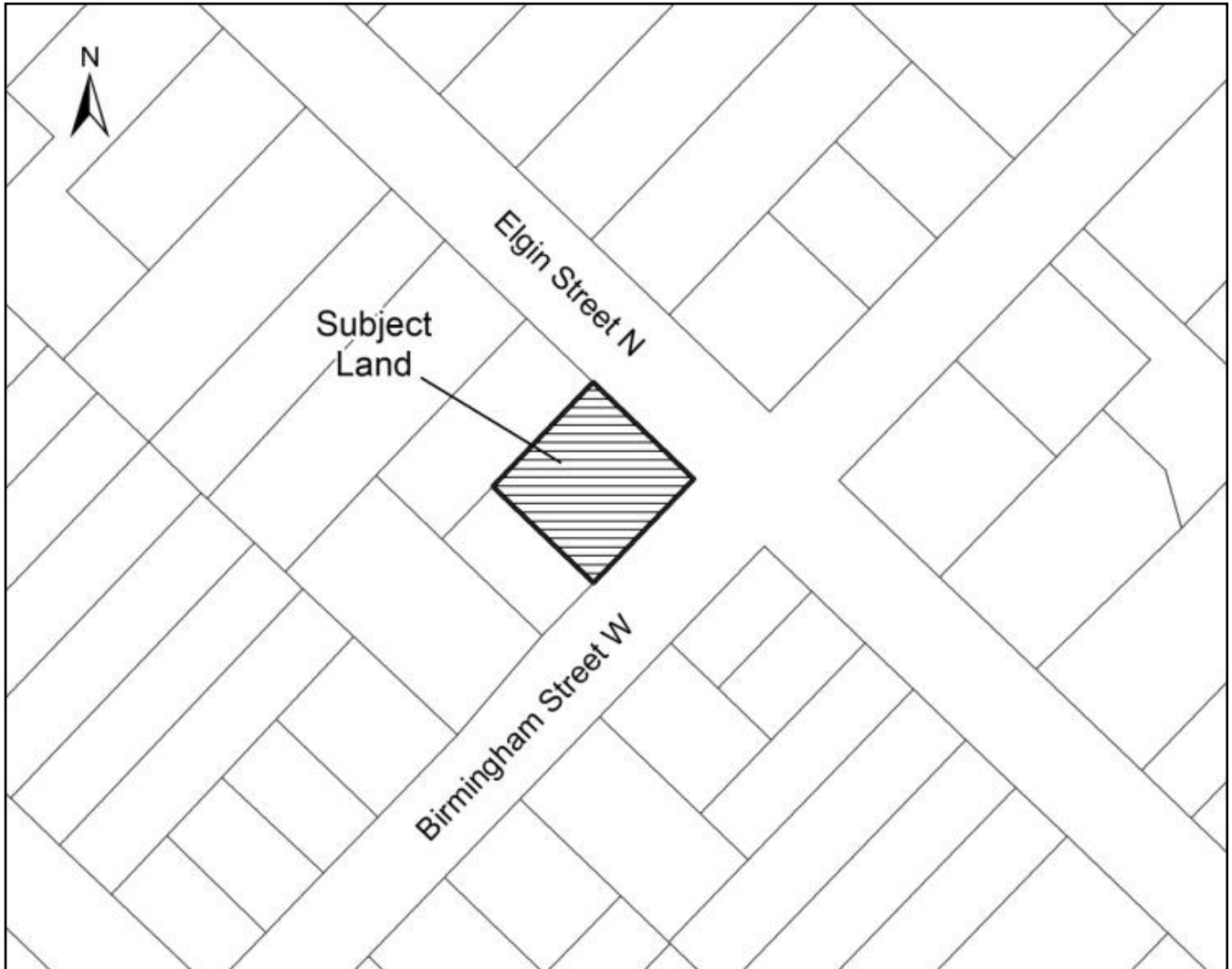
COMMENTS/QUESTIONS FROM COUNCIL

ADJOURNMENT

Recommendation:

THAT the Public Mmeeting of April 29, 2019 be adjourned.

1542441 ONTARIO INC – Aletha's Place





**PLANNING REPORT
for the TOWNSHIP OF WELLINGTON NORTH**

Prepared by the County of Wellington Planning and Development Department

DATE: April 24, 2019
TO: Mike Givens, C.A.O.
 Township of Wellington North
FROM: Linda Redmond, Manager of Planning & Environment
 County of Wellington
SUBJECT: **Aletha’s Place (1542441 Ontario Inc.)**
211 Birmingham, Mount Forest
Zoning By-law Amendment

PLANNING SUMMARY

The proposed amendment for the above noted lands is to rezone the property to allow the temporary overnight accommodation within the existing building. The property is currently zoned Institutional (IN). This use is in addition to the uses permitted with in the institutional zoning.

The purpose of this report is to provide the Township with an overview of the above referenced Zone Amendment application to facilitate the public meeting. Further, this statutory public meeting will provide an opportunity for the community and area residents to ask questions and seek more information from the proponent. It will also provide an opportunity for the applicant to address some of the concerns that have been raised through the notification process.

A draft by-law will be prepared for Council consideration following the public meeting.

INTRODUCTION

The subject property is 866 m² (0.214 ac) in size and is located in the central area of Mount Forest. The property is municipally known as 211 Birmingham Street West and is legally described as Part Lots 6, RP61R-11110, Part 2 (Figure 1). The property is currently occupied by former church building.

The property is currently zoned Institutional (IN) in the Township of Wellington North Zoning By-law 66-01 and designated Residential in the County of Wellington Official Plan. The surrounding land uses are primarily residential.



PROPOSAL

The purpose of the application is to amend the zoning on the lands to allow the temporary overnight accommodations for youth. This use is accessory to the existing established services provided on site otherwise known as Aletha's Place. The Wellington County Official Plan provides consideration for the establishment of special needs housing/accommodation in residential areas within the Urban Area of the County. This amendment would facilitate this proposal.

PROVINCIAL PLANNING POLICY

Rezoning's are subject to the Provincial Policy Statement (PPS) and decisions of a Council are required to be "consistent" with it (Section 4.2). The subject property is considered to be within a SETTLEMENT area. The PPS under Section 1.4.3 directs municipalities to permit and facilitate "all forms of housing to meet the social, health and well-being requirements of current and future residents, including special needs requirements". The legislation places a positive obligation on municipalities to facilitate housing for people with special needs.

COUNTY OFFICIAL PLAN

According to Schedule A6-1 (Mount Forest) of the Official Plan, the property is designated RESIDENTIAL.

Section 4 of the County Plan outlines the general County policies that apply throughout the County of Wellington. The main applicable policy, Section 4.4.2, deals with housing variety and states, "the County will provide for a variety of housing types to satisfy the present and future social, health and well-being requirements of residents of the regional market area.

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, and d) to support the development, at appropriate locations and densities of residential facilities that meet the housing needs of persons requiring specialized care."

DRAFT ZONING BY-LAW

The subject lands are zoned Institutional (IN). The proposed additional use would be addressed through the zoning by adding a site specific exemption to the current IN zoning to permit the temporary overnight accommodation. A draft by-law has not been completed at this time.

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

Respectfully submitted
County of Wellington Planning and Development Department



Linda Redmond
Manager of Planning & Environment

From: Emily Vandermeulen [mailto:EVandermeulen@centrewellington.ca]

Sent: Tuesday, April 09, 2019 12:01 PM

To: Tammy Pringle

Cc: Source Water

Subject: NOTICE OF A PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE COMPREHENSIVE ZONING BY-LAW 66-01: 1542441 Ontario Inc

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.

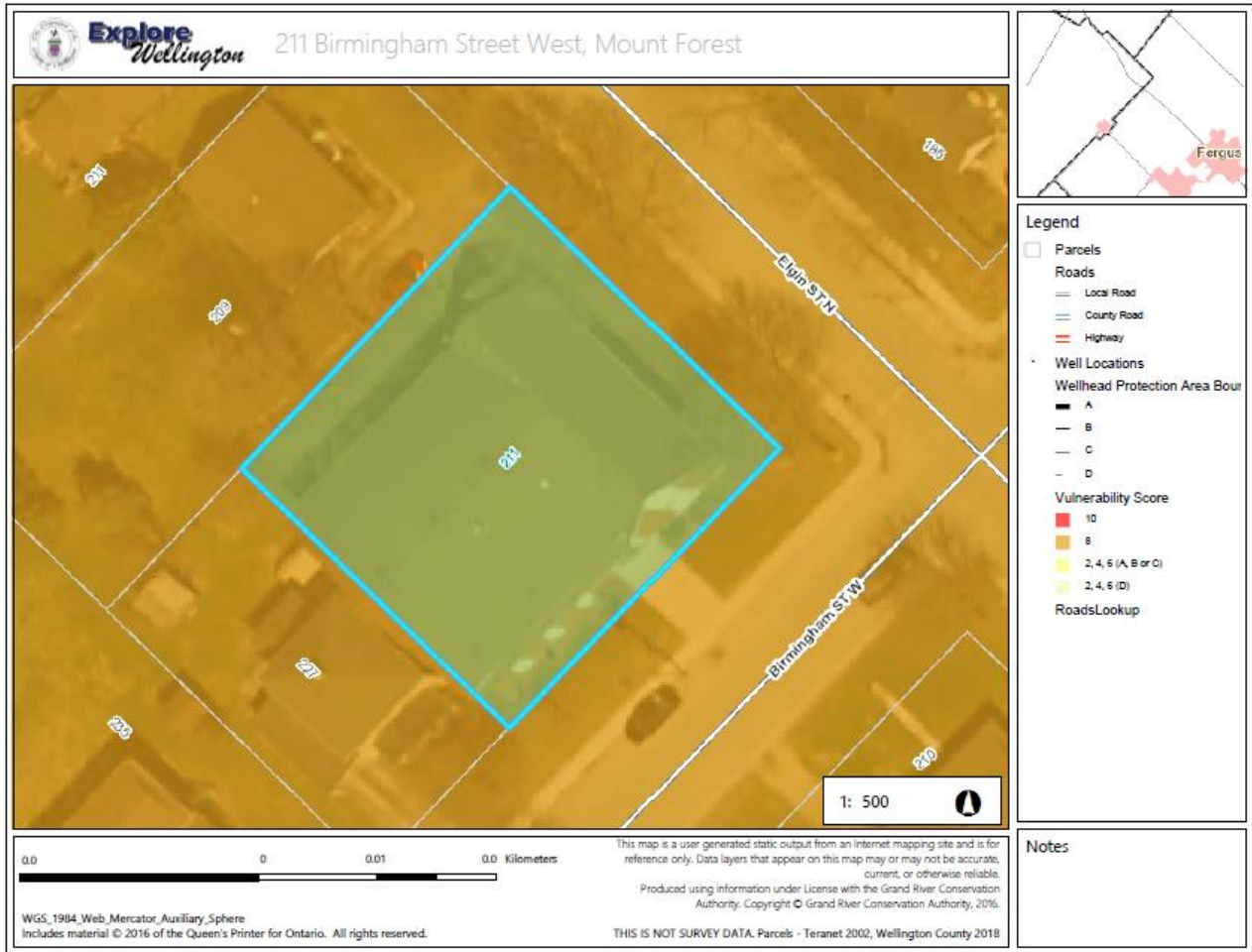
I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, please contact me.

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x365 | evandermeulen@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1.844.383.9800

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April 17, 2019

Township of Wellington North
Attn: Township Clerk
7490 Sideroad 7 W,
PO Box 125
Kenilworth, ON
NOG 2E0

RECEIVED

APR 23 2019

TWP. OF WELLINGTON NORTH

Re: Aletha's Place & New Growth Family Centre

I am writing this letter in regards to the concerns you have received regarding Aletha's Place and New Growth Family Centre. I would like to tell my family's story and how much the Centre has helped us over the years.

When my son started grade 1 it was a very difficult year. In the first 2 months, he went from being a very sweet and loveable little boy to exhibiting intense anger issues and behavioral problems. Although the school system has help available for older students there wasn't enough support available for my son. He became a very sad little boy with depression, confidence and anxiety issues. His frustration with continuously being misunderstood grew exponentially. His grade one teacher either did not have the knowledge and skills to help him or the desire to do so. As parents we felt very alone and worried as we didn't know how to help him. We were very close to pulling him out of the school system for the lack of support we were receiving and the decline that we were seeing in his mental and emotional state.


In October of that year we were introduced to Aletha, Bob and New Growth Family Centre. They were the gift and inspiration that we needed. Aletha understood what our son needed and formed a bond with him that no other person has ever done. During that year my son had regular sessions once a week with Aletha and learned how to handle his emotions, numerous life lessons, school support and more. She also worked with my husband and I and we learned and acquired the skills we need to work with our son and understand him and how his mind works. We are better parents and a closer family thanks to Aletha's help. As the years went on the amount of times we attended the Centre lessened but the bond between Aletha and my son grew. He is now 11 years old and still loves to visit Aletha, Bob and the Centre whenever he can. Thanks to their help he now has the skills he needs to flourish and grow. His confidence has come back and his stress and anxiety have decreased. He is open to trying new things and has a smile back on his face. As parents, we couldn't be prouder of how far he has come.

People in the community need to understand how incredibly lucky we are to have such wonderful people and access to such an incredible service available locally. There are many communities out there who do not have this kind of support available. Those children and families would either need to drive to a city for the help or go without and deal with the consequences. Aletha, Bob and the Centre have helped so many children and families and are now trying to help even more with the addition of Aletha's Place. It is their passion in life to help children and families who need it. New Growth Family Centre and Aletha's Place offers children a safe environment to learn, grow and know that someone cares about them.

I would encourage anyone who has questions regarding the Centre to contact Aletha and Bob and to learn about what the Centre and Aletha's place does for local children and families. They are incredible people and I don't know where my son and family would be without them.

Thank you for taking time to read our story.

Sincerely,

A handwritten signature in cursive script that reads "Shannon Faulkner".

Shannon Faulkner

From: GrammaK Wake [mailto:grammawake@gmail.com]
Sent: April-19-19 2:25 PM
To: township
Cc: aletha@newgrowthfamilycentre.com
Subject: Aletha's Place: Overnight Respite Accomodation for Youth

Attention: Township Clerk

I am writing in support of a zoning by-law change for Aletha's Place from "institutional" to "temporary overnight accommodation" for youth in our community of Mount Forest.

Having read a very negative letter to the editor on behalf of neighbors in the vicinity of Aletha's Place in the Wellington Advertiser, written by Ms. Sharon O'Sullivan I am compelled to write a rebuttal on some of the issues brought up.

Ms. O'Sullivan said "not all youth are bad, many are troubled." I will state that troubled children are often neglected at home or worse abused, and need a safe environment to escape to until the CAS can find reasonable and responsible accommodations, whether it be back home or in foster care. This does not happen overnight. Is the child then to suffer because there is nowhere to go or nobody to turn to? Is there no escape from the conditions they live in?

Mental health issues referred to can be anything from ADHD, depression, anxiety and many many more "conditions" which are not being addressed in the home as many parents are not equipped to deal with them thus leaving their offspring to fend for themselves. This often leads to acts of aggression and other behavioral problems but given an ear to talk to and a kind compassionate listener can help tremendously.

The article refers to non-professional volunteers that will supervise the youth. Having had the amazing opportunity to work as a volunteer with Aletha and Bob one summer a few years ago I can verify that every adult volunteer is carefully vetted and must supply a current CRC (criminal record check) before they are allowed to work there. Anyone working with children must do the same, even Sunday School teachers. My husband and I provided a safe healthy home for a 14 year old for a short period of time in the early 90's until the CAS could work something out for him. Our son discovered this boy was living in a phone booth one cold February because Mom's new boyfriend didn't want him around. Should we have ignored this? We weren't professionals either but saw a need and the desperation in his young face. Everyone I met at New Growth had some sort of experience albeit non-professional. I know Aletha would not have inexperienced adults supervising their overnight "guests."

Please consider the benefits of such a facility in our town and not the negative fears of a few people. This is an age whereby there are more troubled, haunted, depressed and anxious young people out there than ever before. Give them the opportunity to be safe for at least a short while.

Thank you. I pray my message and those of others supporting this wonderful initiative will be heard and responded to positively.

--



Have a great day
Rev. Karen Wake

From: Erin McArthur [<mailto:erinmcarthur@rocketmail.com>]

Sent: April-22-19 9:58 PM

To: township; Andy Lennox; Dan Yake; Lisa Hern; Sherry Burke; Steve McCabe

Cc: Ngfc; Ngfc2

Subject: Support of NEW GROWTH FAMILY CENTRE INC.

April 22nd, 2019.

Dear Mayor Lennox, Wellington North Council Members and Residents:

I am writing this letter to express support of the specialized programs offered to the citizens of Wellington North through New Growth Family Centre, Aletha's Place and its founders, Aletha and Bob McArthur of Mount Forest.

Aletha and Bob have strong roots that are very deeply planted in Wellington North. They have contributed to the community in positive and supportive ways for over 55 years. They raised their family here and have had grandchildren in this community.

The McArthurs are a steadfast and purpose driven couple with integrity and character. They share a heart for youth, children and families in this whole county.

Aletha's reputation as an educator, advocate, family coach and mentor in this community speaks for itself with the success in many, many families, some of which ARE your neighbours.

The Letter To The Editor from Sharon O'Sullivan was very disappointing to read to say the least. The concerns that this neighbour is expressing are unfounded and based on fear. This "concerned" neighbour has not visited the site nor contacted Aletha or Bob to get any facts. This uninformed woman has instead gone door to door to neighbours and businesses to incite damaging rumours about NGFC, its founders, staff, volunteers, participants and its programs.

Sharon O'Sullivan's recent public actions have ripple effects within our community that run deeper than a "scared neighbour" using her "right" to speak up. She has tried to discredit and diminish Aletha and the needed services within the community. NGFC is a charitable organization. Many citizens, government agencies, local businesses and service clubs donate and contribute to the NGFC programming in many different ways. Aletha and Bob McArthur finance NGFC with their own life savings along with payment from participants and with the help of generous donors who believe in and utilize the programs New Growth Family Centre has to offer.

Everyone who is employed or accepted on as a volunteer within this facility is screened and thoroughly checked by Aletha personally before being trusted with any of Aletha's participants and/or their families. The youth that are helped through the centre are well supervised, screened and held accountable. The youth are held to a high standard to respect themselves and others. The life lessons shared are priceless and will last a lifetime.

New Growth Family Centre and Aletha's Place are NOT a "homeless drop in centre" or a "city street mission". It is a Family Centre that is established in this community. It instills real-life tangible support and coaching methods to be used by families to keep families together. It helps young people learn coping strategies in a world that can be very lonely during the adolescent years. Again, NGFC's core principle is to support, nurture and grow strong youth, children and families in the community of Wellington North.

The level of expertise, professionalism, compassion, support, accountability, confidentiality, advocacy and LOVE that Aletha and Bob McArthur AND their trained staff and volunteers share is second to none.

The county of Wellington North is beyond lucky to have a reputable community partner that offers the specialized programming and supports that New Growth Family Centre and Aletha's Place have to offer the children, youth and families in this county.

Regards,

Erin, Liam and Keenan McArthur
519-261-0371

(I am Aletha and Bob's daughter and I am the thankful receiver of many of the vital supports for family coaching and academic supports over the years. These services were not AND could not be offered anywhere else in the county of Wellington for my 2 sons and I.)

RECEIVED

APR 23 2019

TWP. OF WELLINGTON NORTH

Attn Wellington North Council

Re Aletha's Place

And New Growth

It has come to our attention, that a zone change is required, for the overnight accomodations that
Were installed at this facility.

We personally feel, this is a worthy cause, and a needed service.

There are youth out in our communities, that need a hand up, on an occasional basis. Alethas, place
Is just the right place for this service.

It keeps the distressed youth in his / her own community, and hopefully get the help they need.

We support this zone change.

Don Yake

Kay Ayres

Mount Forest , Ont




April 23, 2019

Mike Givens, CAO & Council
Township of Wellington North,
7490 Sideroad 7, W, Kenilworth,
ON N0G 2E0

Reference: Zoning Application for Aletha's Place Overnight Respite

This letter is in support of the application for the zoning change to allow Alethas Place to continue as a respite for youth in the community of Mount Forest.

Aletha and Bob McArthur have been operating the New Growth Family Centre in Mount Forest for many years, with positive results. It is a registered charity with many reputable and local funders.

I am very aware of the services that are offered by Aletha. We are very fortunate to have this service in our community. Aletha and the New Growth Family Centre offer unique and proactive programs.

The respite program is more about intervention and mediation in a calm and safe environment. Aletha is a well trained professional that uses techniques that work. She is well trained to de-escalate negative situations. She is a wonderful mentor with awareness of all community resources available if and when needed.

The goal for the respite to youth in crisis is for a short period of 24 – 48 hours for early intervention. The program assists the whole family.

My personal experience with Aletha and Bob and their programs makes me confident that she is offering this program for respite because it is needed.

Crystal Seifried
178 Melissa Cres
Mount Forest, Ontario
N0G 2L3
519-323-5427

From: Michelle Stone
Sent: April-24-19 8:22 AM
To: Karren Wallace; Darren Jones
Subject: FW: NGFC/Aletha's Place

From: Ryan Hengeveld [<mailto:ryanhengeveld@hotmail.com>]
Sent: April-23-19 10:00 PM
To: erinmcarthur@rocketmail.com; township; Andy Lennox; Dan Yake; Lisa Hern; Sherry Burke; Steve McCabe
Subject: NGFC/Aletha's Place

To Whom it May Concern,

I'm writing this letter to express support for the specialized programming offered through New Growth Family Centre, Aletha's Place and its founders, Aletha and Bob McArthur of Mount Forest, Ontario.

Aletha provides a very valuable service to our community. Her focus is on keeping families together and providing troubled youth and families going through difficult times with coaching methods and coping skills. Sometimes "good" families find themselves needing outside help when going through a difficult time. At times that may mean that a young teen may need to be out of the home for a short time. There is no other place like it in our community. She personally helped our family when we were going through a very difficult time with our son. She was able to get through to him when no one else could. We are a "good" family" but one who has suffered trauma and we needed help so we could help our son through this unforeseen challenge. Our son is now back at home and we are stronger as a family unit thanks to the service that Aletha offers.

Sincerely,

Susan Hengeveld

From: sarah fish [<mailto:sfish1985@outlook.com>]

Sent: April-24-19 10:20 AM

To: township

Subject: Mayor and council

Mayor and council

In reply and support of Aletha's Place

As a nurse in this community you should be proud to have such an organization available for your youth and families. Instead of having a meeting to silence this organization, you as a community should be supporting, advertising and showing other communities this can be done.

In my experience youth now of days are very confused, scared, unsure and quite. Now is this due to the lack of family interaction?, media?, or the lack of communication in general?. We will never really know. When a family comes together to help, to dedicate their time, love and energy to these youth and families they don't deserve this. In my opinion they deserve a medal.

O'Sullivan states that neglected homeless children under the age of 16 are jurisdictions of CAS where in fact CAS as well as the local police will state that as long as there is shelter these children can not be touched unwillingly. Shelter as in a roof and 4 walls not limited to a broken down warehouse or bouncing from house to house until ending up on the streets. CAS doesn't have the space or homes to place children in like people think they do. If you read statistics, really search you will be devastated to see how many of the children that go through CAS do not succeed. Now that being said Aletha's Place is not only helping the youth that need a warm bed it has also helped keep families together, they have the resources to help in many different areas but I am sure you know what this organization does.

There is a reason these youth go to the Aletha house instead of CAS, instead of the hospital, instead of the streets down town Toronto. Aletha's Place provides safety, a shoulder to cry on, ears to listen to what's really being said, patience and above all else love and support, god knows our youth these days need all they can get.

O'Sullivan states the most youth over the age of 16 come with mental health issues, drug problems, aggressive and violent behaviours, this is a very general statement and in this case she may be right but if you have stepped foot in a emergency room lately or any floor really in a hospital you will see that these behaviour have increased greatly right up to late adulthood. We as Ontario healthcare do not have the means to help youth or adults where we need to help, we as a community can take one step at a time to help keep our kids off the streets and help them become something to be proud of which in my eyes and many Aletha, bob and staff are doing just that.

O'Sullivan fears about troubled youth staying at Aletha is without saying just her own fears as any youth or adult living anywhere can cause the same damages that she fears from one home. These youth and families are going there for help, they weren't forced there that means there is a want for change and a want for help. Let this organization do just that, they may not help or save every youth that walks through that door but just 1 will keep 1 less kid off the streets or out of their grave.

Sincerely

Sarah

Sent from my iPhone

From: HSBbookkeeping Anna&Laurie [<mailto:hsbbookkeeping@outlook.com>]

Sent: April-24-19 2:08 PM

To: township

Subject: Aletha's Place

April 24th, 2019.

Dear Mayor Lennox, Wellington North Council Members and Residents:

I am writing this letter to express support of the specialized programs offered to our community of Wellington North that the New Growth Family Centre, Aletha's Place and its founders, Aletha and Bob McArthur of Mount Forest provide to our youth.

Aletha and Bob have worked hard to support and help all of our youth, children and families at the root of the issues.

Aletha's has a reputation as an educator, advocate, family coach and mentor in this community to provide and make change. The children, youth and families are already part of our community and live in the area as neighbours.

The Disturbing letter from Sharon was very disheartening and made me angry. Aletha prides herself on the work and help she provides to anyone who needs it in our community no matter what the situation. The concerns that this neighbour is expressing I do not understand. Aletha provides a therapeutic day and after school program successfully with no concerns. She spends a lot of time and energy selecting the people she has on staff and training them to provide effective change in our youth. The youths that are using her services are not left unattended therefore I don't know what the concern is. This "concerned" neighbour has not made attempts to visit the site nor contacted Aletha or Bob to get any facts which they are always willing to do as education to inform people with the facts is what they practice. This uninformed woman has instead has spoken on behalf of the neighbours and businesses without their knowledge as several have agreed and approve of the programs offered at this place.

With these accusations Sharon has tried to discredit and diminish Aletha and the needed services within the community for the youth that are clearly falling through the cracks. This service Aletha and Bob provide is needed in our community to make it better. Many citizens, government agencies, local businesses and service clubs donate and contribute to this program in different ways.

Everyone who is employed or volunteer within this facility is screened and thoroughly checked by Aletha.

The youth that are helped through the centre are well supervised, screened and held accountable. The youth are held to a high standard to respect themselves and others. The life lessons shared are priceless and will last a lifetime.

New Growth Family Centre and Aletha's Place are being represented as a homeless drop in centre which is incorrect. It is a Family Centre that is established in this community. They provide real life support and coaching methods to be used by families to keep families together. It helps young people learn coping strategies in this modern and scary world. Aletha and Bob nurture and grow strong youth, children and families in the community of Wellington North.

The level of expertise, professionalism, compassion, support, accountability, confidentiality, advocacy and Love that Aletha, Bob and trained staff and volunteers share.

The county of Wellington North is beyond lucky to have a reputable community partner that offers the specialized programming and supports that New Growth Family Centre and Aletha's Place have to offer the children, youth and families.

My family and I do not know where we would be if it wasn't for Aletha's programs to help provide two of our four children the amazing work she does. She doesn't just deal with the child she incorporates the whole family unit to provide unity for a successful family.

Laurie Morgan
226-924-4014

From: Taunia Nielsen [<mailto:taunianielsen@gmail.com>]

Sent: April-24-19 2:03 PM

To: township

Subject: Aretha's Place/ NGFC

Dear Mayor, town council members and community members

I am writing in response to the zoning issue for Aletha's Place and the letter published from a concerned neighbour.

I grew up in Mount Forest and looking back on my life as a youth I realize I was lucky and blessed to have my family. I can also look back and realize that when I was growing up not all of my friends and schoolmates were as fortunate. I can't help but wonder if some lives would've turned out differently if they had a place like Aletha's Place to go in times of crisis.

Until recently I didn't know what was offered at the New Growth Family Center (NGFC). After meeting with Aletha to discuss employment for overnight respite care she explained the entire program to me. The work that she does with these kids is amazing. She changes lives for the better and helps prevent issues that most likely would have created future problems. She teaches them mutual respect, how to focus, how to express feelings and emotions. The list goes on and on. And the love and compassion she feels for the children and their families is evident.

She has also given me the opportunity to do some job shadowing with her and meet some of the kids that she works with and show me how the program is run. Everyday I spend at the center I am amazed at all that she and her husband Bob have to offer. Not only is education important but these wonderful kids are also taught life skills such as cooking, healthy eating, importance of physical activity, personal hygiene and an array of individual skills to match their needs.

Both programs (daytime and overnight respite) are much needed in Wellington North. They are unique and I have never come across any program that offers what Aletha and Bob MacArthur bring to our community.

To address the fears of the neighbor who wrote that misguided letter- programs like these are the best defence against preventing problems like the ones she describes (alcohol, drug use etc). Sometimes the only thing that may stop children from turning to these destructive outlets is knowing that someone respects and cares about them. These are family centered programs that work not only with the individual child but the family as a unit.

Furthermore I would like to address the volunteer issue brought up by Ms. O'Sullivan- Just because someone is classed as a volunteer does not make them uneducated or unable to do a job. People offer various education, life experience and skills. I have 2 diplomas in Social Services and have taken many classes on child development and intervention. While I don't believe I need to prove my worthiness as a volunteer to Ms. O'Sullivan I would like her to know that although I may be a volunteer but that does not make me unaware of the issues I will come across. This is true for all volunteers.

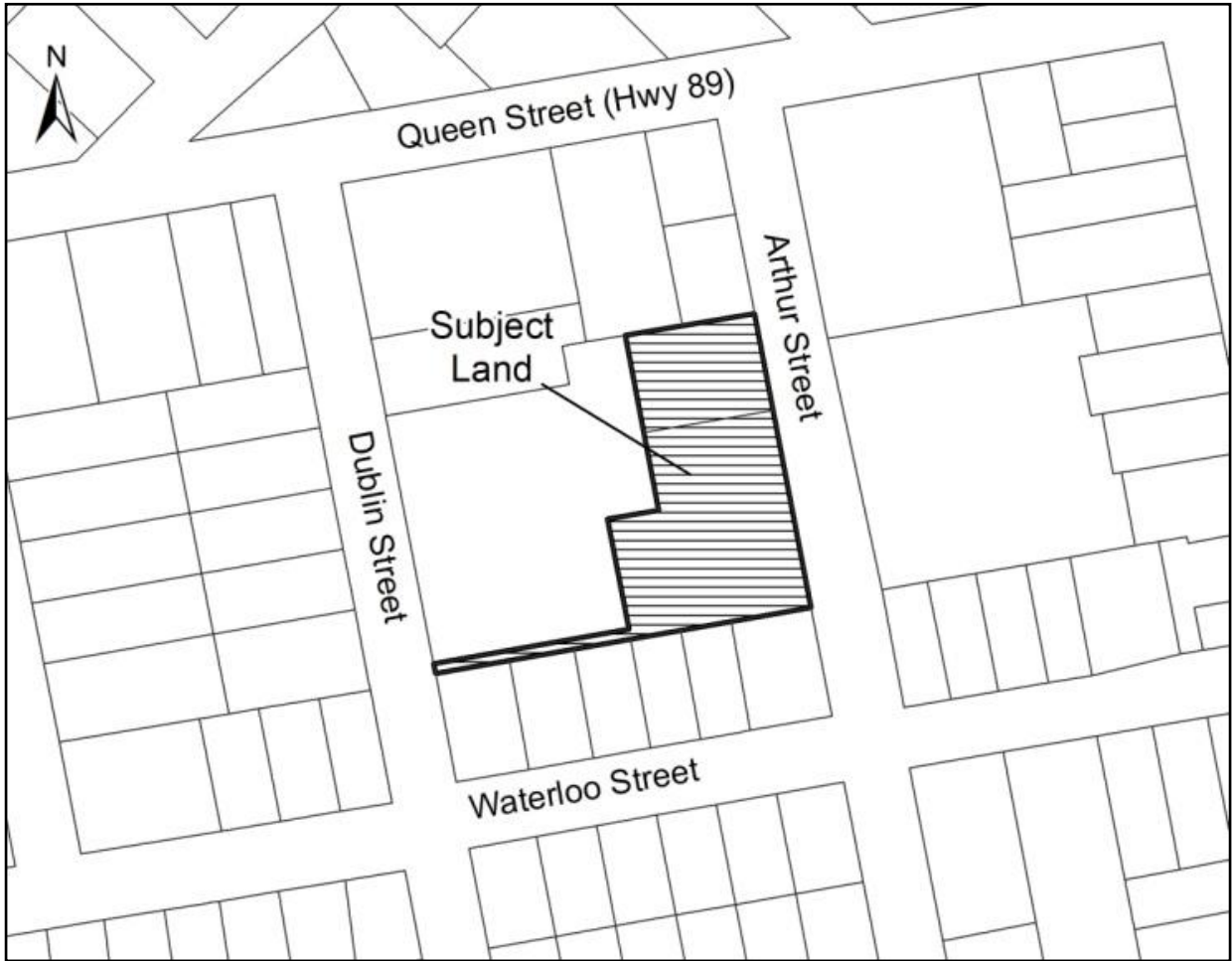
In closing please consider the amazing program that is being offered to the youth in our community. Bob and Aletha are second to none when it comes to helping youth live their best life and become successful individuals. Please make sure that before making a decision that you have all the facts and proper, truthful information.

Sincerely,

Taunia Nielsen

(519-509-4676)

CIRCUIT HOLDINGS INC.





**PLANNING REPORT
for the TOWNSHIP OF WELLINGTON NORTH**

Prepared by the County of Wellington Planning and Development
Department

DATE: April 23, 2019
TO: Mike Givens, C.A.O.
Township of Wellington North
FROM: Jessica Rahim, Planner
County of Wellington
SUBJECT: **Circuit Holding Inc.**
331 Arthur Street, Mount Forest
Zoning By-law Amendment

PLANNING OPINION

The purpose and effect of the proposed amendment is to rezone the subject lands from Industrial (M1) to Medium Density Residential (R2) to facilitate the construction of a townhouse block development (11 units total).

The proposed site plan as submitted provided limited information. Currently the proposal is showing 11 units, however Staff understand this may change based on availability of services. Further detailed review of the site plan may identify zoning deficiencies that could be included in this zone amendment. As such, Council may wish to defer the amendment until such time that a more detailed review of the site plan can be completed.

Planning Staff have no concerns with the application to permit the townhouse development, as it is consistent with the Provincial Policy Statement, the Growth Plan and meets the criteria of the County Official Plan. The introduction of medium density residential development is consistent with the Wellington North Community Growth Plan and implements the Official Plan residential designation.

LOCATION

The subject property is legally described as Part Lots 2 to 4, W/S Arthur Street, Mount Forest with a civic address of 331 Arthur Street. The property is approximately 0.4 ha (0.99 ac) in size with existing storage buildings to be removed. The location of the property is shown in Figure 1 below.

PROPOSAL

The proposal will rezone the subject lands from Industrial (M1) to Medium Density Residential (R2) to facilitate the construction of street townhouse blocks (11 units total) depending on availability of services.

PROVINCIAL PLANNING POLICY

The subject property is located within the settlement area of Mount Forest. Section 1.1.3.1 of the Provincial Policy Statement states that “settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.” Settlement areas are encouraged to include a mix of densities and land uses.

The Provincial Growth Plan directs the majority of growth to settlement areas as a better use of land and infrastructure while prioritizing intensification in strategic growth areas, including urban growth centres, major transit station areas, brownfield sites and greyfields.

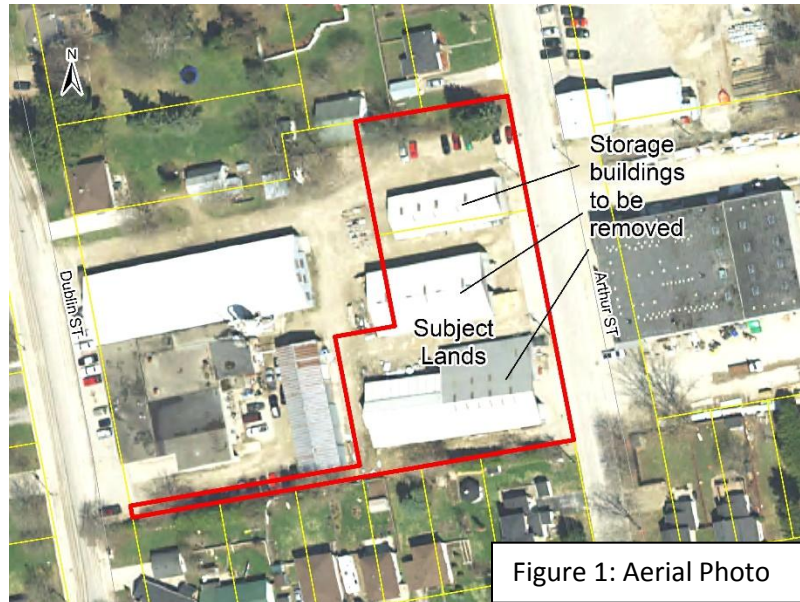


Figure 1: Aerial Photo

GROWTH PLAN

All planning decisions are required to conform to the applicable policies and provisions of the Growth Plan. The Growth Plan for the Greater Golden Horseshoe (GGH) provides growth management policy direction for the GGH, which includes Wellington County. The Plan directs growth to settlement areas.

COUNTY OFFICIAL PLAN

The lands subject to the amendment are designated RESIDENTIAL in the Urban Centre of Mount Forest. The property is located within the “built boundary”.

Intensification

The policies of Section 3 of the Official Plan outline the general strategies for guiding growth within the County. Section 3.3 sets out objectives for growth and encourages growth in urban areas. It further seeks to identify and promote opportunities for growth in the built up areas of urban centres through intensification and redevelopment where this can be accommodated, taking into account small town scale and historic streetscapes.

Section 3.3.1 identifies targets and states “by the year 2015 and for each year thereafter, a minimum of 20 percent of all residential development occurring annually will be within the built-up area”. This application is located within the built boundary of Mount Forest and will contribute and support this target.

Section 4.4.3 of the Official Plan encourages intensification in urban centres and further states in subsection b) that the plan “supports appropriate intensification in all areas within the built boundary including adaptive re-use or redevelopment of brownfields and greyfields”.

Residential Designation

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 area’s, f) to minimize potential compatibility issues between residential and other land uses, and g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods”.

Housing Variety

Section 8.3.1 identifies that the new housing types are needed to provide a greater variety of residential accommodation as well as a more affordable housing supply. It is anticipated that semi-detached, townhouse and apartment dwellings will be developed to respond to this need.

Medium Density Development

Section 8.3.5 identifies that medium density development such as townhouses and apartments may be permitted in RESIDENTIAL designated areas provided that:

- a) Development should not exceed 35 units per hectare (14 units per acre) for townhouses;
- b) The design is compatible with existing or future development on adjacent properties;
- c) The site has a suitable size and shape to accommodate the development and required infrastructure;
- d) Adequate services are available;
- e) The development is encouraged to locate on major roadways; and,
- f) Appropriate zoning is provided.

WELLINGTON NORTH COMMUNITY GROWTH PLAN

The following relevant Growth Management Goals have been identified:

- 1. To direct and focus development to the urban areas of Arthur and Mount Forest as the primary centres and complete communities with a mix of land uses, housing, jobs and services.
- 4. To plan and promote orderly, compact development within the urban areas, based on phasing to align with planning for infrastructure, transportation, facilities and services.

WELLINGTON NORTH ZONING BY-LAW

The subject lands are currently zoned Industrial (M1). The applicant has requested to rezone the subject lands to Medium Density Residential (R2) Zone to facilitate the construction of a new townhouse development (11 units total) See figure 2 below. The Residential (R2) Zone permits street townhouse units.



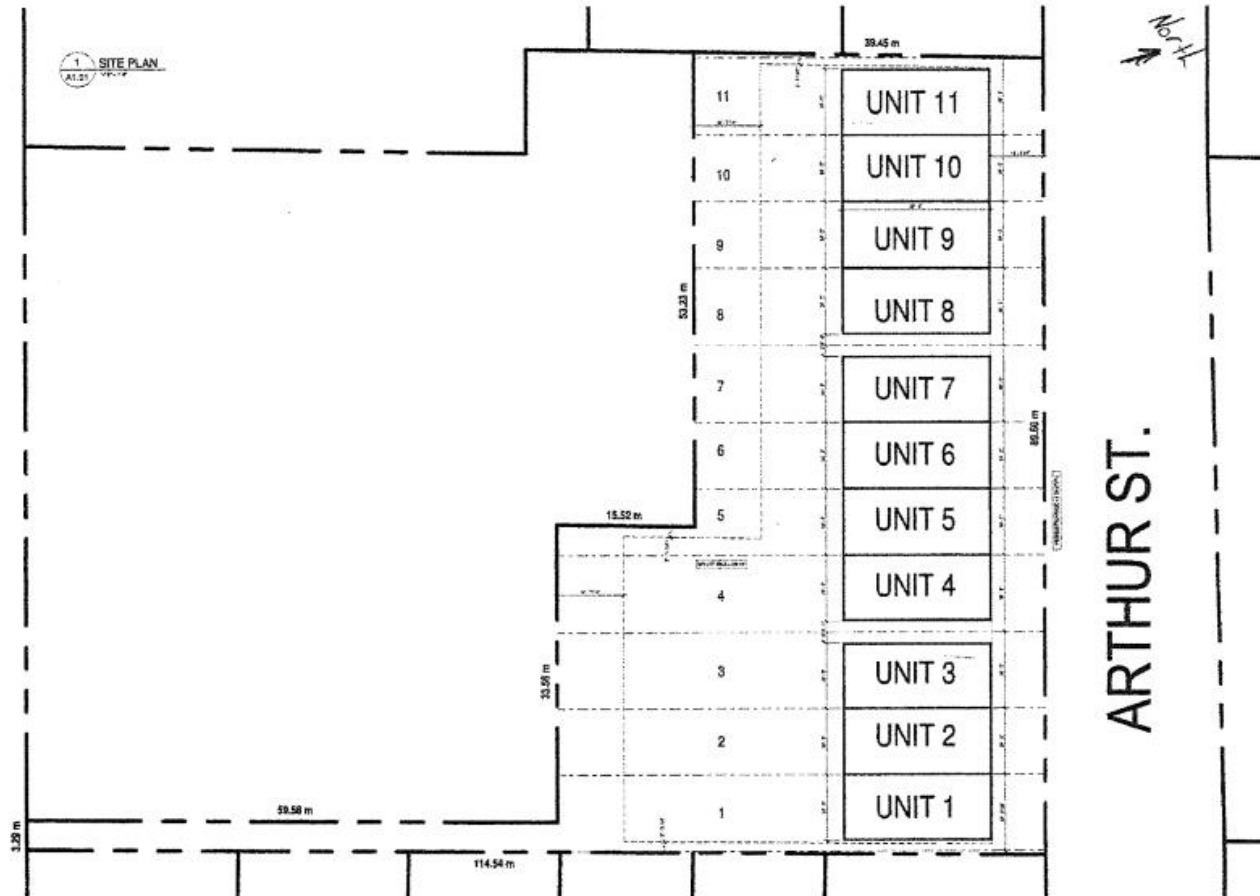


Figure 2: Site plan showing proposed units

PLANNING DISCUSSION

Medium Density Development

Section 8.3.5 of the County Official Plan identifies that medium density development such as townhouses may be permitted in RESIDENTIAL designated areas provided that specific criteria are addressed.

The specific criteria are addressed as follows:

Policy Requirement:	Response:
a) Development should not exceed 35 units per hectare (14 units per acre) for townhouses	The proposed density (11 units) meets the medium density requirements with 25 units per hectare (11 units per acre).
b) The design is compatible with existing or future development on adjacent properties;	Adjacent uses include single detached dwellings to both the north and south of the subject property, Industrial (Rona) across the street to the east, and Commercial sale of used vehicles including auto parts, automotive memorabilia and antiques to the west of the subject property.
c) The site has a suitable size and shape to accommodate the development and required infrastructure	The site is 0.40 ha (0.99 ac) in size with 89.6 m frontage on Arthur St, which is suitable in size and shape for a street townhouse development. Site design, grading, drainage, landscaping etc.

	will be reviewed as part of the site plan application.
d) Adequate services are available	Limited municipal servicing is available in Mount Forest. The applicants have provided a site plan proposing 11 units, but will need to confirm if servicing is available for 11 units. Servicing design and stormwater management will be reviewed as part of the site plan application.
e) In greenfield areas, medium density street townhouses are allowed on local roads	The property is located on Arthur Street, which is a local road.
f) Appropriate zoning is provided.	The property is proposed to be zoned Residential R2 which provides standards for street townhouse dwellings.

Site Plan Approval

The proposed development will be subject to Site Plan Review by the Township. Site design, grading, servicing, stormwater management, landscaping, parking, fencing etc. will be reviewed as part of the site plan review.

Draft Zoning By-law Amendment

A site specific draft Zoning By-law amendment has been prepared for public review and Council’s consideration which rezones the property to R2, and is attached to this report.

Respectfully submitted

County of Wellington Planning and Development Department



 Jessica Rahim, Planner

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
BY-LAW NUMBER _____.**

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

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended

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

1. THAT Schedule 'A' Map 3 to By-law 66-01 is amended by changing the zoning on lands described as Part Lots 2 to 4, W/S Arthur St, Plan Mount Forest with a civic address of 331 Arthur Street, as shown on Schedule "A" attached to and forming part of this By-law from **Industrial (M1)** to **Medium Density Residential (R2)**;
2. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
3. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2019

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2019

_____.

MAYOR

_____.

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule "A"



This is Schedule "A" to By-law _____.

Passed this ___ day of _____ 2019

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION OF THE SUBJECT LANDS

The subject property is legally described as Part Lots 2 to 4, W/S Arthur St, with a civic address of 331 Arthur Street. The lands subject to the amendment are 0.4 ha (0.99 ac) in size and are currently zoned Industrial (M1).

THE PURPOSE AND EFFECT of the proposed amendment is to rezone the subject lands from Industrial (M1) to Medium Density Residential (R2) to facilitate the construction of street townhouse blocks (11 units total) depending on services available.



Wellington North Power Inc.

290 Queen Street West, PO Box 359, Mount Forest, ON N0G 2L0
Phone: 519.323.1710 Fax: 519.323.2425 E-mail: wnp@wellingtonnorthpower.com

www.wellingtonnorthpower.com

April 8, 2019

RECEIVED

APR 11 2019

TWP. OF WELLINGTON NORTH

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

Attention: Darren Jones

Re: Proposed Amendment to Part Lots 2 to 4 W/S Arthur St, Municipally known as 331 Arthur St, Geographic Town of Mount Forest

Wellington North Power Inc. has reviewed the subject notice. Please notify the applicant of the following comments:

1. All electrical distribution system plans must meet Wellington North Power standards for design and construction. The applicant to contact Wellington North Power for a copy of the standards.
2. All electrical plans must be reviewed and approved by Wellington North Power.
3. The applicant is required to enter into a Construction Agreement with Wellington North Power.

Sincerely,

WELLINGTON NORTH POWER INC.
Jim Klujber, CEO / President



**UPPER GRAND
DISTRICT SCHOOL
BOARD**

Jennifer Passy BES, MCIP, RPP

Manager of Planning

Board Office: 500 Victoria Road N. Guelph, ON N1E 6K2

Email: jennifer.passy@ugdsb.on.ca

Tel: 519-822-4420 ext. 820 or Toll Free: 1-800-321-4025

11 April 2019

PLN: 19-040

File Code: R14

Sent by: mail & email

RECEIVED

APR 18 2019

TWP. OF WELLINGTON NORTH

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

Dear Mr. Jones;

**Re: Notice of Public Meeting to Consider Amendments to the Comprehensive Zoning By-Law 66-01
331 Arthur Street, Mount Forest**

Planning staff at the Upper Grand District School Board has received and reviewed the above noted application to allow for the development of 11 townhouse residential units.

The Board encourages the Township and developer to make provisions for the installation of a sidewalk on Arthur Street.

Please be advised that the Planning Department **does not object** to the proposed application subject to the following conditions:

- THAT Education Development Charges shall be collected prior to the issuance of a building permit (s).
- That the developer shall agree to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ARC/INFO export or DWG format containing parcel fabric and street network.

Should you require additional information, please feel free to contact the undersigned

Sincerely,
Upper Grand District School Board

Jennifer Passy, BES, MCIP, RPP
Manager of Planning

From: Emily Vandermeulen [mailto:EVandermeulen@centrewellington.ca]
Sent: Thursday, April 11, 2019 2:06 PM
To: Tammy Pringle
Cc: Source Water
Subject: 311 Arthur Street

Hello Tammy,

Attached you will find the Notice for the above mentioned application. I have included a map. We will mail the owner a copy of the Notice.

If you have any further questions regarding this application, please contact me.

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x365 | evandermeulen@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1.844.383.9800

Disclaimer: This message is for the use of the intended recipient(s) only and may contain information that is privileged, proprietary, confidential, and/or exempt from disclosure under any relevant privacy legislation. If you are not the intended recipient or authorized agent thereof, you are hereby notified that any review, retransmission, dissemination, distribution, copying, conversion to hard copy, taking of action in reliance on or other use of this communication is strictly prohibited. If you are not the intended recipient and have received this message in error, please notify the sender by return e-mail and delete or destroy all copies of this message. Warning: Although the Township of Centre Wellington has taken reasonable precautions to ensure no viruses are present in this email, the company cannot accept responsibility for any loss or damage arising from the use of this email or attachments.



April 11, 2019

Restricted Land Use Notice No Prohibition or Risk Management Plan Requirement

Issued under the *Clean Water Act*, Section 59 (2) (a)

Township of Wellington North
c/o Wellington Source Water Protection
Risk Management Office
7444 Wellington Road 21
Elora, ON, N0B 1S0
1-844-383-9800
sourcewater@centrewellington.ca

Notice Number: WN-S59-19-001		
Description and Date of Application / Supporting Documents: zoning change application, WHPA Map		
Municipality Application No:		Applicant Project No:
Applicant: Mark Brubacher		Email: N/A
Roll No: 2349000005185000000	WHPA: B	Vulnerability Score: 8
Property Address: 331 Arthur		Town: Mount Forest
Municipality: Wellington North	Province: ON	Postal Code: N0G 2L3
Source Protection Plan: Saugeen	Drinking Water System: Mount Forest	

Property Owner: Circuit Holdings Inc		
Mailing Address: 3247 Bricker School Line		Town: Wallenstein
Municipality: Mapleton	Province: ON	Postal Code: N0B 2S0
Phone: 226-868-0046	Alt. Phone:	Email: mark@estatebuilders.ca

This Notice is being issued under subsection 59 2(a) of the *Clean Water Act, 2006* and was prepared in response to an Application (as described above under Description / Supporting Documents) received for the property that is identified above. One or more of the land uses proposed to be engaged in, at the above noted property, has been designated as a restricted land use under Section 59 of the *Clean Water Act* and the application is either for a provision of the *Planning Act* prescribed under Section 62, Ontario Regulation 287/07 of the *Clean Water Act* or for a building permit under the *Ontario Building Code*.

The Application was reviewed in accordance with the *Clean Water Act* and the *Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan* which came into effect July 1, 2016. Based on the information submitted as part of the Application, Section 57 (Prohibition) or Section 58 (Risk Management Plan) of the *Clean Water Act* **do not** apply, at this time, to the activities outlined in the Application for the above referenced property.

Wellington Source Water Protection is a municipal partnership between Township of Centre Wellington | Town of Erin | Guelph / Eramosa Township | Township of Mapleton | Town of Minto | Township of Puslinch | Township of Wellington North | County of Wellington. The purpose of the *Clean Water Act* is to protect existing and future sources of drinking water.



Rationale: Owner wants to change the zoning back to residential from industrial. As the proponent has indicated that the proposed residential units would be municipally serviced and home heating oil would not be a significant threat were the homes not to be hooked up to natural gas, we are providing a notice to proceed.

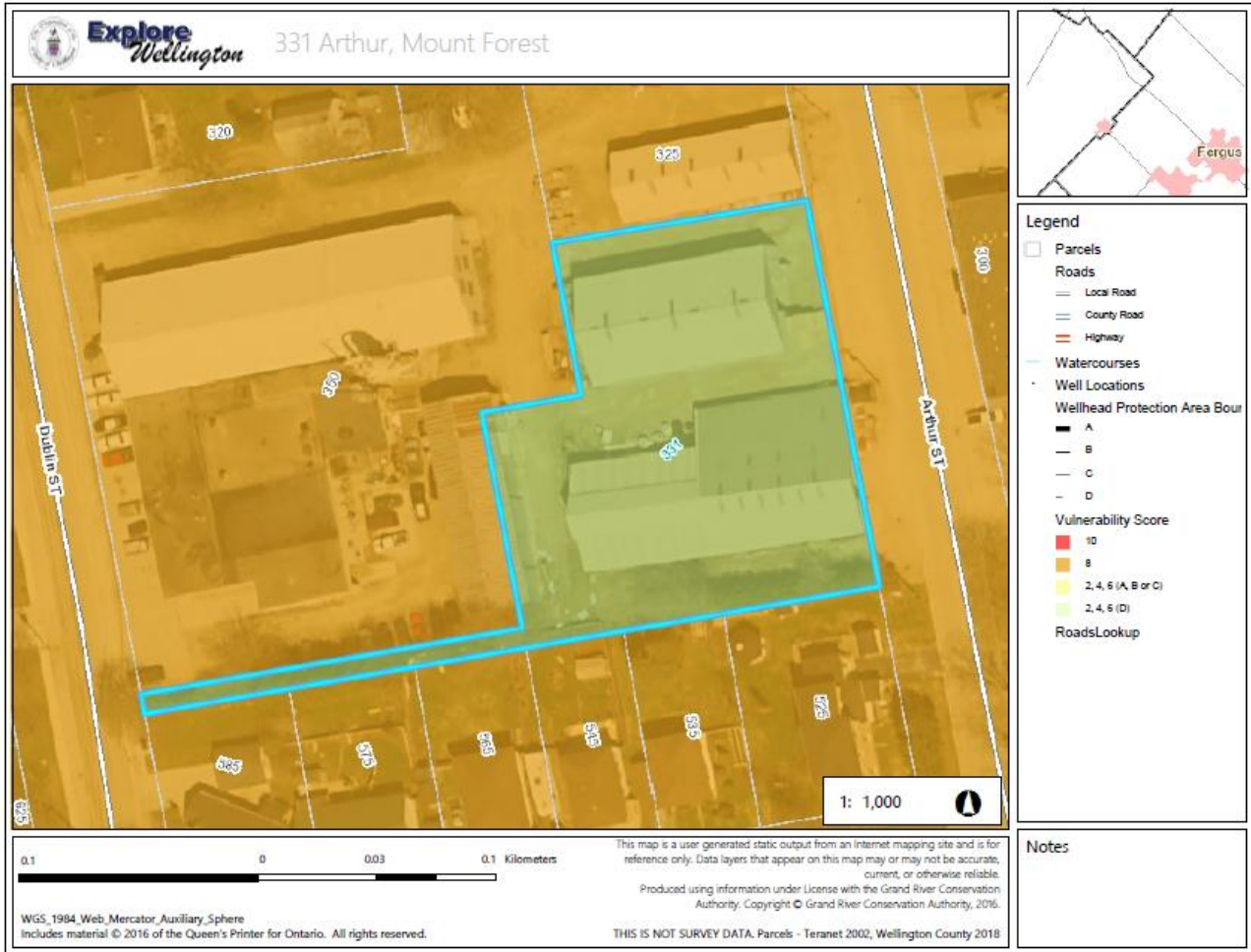
- This Notice is only effective as it relates to the above referenced Application;
- Any change to the information submitted under the Application nullifies this Notice, unless otherwise permitted by the Risk Management Official.
- This Notice is not valid for any subsequent approvals under the *Planning Act* or building permits under the *Ontario Building Code* for the property. Further Section 59 notices will be required for subsequent applications at the property and a risk management plan may be required.
- Pursuant to Section 53 (3), Ontario Regulation 287/07 under the *Clean Water Act*, this notice, once issued, is a public document. All information submitted for development of this notice is subject to the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).
- This Notice has been issued under the Authority of the Risk Management Official appointed for the Township of Wellington North under by-law 49-16. This Notice has been issued in accordance with the *Clean Water Act*, 2006, Section 59, Ontario Regulation 287/07 and the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, as amended, which became effective on July 1, 2016.

Township of Wellington North
c/o Wellington Source Water Protection
Risk Management Office
7444 Wellington Road 21
Elora, ON, N0B 1S0
1-844-383-9800
sourcewater@centrewellington.ca

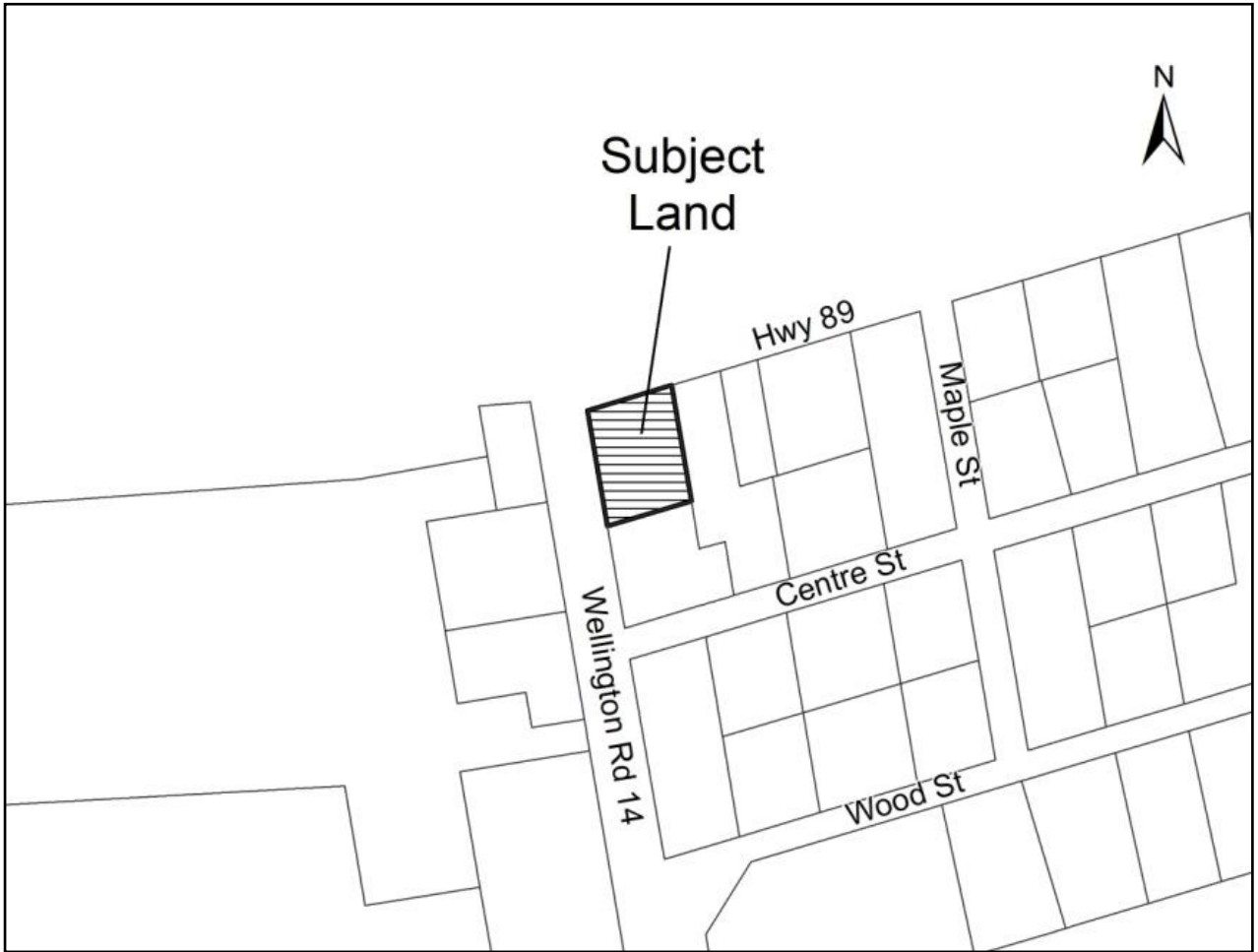
If you require further information, please contact the undersigned.

Digitally signed by Emily Vandermeulen
DN: cn=Emily Vandermeulen, o=Wellington
Source Water Protection, ou=Risk
Management Official,
email=evandermeulen@centrewellington.ca,
c=CA
Date: 2019.04.11 09:05:24 -04'00'

Emily Vandermeulen, Risk Management Official
519-846-9691 ext 365
evandermeulen@centrewellington.ca



CLAYTON SQUIRRELL





**PLANNING REPORT
for the TOWNSHIP OF WELLINGTON NORTH**

Prepared by the County of Wellington Planning and Development Department

DATE: April 24, 2019
TO: Mike Givens, C.A.O.
Township of Wellington North
FROM: Jessica Rahim, Planner
County of Wellington
SUBJECT: **9639 Wellington Road 14, Conn Village
Zoning By-law Amendment**

Planning Opinion

The purpose of this zoning amendment is to rezone the subject lands from Hamlet Commercial (C5) Zone to Unserved Residential (R1A) Zone to recognize the existing dwelling on the property.

We have no objections to the zoning amendment. The proposal is consistent with the Provincial Policy Statement and conforms to the Official Plan policies. The property is currently used for residential purposes and the zoning by-law amendment will recognize this use.

INTRODUCTION

The property subject to the proposed amendment is described as Lot 8, Conn Village and is Municipally known as 9639 Wellington Rd 14, Geographic Township of West Luther. The property is approximately 849.8 m² (0.21 ac) in size with an existing single detached dwelling. The location of the property is shown on Figure 1.

PROPOSAL

The purpose of this zoning amendment is to rezone the subject lands from Hamlet Commercial (C5) zone to an appropriate Residential zone in



Figure 1: Aerial Photo

order to recognize the existing residential use.

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is located within the settlement area of Conn Village. Section 1.1.3.1 of the Provincial Policy Statement states that “settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.” Settlement areas are encouraged to include a mix of densities and land uses.

WELLINGTON COUNTY OFFICIAL PLAN

The property is within the Conn Village Hamlet Area. “Development will be relatively small-scale given the rural context and level of service available in hamlets. The primary residential use will be low density single detached units, although some small-scale multiple-unit development may be considered to provide greater housing variety”.

Section 7.4.3 of the County Official Plan provides details on land use compatibility in hamlets “the establishing of specific areas for various land uses is normally left to the zoning by-law. In establishing zones, Councils shall ensure that existing and proposed uses are compatible and that adverse impacts are kept to a minimum and that appropriate mitigation is provided where practical”.

WELLINGTON NORTH ZONING BY-LAW

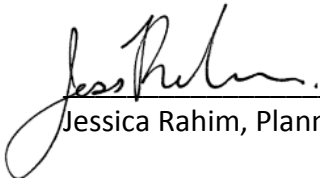
The subject lands are zoned Hamlet Commercial (C5). The subject lands are proposed to be rezoned to Unserviced Residential (R1A) in order to recognize the existing use on the subject property. The property is currently used for residential purposes (single detached dwelling) and the proposed amendment will recognize this use.

Draft Zoning By-law Amendment

A draft Zoning By-law amendment has been prepared for public review and Council’s consideration, and is attached to this report.

Respectfully submitted

County of Wellington Planning and Development Department



Jessica Rahim, Planner

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
BY-LAW NUMBER _____.**

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

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended

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

1. THAT Schedule 'A' Map 6 to By-law 66-01 is amended by changing the zoning on lands described as Lot 8, Conn Village, and is Municipally known as 9639 Wellington Road 14, Geographic Township of West Luther, as shown on Schedule "A" attached to and forming part of this By-law from **Hamlet Commercial (C5)** to **Unserviced Residential (R1A)**;
2. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
3. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2019

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2019

_____.

MAYOR

_____.

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule "A"



This is Schedule "A" to By-law _____.

Passed this ___ day of _____ 2019

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION OF THE SUBJECT LANDS

The property subject to the proposed amendment is described as Lot 8, Conn Village and is Municipally known as 9639 Wellington Rd 14, Geographic Township of West Luther. The property is approximately 849.8 m² (0.21 ac) in size with an existing single detached dwelling and is currently zoned Hamlet Commercial (C5).

THE PURPOSE AND EFFECT of the proposed amendment is to rezone the subject lands from Hamlet Commercial (C5) Zone to Unserviced Residential (R1A) Zone.

TOWNSHIP OF WELLINGTON NORTH

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

COUNTY OF WELLINGTON
APR 09 2019
ENGINEERING SERVICES
DEPARTMENT

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, April 29th, 2019
Township of Wellington North Municipal Offices
Council Chambers
7490 Sideroad 7 West, Kenilworth
7:00 p.m.

RECEIVED

APR 10 2019

TWP. OF WELLINGTON NORTH

Location of the Subject Land

The land subject to the proposed amendment is described as Lot 8, Conn Village and is Municipally known as 9639 Wellington Rd 14, Geographic Township of West Luther. The property is approximately 849.8 m² (0.21 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 land from Hamlet Commercial (C8) zone to an appropriate Residential zone in order to recognize the existing residential use. Additional relief may be considered at this meeting.

Oral or Written Submissions

Any person or public body is entitled to attend the public meeting and make written or oral submissions in support of or in opposition to the proposed zoning by-law amendment. Written comments should be submitted to the Township Clerk at the address shown below.

Power of Tribunal to Dismiss Appeals

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Wellington North to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Wellington North before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Wellington North before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Request for Notice of Decision

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

Additional Information

For more information about this matter, including information about appeal rights, please contact or visit the Municipal Office at the address shown below. O. Reg. 470/09, s. 2: 179/13, s. 2

The application and any additional information is available to the public for inspection at the Township of Wellington North Municipal Office during office hours.

Dated at the Township of Wellington North
This 5th day of April 2019

Darren Jones, CBO
Township Wellington North
7490 Sideroad 7, W
Kenilworth, ON N0G 2E0
Phone: (519) 848-3820
Fax: (519) 848-1119

COUNTY OF WELLINGTON
ENGINEERING SERVICES
NO OBJECTION
NOTICE OF DECISION REQ'D.
PASQUALE COSTANZO, CET
ENGINEERING TECHNOLOGIST
APR 10 2019





1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

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

April 24, 2019

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

ATTENTION: Darren Jones, CBO

Dear Mr. Jones,

RE: Proposed Zoning By-law Amendment
9639 Wellington Road 14
Roll No.: 234900001612300
Lot 8, Village of Conn
Geographic Township of West Luther
Township of Wellington North

(Clayton Squirrell)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the proposed zoning by-law amendment in accordance with the SVCA's mandate, and the SVCA Environmental Planning and Regulations Policies Manual, amended October 16, 2018. The purpose and effect of the application is to rezone the subject land from Hamlet Commercial (C5) zone to an appropriate Residential zone in order to recognize the existing residential use. Additional relief may also be considered. The proposed zoning by-law amendment is acceptable to SVCA staff, and the following comments are offered.

Natural Hazard

In the opinion of SVCA staff the property is not affected by any natural hazard features. Furthermore, the property is not designated as Core Greenlands or Greenlands in the Wellington County Official Plan (OP) and is not zoned Natural Environment (NE) in the Township of Wellington North Zoning By-law 66-01.

Natural Heritage

In the opinion of SVCA staff, the natural heritage feature affecting the property is fish habitat. Proton Municipal Drain (MD) No. 56, also known as Egremont MD No. 3 flows through lands adjacent to the north of the property. The MD is considered fish habitat by SVCA staff. Section 2.1.8 of the Provincial Policy Statement (PPS 2014) indicates that, among other things, development and site alteration shall not be permitted on the adjacent lands of fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on fish habitat or on their ecological functions. However,



Watershed Member Municipalities

Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands, Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce, Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North, Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

Township of Wellington North
Proposed Zoning By-law Amendment (Clayton Squirrell)
April 24, 2019
Page 2 of 2

based on SVCA staff's understanding of the proposal, potential negative impacts to the adjacent lands to fish habitat would be negligible. Therefore, in the opinion of SVCA staff, the completion of an Environmental Impact Study (EIS) to address the adjacent lands to fish habitat is not warranted at this time.

SVCA Regulation

Although the northwest portion of the property is within the Approximate Screening Area associated with the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended), the property is not subject to the SVCA's Regulation. Therefore, a permit from the SVCA will not be required for development on the property.

Conclusion

The proposed zoning by-law amendment is acceptable to SVCA staff. The SVCA would appreciate receiving notice of the decision to the above referenced planning application.

We trust you find this information helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,

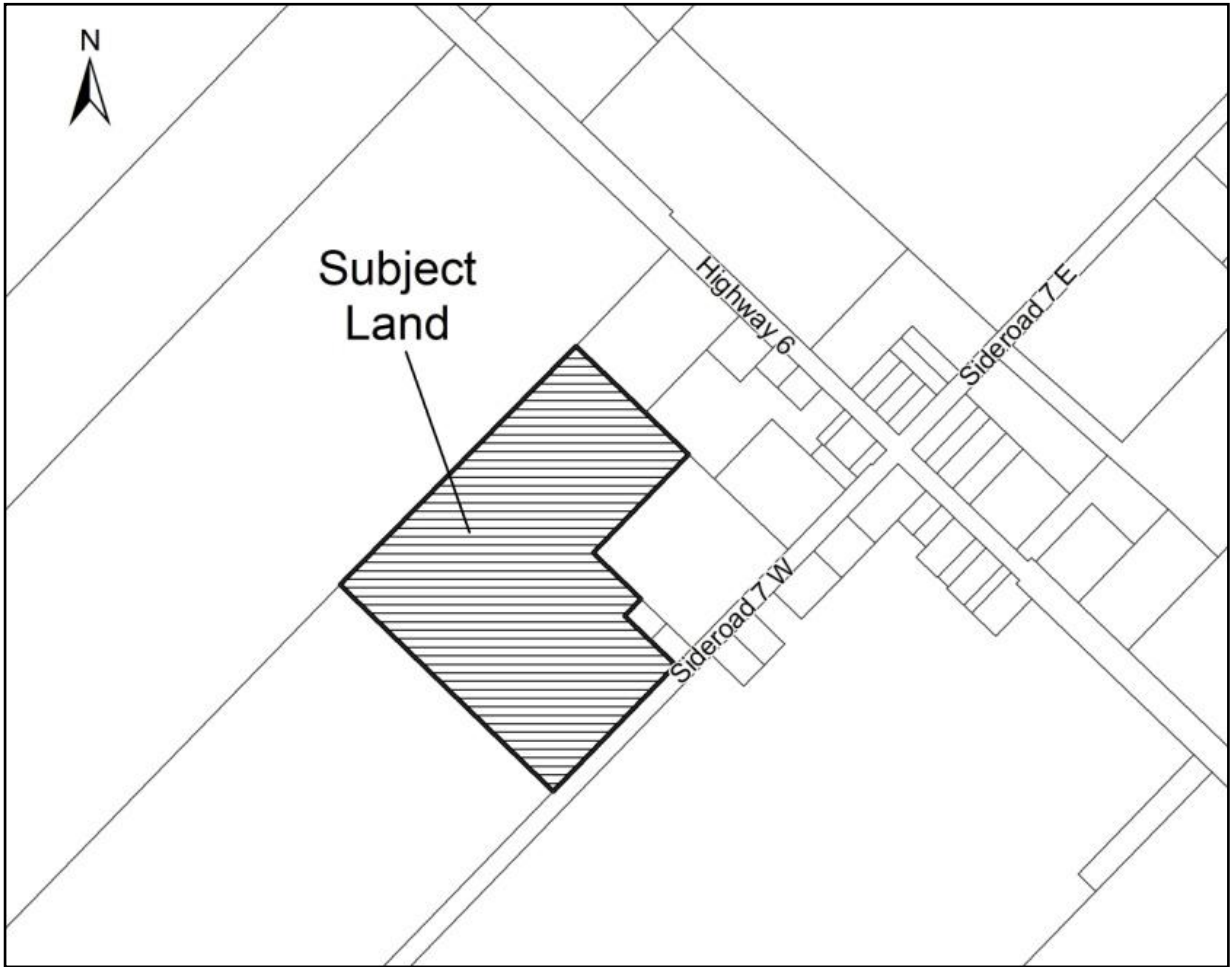


Michael Oberle
Environmental Planning Technician
Saugeen Conservation

MO/

cc: Clayton Squirrell, owner (via email)
Karen Wallace, Clerk, Township of Wellington North (via email)
Steve McCabe, Authority Member, SVCA (via email)

940749 ONTARIO LTD – Maple Ridge Estates





PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

DATE: April 24, 2019
TO: Mike Givens, C.A.O.
 Township of Wellington North
FROM: Linda Redmond, Manager of Planning & Environment
 County of Wellington
SUBJECT: **Burny Development Inc.**
Kenilworth
Zoning By-law Amendment

Planning Opinion

This proposal would amend the zoning on the subject property to allow second units (accessory) to be located within the proposed dwellings or on the second level only of an accessory structure. The zone amendment will also place the park and SWM facility into an open space zone category. The final amendment will place a small block of land in a holding zone until such time that the use or ownership of the property can be determined. The zone amendment is a requirement of draft plan approval. Staff have no concerns with the proposed rezoning provided Council is satisfied.

INTRODUCTION

The subject lands are described as Lot 20, WOSR Division 3 & 4. The lands are located in the Hamlet of Kenilworth and abut the Kenilworth Public School. The lands consist of approximately 20.88 acres and are located on the north/west side of Sideroad 7 West (figure 1). The surrounding land uses are primarily agricultural. The property has recently received draft plan approval for a 19 the creation of 19 estate residential lots on private services.

PROPOSAL

The proposal will amend the existing Residential Site Specific (R1A-93) zone on the subject lands to permit an accessory apartment within the proposed main dwelling or within a detached accessory structure. The applicants are also requesting to permit an increased height for the accessory structures in order to accommodate the accessory apartments. The amendment will also address the lands within the draft approved subdivision that are to be used for SWM facilities and park area. This zone amendment is required as a condition of draft plan approval.

DRAFT PLAN OF SUBDIVISION 23T-89018

This subdivision was given draft approval by the Province in 1988. The original draft plan proposed a looped street with two entrances onto Sideroad 7W. A cul-de-sac extended into the area behind the school with a total of 31 lots and a small park block behind and to the west side of the school. A redline revision was submitted that reduced the number of lots to 19 and included a stormwater management area as well as a park (figure 2). The redline revision was draft approved on March 20, 2019. A condition of approval was the rezoning of the lands as proposed.



PROVINCIAL POLICY STATEMENT

The subject property is considered to be within the settlement area of Kenilworth. Section 1.1.3.1 of the Provincial Policy Statement states that “settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.” Settlement areas are encouraged to include a mix of densities and land uses.

The Provincial Growth Plan directs the majority of growth to settlement areas as a better use of land and infrastructure while prioritizing intensification in strategic growth areas.

COUNTY OFFICIAL PLAN

The land subject to the amendment is designated HAMLET. Section 7.4.1 of the Hamlet area land use policies identify hamlet areas as relatively low density residential usually characterized as having private sewer and water facilities. The plan does provide an opportunity for multiple-unit development in the form of a second unit or garden suite. This will create greater housing variety of residential accommodations, which will ensure a broad range of affordable housing is available for the future.

The plan, under section 4.4.6.1 and 4.4.6.2, contains provisions to allow one second unit within a main residence or one second unit within an ancillary building or structure.

ZONING BY-LAW

The subject lands are currently zoned Residential Exception (R1A-93) zone. This zoning reflects the development of the subdivision that was draft approved in 1988 and contained 31 lots. The zoning recognized the small lot size and associated setbacks. The zone amendment is a requirement of the draft approval of the amended draft plan to recognize the new configuration and larger parcels. As part of this amendment the applicant has expressed an interest in allowing second units on the property and would like to market the development as such. The proposed zone amendment will address a second unit in either the dwelling or on the second level only of an accessory structure. The zone amendment will also place the park and SWM facility into an open space zone category. The final

Figure 2 – Draft Plan of Subdivision

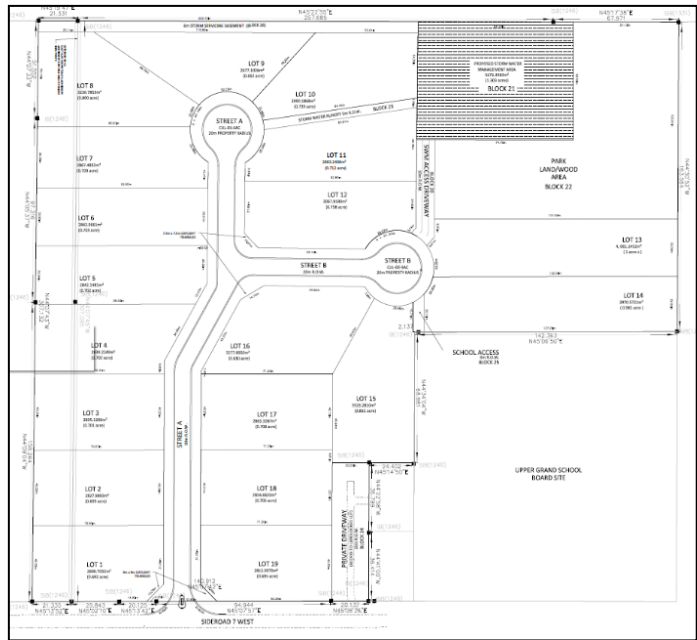
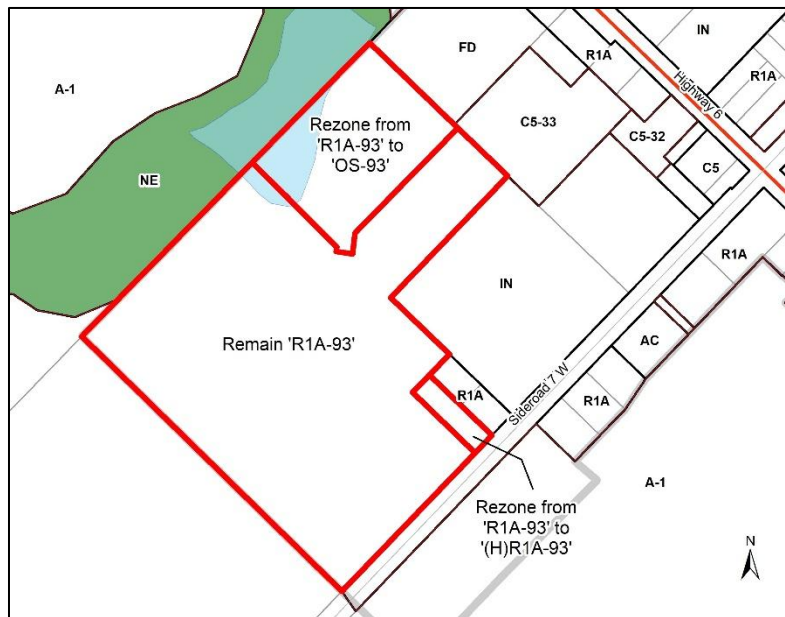


Figure 3 – Draft zoning



address a second unit in either the dwelling or on the second level only of an accessory structure. The zone amendment will also place the park and SWM facility into an open space zone category. The final

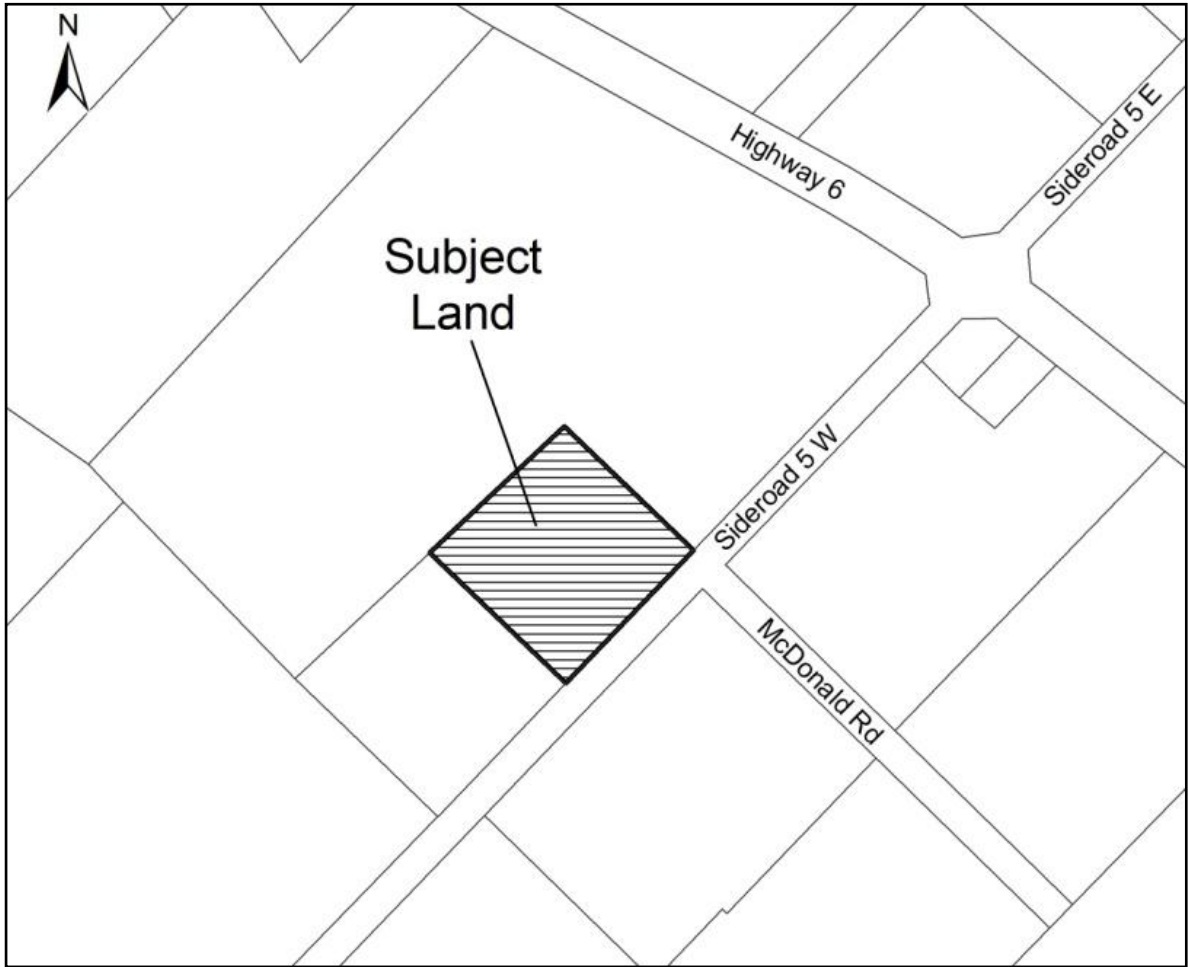
amendment will place a small block of land in a holding zone until such time that the use or ownership of the property can be determined. This parcel is currently used as an access to an abutting land locked parcel. A draft zoning by-law will be completed after the public meeting. The draft zoning schedule is shown in figure 3.

Respectfully submitted
County of Wellington Planning and Development Department



Linda Redmond
Manager of Planning & Environment

ERIC BEAMISH





**PLANNING REPORT
for the TOWNSHIP OF WELLINGTON NORTH**

Prepared by the County of Wellington Planning and Development
Department

DATE: April 16, 2019
TO: Mike Givens, C.A.O.
Township of Wellington North
FROM: Michelle Innocente, Senior Planner
County of Wellington
SUBJECT: **Eric William Beamish**
7294 Sideroad 5 (Township of Arthur)
Zoning By-law Amendment

PLANNING OPINION

The purpose of the site specific zoning amendment is to permit the indoor cultivation of cannabis on the subject property. The applicant is proposing to operate a cannabis production facility within a new 743 m² (8,000 ft²) building on the property.

The proposed facility includes both industrial and agricultural components. The processing component of the operation is permitted by the Rural Industrial (RIN) zoning on the property as an industrial use, however it is the introduction of indoor cultivation of cannabis (an agricultural use) which requires an amendment to the zoning by-law.

The proposed facility is subject to federal legislation and approval must be obtained from Health Canada above and beyond any municipal requirements in order for the proposal to proceed.

We have no objections to the proposed amendment and are satisfied that the proposal is consistent with the PPS and is in general conformity with the County of Wellington Official Plan.

Planning Staff have prepared a draft Zoning By-law amendment for Council's consideration which is attached to this report.

LOCATION

The land subject to the proposed amendment is described as Part Lot 13, Div 4, Registered Plan 60R-2772, Part 1 and is Municipally known as 7246 Sideroad 5 West, Geographic Township of Arthur. The property is approximately 1.17 hectares (2.9 acres) in size. The subject property is located within a rural industrial area and within the Hamlet area of Riverstown. The property is adjacent to agricultural uses and an established rural industrial area. An air photo showing the property is provided below in Figure 1.

Figure 1: Air Photo**PROPOSAL**

The purpose of the site specific zoning amendment is to rezone the property to permit the indoor cultivation of cannabis on the subject property. A cannabis production facility is being proposed on the subject property to be located within a new 743 m² (8,000 ft²) industrial building on the property.

The proposed facility includes both industrial and agricultural components. The processing component of the operation (processing of harvested cannabis) is permitted by the Industrial RIN zoning on the property as an industrial use, however it is the introduction of indoor cultivation of cannabis (an agricultural use) which requires an amendment to the zoning by-law. Health Canada identifies that it is the applicant's responsibility to address all local municipal requirements.

The proposed facility is subject to federal legislation and approval must be obtained from Health Canada above and beyond any municipal requirements in order for the proposal to proceed. The Cannabis Act includes site design requirements which must be met for facilities related to security and air quality.

In regards to servicing, the applicant has indicated that water for the facility will be provided by a well on the property and a septic system will be used for waste. Municipal services are not available in the area. According to the applicant, the facility will not use large volumes of water or generate large volumes of waste water. The only waste water will come from cleaning and bathroom use by employees.

PROVINAL POLICY STATEMENT (PPS)

Under Section 1.3.1 (Employment) of the PPS, Planning authorities shall promote economic development and competitiveness by providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

GROWTH PLAN

The Growth Plan for the Greater Golden Horseshoe (GGH) provides growth management policy direction for the GGH, which includes Wellington County. All planning decisions are required to conform to the applicable policies and provisions of the Growth Plan. According to Employment Policy 2.2.5.1 (a), "Economic development and competitiveness in the GGH will be promoted by: making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities." We consider the proposed development to be making more efficient use of the land.

The Agricultural Land Base mapping prepared under the Growth Plan for the Greater Golden Horseshoe was issued on February 9, 2018 and is now in effect. A portion of the subject lands are identified as Prime Agricultural within the Agricultural System mapping. The province has given some flexibility with regards to interpretation of the mapping:

While every effort has been made to accurately depict the information, the resulting map should not be relied on as being a precise indicator of locations of features or roads nor as a guide to navigation. Designation boundaries generally reflect information provided by the relevant municipality. For precise boundaries and locations of settlement areas and employment areas the appropriate municipalities and provincial plans should be consulted.¹

We have reviewed the Official Plan mapping for the subject property and determined the precise boundary of the Rural Employment Area and therefore we have treated this area as Rural Employment Area as opposed to Prime Agricultural. We are satisfied that the policies in the Growth Plan have been met and the proposed development generally conform to the Growth Plan.

COUNTY OFFICIAL PLAN

The subject property is designated Rural Employment Area on a portion of the lands with the balance of the property being located within the Hamlet of Riverstown. Permitted uses within the Rural Employment Area include dry industrial and commercial uses requiring large lots. Such industrial uses may include manufacturing, processing, fabrication and assembly of raw materials or repair, servicing, distribution and storage of materials. Permitted uses within Hamlet areas include local commercial and small scale industrial where compatible and where adequate levels of service

¹ Province of Ontario: Agricultural System Mapping Method – Technical Document, 2018

can be provided.

Under Section 6.8.3, Councils when considering rezoning applications shall ensure that existing and proposed uses are compatible, and that sensitive uses are adequately separated from industrial uses. The Zoning By-law may also limit the location and size of industrial uses.

ZONING BY-LAW

The subject lands are zoned Rural Industrial (RIN) and Agricultural (A). Permitted uses within the Rural Industrial zone include dry industry, warehousing and existing agricultural uses. The growing of cannabis indoors is not considered an existing agricultural use on the property. A zoning by-law amendment is required to permit the indoor growing of cannabis as an agricultural use.

PLANNING DISCUSSION

Site Plan Approval:

The proposed new industrial facility is subject to site plan approval according to Site Plan by-law 27-15.

Compatibility:

The proposed facility includes both processing and cultivation (“growing” of cannabis) components. The processing component of the operation is permitted by the zoning on the property as an industrial use, however it is the indoor cultivation which requires an amendment to the zoning by-law.

We note that facility will be entirely indoors, and will include typical components associated with an industrial use such shipping, receiving, loading, truck and employee traffic, deliveries etc. which are appropriate in an industrial area. The inclusion of indoor cultivation is compatible in a rural industrial area and involves many of the same supportive activities.

Draft Zoning By-law:

Planning Staff have prepared a draft site specific by-law that adds the cultivation of cannabis indoors as an additional permitted use on the property. Planning Staff have included wording to require that the facility must be licensed by Health Canada.

The draft by-law is attached to this report for public viewing and Council’s consideration.

Respectfully submitted
County of Wellington Planning and Development Department


Michelle Innocente, RPP
Senior Planner

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
BY-LAW NUMBER _____.**

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

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended

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

1. THAT Schedule 'A' Map 5 to By-law 66-01 is amended by changing the zoning on lands described as Part Lot 13, Part Div 4, RP 60R-2772, Part 1 and is municipally known as 7294 Sideroad 5 West, Geographic Township of Arthur, as shown on Schedule "A" attached to and forming part of this By-law from **Rural Industrial (RIN)** to **Rural Industrial Exception (RIN-26)**;
2. THAT Section 33 Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

<p>33.26 Part Lot 13, Part Div 4, RP 60R-2772, Part 1 (Arthur)</p> <p>7294 Sideroad 5 West</p>	<p>RIN-26</p>	<p>In addition to the other permitted in the Rural Industrial (RIN) zone, the indoor cultivation of cannabis for commercial sale by a licensed producer is permitted subject to approval and licensing by Health Canada under the Cannabis Act or subsequent regulations.</p>
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3. THAT except as amended by this By-law, the land shall be subject to all applicable regulations of Zoning By-law 66-01, as amended; and,
4. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2019

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2019

_____.

MAYOR

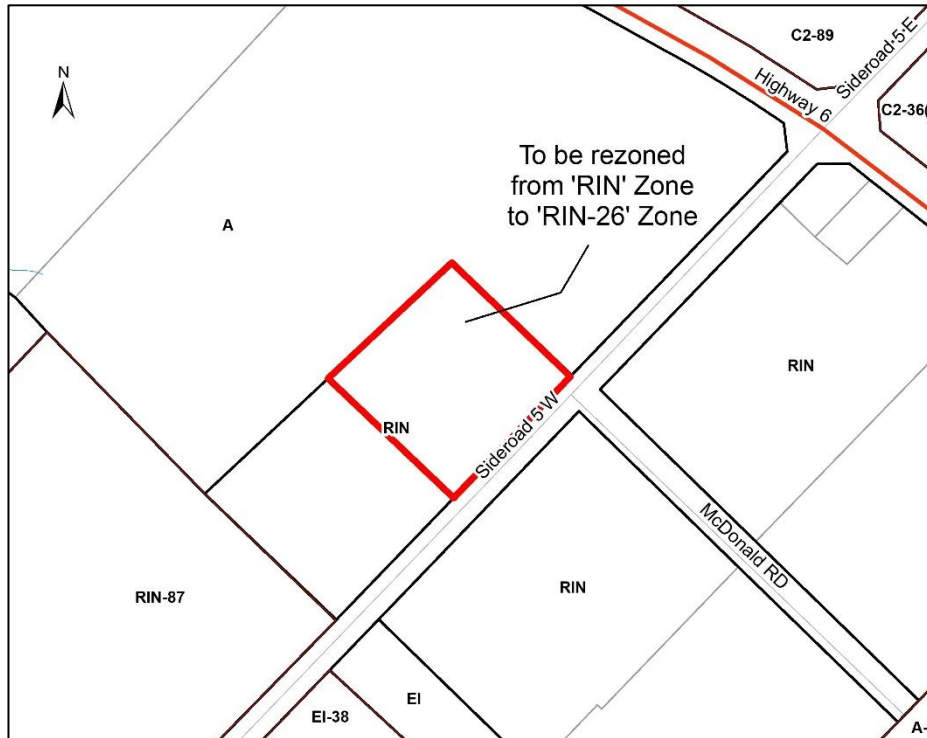
_____.

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule "A"



To be rezoned from Rural Industrial (RIN) to Rural Industrial Exception (RIN-26)

This is Schedule "A" to By-law _____.

Passed this ____ day of _____ 2019

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION OF THE SUBJECT LANDS

The land subject to the proposed amendment is described Part Lot 13, Part Div 4, RP 60R-2772, Part 1 and is Municipally known as 7294 Sideroad 5 West, Geographic Township of Arthur. The property is approximately 1.17 hectares (2.9 acres) in size.

THE PURPOSE AND EFFECT of the proposed amendment is to rezone the subject lands to permit the indoor cultivation of cannabis subject to approval and licensing by Health Canada as an additional permitted use on the property.



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

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

April 24, 2019

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

ATTENTION: Darren Jones, CBO

Dear Mr. Jones,

RE: Proposed Zoning By-law Amendment
7294 Sideroad 5 W
Roll No.: 234900000906595
Part Lot 13, Part Division 4, Part 1 Plan 61R2772
Geographic Township of Arthur
Township of Wellington North

(Eric William Beamish)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the proposed zoning by-law amendment in accordance with the SVCA's mandate, and the SVCA Environmental Planning and Regulations Policies Manual, amended October 16, 2018. The purpose and effect of the application is to rezone the subject lands to permit the indoor cultivation of cannabis as part of a cannabis production facility to be licensed by Health Canada. The property is currently zoned Rural Industrial. Other zoning relief may also be considered for the proposal where appropriate. The proposed zoning by-law amendment is acceptable to SVCA staff, and the following comments are offered.

Please be advised that a portion of the property is located within the Maitland Valley Conservation Authority (MVCA) watershed. Therefore, these comments only refer to the portion of the property within the SVCA watershed. Please refer to information from MVCA for that portion of the property within the MVCA watershed.

Natural Hazard and Natural Heritage

In the opinion of SVCA staff, the property is not affected by any natural hazard features and is not affected by any significant natural heritage features.



Watershed Member Municipalities
Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

Township of Wellington North
Proposed Zoning By-law Amendment (Eric William Beamish)
April 24, 2019
Page 2 of 2

SVCA Regulation

The property is not subject to the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). An SVCA Permit will not be required for development on the property.

Conclusion

The proposed zoning by-law amendment is acceptable to SVCA staff. The SVCA would appreciate receiving notice of the decision to the above referenced planning application.

We trust you find this information helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,



Michael Oberle
Environmental Planning Technician
Saugeen Conservation

MO/

cc: Natasha Ferreira, agent (via email)
Karen Wallace, Clerk, Township of Wellington North (via email)
Steve McCabe, Authority Member, SVCA (via email)
Patrick Huber-Kidby, Environmental Planner-Regulations Officer, MVCA (via email)