



Township of Wellington North

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

PUBLIC MEETING

Monday, March 8th, 2010 at 7:00 p.m.

Municipal Office Council Chambers, Kenilworth

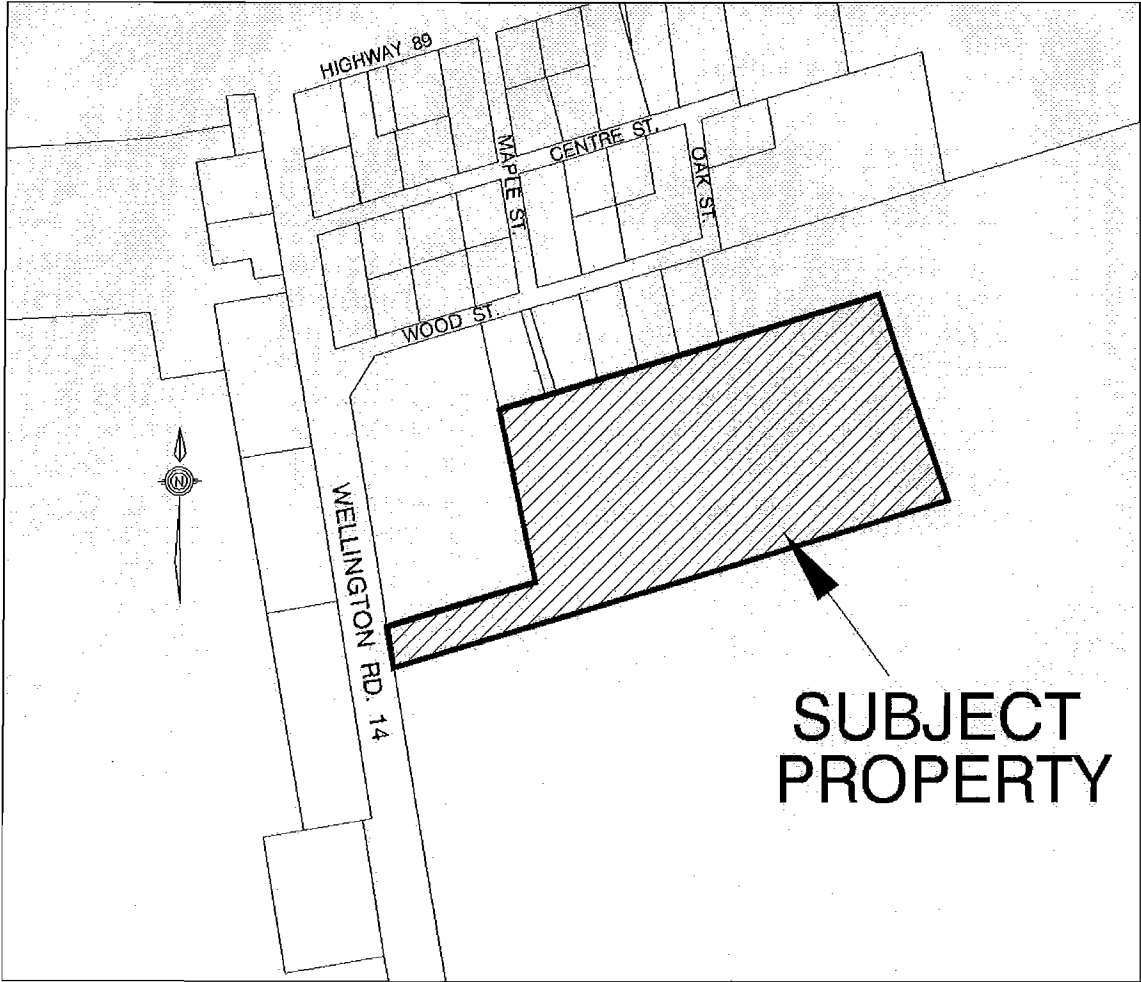
A G E N D A

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AGENDA ITEM	PAGE NO.
<p>The Mayor will call the meeting to order.</p> <p>Declaration of Pecuniary Interest.</p> <p>Owners/Applicant: Lardeb Farms Limited</p> <p>THE LOCATION OF THE SUBJECT PROPERTY is described as Lot 1, Concession 14 and is located in the Hamlet of Conn. The parcel subject to this application is currently farmed and consist of approximately 2.8 ha (7 ac) and is shown on the map below.</p> <p>THE PURPOSE AND EFFECT of the amendment is to rezone the lands to Institutional to permit a parochial school, church, cemetery and related uses.</p> <p>Please note – Section 34 (12) of the Planning Act.</p> <p>(12) Information. – At a meeting under subsection (12), the council shall ensure that information is made available to the public regarding the power of the Municipal Board under subsection (14.1) to dismiss an appeal if an appellant has not provided the council with oral submissions at a public meeting or written submissions before a By-law is passed.</p> <ol style="list-style-type: none">1. Notice for this public meeting was sent to required agencies and published in the Wellington advertiser on February 12th, 2010.2. Presentations by: Mark Van Patter, Senior Planner <p>- See attached comments and draft by-law</p>	<p>01</p> <p>02</p>

Public Meeting Agenda
March 8th, 2010

AGENDA ITEM	PAGE NO.
3. Review of Correspondence received by the Township: <ul style="list-style-type: none">- Pasquale Costanzo, Wellington County Engineering Services - No objection- Cara Holtby, Environmental Planning Coordinator - No objection	08 09
4. The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the By-law must submit a written request.	
5. Mayor opens floor for any questions/comments.	
6. Comments/questions from Council.	
7. Adjournment.	



March 4, 2010

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

Dear Mr. Jones:

**Re: Markham / Waterloo Mennonite Conference
Church, School and Cemetery – Hamlet of Conn
Draft Zoning By-law Amendment**

PLANNING OPINION

I am of the opinion that the proposal is in conformity with the Provincial Policy Statement and County Official Plan. Urban centres and hamlets are where institutional uses should be located. The property is large enough that the uses can be situated so they will be compatible with the neighbours to the north. I would recommend that the applicant provides a detailed site plan so that we can get a better understanding of how the parcel will be developed. The draft zoning by-law may need to be amended to include setbacks and buffering regulations. I would also recommend that the rezoning not be approved until the Land Division Committee has dealt with the severance application April 8.

THE SUBJECT LAND

The location of the subject is described as Lot 1, Concession 14 and is located mainly in the Hamlet of Conn. The area is currently farmed.

PROPOSAL

The proposal is to sever a flag-pole shaped property of about 7 acres in the Hamlet of Conn for the purpose of developing a school, church and cemetery. The severance application file number is B49/10, which is to be considered at the County's Land Division Committee on April 8. This will result in a retained agricultural parcel to the south of 97.4 acres. I provide some specific details on the application below:

Church

- 4,100 square feet
- 300 person seating
- 70 to 95 cars on Sunday
- No outdoor lighting – no evening use
- No youth activity
- No fellowship hall
- No kitchen facilities

School

- 2,600 square feet
- May not be built for several years
- 30 to 45 students
- No showers or cafeteria

Cemetery

- 150 by 176 feet = 26,400 square feet = 0.61 acres
- About 350 plots
- Would take 80 years to fill

Access

- Access would be south of the ball field from Wellington Road 16
- This is the reason for flag-pole shape
- Would not use any roads inside Conn itself

PROVINCIAL POLICY STATEMENT (PPS)

Development is generally directed to urban areas, including Hamlet areas.

WELLINGTON COUNTY OFFICIAL PLAN

The Official Plan in Section 7.4.1, Hamlet designation, indicates that *"other uses including local commercial, small scale industrial, institutional may also be permitted where compatible and where adequate levels of service can be provided"*.

PLANNING CONSIDERATIONS

Proposed Uses

I do not have any concerns with the proposed uses. Urban areas are where they should be located.

Hamlet Boundary – Official Plan Interpretation

One hundred feet of the southern limit of the proposed area to be rezoned is outside of the Hamlet boundary. Section 14.2 of the Official Plan states that: *"To ensure the public interest and to prevent undue hardship, flexibility may be used to allow minor deviations from the text or map"*. The County is satisfied that

flexibility is warranted in this situation and that the southern portion of the area should be interpreted to be within the Hamlet. An official plan amendment is not necessary.

Compatibility with Neighbouring Uses

Given the size of the property and the small scale of the uses proposed, I have no concerns with compatibility in general. The lands to the west are occupied by the ball diamond. To the north, there are four dwellings, which are the most sensitive neighbours. To the south and east, the land is agricultural.

Having said this, I think the applicant should provide a site plan showing how the site is going to be developed in terms of parking lot, buildings and cemetery locations, setbacks to neighbours and vegetative buffers.

I would recommend that the cemetery be situated as far as possible from the existing dwellings and wells (i.e. southeast corner of property).

We may want to include special setback regulations in the amending by-law to ensure the above.

Services

The applicant has provided a letter of February 1, from CMT Engineering, indicating that the property is of sufficient size to handle septic systems.

Road Access

The County of Wellington's Engineer's Office has indicated "No Objection" to the rezoning in its response of February 24.

DRAFT AMENDMENT

I have attached a draft zoning by-law amendment. As noted above, we may wish to include some special regulations for setbacks and buffering once we have a better idea how the site will be developed.

SITE PLAN CONTROL

Site plan control will be applied to the development.

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

Sincerely,

Mark Van Patter, RPP
Senior Planner

C: Ralph Martin, by fax

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER _____.

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

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01;

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

1. THAT Schedule "A" Map 1 and Map 6 (Conn) to By-law 66-01 are amended by changing the zoning on land described as Part of Lot 1, Concession 14, former Township of West Luther, as shown on Schedule "A" attached to and forming part of this By-law, from **Agricultural Exception (A-1) and Residential (R1A) to Institutional (IN)**.
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 _____, 2010

READ A THIRD TIME AND PASSED THIS ____ DAY OF _____, 2010

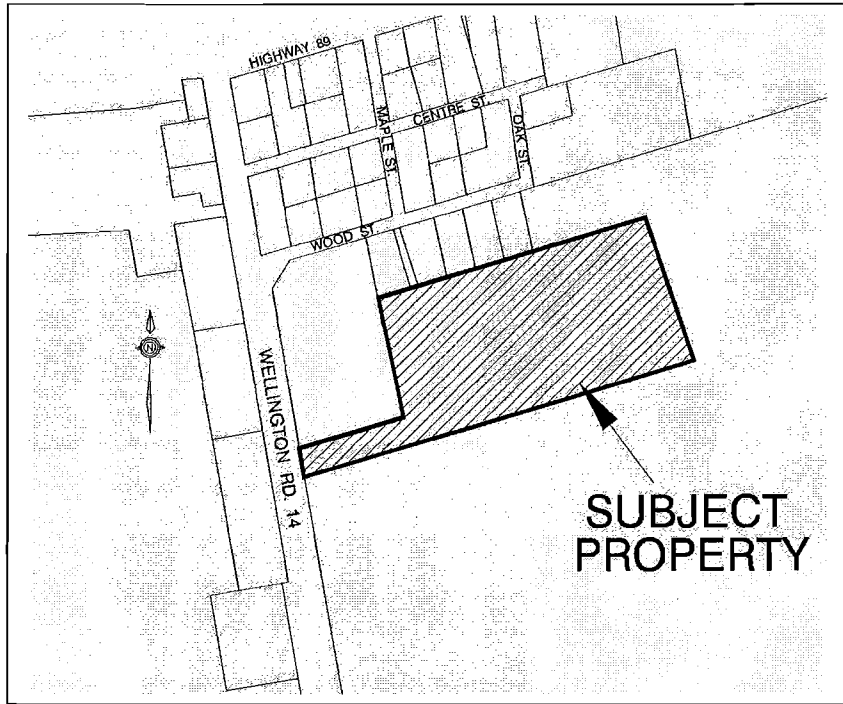
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



***Rezoned from Agricultural Exception (A-1) and Residential (R1A)
to Institutional (IN)***

Passed this ____ day of _____ 2010.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION OF THE SUBJECT PROPERTY is described as Lot 1, Concession 14 and is located mainly in the Hamlet of Conn. The parcel subject to this application is currently farmed and consist of approximately 2.8 ha (7 ac).

THE PURPOSE AND EFFECT of the amendment is to rezone the lands to Institutional to permit a parochial school, church, cemetery and related uses. The subject land is also being considered for a severance application (B49/10) by the Wellington County Land Division Committee.

Copy. C. of W.
Planning Dept.

RECEIVED

FEB 24 2010

THE TOWNSHIP OF WELLINGTON NORTH

**NOTICE OF A PUBLIC MEETING FOR AN AMENDMENT
TO THE WELLINGTON NORTH ZONING BY-LAW
And
NOTICE OF COMPLETE APPLICATION**

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.

PUBLIC MEETING Wellington North Council will consider this application at their meeting scheduled for:

Monday, March 8, 2010
Township of Wellington North Municipal Offices
Council Chambers
7490 Sideroad 7 West, Kenilworth
7:00 p.m.

THE LOCATION OF THE SUBJECT PROPERTY is described as Lot 1, Concession 14 and is located in the Hamlet of Conn. The parcel subject to this application is currently farmed and consist of approximately 2.8 ha (7 ac) and is shown on the map below.

THE PURPOSE AND EFFECT of the amendment is to rezone the lands to institutional to permit a parochial school, church, cemetery and related uses.

MAKING AN ORAL OR WRITTEN SUBMISSION

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.

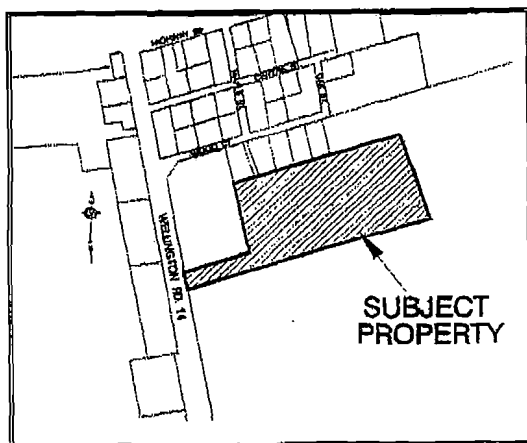
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Wellington North before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Wellington North to the Ontario Municipal Board.

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 Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

ADDITIONAL INFORMATION regarding this zoning amendment application is available for inspection at the Township of Wellington North Municipal Office, 7490 Sideroad 7 West in Kenilworth during regular office hours Monday to Friday.

Dated at the Township of Wellington North
This 12th day of February, 2010

Darren Jones, Building/Zoning Dept.
Township Wellington North
7490 Sideroad 7, W
Kenilworth, ON N0G 2E0
Phone: (519) 848-3620
Fax: (519) 848-1119



**COUNTY OF WELLINGTON
ENGINEERING SERVICES**
**NO OBJECTION
NOTICE OF DECISION REQ'D.**
Max
**PASQUALE COSTANZO, CET
ENGINEERING TECHNOLOGIST**
FEB 24/10

COUNTY OF WELLINGTON
FEB 17 2010
ENGINEERING SERVICES
DEPARTMENT



261123 Grey Rd. 28
Municipality of West Grey
(former Normanby Twp.)

Mailing Address:
R.R. 1, Hanover, ON
Canada N4N 3B8

Tel 519-364-1255
Fax 519-364-6990
www.svca.on.ca
publicinfo@svca.on.ca

February 25, 2010

RECEIVED

FEB 26 2010

TWP. OF WELLINGTON NORTH

Township of Wellington North
7490 Sideroad 7 West
P.O. Box 125
Kenilworth, ON
N0G 2E0

ATTENTION: Darren Jones - Building/Zoning Dept.

Dear Mr. Jones:

RE: Application for Zoning By-law Amendment
Part Lot 1, Concession 14
Geographic Township of West Luther
Township of Wellington North

The Saugeen Valley Conservation Authority has reviewed the above noted application in accordance with the SVCA's mandate and policies. The SVCA has no objection to the approval of the application.

There are no significant natural heritage features or natural hazards affecting the lands subject to the amendment. The balance of the lands are adjacent to Conn Swamp and Municipal Drain #3.

We trust these comments are helpful. Should you have any questions, please do not hesitate to contact this office.

Yours sincerely,

Cara Holtby
Environmental Planning Coordinator

CH/

cc: Mark McKenzie, SVCA Director (via email)

Conservation
Through
Cooperation

A MEMBER OF



Conservation
ONTARIO
Natural Champions