



Township of Wellington North

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

PUBLIC MEETING

Monday, March 21st, 2011 at 7:00 p.m.

Municipal Office Council Chambers, Kenilworth

A G E N D A

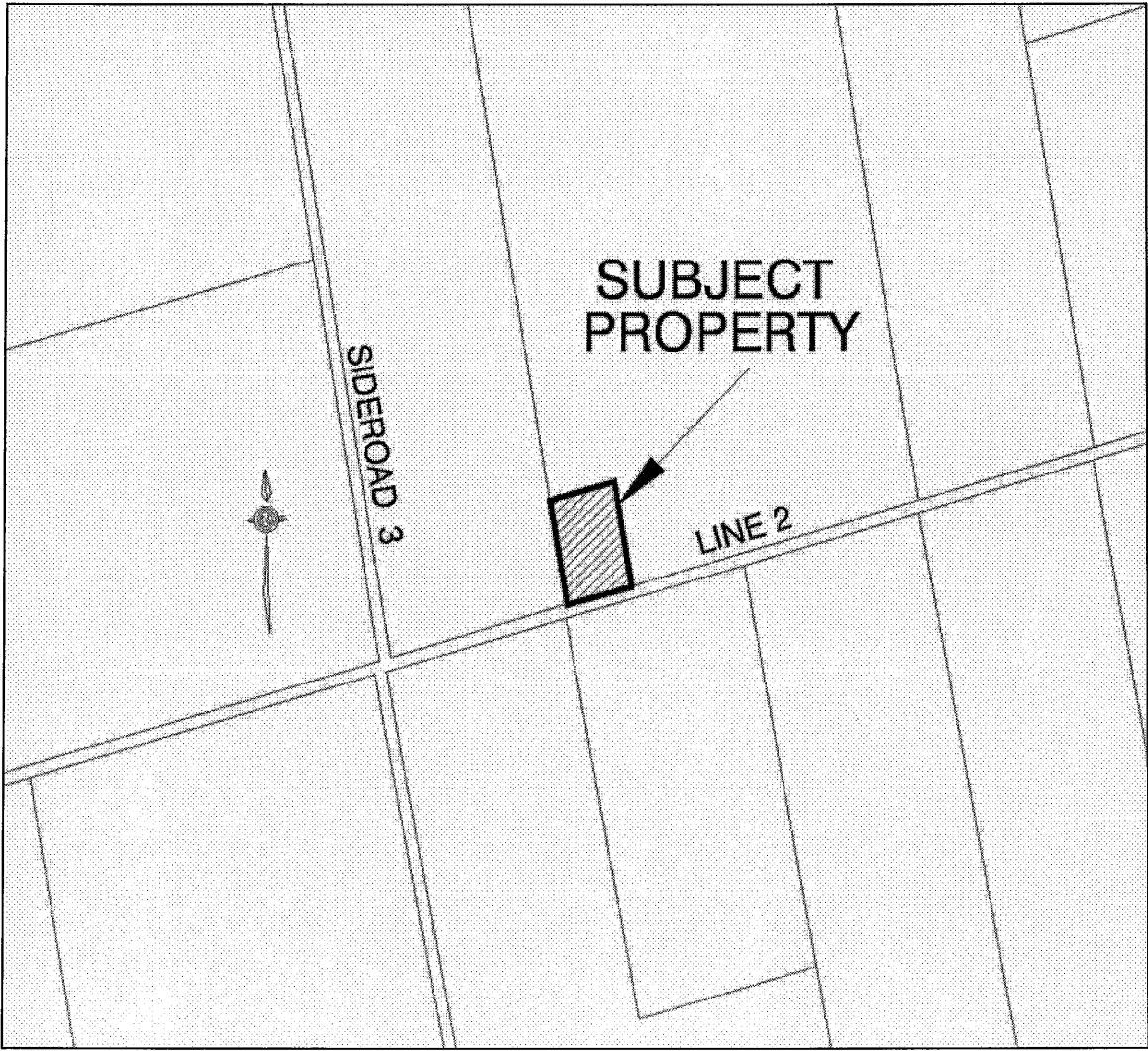
Page 1 of 2

AGENDA ITEM	PAGE NO.
<p>The Mayor will call the meeting to order.</p> <p>Declaration of Pecuniary Interest.</p> <p>Owners/Applicant: Ruby Martin and John Martin</p> <p>THE LOCATION OF THE SUBJECT LAND is described as Part of Lot 4, Concession 3 and is municipally known as 8172 Line 2. The property is approximately 4.8 acres in area and is shown on the map attached.</p> <p>THE PURPOSE AND EFFECT of the amendment is to amend the zoning of the property to permit a tile drainage business on the subject lands. The applicants are proposing to utilize the existing 3200 sq.ft. accessory building to store equipment and machinery associated with the business. Some repairs of the machinery will also be conducted on site. The property is currently designated Prime Agricultural in the Official Plan.</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 property owners within 120 m and required agencies and posted on the property on February 25th, 2011.	01
<ol style="list-style-type: none">2. Application for Zoning By-law Amendment	02

Public Meeting Agenda
March 21st, 2011 - 7:00 p.m.

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AGENDA ITEM	PAGE NO.
3. Presentations by: - Linda Redmond, Planner - See attached comments and draft by-law	11
4. Review of Correspondence received by the Township: - Liz Yerex, Resource Planner, GRCA - No objection	16
5. The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the By-law must submit a written request.	
6. Mayor opens floor for any questions/comments.	
7. Comments/questions from Council.	
8. Adjournment	



CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

Application for Zoning By-law Amendment

Application No. _____

A. THE AMENDMENT

1. TYPE OF AMENDMENT? Site Specific Other _____

2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?

TO CHANGE THE ZONING FROM AGRICULTURAL TO
AGRICULTURAL COMMERCIAL TO PERMIT STORAGE AND
DISTRIBUTION OF TILE DRAINAGE SUPPLIES.

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): JOHN AND RUBY MARTIN
Address: 7217 LINE 86, R.P.#3 WALLENSWAIN, ON N0B 2S0
Phone: Home () 519 669 1986 Work () 519-669-1986 Fax () 519 669 8739

b) Applicant (Agent) Name(s): BRUCE A. FULCHER
Address: 4111 99 SOUTHGATE SR41, MOUNT FOREST, ON N0C 2L0
Phone: Home () 519-323-2099 Work () 519-321-9051 Fax () _____

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

d) Send Correspondence To? Owner [] Agent Other [] _____

e) When did the current owner acquire the subject land? MAY 2010

4. WHAT AREA DOES THE AMENDMENT COVER? the "entire" property [] a "portion" of the property (This information should be illustrated on the required drawing under item G of this application.)

5. PROVIDE A DESCRIPTION OF THE "ENTIRE" PROPERTY:

Municipal Address: 8172 LINE 2, WELLINGTON NORTH (WEST LUTHER)

Concession: 3 Lot: 4 Registered Plan No: _____

Area: 1.96 hectares Depth: 175.8 meters Frontage (Width): 111.7 meters

4.85 acres 576.76 feet 366.58 feet

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

Area: _____ hectares Depth: _____ meters Frontage (Width): _____ meters

_____ acres _____ feet _____ feet

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

AGRICULTURAL.

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

AGRICULTURAL USES, BUILDINGS + STRUCTURES.

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

AGRICULTURAL ZONE; AGRICULTURAL USES, BUILDINGS AND STRUCTURES.

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

RESIDENTIAL

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

UNKNOWN.

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

AGRICULTURALLY RELATED COMMERCIAL USE. TO BE USED FOR TILE DRAINAGE SUPPLY DISTRIBUTION.

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

SEE ATTACHED.

(Please use a separate page if necessary.)

	<u>Existing</u>		<u>Proposed</u>	
a) Type of Building (s) -or Structure (s)				
b) Date of Construction				
c) Building Height	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
d) Number of Floors				
e) Total Floor Area (sq.m.)	_____ (sq m)	_____ (sq ft)	_____ (sq m)	_____ (sq ft)
f) Ground Floor Area (sq.m.) (exclude basement)	_____ (sq m)	_____ (sq ft)	_____ (sq m)	_____ (sq ft)
g) Distance from building/structure to the:				
Front lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
Side lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
Side lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
Rear lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
h) % Lot Coverage				
i) # of Parking Spaces				
j) # of Loading Spaces				

13. Provide the Following Details For All Buildings or Structures on the Subject Lands

	<u>Residence</u>		<u>Shed</u>	
a) Type of Building				
b) Date of Construction	Unknown		Unknown	
c) Building Height	7.6 metres	25 feet	6.1 metres	20 feet
d) Number of Floors	2		1	
e) Total Floor Area	204.4 sq m	2200 sq ft	297.3 sq m	3200 sq ft
f) Ground Floor Area	111.5 sq m	1200 sq ft	297.3 sq m	3200 sq ft
g) Distance from Building to:				
Front Lot Line	81.2 m	266.5 ft	115.8 m	380 ft
East Side Lot Line	36.6 m	120 ft	36.6 m	120 ft
West Side Lot Line	61 m	200 ft	61 m	200 ft
Rear Lot Line	67.7 m	222 ft	24.4 m	80 ft
h) % Lot Coverage	0.85%		1.5%	
i) # of Parking Spaces	4		10	
j) # of Loading Spaces	NA		NA	

Note: There are no proposed new buildings at this time.

D. EXISTING AND PROPOSED SERVICES

14. WHAT IS THE ACCESS TO THE SUBJECT PROPERTY?

Provincial Highway Continually maintained municipal road Right-of-way
County Road Seasonally maintained municipal road Water access

15. WHAT IS THE NAME OF THE ROAD OR STREET THAT PROVIDES ACCESS TO THE SUBJECT PROPERTY?

LINE 2.

16. IF ACCESS IS BY WATER ONLY, PLEASE DESCRIBE THE PARKING AND DOCKING FACILITIES USED OR TO BE USED AND THE APPROXIMATE DISTANCE OF THESE FACILITIES FROM SUBJECT LAND TO THE NEAREST PUBLIC ROAD. (This information should be illustrated on the required drawing under item G of this application.)

NA.

17. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:

	Municipal Sewers	Communal Sewers	Private Wells	Other Water Supply	Communal Sewers	Private Septic	Other Sewage Disposal
a) Existing	()	()	(X)	()	()	(X)	()
b) Proposed	()	()	()	()	()	()	()

18. HOW IS THE STORM DRAINAGE PROVIDED?

Storm Sewers () Ditches (X) Swales () Other means (explain below)

E. OTHER RELATED PLANNING APPLICATIONS

19. HAS THE CURRENT OWNER (OR ANY PREVIOUS OWNER) MADE APPLICATION FOR ANY OF THE FOLLOWING, EITHER ON OR WITHIN 120 METRES OF THE SUBJECT LAND?

Official Plan Amendment	Yes ()	No ()
Zoning By-law Amendment	Yes ()	No ()
Minor Variance	Yes ()	No ()
Plan of Subdivision	Yes ()	No ()
Consent (Severance)	Yes (✓)	No ()
Site Plan Control	Yes ()	No ()

20. IF THE ANSWER TO QUESTION 19 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

File No. and Date of Application: PREVIOUS OWNER - UNKNOWN.

Approval Authority: COUNTY OF WELLINGTON.

Lands Subject to Application: LOT 4, CON 3.

Purpose of Application: LOT SEVERANCE.

Status of Application: APPROVED.

Effect on the Current Application for Amendment: NONE.

F. OTHER SUPPORTING INFORMATION

21. PLEASE LIST THE TITLES OF ANY SUPPORTING DOCUMENTS: (E.G. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report, etc.) N.A.

G. APPLICATION DRAWING

22. PLEASE PROVIDE AN ACCURATE DRAWING OF THE PROPOSAL, PREFERABLY PREPARED BY A QUALIFIED PROFESSIONAL. IN SOME CASES IT MAY BE MORE APPROPRIATE TO SUBMIT ADDITIONAL DRAWINGS AT VARYING SCALES TO BETTER ILLUSTRATE THE PROPOSAL. THE DRAWING MUST INCLUDE THE FOLLOWING:

- Owners' / applicant's name;
- Legal description of property;
- Boundaries and dimensions of the subject property and its current land use;
- Dimensions of area of amendment (if not, the entire property);
- The size and use of all abutting land;
- All existing and proposed parking and loading areas, driveways and lanes;

Wellington County

LEGEND

County of Wellington

- * Civic Address
- Place Names
- * Schools
- Parcel Outline
- Roads
- Wellington.sid

LCM = 37.5'

Map printed on: Sat Feb 05 11:37:23 2011 0 10km

Disclaimer: This is not survey data. All rights reserved. May not be reproduced without permission..

Comments: .

Parcels produced using Teranet data 2002. Verified and maintained using assessment information. MPAC 2010. Aerial Photography copywritten licensed by County of Wellington. Colour Air Photo Flown: Spring 2006. Sources: County of Wellington - 2010, Ministry of Natural Resources, Grand River Conservation Authority, Conservation Halton, Hamilton Conservation Authority. Copyright Queen's Printer 1997. County Forests: Hunting is NOT permitted on the following: Little Tract, Peacock Tract, and Everton Tract.

8172 LINE 2, WEST LUTHER
LOT 4 CON 3
OWNERS: JOHN AND RUBY MARTIN.

- The nature of any easements or restrictive covenants on the property;
- The location of any municipal drains or award drains;
- Woodlots, forested areas, ANSI's, ESA's, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc);
- The dimensions of all existing and proposed buildings and structures on the subject land and their distance to all lot lines;
- The name, location and width of each abutting public or private road, unopened road allowance or right of way;
- If access to the subject land is by water only, provide the location of the parking and docking facilities to be used; and
- Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, wells, septic systems, springs, slopes, gravel pits).

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

H. AUTHORIZATION FOR AGENTS / SOLICITOR TO ACT FOR OWNER:

(If affidavit (I) is signed by an Agent / Solicitor on Owner's behalf, the Owner's written authorization below must be completed)

I (we) JOHN MARTIN, RUBY MARTIN of the TWP of MAPLETON in the Wellington County / Region of WELLINGTON do hereby authorize BRUCE FULMER to Act as my agent in this application.

[Signature]

 Signature of Owner(s)

FEB 3/11

 Date

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

I (we) Bruce A. FURCHER of the TWP of the

SOUTHGATE County / Region of GREY solemnly declare that all the statements contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the **CANADA EVIDENCE ACT**.

DECLARED before me at the Township of Wellington North in the County / Region of WELLINGTON this 10 day of February, 2011

Bruce A. Furcher
Signature of Owner or Authorized Solicitor or Authorized Agent

Feb 10/11
Date

L. Heinicke
Signature of Commissioner

Feb 10/11
Date

APPLICATION AND FEE OF \$ 1500 RECEIVED BY MUNICIPALITY

[Signature]
Signature of Municipal Employee

Feb 10/11
Date



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

March 16, 2011

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

Dear Mr. Jones:

**Re: Martin – Pt. Lot 4, Conc. 3
Tile Drainage Business
Draft Zoning By-law Amendment**

PLANNING OPINION

This proposal is to allow a tile drainage business on the subject lands. The proposed business would be considered a agricultural-related use as per the Provincial Policy Statement definition. According to the Agriculture First policy of Section 6.4.2 which states that "As a general rule, land use activities that support agriculture will be encouraged and land use activities that do not support agriculture will be discouraged", we believe that the proposal is in keeping with the intent of the Plan. The application would maintain the general intent and purpose of the Official Plan and Zoning By-law.

SUBJECT LAND

The subject land is legally described as Part of Lot 4, Concession 3 and is municipally known as 8172 Line 2. The property is approximately 4.8 acres in area and is occupied residence and storage building.

PURPOSE

This amendment is to amend the zoning of the property to permit a tile drainage business on the subject lands. The applicants are proposing to utilize the existing 3200 sq.ft. accessory building to store equipment and machinery associated with the business. Some repairs of the machinery will also be conducted on site. The property is currently designated Prime Agricultural in the Official Plan.

PROVINCIAL POLICY STATEMENT

The subject property is considered to be within a PRIME AGRICULTURAL area. Within prime agricultural areas, permitted uses include agricultural uses, secondary uses and agriculture-related uses. Secondary uses "means uses secondary to the principal use of the property, including but not limited to, home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property." Agricultural-related uses include "farm related commercial and industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation".

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated PRIME AGRICULTURAL in the County of Wellington Official Plan. Agricultural-related uses are permitted in Prime Agricultural Areas and Section 6.4.5 of the

Official Plan states "Small scale agricultural-related businesses as required to serve agriculture and directly related to farm operations may be allowed in appropriate locations and subject to zoning provisions, where they are needed in close proximity to farms."

ZONING BY-LAW

The subject lands are zoned Agricultural (A). The proposed draft by-law will rezone the property to include a site specific to allow a tile drainage business including the storage of equipment and machinery associated with the business.

SITE PLAN

According to the Site Plan Control By-law, this proposal may be subject to Site Plan approval.

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

Sincerely,



Linda Redmond B.A.
Planner

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

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

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

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

1. THAT Schedule "A" Map 1 to By-law 66-01 is amended by changing the zoning on lands described as Part of Lot 4, Concession 3, as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural (A)** to **"Agricultural Exception (A-104)**
2. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

"33.104 Part of Lot 4, Conc 3	A-104 In addition to the uses permitted in Section 8, Agriculture, a tile drainage business is permitted on the subject lands, subject to the following regulations: <ol style="list-style-type: none">a) That the business, including storage, shall be conducted within the existing 3200 sq.ft. accessory building;
---	--
3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
4. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS ____ DAY OF _____, 2011

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

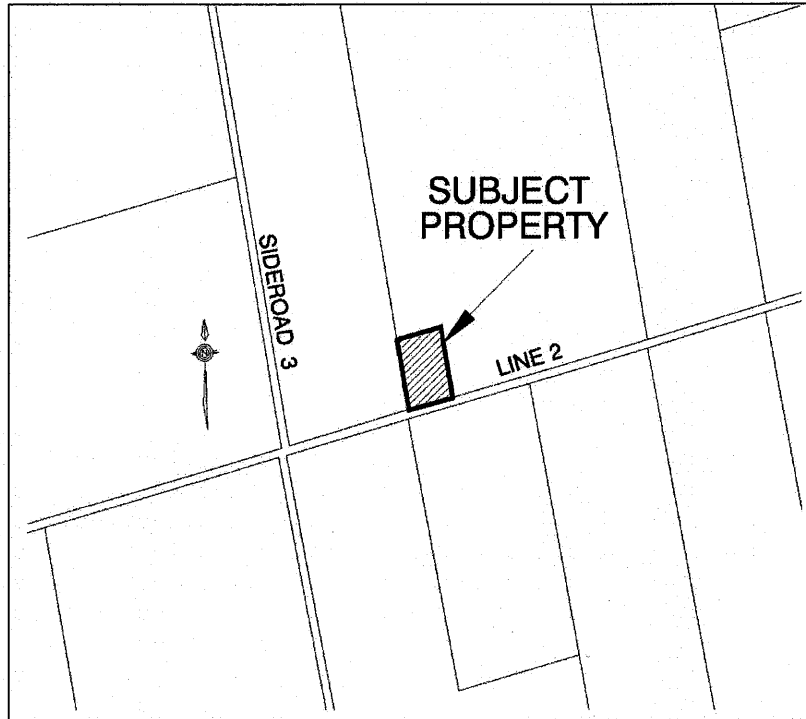
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Rezone from Agricultural (A) to Agricultural Exceptions (A-104)

Passed this ____ day of _____ 2011.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION being rezoned is in Part Lot 4, Concession 3, and is municipally known as 8172 Line 2. The property is approximately 4.8 acres in area and is occupied residence and storage building.

THE PURPOSE AND EFFECT of the amendment is to amend the zoning of the property to permit a tile drainage business on the subject lands. The applicants are proposing to utilize the existing 3200 sq.ft. accessory building to store equipment and machinery associated with the business. Some repairs of the machinery will also be conducted on site. The property is currently designated Prime Agricultural in the Official Plan.



RECEIVED

MAR 3 2011

400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844 Online: www.grandriver.ca

TWP. OF WELLINGTON NORTH

PLAN REVIEW REPORT: Township of Wellington North
Darren Jones, Chief Building Official

DATE: MARCH 1, 2011 YOUR FILE:
GRCA FILE: Wellington/Well.N/ZC/NC

RE: Application for Zoning By-law Amendment
Part Lot 4, Concession 3, Township of Wellington North (West Luther)

GRCA COMMENT: *

The Grand River Conservation Authority has no objection to the proposal to amend the zoning of the property to permit a tile drainage business on the subject lands.

BACKGROUND:

- 1. Resource Issues:
None identified
- 2. Legislative/Policy Requirements and Implications:
None
- 3. Additional Information/Suggestions provided in an advisory capacity:
None

Liz Derek
Resource Planner
Resource Management Division

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



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