

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, June 20, 2011

The Public Meeting was held Monday, June 20, 2011 at 7:00 p.m. at the Township of Wellington North Council Chambers, Kenilworth to consider a Zoning Amendment application.

Present:

Mayor: Raymond Tout
Councillors: Sherry Burke
Mark Goetz
Andy Lennox

Absent:

Councillor: Dan Yake

Also Present:

C.A.O./Clerk: Lorraine Heinbuch
Executive Assistant: Cathy Conrad
Township Planner: Linda Redmond
Junior Planner: Denise Whaley

Mayor Tout called the meeting to order.

Declaration of Pecuniary Interest:

None declared.

Owner: Trevor Roberts

Applicant: Dwight Pile

THE LOCATION being rezoned is in Ellen Daniels SVY, Lot 6 & 7, with a civic address of 7634 Hwy 6. The land is approximately 0.4 acres in size.

THE PURPOSE AND EFFECT of the amendment is to rezone the property from Industrial Exception (M1-22) to an appropriate zone to permit a piano rebuilding workshop to be established on the property. The property is currently designated Highway Commercial in the Official Plan.

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, June 20, 2011

Page Two

Please note – Section 34 (12) of the Planning Act.

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.

1. Notice for this public meeting was sent to property owners within 120m and required agencies and posted on the property on May 30, 2011.

2. Presentations by:

Linda Redmond, Planner, reviewed correspondence from Denise Whaley, Junior Planner, dated May 30, 2011.

The proposal is to amend the zoning of the subject property from (M1-22) Industrial Exception to a site specific C2 zone to permit piano rebuilding and a single family dwelling on the property. The Official Plan currently designates the subject property as Highway Commercial.

The amendment to change the (M1-22) zoning to a more appropriate zone is necessary to ensure that permitted uses of the property are compatible with surrounding land uses. Re-zoning to permit piano rebuilding is in keeping with the highway location of the property and is not likely to adversely affect the surrounding lands.

The Planning Department had no objections to this zoning amendment and are generally supportive of the proposed use on the property. Council should consider any comments from the Ministry of Transportation.

The subject land is legally described as Ellen Daniels Svy Lot 6, Lot 7 and has a civic address of 7634 Hwy 6. The land is approximately 0.16 ha (0.4 ac) in size.

The purpose of the amendment is to rezone the property from Industrial Exception (M1-22) to an appropriate zone to permit a piano rebuilding workshop to be established on the property.

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, June 20, 2011

Page Three

The subject lands are currently designated Highway Commercial in the Official Plan. The purpose of the Highway Commercial designation is for commercial uses serving the travelling public or uses not considered compatible within the downtown of the urban centre.

The subject lands are zoned Industrial Exception (M1-22), which requires that this land may only be used for a transport establishment within the existing buildings and structures. The proposed use of a piano rebuilding workshop would be permitted in the (C2) Highway Commercial Zone. A draft by-law was attached for council's consideration.

According to the Site Plan Control By-law, this proposal would be subject to Site Plan approval. However, there are no new buildings proposed and there appears to be existing adequate parking for the proposed use. At this point in time a Site Plan would serve no useful purpose.

The property is currently occupied by a residence and a 2,000 ft² accessory structure. The applicant pre-consulted with Linda Redmond, Township planner and advised at that time that their intention is to live in the dwelling and convert the existing accessory structure into a piano rebuilding shop. No new buildings or exterior changes are proposed.

The subject lands were formerly part of a single (M1-22) zone which encompassed the lands to the rear at 111 Patrick Street. The (M1-22) was necessary at one time to permit a transport establishment to operate on the property. Since the original transport operation has ceased, the lands at 111 Patrick Street have been rezoned to (C2). This leaves the subject property in essence, a remnant of the previous zone which has no current useful purpose. The current zoning does not reflect the actual use of the property which is no longer part of the 111 Patrick Street operation.

The current zoning (M1-22) may be used for a transport establishment within the existing buildings and structures. This use would not be compatible with the size of the subject property or the surrounding land uses. The lands immediately adjacent to the site on the north and south have residential dwellings that also front on Highway 6 and are zoned (R1A) Unserviced Residential.

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, June 20, 2011

Page Four

The proposed new use is likely to be more compatible with the surrounding uses than the former transport operation and would prohibit further industrial activities on the property. Furthermore, rezoning to a commercial zone would conform to the Official Plan designation for the property

3. Review of Correspondence received by the Township:

- Liz Yerex, Resource Planner, GRCA
 - No objection
- Ian Smyth, Corridor Management Planner, MTO
 - No objection

4. The by-law will be considered at the regular Council Meeting following the Public Meeting. Mayor Tout asked those wishing to receive further notices regarding this application to make their request in writing.

5. Mayor Tout opened the floor for any questions/comments.

The Owner and the Applicant were present to answer any questions

Dwight Pile, applicant, requested a deferral pending the sale of his property. He has an offer on the subject property but his property has not sold.

6. Comments/questions from Council.

Councillor Lennox questioned why the deferral was being requested.

Mr. Roberts explained that Mr. Pile would prefer not to amend the zoning until his financing for a residence is in place.

Mr. Pile wanted to ensure that a zoning amendment for this property would be obtainable.

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, June 20, 2011

Page Five

Council deferred the application as requested by the applicant.

7. Adjournment 7:10 p.m.

C.A.O./CLERK

MAYOR