



Township of Wellington North

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

PUBLIC MEETING

Monday, January 23, 2012 at 7:00 p.m.

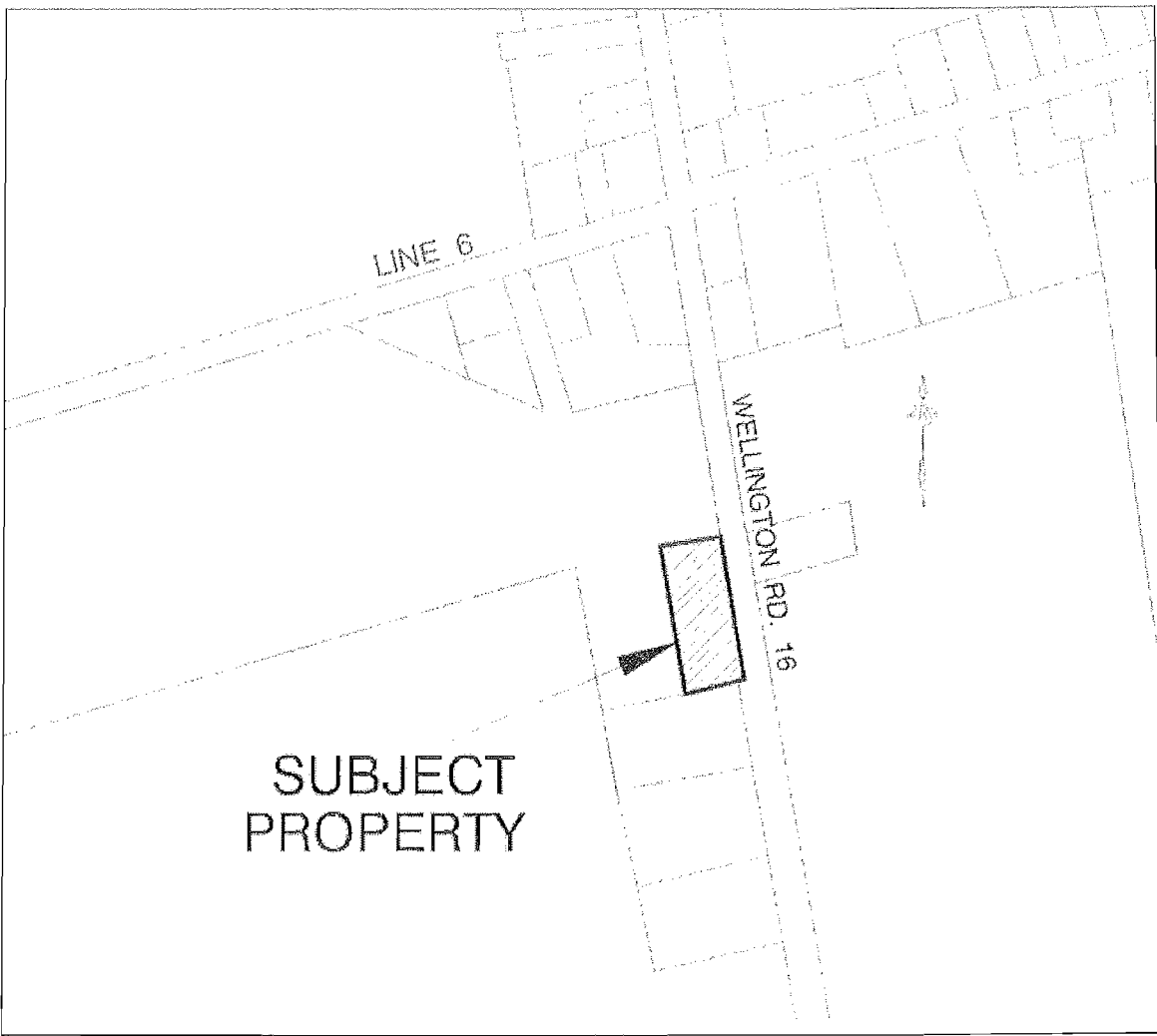
Municipal Office Council Chambers, Kenilworth

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>Appointment of Acting Clerk</p> <p>Owners/Applicant: Cyril and Margaret Pritty</p> <p>THE LOCATION OF THE SUBJECT LAND is described as Part of Lot 9, Concession 6 (Former West Luther) and is municipally known as # 8924 Wellington Road 16. The 1.16 acre property is at the south end of Damascus and is shown on the map attached.</p> <p>THE PURPOSE AND EFFECT of the amendment is to allow for two undersized parcels resulting from severance application B27/11. The site specific zoning may also consider yard deficiencies, tree saving / compensation and servicing requirements.</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 December 21st, 2011.	01
<ol style="list-style-type: none">2. Application for Zoning By-law Amendment	02

AGENDA ITEM	PAGE NO.
3. Presentations by: <ul style="list-style-type: none">- Mark Van Patter, Senior Planner- See attached comments and draft by-law	11
4. Review of Correspondence received by the Township: <ul style="list-style-type: none">- Liz Yerex, Resource Planner, GRCA- No objection - Pasquale Costanzo, County of Wellington, Engineering Services Department- No objection	17 18
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)?

reduce the lot area requirement to permit severed and retained lot each have a residence

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): Cyril Howard Priddy + Margaret Priddy
Address: RR# 4 Kenilworth ON N0G2E0
Phone: Home () 848-3598 Work () _____ Fax () _____

b) Applicant (Agent) Name(s): JOHN MORRIS
Address: 149 Geddes St ELORA ON N0B1S0
Phone: Home () 846 5078 Work () 846 5366 Fax () 846 8171

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? April 11 1997

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.)

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

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

2 single detached residences
on separate lots

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

(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	_____ (sq m)	_____ (sq ft)	_____ (sq m)	_____ (sq 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				

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?

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	()	()	(x)	()	()	(x)	()

18. HOW IS THE STORM DRAINAGE PROVIDED?

Storm Sewers () Ditches () Swales (x) 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 (x)
Zoning By-law Amendment	Yes ()	No (x)
Minor Variance	Yes ()	No (x)
Plan of Subdivision	Yes ()	No (x)
Consent (Severance)	Yes (x)	No ()
Site Plan Control	Yes ()	No (x)

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

File No. and Date of Application: _____
Approval Authority: County Wellington Land Division Committee
Lands Subject to Application: _____
Purpose of Application: create additional residential unit
Status of Application: approved subject to this zoning and other conditions
Effect on the Current Application for Amendment: _____

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.)

G. APPLICATION DRAWING

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

- 2 Z QLV / DSS QFDW QP H
- 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;

- o The nature of any easements or restrictive covenants on the property;
- o The location of any municipal drains or award drains;
- o : RRGRW, IRUHMGLUDV \$ 1 6, 'V (6\$ 'V Z HMOQV floodplain, and all natural watercourses (rivers, stream banks, etc);
- o The dimensions of all existing and proposed buildings and structures on the subject land and their distance to all lot lines;
- o The name, location and width of each abutting public or private road, unopened road allowance or right of way;
- o If access to the subject land is by water only, provide the location of the parking and docking facilities to be used; and
- o 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 OwnHJVEHDD, WH2 Z QJUZ UDWQD, WRUJ DMRQEHRZ must be completed)

I (we) Cyril Howard Pritty & Margaret Pritty of the Township of Wellington North in the County / Region of Wellington do hereby authorize JOHN MORRIS to

Act as my agent in this application.


Signature of Owner(s)

Dec 12 2011
Date

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

I (we) We Cyril Howard Priddy & Margaret Priddy of the Township of the Wellington North County / Region of Wellington 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 Centre Wellington in the County / Region of Wellington this 12 day of Dec 2011

[Signature]
Signature of Owner or Authorized Solicitor or Authorized Agent

12 December 2011
Date

[Signature]
Signature of Commissioner

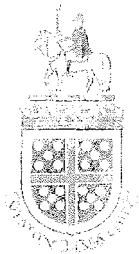
Dec 12 2011
Date

JOHN E. MORRIS, B.A., LL.B.
BARRISTER, SOLICITOR, NOTARY PUBLIC
149 GEDDES ST.
ELORA, ONTARIO
N0B 1S0

APPLICATION AND FEE OF \$ _____ RECEIVED BY MUNICIPALITY

[Signature]
Signature of Municipal Employee

[Signature]
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

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

January 16, 2012

Dear Mr. Jones:

**Re: Cyril & Margaret Pritty – Undersized Lots, Tree Compensation
Pt Lot 9, Concession 6, 8924 Wellington Road 16 - Damascus
Draft Zoning By-law Amendment**

PLANNING OPINION

The zoning amendment is required as a result of severance application B27/11 in order to recognize two undersized lots and to require a living snow fence. My main concern is that the lots are of sufficient size to allow for private septic and wells. Provided this can be demonstrated to be okay, I would be in support of the rezoning which would implement the County Land Division Committee decision.

SUBJECT LAND

The subject land is described as Part of Lot 9, Concession 6 (Former West Luther) and is municipally known as # 8924 Wellington Road 16. The 1.16 acre property is at the south end of Damascus.

PURPOSE

The purpose of the amendment is to allow for two undersized parcels resulting from severance application B27/11. The site specific zoning is also needed to require a living snow fence across the rear boundary of the two parcels.

WELLINGTON COUNTY OFFICIAL PLAN

The subject land is designated Hamlet. Section 7.4 of the Official Plan allows for various uses provided they can be serviced appropriately and are compatible with neighbouring uses.

ZONING BY-LAW

The subject land is zoned Residential (R1A).

PLANNING CONSIDERATIONS

Compatibility with Neighbouring Uses

The severance will result in a residential "infilling" between two existing dwellings. There are no concerns regarding compatibility.

Undersized Lots and Private Services

Section 9.2.1 of the by-law requires a minimum lot area of 0.4 hectares (1 acre). The proposed new lots resulting from severance application B27/11 are 0.23 hectares (24,756 sq. ft.) for the retained lot with the existing dwelling, and 0.24 (25,832 sq. ft.) for the severed vacant lot. This is one of the main reasons for requiring a rezoning, to provide relief for two undersized lots.

It's my understanding that the applicant's still need to demonstrate to you that the lot sizes are sufficient for private septic systems and wells.

Tree Compensation

Condition # 10 of the provisional severance requires a Tree Saving and Compensation Plan. On behalf of the County, I have asked that the Prittys supply a living snow fence (i.e. treed windbreak) along the rear property boundary of both lots, to satisfy this requirement. They are agreeable to this. I have included this in the exception zone regulation.

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

Sincerely,



Mark Van Patter
Senior Planner MCIP

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 7 (Damascus) to By-law 66-01 is amended by changing the zoning on lands described as Part of Lot 9, Concession 6, Geographic Township of West Luther, as shown on Schedule "A" attached to and forming part of this By-law from: **Residential (R1A) to Residential Exception (R1A-113)**.
2. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

33.113 Part Lot 9, Conc. 6	R1A- 113	<ol style="list-style-type: none"> 1. Notwithstanding Section 9.2.1, or any other section of this by-law to the contrary, the Minimum Lot Sizes in this zone shall be 0.23 ha. (0.57 ac.) and 0.24 ha. (0.59 ac.). 2. In addition, a Living Snow Fence in the form of treed windbreak is required along the rear property of both lots within this zone.
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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 _____, 2012

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2012

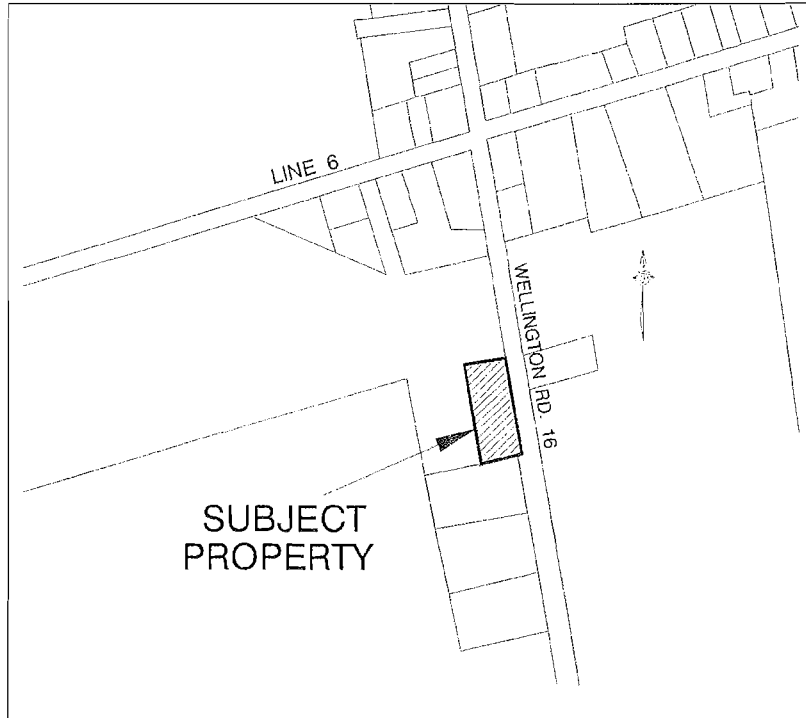
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____

Schedule "A"



Rezone from Residential (R1A) to Residential Exception (R1A-113)

Passed this ____ day of _____ 2012.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION being rezoned is in Part of Lot 9, Concession 6, Geographic Township of West Luther.

THE PURPOSE AND EFFECT of the amendment is to allow for two undersized parcels resulting from severance application B27/11. The site specific zoning is also needed to require a living snow fence across the rear boundary of the two parcels.



WELLINGTON RD 16

Severed

Retained



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

DATE: JANUARY 3, 2012 YOUR FILE:
GRCA FILE: Wellington/Well.N/ZC/NC

RE: Application for Zoning By-law Amendment
Part Lot 9, Concession 6 8924 Wellington Rd 16, Township of Wellington North (West Luther)

GRCA COMMENT: *

The Grand River Conservation Authority has no objection to the proposal to allow for 2 undersized parcels resulting for severance B27/11.

BACKGROUND:

1. Resource Issues:
None identified
2. Legislative/Policy Requirements and Implications:
None

Liz Yerex
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.*

COUNTY OF WELLINGTON
JAN 1 2012
ENGINEERING SERVICES
DEPARTMENT

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, January 23, 2012
Township of Wellington North Municipal Offices
Council Chambers
7490 Sideroad 7 West, Kenilworth
7:00 p.m.

THE LOCATION OF THE SUBJECT LAND is described as Part of Lot 9, Concession 6 (Former West Luther) and is municipally known as # 8924 Wellington Road 16. The 1.16 acre property is at the south end of Damascus and is shown on the map below.

THE PURPOSE AND EFFECT of the amendment is to allow for two undersized parcels resulting from severance application B27/11. The site specific zoning may also consider yard deficiencies, tree saving / compensation and servicing requirements.

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.

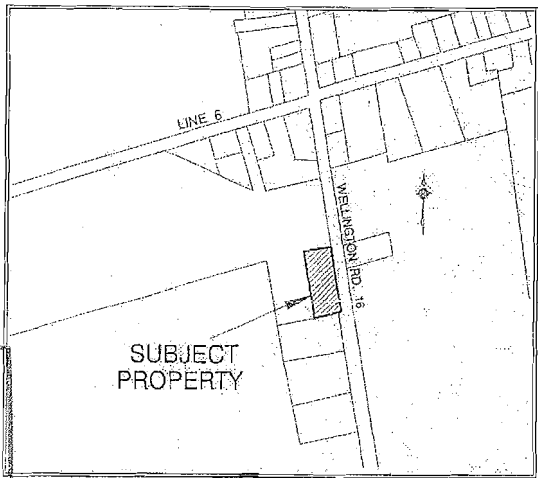
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Wellington North before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Wellington North to the Ontario 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 21st day of December, 2011

Darren Jones, CBO
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.
[Signature]
PASQUALE COSTANZO, CET
ENGINEERING TECHNOLOGIST
Date: JAN 4/11

COUNTY OF WELLINGTON
PLANNING DEPARTMENT