



7490 Sideroad 7 W, PO Box 125,
Kenilworth, ON N0G 2E0

www.wellington-north.com

519.848.3620

1.866.848.3620 FAX 519.848.3228

Plan to
Simply Explore.

www.simplyexplore.ca

Public Meeting

Monday, January 23, 2017 at 7:00 PM

Municipal Office Council Chambers, Kenilworth

AGENDA

AGENDA ITEM	PAGE NO.
<p><u>CALLING TO ORDER</u></p> <ul style="list-style-type: none">- Mayor Lennox	
<p><u>DISCLOSURE OF PECUNIARY INTEREST(S) AND THE GENERAL NATURE THEREOF</u></p>	
<p><u>OWNERS/APPLICANT</u></p> <ul style="list-style-type: none">- 746992 Ontario Ltd.	
<p><u>LOCATION OF THE SUBJECT LAND</u></p> <p>The property subject to the proposed amendment is described as Part Lot 26, Concession 5, Geographic Township of Arthur, with a civic address of 8627 Concession 6 South. The property is 40.42 hectares (99.87 acres) in size and the location is shown on the map attached.</p>	001
<p><u>PURPOSE AND EFFECT OF THE APPLICATION</u></p> <p>The purpose and effect of the proposed amendment is to rezone the subject lands to restrict any future residential development on the retained agricultural portion of property and to permit an existing drive shed with an area of 230 m² (2475.69 ft²) to remain on the severed residential portion of property. This rezoning is a condition of severance application B52/16, that was granted provisional approval by the Wellington County Land Division</p>	

AGENDA ITEM	PAGE NO.
<p>Committee. The consent will sever the existing dwelling 0.42 ha (1.03 acres) from the agricultural parcel under the surplus farm dwelling policies.</p> <p><u>NOTICE</u></p> <p>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 December 22, 2016.</p> <p><u>PRESENTATIONS</u></p> <p>Linda Redmond, Senior Planner</p> <ul style="list-style-type: none">- See attached report and draft by-law prepared by Elizabeth Martelluzzi, Junior Planner <p><u>CORRESPONDENCE FOR COUNCIL'S REVIEW</u></p> <p>None.</p> <p><u>REQUEST FOR NOTICE OF DECISION</u></p> <p>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.</p> <p><u>MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS</u></p> <p><u>COMMENTS/QUESTIONS FROM COUNCIL</u></p>	<p>002</p>

AGENDA ITEM	PAGE NO.
<p><u>OWNERS/APPLICANT</u></p> <ul style="list-style-type: none"> - South Saugeen Developments Ltd <p><u>LOCATION OF THE SUBJECT LAND</u></p> <p>The land subject to the proposed amendment is described as Part of Park Lots 10, 11 and 12, s/s Princess Street, Part of Park Lots I, K and L, MacDonald's Survey, Geographic Town of Mount Forest. The property is 0.348 hectares (0.85 acres) in size and is currently vacant. The location is shown on the map attached.</p>	007
<p><u>PURPOSE AND EFFECT OF THE APPLICATION</u></p> <p>The purpose and effect of the proposed amendment is to rezone the subject lands from Future Development FD to Residential R2 to facilitate construction of semi-detached dwellings on four proposed lots (8 units' total). This amendment is required in order to facilitate this proposal.</p> <p><u>NOTICE</u></p> <p>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 December 22, 2016.</p> <p><u>PRESENTATIONS</u></p> <p>Linda Redmond, Senior Planner</p> <ul style="list-style-type: none"> - See attached report and draft by-law prepared by Mark Van Patter Manager of Planning and Environment 	008
<p><u>CORRESPONDENCE FOR COUNCIL'S REVIEW</u></p> <p>Jim Klujber, Chief Operating Officer, Wellington North Power Inc.</p> <ul style="list-style-type: none"> - Developer to consult for electrical service layout <p>Emily Bumbaco, Planning Technician, Upper Grand District School Board</p> <ul style="list-style-type: none"> - No objection <p>Michael Obrele, Environmental Planning Technician, Saugeen Valley conservation Authority</p> <ul style="list-style-type: none"> - Application is acceptable to SVCA Staff 	014 015 016

AGENDA ITEM	PAGE NO.
<p>Patrick J. Kraemer, Duncan, Linton LLP, representing the Township of Wellington North</p> <ul style="list-style-type: none">- Recommends that the proponent be required to provide proof of conformity with the <i>Environmental Assessment Act</i> for the proposed undertaking prior to any approval for the zoning by-law amendment that may be granted by the Township. <p><u>REQUEST FOR NOTICE OF DECISION</u></p> <p>The by-law will be considered a future regular council meeting. Persons wishing notice of the passing of the by-law must submit a written request.</p> <p><u>MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS</u></p> <p><u>COMMENTS/QUESTIONS FROM COUNCIL</u></p> <p><u>ADJOURNMENT</u></p>	<p>020</p>