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Plan to  
Simply Explore.  
www.simplyexplore.ca

## Public Meeting

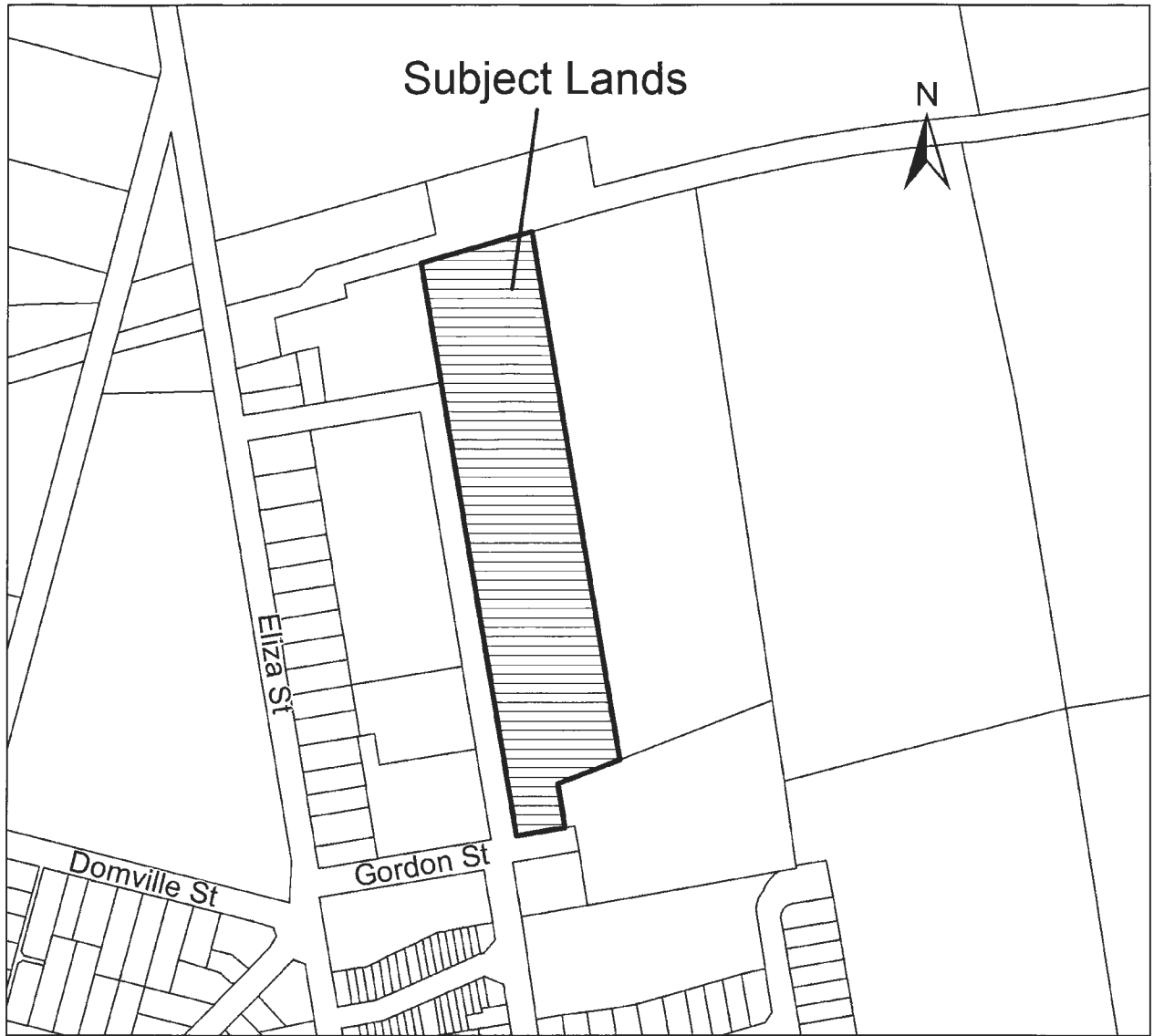
Monday, February 29, 2016

Municipal Office Council Chambers, Kenilworth

### AGENDA

AGENDA ITEM	PAGE NO.
<p><b><u>CALLING TO ORDER</u></b></p> <ul style="list-style-type: none"><li>- Mayor Lennox</li></ul> <p><b><u>DISCLOSURE OF PECUNIARY INTEREST(S) AND THE GENERAL NATURE THEREOF</u></b></p> <p><b><u>OWNERS/APPLICANT</u></b></p> <ul style="list-style-type: none"><li>- 940749 Ontario Ltd.</li></ul> <p><b><u>LOCATION OF THE SUBJECT LAND</u></b></p> <p>The property subject to the proposed amendment is described as Part Lot 1, Concession 1, RP 60R-1247 Part 2, with a civic address of 210 Gordon Street, Arthur. The property is 9.3 hectares (23 acres) in size and the location is shown on the map attached.</p> <p><b><u>PURPOSE AND EFFECT OF THE APPLICATION</u></b></p> <p>The purpose and effect of the proposed amendment is to rezone the subject property from Residential Zones R1C and R3(H) to Future Development FD Zone. This rezoning is a requirement of a condition of draft approval for subdivision 23T-89011.</p>	1

AGENDA ITEM	PAGE NO.
<p><b><u>NOTICE</u></b></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 February 4, 2016.</p>	
<p><b><u>PRESENTATIONS</u></b></p> <p>Mark Van Patter, Senior Planner</p> <ul style="list-style-type: none"><li>- See attached report and draft by-law.</li></ul>	2
<p><b><u>CORRESPONDENCE FOR COUNCIL'S REVIEW</u></b></p> <p>Jim Klujber, Chief Operating Officer, Wellington North Power</p> <ul style="list-style-type: none"><li>- Owner to consult WNP prior to completion of building plans.</li></ul>	9
<p><b><u>REQUEST FOR NOTICE OF DECISION</u></b></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>	6
<p><b><u>MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS</u></b></p>	
<p><b><u>COMMENTS/QUESTIONS FROM COUNCIL</u></b></p>	
<p><b><u>ADJOURNMENT</u></b></p>	



940749 Ontario Ltd.



## 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

February 24, 2016

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

Dear Mr. Jones:

**Re: James Coffey / 940749 Ontario Limited  
Edelbrock Draft Plan – Gordon Street - Arthur  
Zoning By-law Amendment**

### **PLANNING OPINION**

This zoning amendment is needed to fulfill a proposed condition of draft approval for Phase 3 of the Eastview Landing subdivision - 23T-13003. Most of the land, about 9.3 acres will be placed into the Future Development zone, which will act to prohibit development. At the same time an area of about 0.61 is to be zoned R2-35, to permit a dwelling with up to two units on private septic services. I don't have any concerns with what is being proposed.

### **SUBJECT LAND**

The property subject to the proposed amendment is described as Part Lot 1, Concession 1, RP 60R-1247 Part 2, with a civic address of 210 Gordon Street, Arthur. The subject property is approximately 9.3 hectares (23 acres) in size. Approximately 4 hectares (9.9 acres) is to be rezoned. The remaining 5.3 hectares serves as a buffer to the sewage lagoons to the east and are to remain zoned Industrial Exception (M1-2). The area to be rezoned is shown on the air photo on the following page.

### **THE PURPOSE AND EFFECT OF THE APPLICATION**

The purpose and effect of the proposed amendment is to rezone the a western portion of the subject property from Residential Zones R1C and R3(H) to Future Development FD and Residential R2-35. Rezoning to FD is a requirement of a condition of draft approval for subdivision 23T-13001. The R2-35 zone is to recognize an existing dwelling, to allow for a second unit in the future and to acknowledge servicing by a septic system.



**BACKGROUND**

The County Planning and Development Department monitors the Residential Inventory for all local municipalities. This is the number of residential units that are currently available and those that are at various stages of the planning process – designated residential, draft approved, final approved, severed, infilling potential.

The County as well as the Township have a surplus of residential units in their respective inventories. This has the effect of making it difficult to approve new development lands, when a surplus is present.

In 2012 Mr. Coffey and Mr. Martin purchased the Edelbrock Brothers draft approved plan of subdivision (23T-89011). This was done with the intention of relinquishing the “draft approval” status, in order to allow for approval of the third phase of Eastridge Landing (23T-13001).

The third phase of Eastridge Landing is likely to be given draft approval by the County very soon. Among the other conditions of draft approval, two are proposed that relate to the Edelbrock land:

3. *THAT prior to final approval by the County of Wellington, the owner relinquish the draft plan approval of Subdivision 23T-89011 (Edelbrook Bros.) and close the subdivision file to the satisfaction of the County of Wellington.*
4. *THAT prior to final approval by the County of Wellington, the County of Wellington is to be advised by the Township of Wellington North that appropriate zoning is in effect for the lands within Subdivision 23T-89011 (Edelbrook Bros) to restrict development of the lands.*

This current rezoning will serve to address Condition No. 4.

### **PROVINCIAL POLICY STATEMENT**

Nothing applicable with current rezoning.

### **WELLINGTON COUNTY OFFICIAL PLAN**

The eastern portion of the property is designated Industrial and the western portion is designated Residential. The current zoning application is indirectly related to Section 8.10.4 – Redesignation of Future Development Areas. In order to justify the Phase 3 Eastridge Landing redesignation to Residential, the applicant agreed to the downzoning of the Edelbrock land.

### **ZONING BY-LAW**

The lands to be rezoned currently have two zones: R1C (allows single detached) and R3H (allows apartments and townhouses, but is in holding). The remainder of the property to the east is zoned Industrial Exception (M1-2).

### **PLANNING CONSIDERATIONS**

#### Future Development (FD) Zone

Of the 9.9 acre subject lands, approximately 9.3 acres will be placed into the Future Development zone. The effect of this change will be to prohibit all development except for a single detached dwelling. This will allow the applicant to meet Condition No. 4 noted above.

#### Residential (R2-35)

At the same time an area of about 0.61 acres is to be zoned Residential Exception (R2-35). This would recognize the existing house and allow for a basement apartment. The exception would also recognize that the dwelling is on a private septic system rather than on municipal sewer.

While the application indicates that this lot would have a frontage of 151 feet with a depth of 148 feet, Mr. Coffey has since requested a lot of 151 feet frontage and depth of 175 feet – approximately 0.61 acres. It is my understanding that Mr. Coffey may wish to sever some or all of this at some point in the future.

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

Sincerely,

A handwritten signature in black ink that reads "Mark Van Patter". The signature is written in a cursive, flowing style.

Mark Van Patter, MCIP, RPP  
Manager of Planning and Environment

C: Jim Coffey

**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 2 – Arthur - to By-law 66-01 is amended by changing the zoning on lands described as Part Lot 1, Concession 1, Part 2 RP 60R1247, with a civic address of 210 Gordon Street, as illustrated on Schedule "A" attached to and forming part of this By-law, from **Residential (R1C) and Residential (R3H) to Future Development (FD) and Residential Exception (R2-35)**.
- 2. THAT Section 31 – Exception Zone 1 – Arthur - is amended by the inclusion of a new subsection as follows:

**"31.35 R2-35** Notwithstanding Section 12.1, the R2-35 zone shall permit up to two residential units within the dwelling. Notwithstanding Section 6.8, Development on Full Services, the above permitted uses may be serviced by a private sewage treatment facility. Prior to a building permit being issued for the construction of the second unit, the Chief Building Official shall be satisfied that sufficient capacity is present in the septic system.

- 3. That except as amended by this By-law, the subject lands, as shown on Schedule 'A' to this By-law, shall be subject to all other applicable regulations of By-law Number 66-01, as amended.
- 4. This By-law shall come into effect on the final passing thereof by the Council of Corporation of the Township of Wellington North, subject to compliance with the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

**READ A FIRST AND SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.**

**READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.**

\_\_\_\_\_  
**MAYOR**

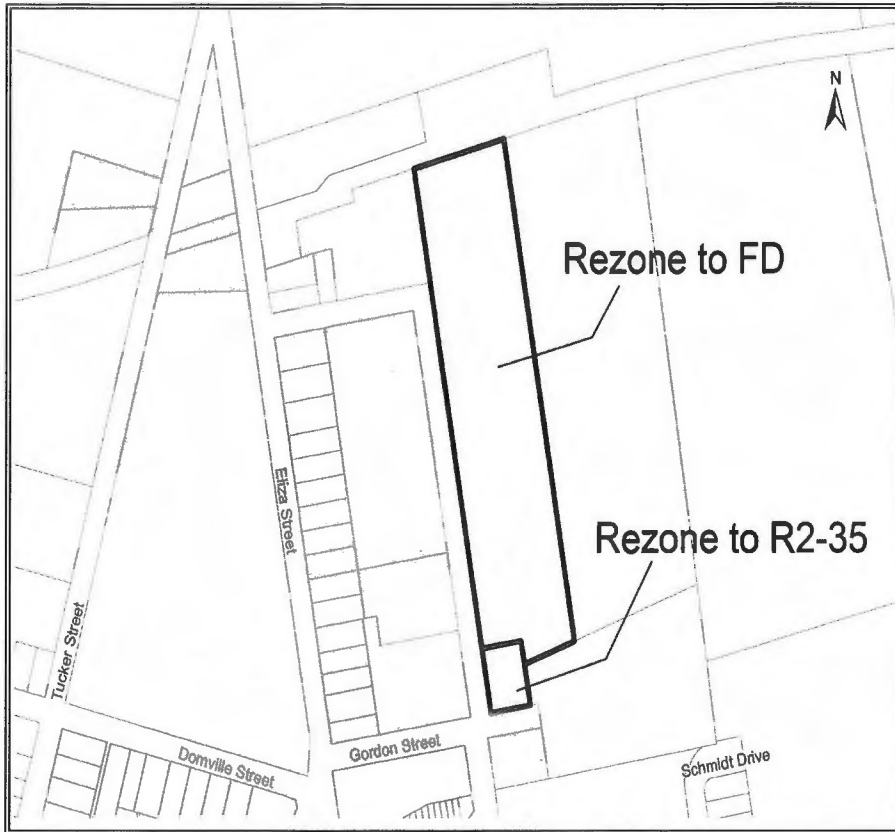
\_\_\_\_\_  
**CLERK**



**THE TOWNSHIP OF WELLINGTON NORTH**

**BY-LAW NO \_\_\_\_\_.**

**Schedule "A"**



**Rezone from R1C & R3H to FD and R2-35**

This is Schedule "A" to By-law \_\_\_\_\_.

Passed this \_\_\_\_ day of \_\_\_\_\_ 2016.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**EXPLANATORY NOTE**

**BY-LAW NUMBER \_\_\_\_\_.**

**SUBJECT LAND**

The property subject to the proposed amendment is described as Part Lot 1, Concession 1, RP 60R-1247 Part 2, with a civic address of 210 Gordon Street, Arthur. The area to be rezoned is approximately 9.9 acres in size, and is part of the larger 23 acres property.

**THE PURPOSE AND EFFECT OF THE APPLICATION**

The purpose and effect of the proposed amendment is to rezone the subject property from Residential Zones R1C and R3(H) to Future Development FD and Residential R2-35. Rezoning to FD is a requirement of a condition of draft approval for subdivision 23T-13001. The R2-35 zone is to recognize an existing dwelling on the property and to allow for a second unit in the future. In addition, the R2-35 zone acknowledges that the dwelling is serviced by a private sewage treatment facility.



**Wellington North Power Inc.**

290 Queen Street West, PO Box 359, Mount Forest, ON N0G 2L0  
Phone: 519.323.1710 Fax: 519.323.2425 E-mail: [wnp@wellingtonnorthpower.com](mailto:wnp@wellingtonnorthpower.com)

[www.wellingtonnorthpower.com](http://www.wellingtonnorthpower.com)

February 8, 2016

Township of Wellington North  
Attention: Darren Jones  
7490 Sideroad 7, W  
Kenilworth, ON N0G 2E0

RECEIVED

FEB 11 2016

TWP. OF WELLINGTON NORTH

Dear Mr. D Jones

**Re: Public Meeting  
Part of Lot 1, Concession 1, RP 60R-1247 Part 2, with civic address of 210  
Gordon Street, Arthur**

Please notify the applicant to contact Wellington North Power Inc. (WNP) prior to completion of the building plans to request electrical service layout details and requirements.

Sincerely,

WELLINGTON NORTH POWER INC.  
Jim Klujber, Chief Operating Officer