



Township of Wellington North

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

Public Meeting

Monday, May 11, 2015 at 7:00 p.m.

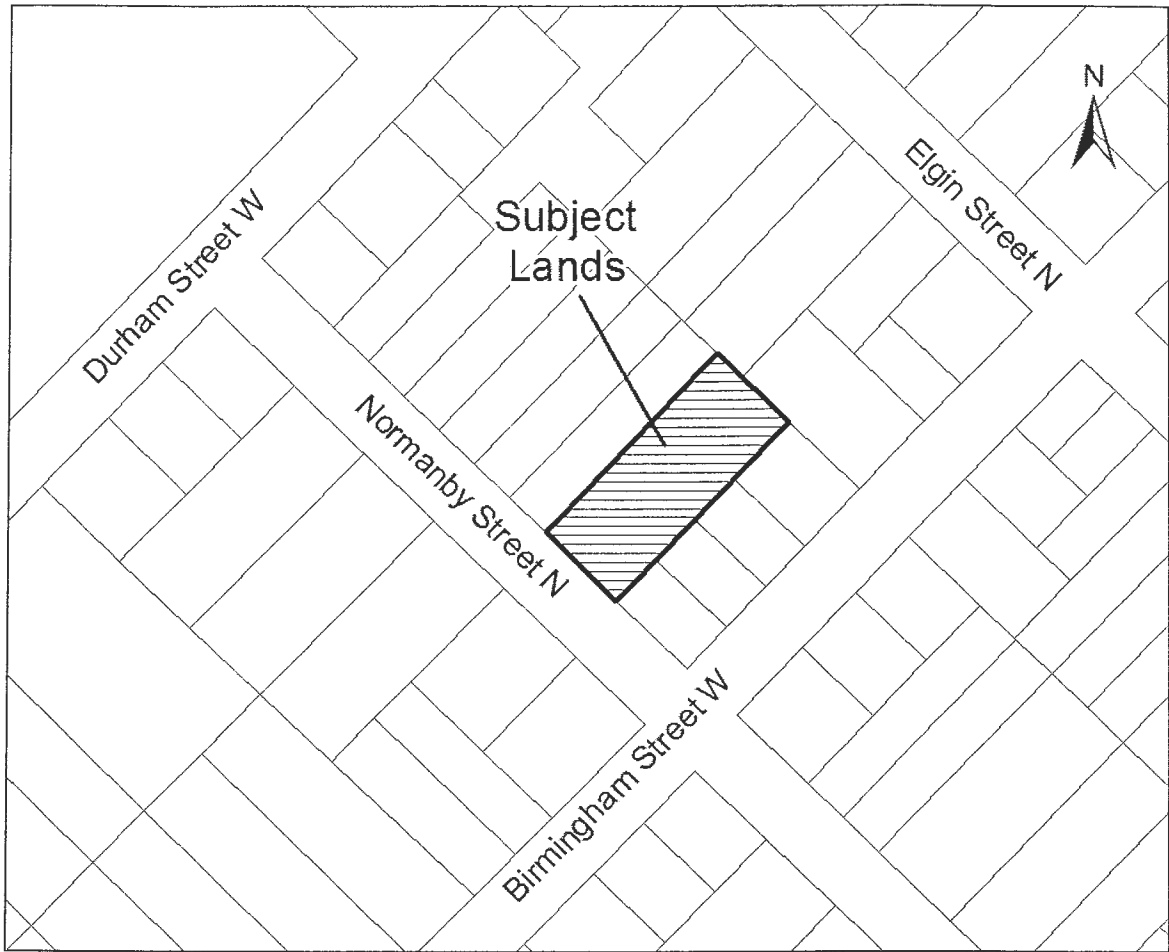
Municipal Office Council Chambers, Kenilworth

AGENDA

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AGENDA ITEM	PAGE NO.
<p>The Mayor will call the meeting to order.</p> <p>Declaration of Pecuniary Interest.</p> <p>Owners/Applicant: Patricia and Richard Sharpe</p> <p>The Property Subject to the Proposed Amendment is described as Lot 5, geographic town of Mount Forest, with a municipal address of 220 Normanby Street North. The land subject to the amendment is 0.2 hectares (0.49 acres) in size and its location is shown on the map attached.</p> <p>The Purpose and Effect of the Application is to rezone the subject lands from Residential (R1C) to Residential (R2). The intent is to demolish the existing dwelling and build a semi-detached dwelling.</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 April 17, 2015.2. Application for Zoning By-law Amendment.	<p>1</p> <p>2</p>

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.	10
4. Review of Correspondence received by the Township: <ul style="list-style-type: none">- Valerie Lamont, Environmental Planning Technician (Acting)- The proposal is acceptable to the Authority.	15
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.	



Owners/Applicant: Patricia and Richard Sharpe

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)?

THE PURPOSE OF THIS AMENDMENT IS TO CHANGE THE ZONING FROM R1-C TO R2 TO PERMIT THE DEVELOPMENT OF A SEMI-DETACHED RESIDENTIAL DWELLING.

B. GENERAL INFORMATION

3. *APPLICANT INFORMATION

a. *Registered Owner's Name(s): RICHARD L. + PATRICIA H. SHARPE
Address: 359 JEREMY CRES, MT. FOREST NDC 2L2
Phone: Home (519) 509-4663 Work (519) 321-1268 Fax () _____
Email: _____

b. *Applicant (Agent) Name(s): BRUCE FULCHER
Address: RR #2 MOUNT FOREST, ON NDC 2L0
Phone: Home (519) 323-2099 Work (519) 321-9051 Fax () _____
Email: brfulcher@hotmail.com

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

- i. _____
- ii. _____
- iii. _____

d. *Send Correspondence To? Owner Agent Other _____

e. *When did the current owner acquire the subject land? Nov 2014

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:

a. Municipal Address: 220 NORMANBY ST. N. MT. FOREST

b. Concession: WELLINGTON NORTH TWP. Lot: 5 Registered Plan No: _____

c. Area: 0.2 hectares Depth: 71.4 meters Frontage (Width): 28.4 meters

Area: 0.5 acres Depth: 234.30 feet Frontage (Width): 93.06 feet

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

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

Area: _____ acres Depth: _____ feet Frontage (Width): _____ feet

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

RESIDENTIAL

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

RESIDENTIAL USE.

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

R1-C; SINGLE FAMILY DWELLING.

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?

50+ YEARS

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

RESIDENTIAL.



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

(Please use a separate page if necessary.)

	Existing		Proposed	
a. Type of building(s) or structure(s)	<u>RESIDENTIAL</u>		<u>RESIDENTIAL</u>	
b. Date of construction	<u>UNKNOWN</u>		<u>TBD</u>	
c. Building height	<u>6.1</u> (m)	<u>20</u> (ft)	_____ (m)	_____ (ft)
d. Number of storey's (excluding basement)	<u>1.5</u>		_____	
e. Total floor area	<u>112</u> (sq m)	<u>1200</u> (sq ft)	_____ (sq m)	_____ (sq ft)
f. Ground floor area	<u>74</u> (sq m)	<u>800</u> (sq ft)	_____ (sq m)	_____ (sq ft)
g. Distance from building to the:				
i. Front lot line	<u>9.1</u> (m)	<u>30</u> (ft)	_____ (m)	_____ (ft)
ii. Side lot line	<u>6.7</u> (m)	<u>22</u> (ft)	_____ (m)	_____ (ft)
iii. Side lot line	<u>14.3</u> (m)	<u>47</u> (ft)	_____ (m)	_____ (ft)
iv. Rear lot line	<u>51.8</u> (m)	<u>170</u> (ft)	_____ (m)	_____ (ft)
h. Percent lot coverage	<u>3.7</u> (%)		<u>TBD</u> (%)	
i. Number of parking spaces	<u>4</u>		<u>TBD</u>	
j. Number of loading spaces	<u>NA</u>		<u>NA</u>	

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?

NORMANBY ST. N.



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.)

17. ***INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL**

	Municipal Sewers	Communal Sewers	Private Septic	Municipal Water	Communal Well	Private Well
a. Existing	[<input checked="" type="checkbox"/>]	[]	[]	[<input checked="" type="checkbox"/>]	[]	[]
b. Proposed	[<input checked="" type="checkbox"/>]	[]	[]	[<input checked="" type="checkbox"/>]	[]	[]

18. ***HOW IS THE STORM DRAINAGE PROVIDED?**

a. Storm Sewers [] Ditches [] 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?**

a. Official Plan Amendment	Yes	[]	No	[<input checked="" type="checkbox"/>]
b. Zoning By-law Amendment	Yes	[]	No	[<input checked="" type="checkbox"/>]
c. Minor Variance	Yes	[]	No	[<input checked="" type="checkbox"/>]
d. Plan of Subdivision	Yes	[]	No	[<input checked="" type="checkbox"/>]
e. Consent (Severance)	Yes	[]	No	[<input checked="" type="checkbox"/>]
f. Site Plan Control	Yes	[]	No	[<input checked="" type="checkbox"/>]

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

- a. File No. and Date of Application: _____
- b. Approval Authority: _____
- c. Lands Subject to Application: _____
- d. Purpose of Application: _____
- e. Status of Application: _____
- f. 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.)

NA.

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:

- a. Owners' / applicant's name;
- b. Legal description of property;
- c. Boundaries and dimensions of the subject property and its current land use;
- d. Dimensions of area of amendment (if not, the entire property);
- e. The size and use of all abutting land;
- f. All existing and proposed parking and loading areas, driveways and lanes;
- g. The nature of any easements or restrictive covenants on the property;
- h. The location of any municipal drains or award drains;
- i. Woodlots, forested areas, ANSI's, ESA's, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc);
- j. The dimensions of all existing and proposed buildings and structures on the subject land and their distance to all lot lines;
- k. The name, location and width of each abutting public or private road, unopened road allowance or right of way;
- l. If access to the subject land is by water only, provide the location of the parking and docking facilities to be used;
- m. 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); and
- n. 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)

(we) R & P SHARPE of the TWP of WELLINGTON NORTH,

County/Region of WELLINGTON do hereby authorize BRUCE A. FULCHER to Act as my agent in this application.

R Sharpe
Signature of Owner(s)

MAR 18/15
Date

I. *AFFIDAVIT:

(This affidavit be signed in the presence of a Commissioner)

(we) BRUCE A. FULCHER of the TWP of 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, County/Region of Wellington this 18 day of March, 2015.

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

MAR 18/15
Date

Karren Wallace
Signature of Commissioner

March 18/15
Date

**Karren Wallace
CLERK**

**OF THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
COMMISSIONER FOR TAKING AFFIDAVITS**

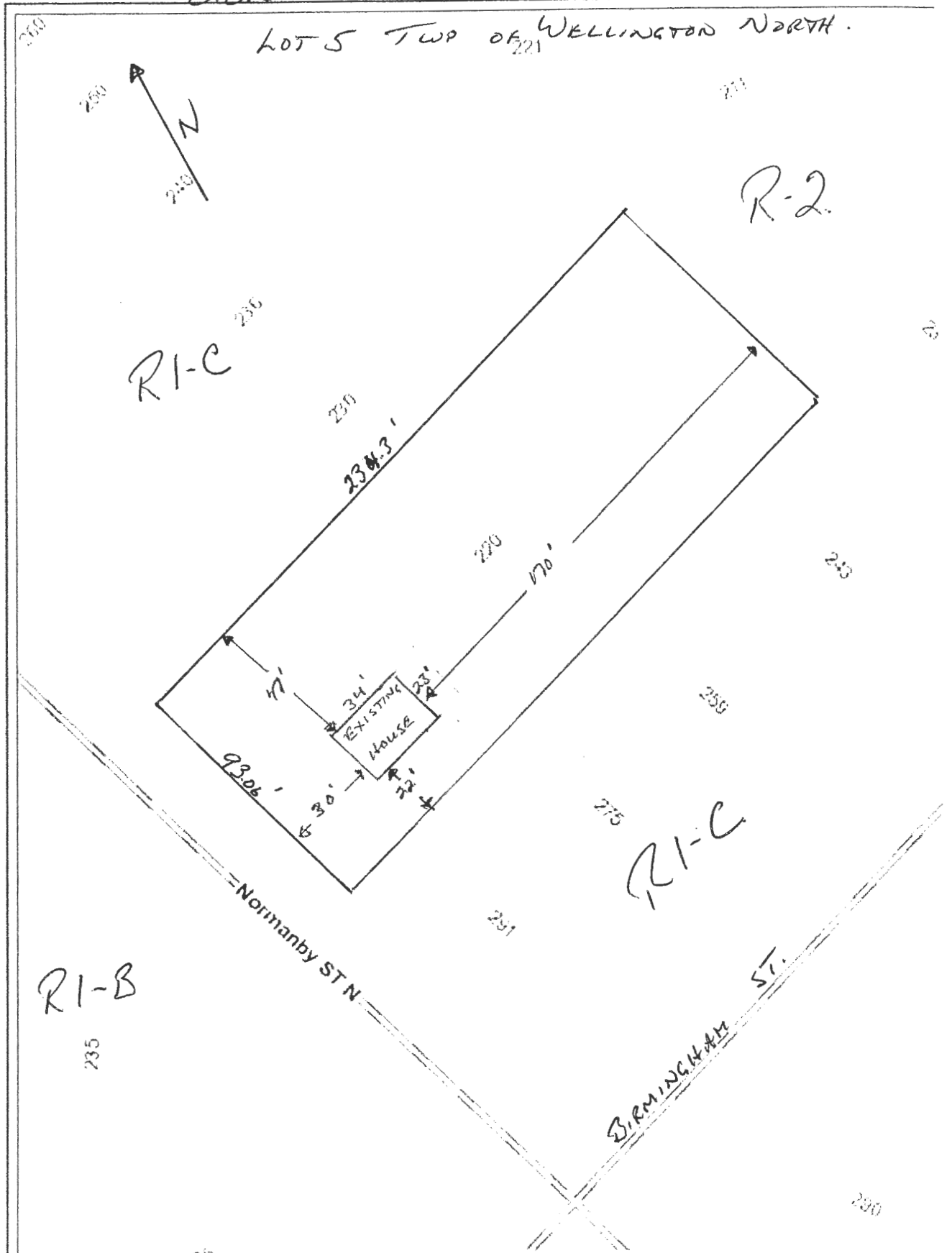
APPLICATION AND FEE OF \$ 1500 RECEIVED BY MUNICIPALITY

[Signature]
Signature of Municipal Employee

March 18, 2015
Date

220 NORMANBY ST. N.

LOTS 5 TWP OF WELLINGTON NORTH.



SUBJECT PROPERTY

220 NORMANBY ST NORTH





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

May 7, 2015

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

Dear Mr. Jones:

**Re: Richard and Patricia Sharpe – R1C to R2 for Semi-Detached
Zoning By-law Amendment**

PLANNING OPINION

It would appear to be modest intensification on a large parcel of land. At this point, I do not have any concerns with the application.

SUBJECT LAND

The property subject to the proposed amendment is described as Lot 5 with a municipal address of 220 Normanby Street North, Mount Forest. The land subject to the amendment is 0.2 hectares (0.5 acres) in size.

THE PURPOSE AND EFFECT OF THE APPLICATION

The Purpose and Effect is to rezone the subject lands from Residential (R1C) to Residential (R2). The intent is to demolish the existing dwelling and build a semi-detached dwelling.

PROVINCIAL POLICY STATEMENT

Intensification encouraged.

WELLINGTON COUNTY OFFICIAL PLAN

The property is designated Residential. Section 4.4.3 (e) of the plan encourages “*modest intensification in stable residential areas respecting the character of the area...*”.

ZONING BY-LAW

The property is zoned Residential (R1C).

PLANNING CONSIDERATIONS

Rezoning from R1C to R2

In order to permit the proposed semi-detached dwelling, the land would have to be rezoned to R2. I have reviewed the R2 zoning regulations and find that the property is sufficiently large enough for minimum lot area and lot frontage requirements to be met for a semi-detached dwelling.

Neighbourhood Compatibility and Intensification

I would note that the property at 0.5 acres, with a frontage of 93.06 feet and depth of 234.30 feet, is large. It is approximately double the size of the lots to the north along Normanby Street. It is four times the size of the abutting lots to the south along Birmingham Street. I would consider the proposal to be modest Intensification.

DRAFT BY-LAW

I have attached a draft by-law for Council's review. I am proposing to put the property into an exception zone, R2-51, to limit development to a single detached, semi-detached or duplex dwelling.

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

Sincerely,



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

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 3 – Mount Forest - to By-law 66-01 is amended by changing the zoning on lands described as Lot 5 with a municipal address of 220 Normanby Street North, Mount Forest, as illustrated on Schedule "A" attached to and forming part of this By-law, from **Residential (R1C) to Residential Exception (R2-51)**.
2. THAT Section 32 – Exception Zone 2 – Mount Forest - is amended by the inclusion of a new subsection as follows:

 "32.51 R2-51 Notwithstanding the permitted uses of Section 12, R2 zone,
 Normanby St. the only dwelling types permitted are the following: single
 detached, semi-detached or duplex.
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 _____, 2015.

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2015.

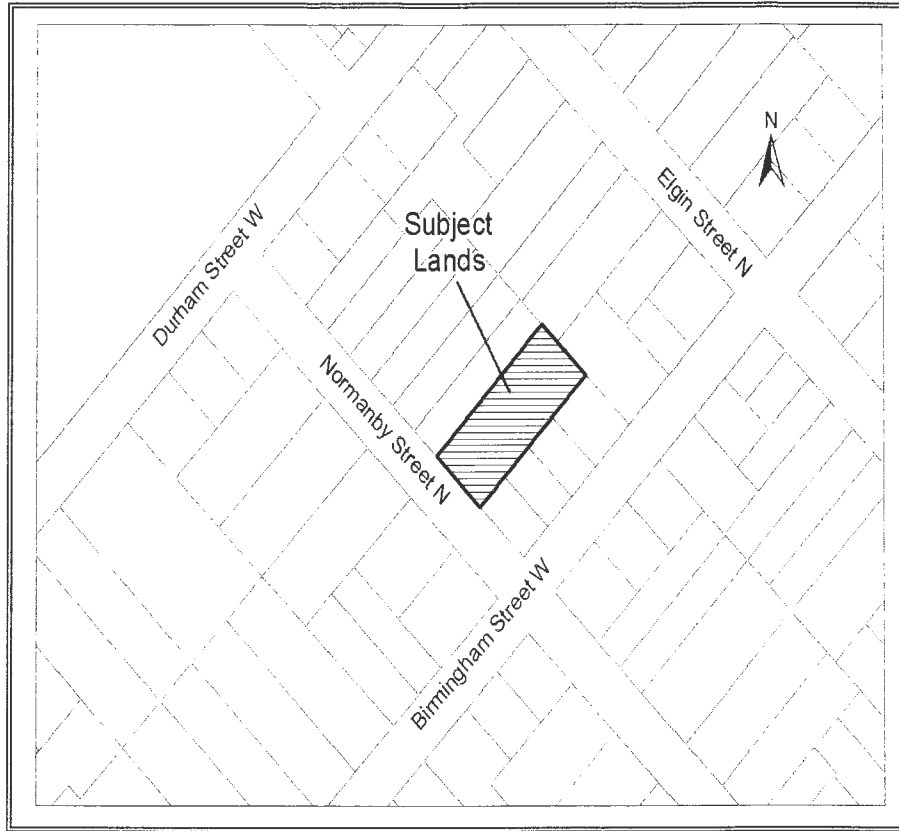
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Rezone from Residential (R1C) to Residential Exception (R2-51)

This is Schedule "A" to By-law _____.

Passed this ____ day of _____ 2015.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

SUBJECT LAND

The property subject to the proposed amendment is described as Lot 5 with a municipal address of 220 Normanby Street North, Mount Forest. The land subject to the amendment is 0.2 hectares (0.5 acres) in size.

THE PURPOSE AND EFFECT OF THE APPLICATION

The Purpose and Effect is to rezone the subject lands from Residential (R1C) to Residential Exception (R2-51). The intent is to demolish the existing dwelling and build a semi-detached dwelling. The new zoning would only permit the following residential types – single detached, semi-detached or duplex.



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ONLY

May 5, 2015

Township of Wellington North
7490 Sideroad 7 W
Kenilworth, ON
N0G 2E0

ATTENTION: Darren Jones, CBO

Dear Mr. Jones,

RE: Proposed Zoning By-law Amendment
220 Normanby Street North
Lot 5
Geographic Town of Mount Forest
Township of Wellington North (Richard & Patricia Sharpe)

The Saugeen Valley Conservation Authority (SVCA) has reviewed this proposed Zoning By-law Amendment in accordance with the SVCA's mandate and policies and the Memorandum of Agreement between the Authority and the County of Wellington related to plan review. The purpose of this proposal is to change the zoning to permit the development of a semi-detached residential dwelling. The proposal is acceptable to the Authority. The following comments are offered.

There are no natural hazards or Significant Natural Heritage features affecting the subject property.

All of the plan review functions listed in the Agreement have been assessed with respect to this proposed Zoning By-law Amendment. The Authority is of the opinion that the proposed Amendment appears to conform to the relevant policies of the Wellington County Official Plan and Provincial Policies referred to in the Agreement.

We trust this information is helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,

Valerie Lamont
Environmental Planning Technician (Acting)
Saugeen Conservation



Watershed Member Municipalities

Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands, Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce, Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North, Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

Township of Wellington North
Zoning By-law Amendment (Richard & Patricia Sharpe)
May 5, 2015
Page 2 of 2

VL\

cc: Richard & Patricia Sharpe, Owners (359 Jeremy Crescent, Mount Forest, ON, N0G 2L2)
Bruce Fulcher, Applicant (via email)
Steve McCabe, SVCA Director (via email)