



Township of Wellington North

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

Public Meeting

Monday, May 12, 2014 at 7:00 p.m.

Municipal Office Council Chambers, Kenilworth

AGENDA

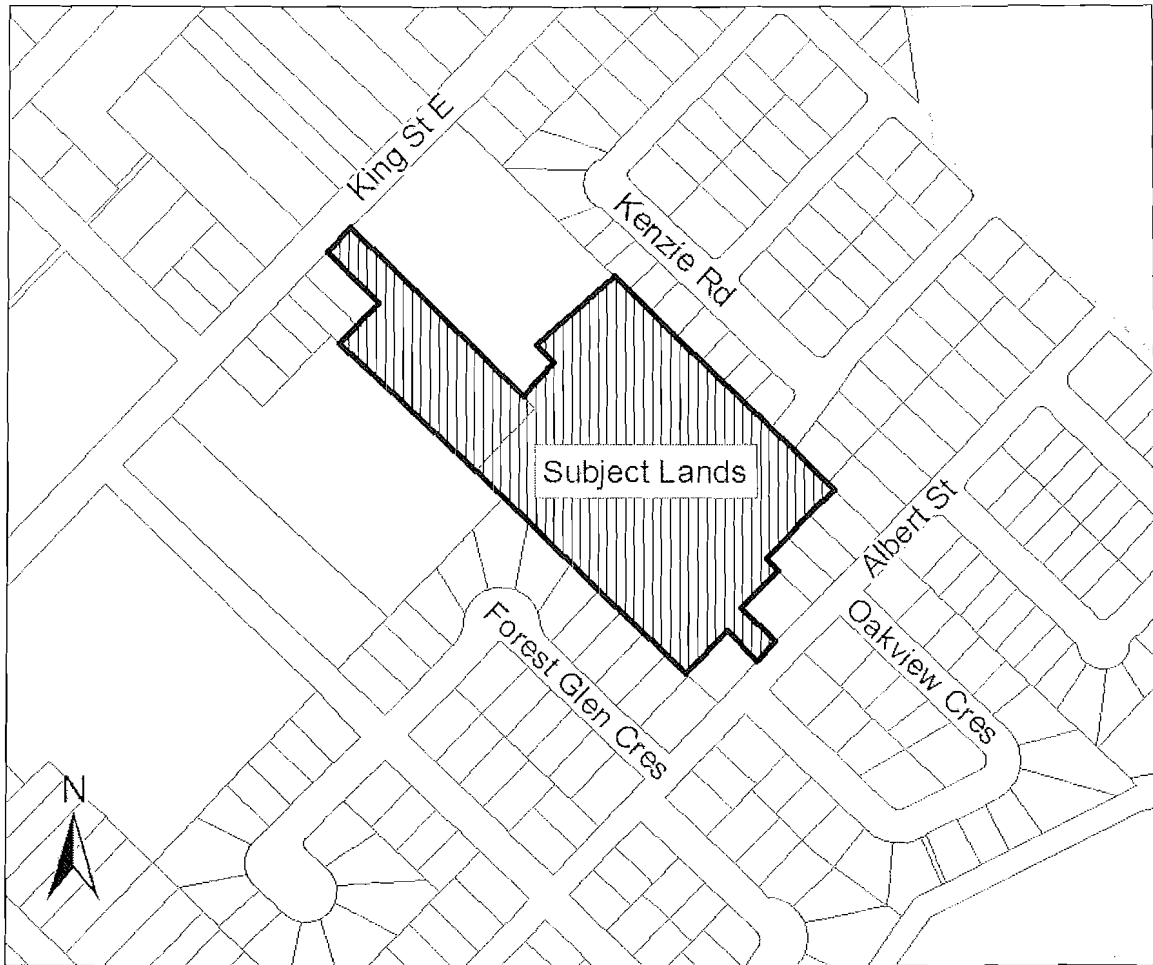
Page 1 of 4

AGENDA ITEM	PAGE NO.
<p>The Mayor will call the meeting to order.</p> <p>Declaration of Pecuniary Interest.</p> <p>Owners/Applicant: Reeves Construction Ltd.</p> <p>Location of the Subject Land The property subject to the proposed amendment is described as Part Park Lot 3, South of King St and Part of Park Lot 3, North of Albert Street, Geographic Town of Mount Forest. The property is 2.46 hectares (6.1 acres) in size and the location is shown on the map attached.</p> <p>The Purpose and Effect of the Application is to rezone the subject property from Residential (R1B) and Residential (R2) to a Residential (R2) category to accommodate the construction of a proposed subdivision. Yard, frontage and area variances may be considered where deemed appropriate.</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 16, 2014.	1
<ol style="list-style-type: none">2. Application for Zoning By-law Amendment	2

AGENDA ITEM	PAGE NO.
<p>3. Presentations by:</p> <ul style="list-style-type: none">- Linda Redmond, Senior Planner<ul style="list-style-type: none">- See attached comments and draft by-law prepared by Mark Van Patter, Senior Planner. <p>4. Review of Correspondence received by the Township:</p> <ul style="list-style-type: none">- None. <p>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.</p> <p>6. Mayor opens floor for any questions/comments.</p> <p>7. Comments/questions from Council.</p>	<p>9</p>

AGENDA ITEM	PAGE NO.
<p>Owners/Applicant: Amos and Malinda Martin</p>	
<p>Location of the Subject Land The property subject to the proposed amendment is described as Division 3 to 4, Lot 6 EOSR, Geographic Township of Arthur with a civic address of 9723 Highway 6. The property is 37.63 hectares (93 acres) in size and the location is shown on the map attached.</p> <p>The Purpose and Effect of the Application is to rezone the subject property to allow for the operation of an existing grain drying facility and proposed truck weigh station. Other zoning relief may be considered where deemed appropriate. The subject property is currently zone Agricultural (A).</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>	<p>15</p>
<p>8. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on April 16, 2014.</p>	
<p>9. Application for Zoning By-law Amendment</p>	<p>16</p>
<p>10. Presentations by:</p>	
<p>- Linda Redmond, Senior Planner - See attached comments and draft by-law.</p>	<p>24</p>
<p>11. Review of Correspondence received by the Township:</p>	
<p>- John Morrissey, Corridor Management Planner, MTO - No objection.</p>	<p>29</p>
<p>12. 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>13. Mayor opens floor for any questions/comments</p>	

AGENDA ITEM	PAGE NO.
14. Comments/questions from Council.	
15. Adjournment.	



Reeves Construction Ltd - Pt Park Lot 3, S/S King St and Pt of Park Lot 3, N/S Albert Street, Geographic Town of Mount Forest.

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)?

To zone to accomodate 18 m Frontage
and possible semi-detached (R2)

B. GENERAL INFORMATION

3. *APPLICANT INFORMATION

a. *Registered Owner's Name(s): REEVES CONSTRUCTION LIMITED

Address: 372 MAIN ST. W. MT. FOREST ON.

Phone: Home () _____ Work (519) 323-1241 Fax (519) 323-3023

Email: _____

b. *Applicant (Agent) Name(s): BOB REEVES OR DOUG REEVES

Address: _____

Phone: Home () _____ Work (519) 323-1241 Fax (519) 323-3023

Email: _____

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? 2008

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: PART OF PARK LOT 3 SOUTH OF KING ST. AND PART OF PARK LOT 3 NORTH OF N. BENT

b. Concession: _____ Lot: _____ Registered Plan No: 61R5806

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

Area: 6.1 acres Depth: _____ feet Frontage (Width): 65.62 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

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

R1B RESIDENTIAL

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

10. *WHAT IS THE "EXISTING" USE(S) OF THE SUBJECT LAND?

VACANT

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

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

R2 RESIDENTIAL SUBDIVISION

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)	_____	_____	_____	_____
b. Date of construction	_____	_____	_____	_____
c. Building height	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
d. Number of storey's (excluding basement)	_____	_____	_____	_____
e. Total floor area	_____ (sq m)	_____ (sq ft)	_____ (sq m)	_____ (sq ft)
f. Ground floor area	_____ (sq m)	_____ (sq ft)	_____ (sq m)	_____ (sq ft)
g. Distance from building to the:				
i. Front lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
ii. Side lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
iii. Side lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
iv. Rear lot line	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
h. Percent lot coverage	_____ (%)		_____ (%)	
i. Number of parking spaces	_____		_____	
j. Number 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?

KING ST. E & ALBERT ST.

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	[]	[]	[]	[]	[]	[]
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) []

SWAMP POND.

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	[<input checked="" type="checkbox"/>]	No	[]
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: 237-79087
- b. Approval Authority: County of Wellington
- c. Lands Subject to Application: Entire property
- d. Purpose of Application: SUBDIVISION
- e. Status of Application: DRAFT PLAN
- 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.)

SITE PLAN

G. APPLICATION DRAWING**22. *PLEASE PROVIDE AN ACCURATE DRAWING OF THE PROPOSAL, PREFERABLY PREPARED BY A QUALIFIED PROFESSIONAL. IN SOME CASES IT MAY BE 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)

I (we) _____ of the _____ of _____
County/Region of _____ do hereby authorize _____ to
Act as my agent in this application.

Signature of Owner(s)

Date

I. *AFFIDAVIT:

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

I (we) BOB REEVES of the TOWN of MT. FOREST

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 of Wellington North, County/Region of Wellington this 26 day of March, 2014.

Bob Reeves
Signature of Owner or Authorized Solicitor or Authorized Agent

MAR 26/14
Date

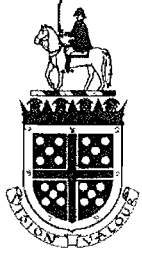
[Signature]
Signature of Commissioner

Mar 26/14
Date

APPLICATION AND FEE OF \$ 1500.00 RECEIVED BY MUNICIPALITY

[Signature]
Signature of Municipal Employee

March 26/14
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

May 1, 2014

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

Dear Mr. Jones:

**Re: Lucas Subdivision - Reeves Construction Limited - Mt. Forest
Zoning By-law Amendment**

PLANNING OPINION

I don't have any concerns with the proposed Residential (R2) rezoning. Council may wish to wait to give third reading to the by-law until the revisions to the draft plan have been approved by the County.

Location of the Subject Land

The property subject to the proposed amendment is described as Part Park Lot 3, South of King St and Part of Park Lot 3, North of Albert Street, Town of Mount Forest. The property is 2.46 hectares (6.1 acres) in size.

The Purpose and Effect of the Application is to rezone the subject property from Residential (R1B) and Residential (R2) to a Residential (R2) category to accommodate development of a subdivision and possible semi-detached dwellings. Yard, frontage and area variances may be considered where deemed appropriate.

Background

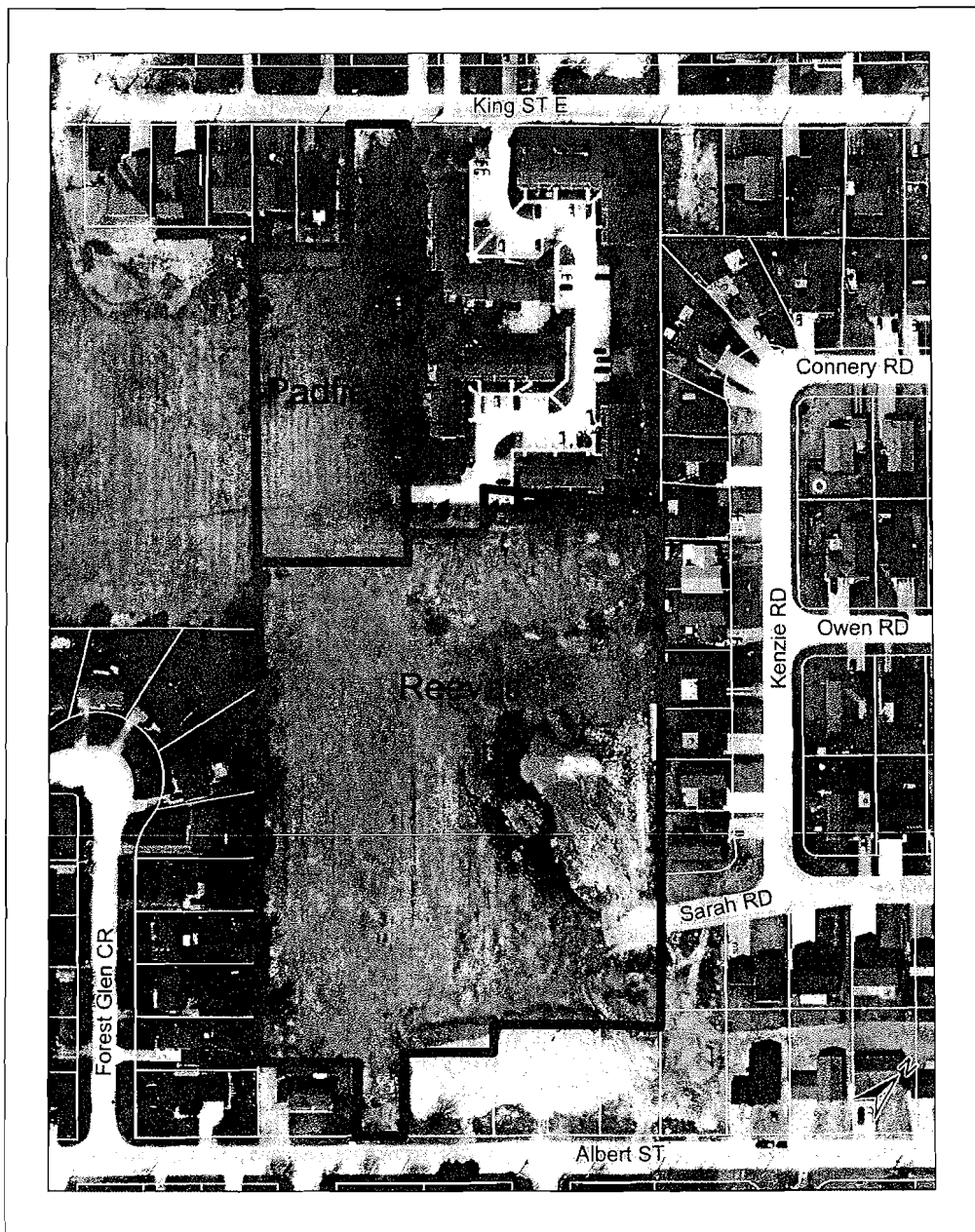
Plan 23T-79087 was given "draft" approval by the Province on March 31, 1980 for a subdivision of 31 single detached lots. The draft plan fronts on Albert Street and goes just over half-way to King Street.

A second parcel of land owned by John Padfield was purchased by Reeves Construction. This is the land immediately north of 23T-79087 and is to be added to the draft plan area. On November 16, 2009, Reeves Construction applied to Wellington County for a major revision to draft Plan 23T-79087. A subsequent revised plan was provided this week to the County.

The following changes are proposed:

- Deletion of 5 lots fronting on Albert Street previously severed (south part)
- Addition of stormwater management Block 32 (north part)
- Extension of internal Road 'A' up to King Street with 5 new lots (north part)
- The net result is still 31 lots

The former Padfield lands and the original Reeves draft plan areas are illustrated on the sketch below.



This week the County also received a Stormwater Management Report prepared by WSP (April, 2014). We will be circulating the revised plan for comments in the near future.

Official Plan

The subject land is designated Residential.

Zoning By-law

The lower portion of the subject land is zoned Residential (R1B), which permits single detached dwellings. The upper portion (former Padfield land) is zoned Residential (R2), which permits from 1 to 4 units.

Planning Considerations

Even though the upper portion is already zoned Residential (R2), I included it in the Notice, just in case any lot deficiencies emerge from the subdivision process and need to be recognized.

I don't have any concerns with the rezoning proposed. Council may wish to wait to give third reading to the by-law until the revisions to the draft plan have been approved by the County.

Draft Zoning Amendment

I have attached a draft zoning by-law amendment putting the subject lands into R2.

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 3 – Mount Forest - to By-law 66-01 is amended by changing the zoning on lands described as Part Park Lot 3, South of King St and Part of Park Lot 3, North of Albert Street, former Town of Mount Forest, as illustrated on Schedule "A" attached to and forming part of this By-law from **Residential (R1B) and Residential (R2) to Residential (R2)**.
2. 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.
3. 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 _____, 2014.

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2014.

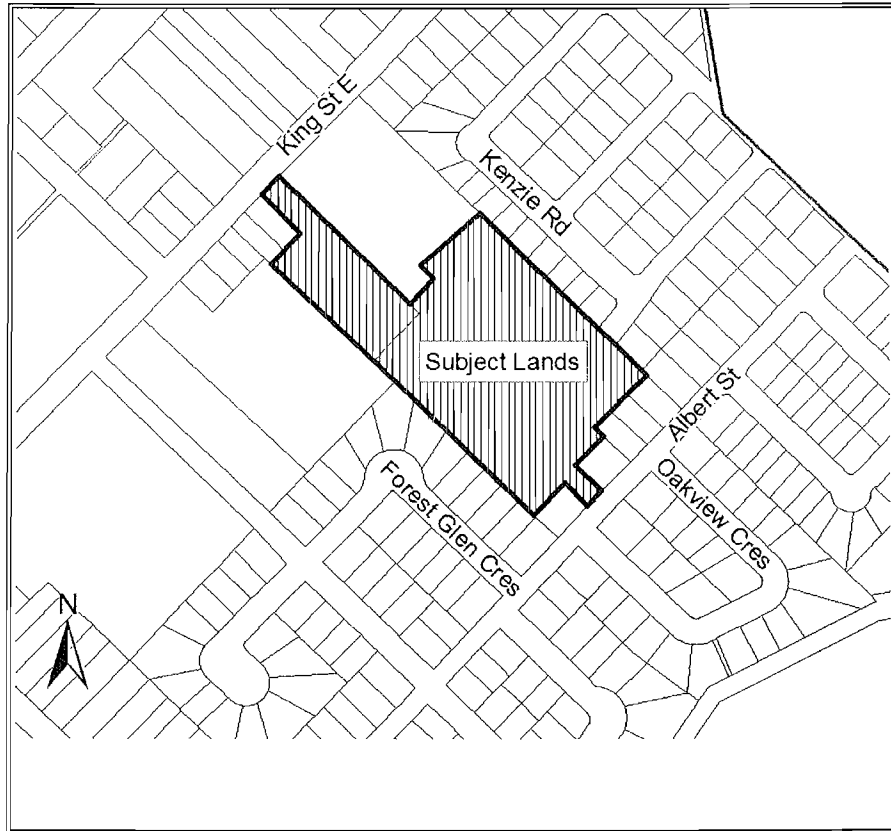
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Rezone from Residential (R1B) and Residential (R2) to Residential (R2)

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

Passed this ____ day of _____ 2014.

MAYOR

CLERK

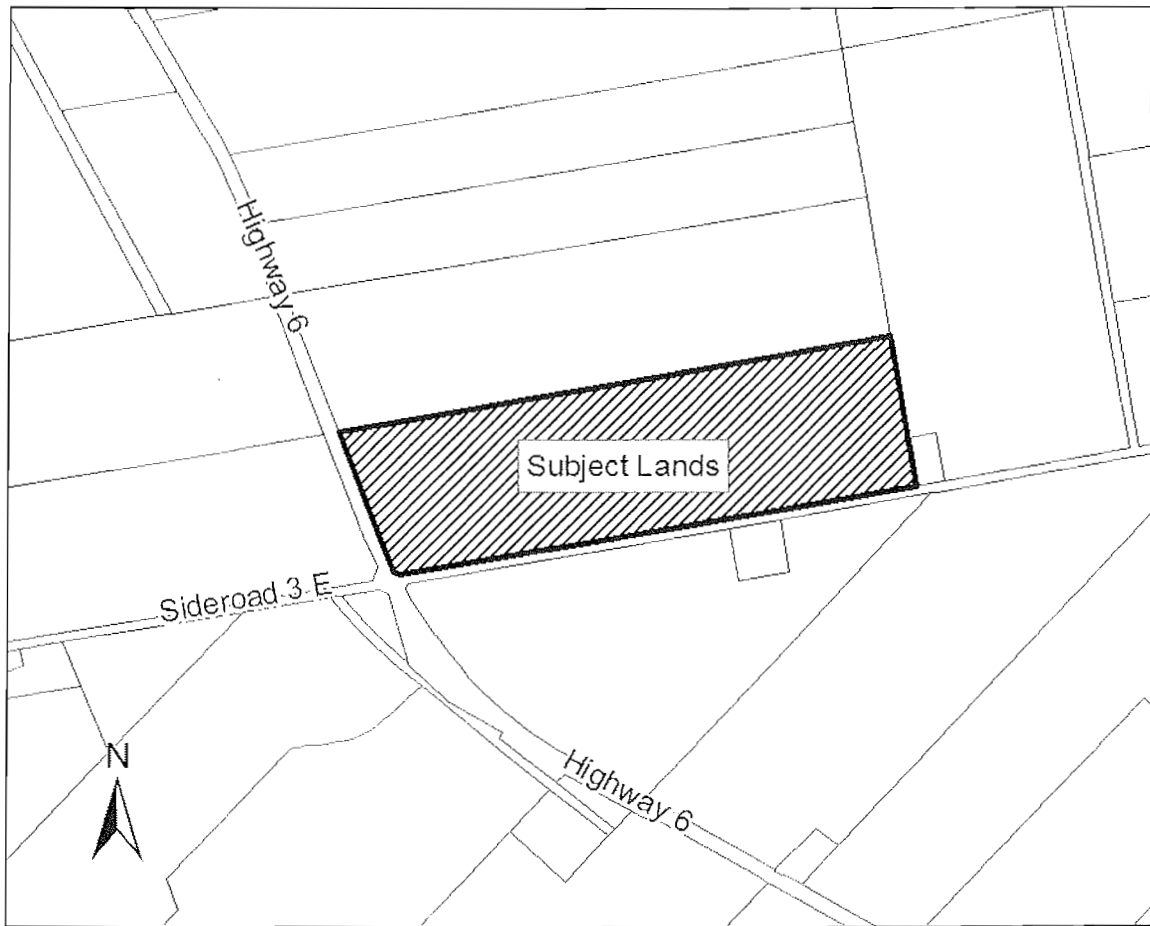
EXPLANATORY NOTE

BY-LAW NUMBER _____.

Location of the Subject Land

The property subject to the proposed amendment is described as Part Park Lot 3, South of King St and Part of Park Lot 3, North of Albert Street, Town of Mount Forest. The property is 2.46 hectares (6.1 acres) in size.

The Purpose and Effect of the Application is to rezone the subject property from Residential (R1B) and Residential (R2) to Residential (R2) to accommodate the construction of a proposed subdivision.



Amos and Malinda Martin

-Division 3 to 4, Lot 6 EOSR, Geographic Township
of Arthur

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)?

Install a truck scale for our existing
Dries Unit for commercial use.

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a. Registered Owner's Name(s): Arnos + Malinda Martin
Address: R R # 5 Mt Forest Ont N0B 2L0
Phone: Home (519) 323-1888 Work (519) 323-1916 Fax () _____
Email: _____

b. Applicant (Agent) Name(s): _____
Address: _____
Phone: Home () _____ Work () _____ Fax () _____
Email: _____

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

X i. Memorite Credit Union 25 Hampton St
ii. Elmira Ont. N3B 1L6
iii. _____

d. Send Correspondence To? Owner [] Agent [] Other [] _____

e. When did the current owner acquire the subject land? Sept 17/2004

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: 9723 Hyway #6

b. Concession: EOSR Lot: 6 Registered Plan No: _____

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

Area: 93 acres Depth: _____ feet Frontage (Width): _____ 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?

prime agricultural core green lands

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

agricultural

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

agricultural

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

10. WHAT IS THE "EXISTING" USE(S) OF THE SUBJECT LAND?

agricultural

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

100 plus years

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

agricultural + grain Drier

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>see attached</u>		<u>truck scale</u>	
b. Date of construction	_____		_____	
c. Building height	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
d. Number of storey's (excluding basement)	_____		_____	
e. Total floor area	_____ (sq m)	_____ (sq ft)	_____ (sq m)	<u>1080</u> (sq ft)
f. Ground floor area	_____ (sq m)	_____ (sq ft)	_____ (sq m)	_____ (sq ft)
g. Distance from building to the:				
i. Front lot line	_____ (m)	<u>33</u> (ft)	_____ (m)	<u>350</u> (ft)
ii. Side lot line	_____ (m)	_____ (ft)	_____ (m)	<u>550</u> (ft)
iii. Side lot line	_____ (m)	_____ (ft)	_____ (m)	<u>450</u> (ft)
iv. Rear lot line	_____ (m)	_____ (ft)	_____ (m)	<u>3300</u> (ft)
h. Percent lot coverage	_____ (%)		_____ (%)	
i. Number of parking spaces	_____		_____	
j. Number 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?

Highway # 6

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	[]	[]	[X]	[]	[]	[X]
b. Proposed	[]	[]	[X]	[]	[]	[X]

18. HOW IS THE STORM DRAINAGE PROVIDED?

a. Storm Sewers [] Ditches [~~X~~] 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	[]
b. Zoning By-law Amendment	Yes	[]	No	[]
c. Minor Variance	Yes	[X]	No	[]
d. Plan of Subdivision	Yes	[]	No	[]
e. Consent (Severance)	Yes	[]	No	[]
f. Site Plan Control	Yes	[]	No	[]

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

- a. File No. and Date of Application: A1-10
- b. Approval Authority: Township Of Skell North.
- c. Lands Subject to Application: subject property
- d. Purpose of Application: MDS 2
- e. Status of Application: withdrawn
- f. Effect on the Current Application for Amendment: NONE

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.)

Site plan

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)

I (we) _____ of the _____ of _____,
County/Region of _____ do hereby authorize _____ to
Act as my agent in this application.

Signature of Owner(s) _____
Date

I. AFFIDAVIT:

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

I (we) ^{Martin} Amos and Malinda _____ of the Township _____ of 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 _____ of Wellington North _____, County/Region of
Wellington _____ this 2nd day of April _____, 2014.

x Amos Martin _____ Malinda Martin _____ April 2/2014
Signature of Owner or Authorized Solicitor or Authorized Agent Date

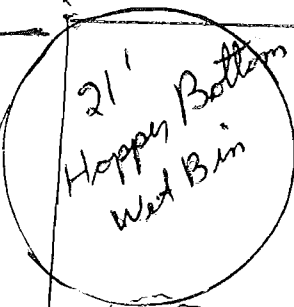
Jack More _____ April 2, 2014
Signature of Commissioner Date
CATHERINE E. MORE, a Commissioner,
etc., County of Wellington, Deputy Clerk
of the Corporation of the Township of
Wellington North.

APPLICATION AND FEE OF \$ 1500 RECEIVED BY MUNICIPALITY

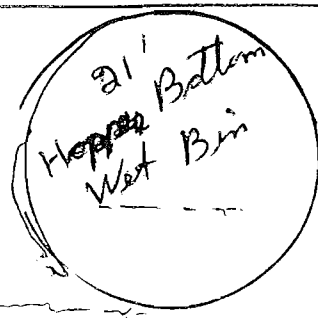
Loanee Jones _____ April 2/14
Signature of Municipal Employee Date

to road
375'

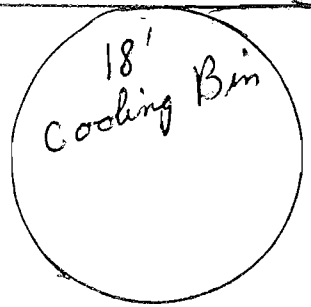
60'



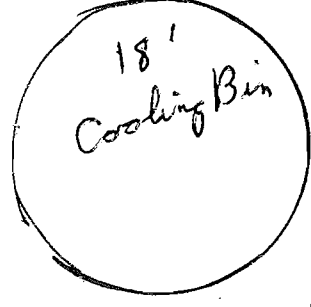
21' Hopper Bottom Wet Bin



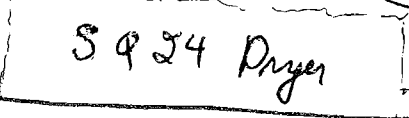
21' Hopper Bottom Wet Bin



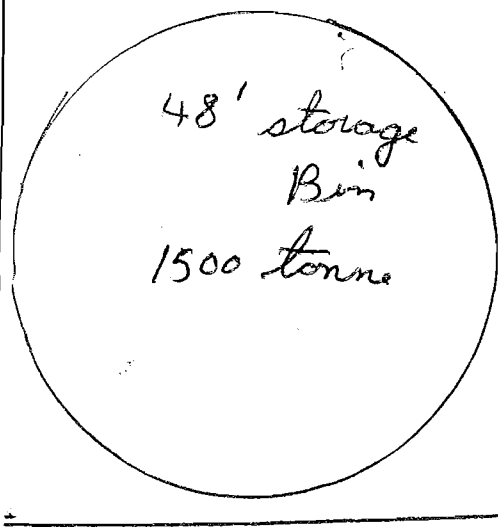
18' Cooling Bin



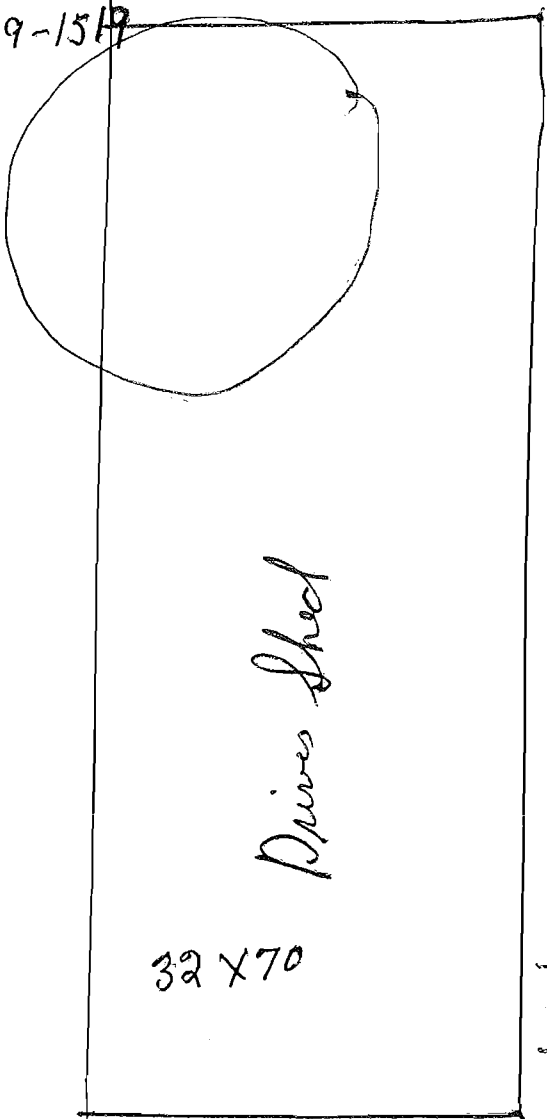
18' Cooling Bin



5924 Dryer



48' storage Bin
1500 tonne



Drive Shed

32 x 70

100'

12 x 90 scales lane way

Almas Martin
R. R # 5 Mt
Forest NOG 260
519-323-1888

Fax # 519-509-1519

Chicken Barn
laneway

resone from ag to commercial
on 9723 Highway 6 (Arthur Tor
- about 3 or 4 tractor trailers
lead corn per day for 3^{or 4} weeks
in fall only

lane way
022

Ministry of
Transportation

Engineering Office
Corridor Management Section
West Region

659 Exeter Road
London, Ontario N6E 1L3
Telephone: (519) 873-4597
Facsimile: (519) 873-4228

Ministère des
Transports

Bureau du génie
Section de gestion des couloirs routiers
Région de l'Ouest

659, chemin Exeter
London (Ontario) N6E 1L3
Téléphone: (519) 873-4597
Télécopieur: (519) 873-4228



faxgram

March 20, 2014

Mr. Amos Martin
RR 5 Mt. Forest
Ontario
N0G 2L0
Fax # 519-509-1519

via fax only

Re: Proposed Zone Change
9723 Highway 6
Part Lot 6, EOSR E Division 3 to 4
Township of Wellington North
Wellington County – Highway 6

The Ministry of Transportation has considered the information you provided via email on March 11, 2014. According to the information provided, the rezoning is required to permit the drying of corn on the subject property, and it is anticipated that 3 or 4 tractor trailers per day will visit the site during the fall. The sketch provided included 2 wet bins, 2 cooling bins, one storage bin, and a dryer. MTO would not object to the rezoning for the uses described.

The subject lands are within MTO's limits of permit control. Permits will be required prior to any construction or grading taking place. You should be made aware, that no no entrances to Highway 6 will be permitted. All buildings shall be setback a minimum of 14.0m from the Highway Limit.

Yours truly,

John Morrisey
Corridor Management Planner
Corridor Management Section
West Region, London

This facsimile may contain PRIVILEGED and CONFIDENTIAL INFORMATION only for the use of the Addressee(s) named above. If you are not the intended recipient of this facsimile or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination or copying of this facsimile is strictly prohibited. If you have received this facsimile in error, please immediately notify us by telephone and return the original facsimile to us at the above address via first class mail. Thank you.



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
T 519.837.2600
F 519.823.1694
1.800.663.0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH ON N1H 3T9

May 7, 2014

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

Dear Mr. Jones:

**Re: Martin – Grain Elevator Operation
Pt. of Lot 13, Concession 10
9723 Highway 6**

PLANNING OPINION

Staff have no concerns with this application to rezone the lands to permit a commercial grain elevator. The proposed rezoning conforms to the Official Plan and is in keeping with applicable Provincial policies. A draft amending by-law is enclosed for Council's consideration.

SUBJECT LAND

The subject land is legally described as Division 3 to 4, Lot 6 EOSR, Geographic Township of Arthur with a civic address of 9723 Highway 6. The entire property is 37.63 hectares (93 acres) in size. The portion of land subject to the zone amendment consists of 2.4 ha (6 ac).

PURPOSE

The purpose of the amendment is to rezone the subject lands to allow a commercial grain elevator operation. The property is currently zoned Agricultural.

PROVINCIAL POLICY STATEMENT (PPS)

Rezoning is subject to the Provincial Policy Statement and decisions of a Council are required to be "consistent" with it (Section 4.2). The subject property is considered to be within a PRIME AGRICULTURAL area. Within prime agricultural areas, permitted uses include agricultural uses, secondary uses and agriculture-related uses. Agriculture-related uses include "farm related commercial and industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation".

WELLINGTON COUNTY OFFICIAL PLAN

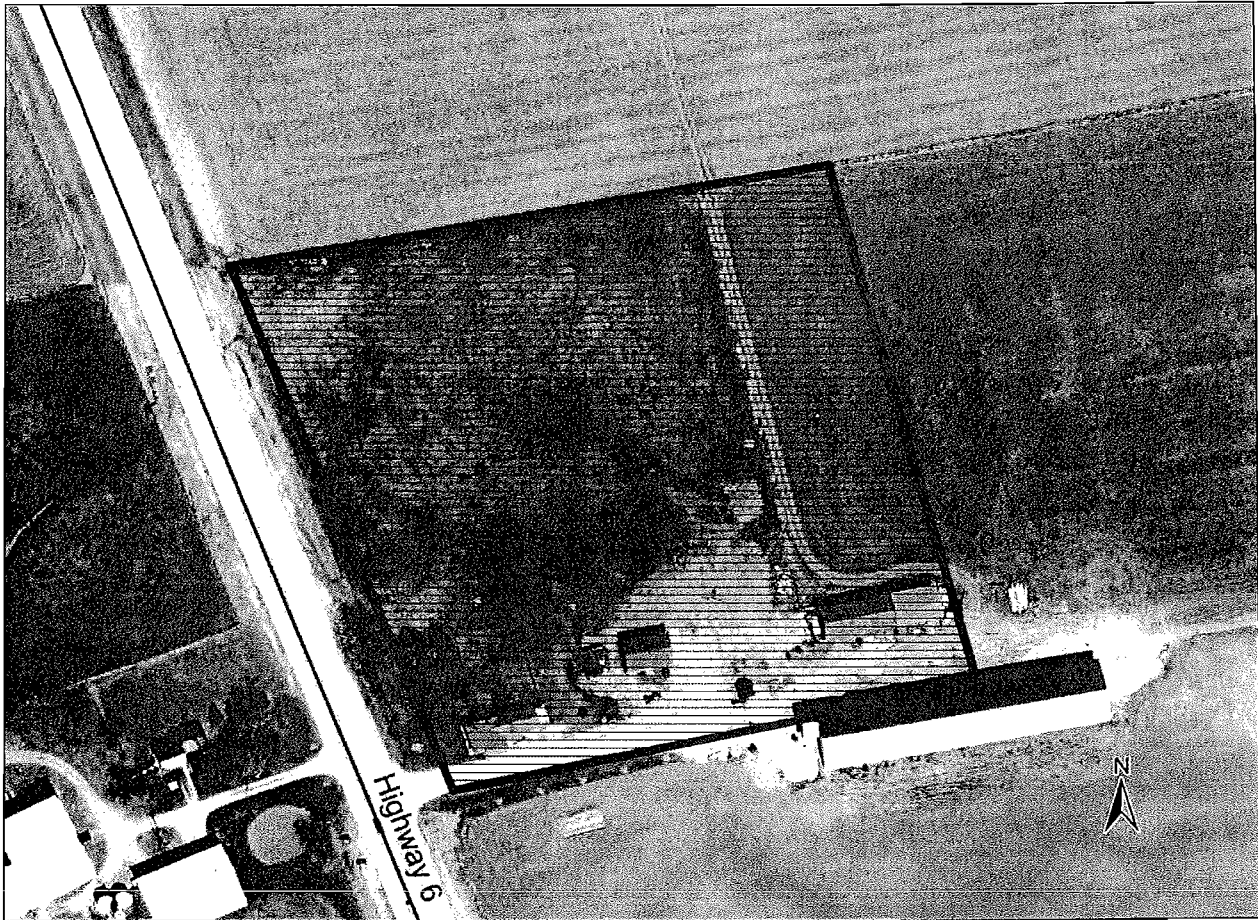
The subject lands are designated PRIME AGRICULTURE. Section 6.4.3 (b) and (c), of the Plan provides consideration for secondary uses and agriculture-related uses. Agriculture-related uses include "farm related commercial and industrial uses that are small scale and directly

related to the farm operation and are required in close proximity to the farm operation”.

Agriculture First policy of Section 6.4.2 which states that “As a general rule, land use activities that support agriculture will be encouraged and land use activities that do not support agriculture will be discouraged”. We believe that the proposed use meets this intent.

DRAFT ZONING BY-LAW

The subject property is zoned Agricultural (A). The use as a commercial grain elevator operation would adequately fall under the Agricultural Commercial zone criteria . The AC zoning permits a residence as an accessory use and also provides some flexibility for future agriculture related uses on the site should this operation cease to exist.



SITE PLAN

According to Township of Wellington North Site Plan Control By-law establishing a Site Plan Control Area, this proposal will be subject to Site Plan approval.

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

Sincerely,

A handwritten signature in cursive script, appearing to read 'L. Redmond'.

Linda Redmond B.A.
Senior Planner

May, 2014

Martin

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 1 to By-law 66-01 is amended by changing the zoning on lands described as Division 3 to 4, Lot 6 EOSR, Geographic Township of Arthur as illustrated on Schedule "A" attached to and forming part of this By-law from **Agriculture (A)** to **Agriculture Commercial (AC)**.
2. 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.
3. 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 _____, 2014

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2014

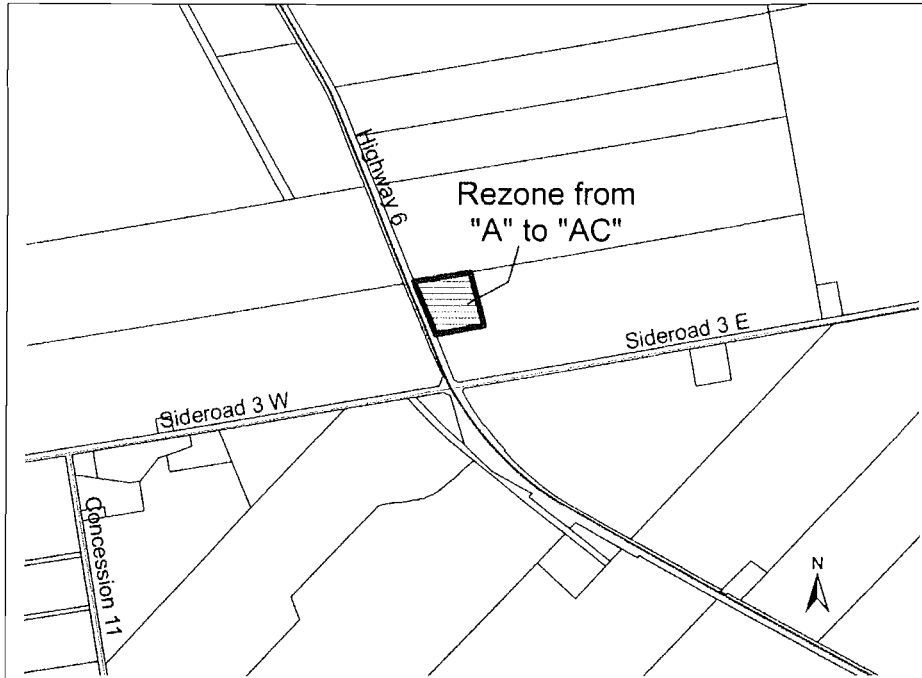
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Rezone from A to AC

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

Passed this ____ day of _____ 2014

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

SUBJECT LAND

The subject land is legally described as Division 3 to 4, Lot 6 EOSR, Geographic Township of Arthur with a civic address of 9723 Highway 6. The entire property is 37.63 hectares (93 acres) in size. The portion of land subject to the zone amendment consists of 2.4 ha (6 ac).

PURPOSE AND EFFECT

The purpose of the amendment is to rezone the subject lands to allow a commercial grain elevator operation. The property is currently zoned Agricultural.

Ministry of Transportation

Ministère des Transports

Engineering Office
Corridor Management Section
West Region

Bureau du génie
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May 6, 2014

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

via email only: cmore@wellington-north.com

Attention: Cathy More, Deputy Clerk

RE: Applicant: Martin, Amos
Submission No.: Amendment to the Comprehensive Zoning By-Law 66-01
3 E Division 2 to 4, Lot 6, Concession EOSR
(Geographic Township of Arthur)
County of Wellington
Township of Wellington North - Highway 6

The Ministry of Transportation (MTO) has completed a review of the above-noted amendment in accordance with the requirements of MTO's Access Management Guidelines and the Public Transportation and Highway Improvement Act. The following outlines our comments.

MTO discussed the proposed amendment with the applicant in March 2014, and as indicated to the applicant, MTO has no objection to the rezoning to allow for the operation of an existing grain drying facility and proposed truck weigh station.

The owner should be aware that entrance, building/land use and sign permits are required from the MTO before any grading or construction work can begin on the subject lands. Please advise the owners to contact Mr. Tracy Pastor, Corridor Management Officer, Corridor Management Section (Phone 519-873-4209) to discuss the ministry's requirements and obtain the necessary permit applications.

We would appreciate receiving a copy of your Council's decision on this application for our records. Should you have any questions, please contact our office.

Yours truly,

John Morrisey
Corridor Management Planner
Planning and Design Section
Southwestern Region, London

- c. T. Pastor, CMO - Corridor Management Section
D. Jones, CBO – Township of Wellington North