



Township of Wellington North

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

Public Meeting

Monday, May 25, 2015 at 7:00 p.m.

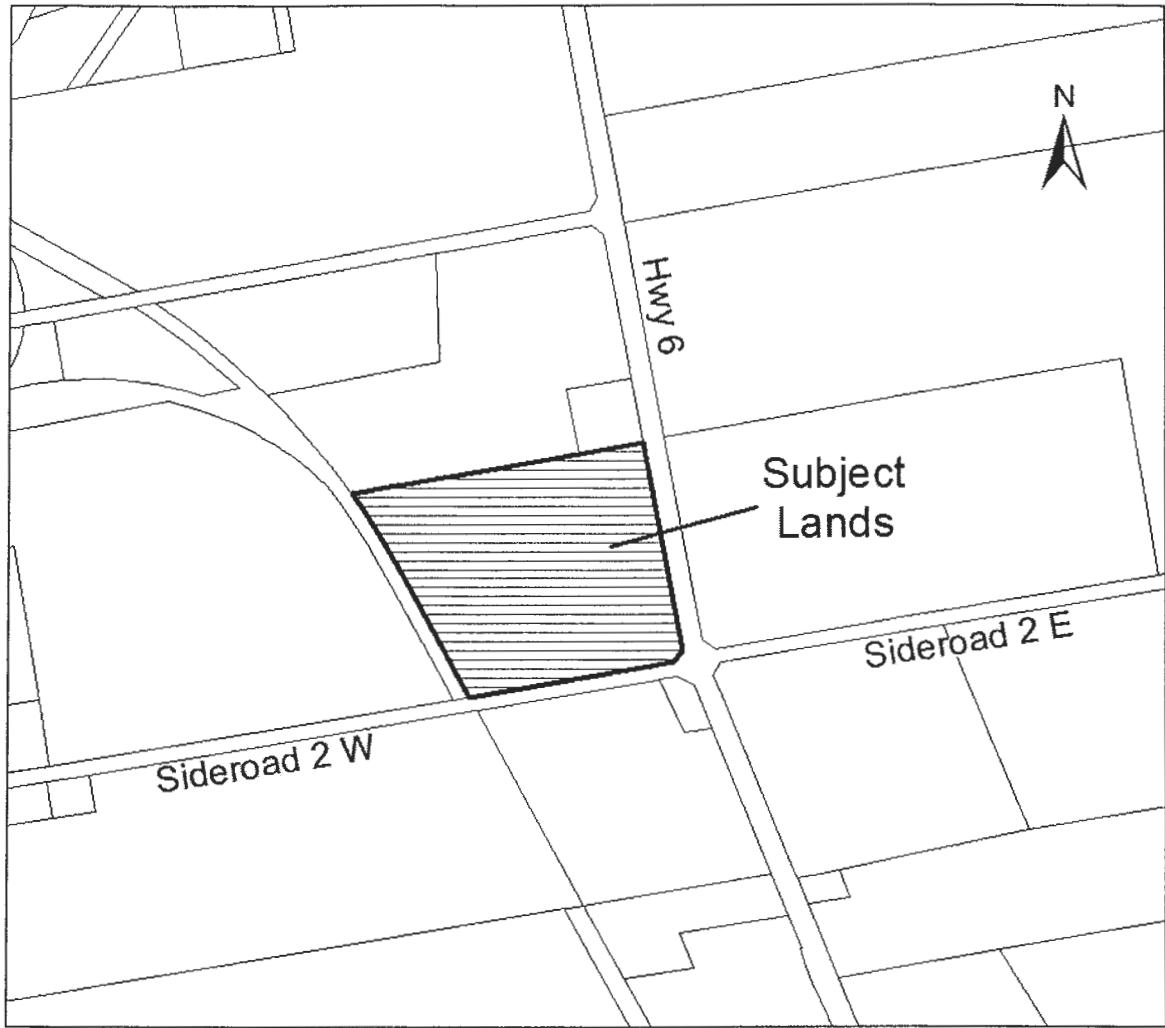
Municipal Office Council Chambers, Kenilworth

AGENDA

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>Owners/Applicant: Fernando Goncalves</p> <p>The Property Subject to the Proposed Amendment is described as WOSR Divisions 3 & 4, Pt. lot 3, RP 60R3155 Part 2, Geographic Township of Arthur. The land subject to the amendment is 3.88 hectares (9.6 acres) in size and its location is shown on the map attached.</p> <p>The Purpose and Effect of the Application is to rezone a portion of the subject lands (9.6 ac.) from Agricultural to Agricultural Commercial to permit the development of a farm equipment sales and service facility.</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 May 1, 2015.2. Application for Zoning By-law Amendment and Planning Justification Letter.	<p>1</p> <p>2</p>

AGENDA ITEM	PAGE NO.
3. Presentations by: <ul style="list-style-type: none">- Linda Redmond, Senior Planner- See attached comments.	29
4. Review of Correspondence received by the Township: <ul style="list-style-type: none">- John Morriesy, Corridor Management Planner, MTO- No objection	33
<ul style="list-style-type: none">- Kristine Loft, Loft Planning Inc.- Addendum Information of Consideration	35
5. The by-law will be considered at a regular council at a later date. 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: Fernando Goncalves

CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

Application for Zoning By-law Amendment

Application No.: _____

A. THE AMENDMENT

1. ***TYPE OF AMENDMENT?** Site Specific [^x] Other _____
2. ***WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?**
The purpose of the rezoning is to recognize an area for agricultural commercial purposes on the subject lands.
The effect of the amendment will be to rezone the lands from AG, NE and INS to AG-Site Specific, NE and AC.
- _____
- _____

B. GENERAL INFORMATION

3. ***APPLICANT INFORMATION**

- a. ***Registered Owner's Name(s):** Fernando Goncalves
Address: P. O. Box 70, Kenilworth, ON N0G 2E0
Phone: Home () _____ -- Work () _____ -- Fax () _____
Email: _____
- b. ***Applicant (Agent) Name(s):** Kristine Loft, LOFT Planning Inc.
Address: 308 Hurontario Street, Collingwood, ON L9Y 2M3
Phone: Home () _____ Work (705) 446.1168 Fax (866) 391.9771
Email: kristine@loftplanning.com
- c. ***Name, Address, Phone of all persons having any mortgage charge or encumbrance on the property:**
John Glivar c/o Andrew S. Hukowich, Smith & Hukowich
i. 2405 Lakeshore Blvd W., Suite 400, Toronto, ON M8V 1C6
ii. _____
iii. _____
- d. ***Send Correspondence To?** Owner [] Agent [X] Other [] _____
- e. ***When did the current owner acquire the subject land?** 2006

4. ***WHAT AREA DOES THE AMENDMENT COVER?**

[] the "entire" property [X] 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: Nil
b. Concession: WOSR Lot: 3 Part of Division 3 Part of Division 4 Registered Plan No: Part 2, Plan 60R-3155
c. Area: 10.6 hectares Depth: 310 meters Frontage (Width): 305 meters
Area: 26.84 acres Depth: 1017 feet Frontage (Width): 1000 feet

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

a. Area: 3.88 hectares Depth: 213 meters Frontage (Width): 182 meters
Area: 9.6 acres Depth: 698 feet Frontage (Width): 597 feet

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

Prime Agricultural, Core Greenland

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

Prime Agricultural - agriculture, secondary uses, agriculture-related, existing uses
Core Greenlands - no development or site alteration permitted

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

Agricultural - Natural Environment - Institutional

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

Vacant
Agricultural field

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

Unknown

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

AG - Agricultural Commercial for a farm implement sales and rental business

Minimum Required Exterior Side yard	25.6**	128 m	7.6
Setback from Residence	15.3 m	Met	--
Setback from NE Zone	30 m	Met	Met
Setback from Municipal Drain	Covered – 15 m	Met	Met
	Open – 30 m	Met	Met
Maximum Lot Coverage	30%	7%	TBD
Parking Requirements	60 regular, 3 barrier free	TBD	--
Loading Requirement	1	1	--

*This includes an additional 10 m required from a Township of Wellington North Roads.

**This includes an additional 18 m required from a Provincial Highway

As a result of the parking calculation, further discussion with staff is required to determine parking requirements, and if an exception is required. The proposed use must comply to other provisions including buffer areas, garbage storage areas, outdoor display areas and outdoor storage areas. These requirements will be addressed in the site plan application. As the process moves forward, a more detailed site plan will be completed to meet these requirements. Given that the proposal is consistent with the Provincial Policy and conforms to the Growth Plan and Wellington County Official Plan, an application to amend Zoning By-law 66-01 is requested.

Conclusions

In support of the required planning approvals, this letter has examined the planning policies that are currently in place to guide land use planning decisions. This planning opinion demonstrates that the proposal is consistent with the Provincial Policy and conforms to current land use planning policy. In light of the foregoing review, and given the nature of the existing uses within the immediate area, it is the conclusion of this analysis that the application for an amendment to the Zoning By-law and Consent is appropriate and represents good land use planning.

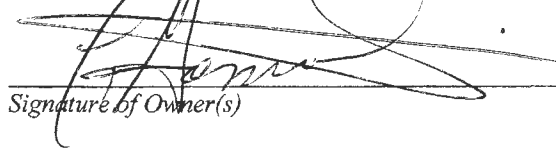
Respectfully submitted
LOFT PLANNING INC.

Kristine A. Loft, MCIP RPP
Principal

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) Fernando Goncalves of the Township of Wellington North,
County/~~Region~~ of Wellington do hereby authorize Lawrence Gingrich to
Act as my agent in this application.



Signature of Owner(s)

03 103 2015

Date

I. *AFFIDAVIT:

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

I (we) Lawrence Gingrich 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.**

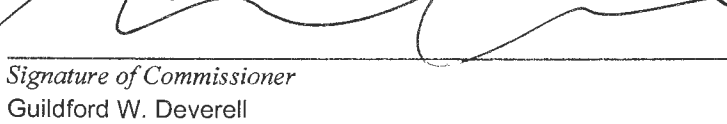
DECLARED before me at the Township of Wellington North, County/~~Region~~ of
Wellington this 4th day of MARCH, 2015.



Signature of Owner or Authorized Solicitor or Authorized Agent
Lawrence Gingrich

04 103 2015

Date

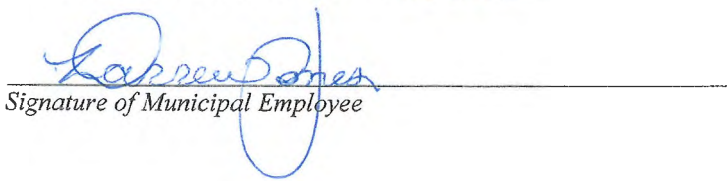


Signature of Commissioner
Guildford W. Deverell

04 103 2015

Date

APPLICATION AND FEE OF \$ 1500 - RECEIVED BY MUNICIPALITY



Signature of Municipal Employee

April 10/15

Date

April 9, 2015

Mark Van Patter
Senior Planner
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Darren Jones
Chief Building Official
Township of Wellington North
7490 Sideroad 7 W, PO Box 125
Kenilworth, Ontario
N0G 2E0

Attention: Mr. Van Patter, Manager and Mr. D. Jones, CBO

**Re: Planning Justification Letter
Application for Zoning By-Law Amendment and (pending) Consent
Broadline Equipment Rentals Ltd., Township of North Wellington,
County of Wellington, ON**

Dear Mr. Patter and Mr. Jones,

We act as planners for Broadline Equipment Rentals Ltd. in regards to planning applications for a Zoning By-law Amendment and a Consent. As a result of the way the real estate transaction is laid out, we are applying only for the zoning at this time, and the consent application will follow. To be efficient, this report covers both the zoning and consent and as such I have copied both the County and Municipality. I will confirm when the consent application is to be submitted.

The purpose of this submission is to permit the development of a farm implement sales and rental business. The proposed site is described as Part of Divisions 3 and 4 of Lot 3 West of the Owen Sound Road (Being Part 2, Plan 60R-3155), Township of Arthur, County of Wellington. The proposed amendment would amend the Township of Wellington North Zoning-By-law No. 66-01.

RECEIVED

APR 10 2015

TWP. OF WELLINGTON NORTH

The Proposal Background

1. Location and Legal Description

The subject property is located on the northwest corner of Sideroad 2W and Highway 6. The property is known legally, as Part of Divisions 3 and 4 of Lot 3 West of the Owen Sound Road Township of Arthur, County of Wellington. (See Figure 1)

2. Site Description

The subject lands have a frontage of 305 metres onto SideRoad 2 West and 310 metres onto Highway 6. The lands have a depth of 315 metres approximately and a total area of approximately 10.86 ha (26.84 acres). The property currently is vacant (small shed). The lands have approximately 7 hectares of tillable lands, and 3 hectares of treed area low lands. Road access to the property will be provided by Sideroad 2W, a local municipal road, and services to the property will be provided by private septic and a private, drilled well.

3. Background

The proponent has an existing business located at 9638 Concession 8, Mount Forest, approximately 2 km east of Mount Forest. Broadline Equipment Rentals is a business of seven (7) employees and is in the business of renting and selling agricultural equipment to the agriculture industry. In particular, they sell Mahindra tractors, echo chainsaws, Honda engines and other equipment. They also rent manure spreaders, dump trailers, discs, rock pickers, skidsteers, tractors, excavators, etc. Broadline's agricultural "related" business is close to 80% wholly agriculturally related. Broadline's customers are farmers, as well as contractors who are working on agricultural lands (ie. Building a barn/storage etc.) The existing business is located on a parcel of 0.72 ha (1.79 acres) in size and comprises a 445 sq m (4,800 sq ft) main building and a 193 sq m (2080 sq ft) storage building.

The proposed new site is vacant and has been so since at least 1990. The property was purchased in 1990 by Mount Forest Pentecostal Church with the intent of building a church; however the property was never developed. The current property owner purchased the property in 2006 and now hopes to sell the lands to Broadline Equipment Rentals Ltd.

4. Area Context

The subject lands are located in an area just south of the Town of Mount Forest. This area can be characterized as primarily rural, agricultural with some related farm residential homes. A beef and cattle farms exist to the immediate north and the northwest and a small horse barn is located to the southeast across Hwy. 6. Highway 6 borders the property to the

east, a provincially maintained road and Sideroad 2W, a local municipal, borders the property to the south. The property directly north is zoned as Agricultural Commercial and is the site of a former gas station. Finally, the area is scattered with natural environment areas along rivers and streams associated with the Saugeen River. The property is located just outside the urban boundary of the Town of Mount Forest. We requested comments from SVCA in early February, but have not received comments back prior to this submission.

5. The Proposal

The purpose of the consent and zoning applications are as follows:

To sever and rezone a proposed agricultural commercial parcel of land measuring approximately 3.88 ha with a frontage 183 metres onto Highway 6 and a depth of 213 metres adjacent to Side Road 2 W. Broadline proposes to construct two proposed buildings measuring approximately 1300 sq m each (with an overhang on warehouse bldg. for an area of 1895 sq m) for a main building and warehouse/storage building. The proposal is also to include an outdoor display area for large equipment. Access would be from Side Road 2 W. This would calculate out to be a lot coverage of approximately 7%. The retained parcel which will remain agricultural would measure approximately 7 ha with a frontage of 92 metres onto Side Road 2 W and 128 metres on Highway 6. The lot would remain 305 metres and 310 metres deep respectively; however the retained parcel would be an L shape. (See Figure 2 and DWG A-1 (Nelson Dawley, P.Eng))

Broadline Equipment Rentals' business has expanded and now requires a larger location with more yard space. As well, the business requires highway visibility and more expansion space for large equipment display purposes. The subject property meets these requirements and, therefore, a purchase agreement with the current owner, Fernando Goncalves, was made to purchase the lands. The proposal is to re-zone a portion of the lands located at the corner of Sideroad 2W and Highway 6 to permit an agricultural commercial operation (agricultural equipment sales) to service the surrounding agricultural operations. This proposal will also include the severance of these lands.

The subject property is an appropriate location for a business such as Broadline Equipment Rental. Broadline, by the nature of its business requires large floor space capacity for large equipment and is typically a use that we would see outside of a settlement area as a result of the floor/land size required. These land sizes are not necessarily available or appropriate for urban settings. Further, these sites need to be convenient and safe for consumers to access with large equipment (deliveries), and in close proximity to its main customers, the agricultural community.

Policy Review

Several policies must be reviewed in light of the application: the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Wellington County Official Plan and the Township of Wellington North Zoning By-law No. 66-01.

1. Provincial Policy Statement 2014 (Province of Ontario)

The Provincial Policy Statement (PPS) is a statement of the Ontario government's policies on land use planning. The PPS promotes building strong healthy communities and a strong economy while protecting resources, public health and safety and the quality of the natural and built environment. The intent of the PPS is to direct growth to urban and rural settlement areas and to protect and support the rural areas, thereby promoting efficient development patterns and the wise use and management of the province's resources. Recently, OMAFRA has released "Draft Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas" to assist in the interpretation of permitted uses in prime agricultural areas. These guidelines will be reviewed in concert with the PPS. The policies that apply to the proposal are included in Section 1.0, Building Strong Healthy Communities, and Section 2.3, Agriculture.

Section 1.0 Building Strong Healthy Communities

Section 1.1.4 includes policies addressing the rural areas of the province. The rural areas are defined as "a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas". The rural area policies in Section 1.1.4 advise that rural areas should be supported by:

- f) *promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources*
- i) *providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.*

This section of the PPS recognizes the importance of economic activities in the agricultural area. The expansion of the Broadline Equipment Rentals Ltd. Business that this new location would allow will enhance the economic activities of the area as well as the potential for further employment opportunities.

Section 1.6.6.4 of the PPS advises that where municipal sewage services and water services or private communal sewage services and water services are not available, individual on-site

sewage services and water services may be used provided that site conditions are suitable for long-term provision with no negative impacts. No municipal services or communal services are available at the site and, therefore, appropriate private services will be included as part of the site design. Services required for this type of use are minimal.

Section 2.3 Agriculture

Section 2.3 of the PPS includes the policies that guide the protection of agricultural land in the province. Generally, the PPS defines prime agricultural areas as areas where prime agricultural lands predominate. The uses permitted within agricultural areas are identified in Section 2.3.3.1 as being agricultural uses, agriculture-related uses and on-farm diversified uses. The PPS defines agriculture-related uses as:

Agriculture-related uses: *means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.*

The draft OMAFRA guidelines advise that agriculture-related uses must meet the following criteria:

1. *Farm-related commercial and farm-related industrial uses*

The OMAFRA guidelines state that this may include *"Farm-related commercial operations ... include retailing (e.g. farm supply co-ops), livestock assembly yards, local farm product retailers (selling products like wine, cider, fruits, vegetables and meat), farmers' markets and farm equipment repair shops."* Broadline's main business is to sell and rent farm equipment to the agriculture community, a use that is considered an agriculture-related use.

2. *Compatible with and shall not hinder surrounding agricultural operations*

The property will be appropriately buffered from the surrounding uses. A natural area along the west boundary of the property will provide a buffer. One access from Sideroad 2W will be provided and flankage will be along Highway 6, a provincial road. No traffic conflicts are anticipated. This proposed use is appropriate for rural service levels, with limited service requirements. The proposed buildings are not yet designed, but would be one storey structures, and are not of significant size. The existing trees area along the west boundary will be maintained. MDS calculations have been

completed for facilities within 1000 metres. (See Appendix 5 – MDS Calculations and MDS Arc Aerial)

3. Directly related to farm operations in the area

The proposal is directly related to farm operations in the area by providing agricultural equipment to the agricultural community. As noted above, the use is a rental and sales businesses for agricultural equipment and is clearly related to farm operations both in the local and wider areas.

4. Supports agriculture

Broadline Rentals is in the business of primarily supporting local agriculture by providing necessary agricultural equipment, such as tractors and manure spreaders, to the agricultural community. As noted above, it is our opinion that the use does support agriculture, and is a use that is not appropriate for settlement areas due to the large space required for large agricultural equipment. The agricultural industry continues to expand and with this expansion over the years, has come larger farm equipment. These large equipment pieces require greater space for display and sale purposes.

5. Provides direct products and/or services to farm operations as a primary activity

The OMAFRA guidelines advise that: *“In the past, some farm implement dealerships and repair shops were located in prime agricultural areas because of land availability and to be close to customers. Municipalities may have allowed such uses in prime agricultural areas so that land in settlement areas could be retained for uses that help to achieve efficient land use and development patterns. The guidelines further advise that “a farm equipment dealership or repair shop could be justified as an agriculture-related use in a prime agricultural area if servicing agriculture is a primary focus of the business”.* Broadline Equipment Rentals is in the business of renting and selling agricultural equipment to the agriculture industry. Although Broadline does service some small contractors and homeowners, the primary business activity is servicing the local farm community. Due to the size of the equipment and the nature of the business, the size of the property required would not permit locating within an urban area such as the Town of Mount Forest but rather is more appropriately located in the rural area that the business services.

6. Benefits from being in close proximity to farm operations

A farm equipment sales and rental facility is more appropriately located in the rural area that the business services. Farm machinery and vehicles are often quite large

and slow moving and much better to travel shorter distances and along local roads. The business needs to be located close to the farm operators that they serve.

Finally Section 2.3.4 includes the policies that guide lot creation and lot adjustments. Section

2.3.4.1 b) states that lots may only be created for agriculture-related uses provided:

- *Any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services*

The proposal to sever is based on the concept plan for the proposed use, and in turn, meeting all provisions of the bylaw. It is the intent to maintain the proposed lot for the agricultural related use to a minimum size required. This would then maintain as much agricultural land on site as possible. Based on our review, the proposal is consistent with Provincial Policy.

2. Places to Grow Plan, Office Consolidation June 2013

The Places to Grow Plan identifies the Greater Golden Horseshow as one of the fastest growing areas in North America. The Growth Plan, while recognizing the benefits of growth, recognizes the need to ensure that it is properly managed. The Growth Plan seeks to build complete communities, intensifying new development and directing development into established urban centres, while limiting urban expansions into the surrounding rural areas to protect these areas for future generations.

The vision of the Growth Plan in Section 1.2.1 is to create an area that offers a wide variety of choices for living, makes getting around easy, and is characterized by a healthy natural environment. Furthermore, the growth plan envisions that *“Unique and high-quality agricultural lands will be protected for future generations. Farming will be productive, diverse and sustainable”*. Finally, the vision of the plan is to create compact urban centres with an environment that creates a diversity of living, working and cultural activities. Section 1.2.2 includes guiding principles that generally apply to building strong, viable communities but also include the protection and wise use of natural resources for current and future generations.

Section 4 includes policies for the protection of the natural environment by encouraging a balanced approach to the wise use and management of resources, including natural heritage, agriculture, and mineral aggregates, be executed. The agricultural policies in section 4 do not directly apply to the proposal, but rather direct the province, municipalities

and stakeholders to identify prime agricultural areas and develop additional policies for their protection.

Given that the proposal is considered a farm-related use, is a compatible use in an agricultural area and adds to the economic diversity of an agricultural area, the proposal conforms to the Places to Grow Plan.

3. Wellington County Official Plan, May 6, 1999 (last revised Dec. 5/14)

The Wellington County Official Plan is the legal document that governs land use in the Township of Wellington North. The official plan is built upon the planning concepts of sustainable development, land stewardship and healthy communities. The subject site is designated as Prime Agricultural and Core Greenlands on Schedule A6 Wellington North. Policies that apply to the proposal include Section 4, General County Policies, Section 5, The Greenlands System, Section 6, The Rural System, and Section 10, Creating New Lots. (See Figure 3)

Part 4 General County Policies

Section 4.2 includes Economic Development policies for the county. In particular, Section 4.2.3 encourages a variety of employment opportunities in a variety of locations. While the plan recognizes the majority of economic opportunities will occur in growth areas, other locations, including lands in the rural system, will be considered where they offer advantages to businesses such as larger sites, compatibility or proximity to resources or major transportation facilities. Section 4.2.5 addresses rural opportunities, advising that the rural system will provide employment opportunities and that businesses required to serve agriculture will be allowed where they are needed in close proximity to farms.

Section 4.3 includes general policies related to "Farmland Protection" identifying that prime agricultural farmland will be protected and normal farming operations will not be hindered by conflicting development. This section provides policies for identifying farmland and the removal of farmland from the agricultural designation.

Section 4.7, "Urban Area Protection", requires a clear distinction between urban and rural areas by prohibiting new development adjacent to existing urban centres unless part of an urban centre (Section 4.7.1), part of a previously approved development, infilling or development of a minor nature which won't impede a future urban expansion. Adjacent normally means within in 1 km.

The proposal conforms to Section 4 of the Wellington County Official Plan for the following reasons:

- Provides economic opportunities in the rural area
- Provides further employment opportunities and spin offs
- Section 4.2 advises that businesses that serve the agricultural community will be permitted where they need to be in close proximity to farms
- The development will not conflict with surrounding agricultural uses
- Although the property is located within 1km of the urban boundary, the proposal can be considered minor and won't impede future urban expansion should Mount Forest expand into this area. If urban development should expand to the surrounding lands, it would no longer be beneficial for Broadline Rentals to be in this location and the land would be converted to an urban use.

Part 5 Greenlands System

A portion of the property, an area along the western border of the property and an area on the southern border, is designated as Core Greenlands. The Greenlands System includes features and areas that are part of Wellington's natural heritage where natural or human-made conditions pose a threat to public safety. Core Greenlands (Section 5.4) are areas that have a greater sensitivity or significance and include provincially significant wetlands. The plan recommends in Section 5.4.1 that the appropriate Conservation Authority be consulted when development is proposed in or adjacent to a wetland.

Section 5.6 includes Development Control policies which identify permitted uses and policies that address development impacts within or adjacent to the Core Greenlands designation. In relations to the proposal, adjacent lands are defined in Section 5.6.4 b) "*lands within 30 metres of all other Core Greenlands and Greenland areas.*" This 30 metre requirement is met. (See DWG A-1 (Nelson Dawley, P. Eng)).

The portions of the property in this designation are the location of drainage areas on the property. No development is proposed on or within 30 m of the Core Greenlands area of the property. As noted above, we have consulted with the Saugeen Valley Conservation Authority in early February and have not received comments back at the time of submission. We will endeavor to review their comments when received. The proposal conforms to this section of the plan.

Part 6 The Rural System

The majority of the property is designated as "Prime Agricultural" in the Wellington County Official Plan, a designation that is part of the "Rural System". The rural system policies are intended to maintain the basic character of these areas and ensure that the economic activities and employment activities that depend on the County's natural resources are

maintained and enhanced. The policies advise that “Prime Agricultural” areas will be protected for farming uses (Section 6.3).

Section 6.4 includes the policies that apply to the Prime Agricultural Area's of the county, advising that agricultural uses and normal farm practices will be promoted and protected and land uses activities that support agriculture will be encouraged (Section 6.4.2). Section 6.4.3 identifies several permitted uses in the designation, one of which is agriculture-related uses. Section 6.4.5 provides policies for agriculture-related uses advising that “*small scale agriculture-related businesses as required to serve agriculture and directly related to farm operations may be allowed in appropriate locations and subject to zoning provisions, where they are needed in close proximity to farms*”.

Section 6.4.10 “Minimum Distance Formula (MDS) will be applied to new land uses, lot creation and new or expanding livestock facilities. MDS calculations were completed and are attached. (See Appendix)

The proposal conforms to Part 6 of the Wellington County Official Plan since the proposal can be considered an agriculture-related use that serves the local agriculture community and is directly related to the surrounding farm operations.

Part 10 Creating New Lots

Part 10 of the County plan includes policies that apply to the creation of new lots by consent, plan of subdivision and part lot control. Section 10.1.3 advises that the County will consider the following when considering new lot creation:

- a) *that any new lots will be consistent with official plan policies and zoning regulations;*
The proposal is consistent with the official plan policies and will be rezoned to meet all zoning regulations.
- b) *that all lots can be adequately serviced with water, sewage disposal, stormwater management or drainage, fire protection, roads, utilities, solid waste disposal to accepted municipal standards and without undue financial burden on the municipality;*
The new lot will be serviced by private, drilled well and private septic. The proposal includes a drainage plan. All other services, such as fire and garbage disposal, will be available to the new lot.
- c) *that sufficient reserve water and sewage plant capacity will be available when lots are created in areas to be serviced by central water and sewage systems;*
N/A

- d) *that all lots will have safe driveway access to an all-season maintained public road and that access to a local road will be preferred over county and provincial roads, where practical;*
The proposal will have access to Sideroad 2W which is a local, municipally maintained road.
- e) *that public streets, spaces and facilities will be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including, but not limited to, walking and cycling.*
N/A
- f) *that the topography, soils and drainage of the site are satisfactory for the lot sizes and uses proposed;*
We have retained an engineer to provide a drainage plan for the site plan approval process. This will deal with the soils and drainage of the site.
- g) *that tree loss related to anticipated development be kept to a minimum and, wherever reasonable, be compensated for by new tree planting;*
that natural heritage features are not affected negatively;
The Core Greenland area will not be affected by the proposal.
- h) *that lots are not created in areas which would pose a threat to public health or safety;*
The lot is not located in an area which would pose a threat to public health or safety.
- i) *that natural resources such as agricultural lands and mineral aggregates would not be affected adversely;*
The surrounding agricultural lands will not be affected adversely by the creation of the lot.
- j) *that the size and shape of proposed lots is suitable, including frontage, area and the proportion of frontage to depth;*
The size and dimensions of the lot are suitable to the surrounding area. The proposed lot will be kept to a minimum to that is required for the operation of the proposed business. The business does require outdoor space for display purposes, which is intrinsic to the operation of the business and value of being located outside of a settlement area. With that being said, we are aware of the policy regime that provides that the lots be kept to a minimum required for the business and services.
- k) *that the proposed lots and uses are compatible with and designed to minimize adverse impacts on surrounding uses;*
The proposed lot will be for an agriculture related use in an agricultural area. It will be buffered from the surrounding uses to the west by a natural area. The site is a corner lot and as such has direct visual access from Sideroad 2 W and Highway 6.
- l) *that all new lots shall have logical lot lines given existing lot patterns in the area, natural*

and human-made features and other appropriate considerations;
 The lot is designed as a rectangle, similar to other lots in the area.

- m) that residential lots will have adequate access to community facilities such as schools, libraries and parks based on reasonable standards for the area;
 N/A
- n) that the creation of any lot is necessary, timely and in the public interest;
 Broadline Equipment Rentals is in need of a new location for expansion of their business which services the surrounding agricultural community. Broadline provides much needed agricultural equipment to the surrounding agricultural community. Broadline provides both an economic and employment opportunity for the municipality and County.
- o) that provincial legislation and policies are met.
 The Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe apply to the proposal. The proposal meets the intent of both of these plans.

In conclusion, the proposal conforms to the policies of the Wellington County Official Plan as all application policies identified in Parts 4, 5 & 6 and have been addressed.

4. Township of Wellington North Zoning By-law No. 66-01

The application for a zoning by-law amendment to permit the proposed use is subject to Township of Wellington North Zoning By-law 66-01. Currently, the subject property is zoned Agricultural, Natural Environment and Institutional within the Township of Wellington North Zoning By-law 66-01. The proponent is requesting a zoning amendment to rezone a portion of the lands to AG "Agricultural Commercial" which would permit use of the property for an agriculturally related commercial or industrial use, a farm implement sales and service and a farm supply outlet business, among other uses. (See Figure 4)

The following table provides the standards for the "AC" zone as follows:

	Requirement (AC)	Severed	Retained(\$8.5 – reduced lots)
Minimum Lot Frontage	61.0 m	182	92
Minimum Lot Area	0.4 ha	3.8	7.12
Minimum Required Front Yard	17.6 m*	53 m	18.3
Minimum Required Rear Yard	7.6 m	40 m	7.6
Minimum Required Interior Side Yard	-	-	3

Minimum Required Exterior Side yard	25.6**	128 m	7.6
Setback from Residence	15.3 m	Met	--
Setback from NE Zone	30 m	Met	Met
Setback from Municipal Drain	Covered – 15 m	Met	Met
	Open – 30 m	Met	Met
Maximum Lot Coverage	30%	7%	TBD
Parking Requirements	20 regular, 1 barrier free	20	--
Loading Requirement	1	1	--

*This includes an additional 10 m required from a Township of Wellington North Roads.

**This includes an additional 18 m required from a Provincial Highway

The proposed use must comply to other provisions including buffer areas, garbage storage areas, outdoor display areas and outdoor storage areas. These requirements will be addressed in the site plan application. As the process moves forward, a more detailed site plan will be completed to meet these requirements.

Given that the proposal is consistent with the Provincial Policy and conforms to the Growth Plan and Wellington County Official Plan, an application to amend Zoning By-law 66-01 is requested.

Conclusions

In support of the required planning approvals, this letter has examined the planning policies that are currently in place to guide land use planning decisions.

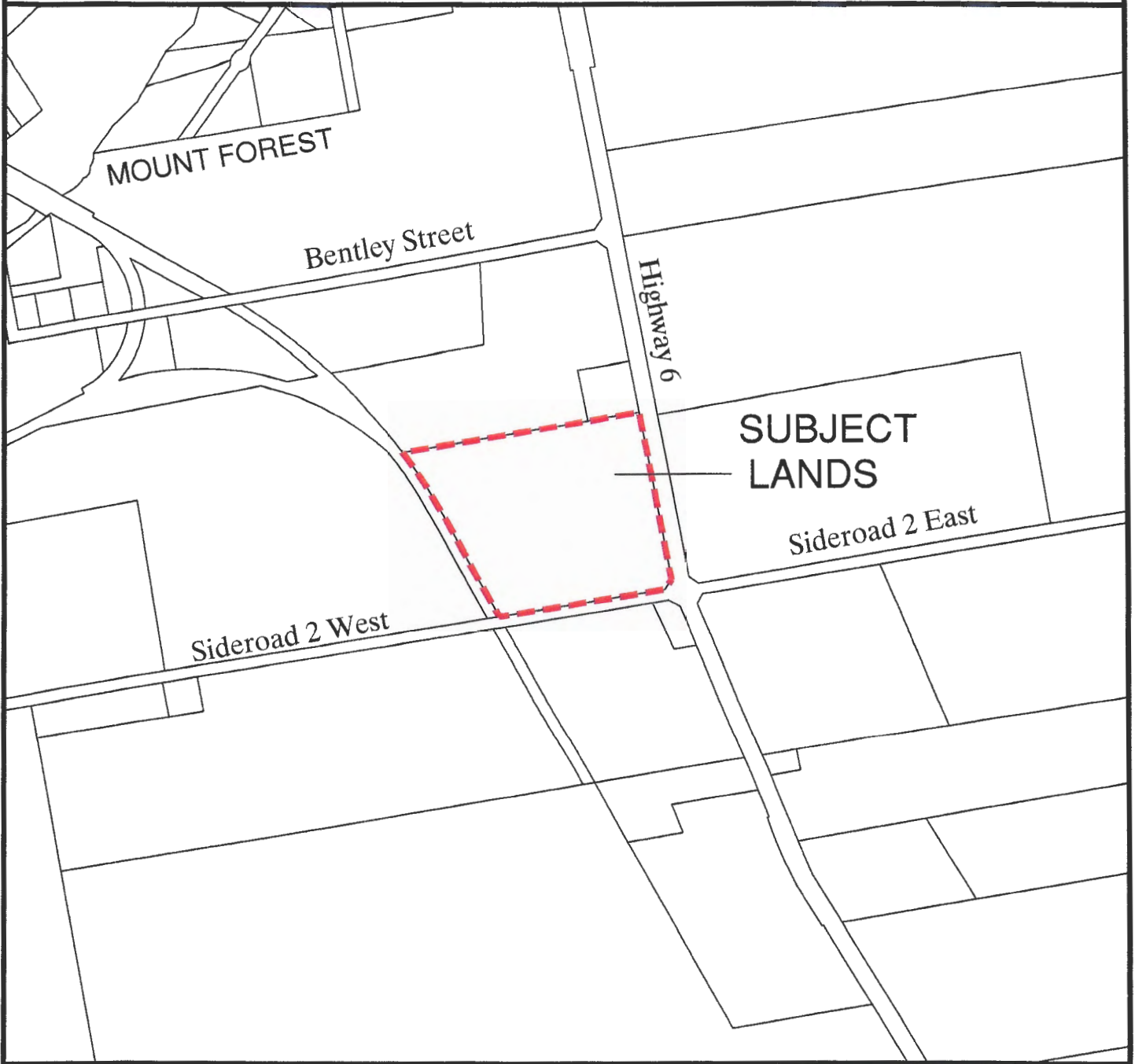
This planning opinion demonstrates that the proposal is consistent with the Provincial Policy and conforms to current land use planning policy. In light of the foregoing review, and given the nature of the existing uses within the immediate area, it is the conclusion of this analysis that the application for an amendment to the Zoning By-law and Consent is appropriate and represents good land use planning.

Respectfully submitted

LOFT PLANNING INC.

Kristine A. Loft, MCIP RPP
 Principal

Figure 1: Site Location



Broadline Equipment Rentals Ltd.
Plan of Survey of Divisions 3 and 4, Lot 3 West of Owen Sound Road,
Part 2, Plan 60R-3155
Township of Wellington North
County of Wellington

LOFT

SCALE 1:10 000

BRO.14015
10

Figure 2: Concept Plan and Proposed Consent



Broadline Equipment Rentals Ltd.
Plan of Survey of Divisions 3 and 4, Lot 3 West of Owen Sound Road,
Part 2, Plan 60R-3155
Township of Wellington North
County of Wellington

LOFT

SCALE 1:2500

BRO.14015

20



GENERAL NOTES

NOTE: 11 x 17 PRINTS ARE HALF-SCALE,
24 x 36 PRINTS ARE FULL-SCALE

NO.	DATE	DESCRIPTION	BY
0	04/09/15	ISSUED FOR DISCUSSION	A.M.W.
REVISIONS			

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND LOCAL BY-LAWS.

NELSON DAWLEY, P. ENG.

E-mail: ndawley@brighton.ca
427 10th St., Suite #5, Hamilton, ON N4M 1P9
Ph: (519) 364-7837 Fax: (519) 364-7838

BROADLINE RENTALS

PROPOSED
MOUNT FOREST, ONTARIO

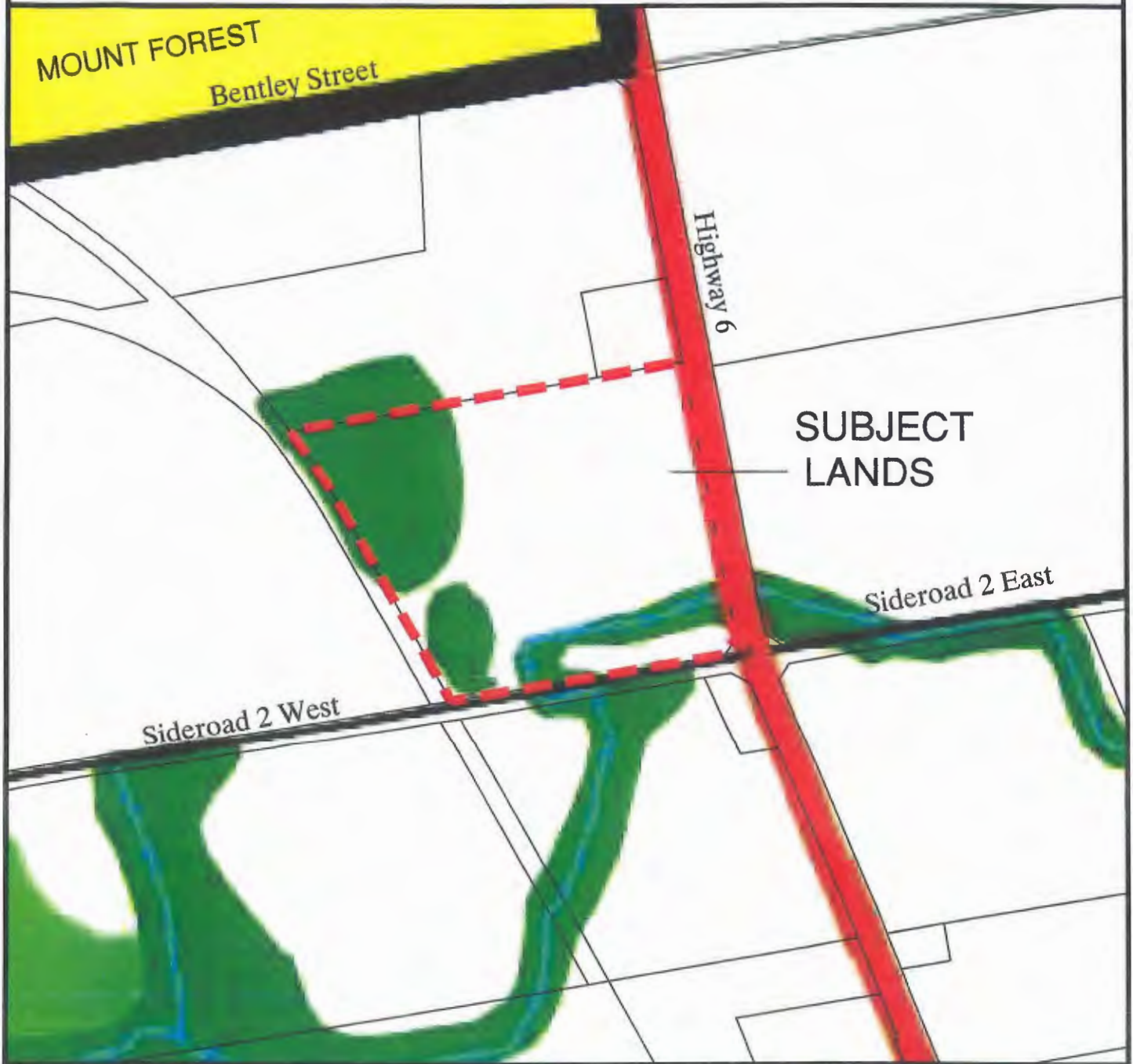
ISSUED FOR DISCUSSION	SITE PLAN - GENERAL ARR
DRN BY: ALAN WELLS	DWG# A-1
DATE: APRIL 9, 2015	0

SITE PLAN - GENERAL ARRANGEMENT
SCALE: 1"=80'-0"
NOTE: 11 x 17 PRINTS ARE HALF-SCALE,
24 x 36 PRINTS ARE FULL-SCALE

Figure 3: County of Wellington Official Plan
Schedule A6 Wellington North



- | | |
|---|--|
|  Core Greenlands |  Prime Agricultural |
|  Greenlands |  Urban Centre |



Broadline Equipment Rentals Ltd.
Plan of Survey of Divisions 3 and 4, Lot 3 West of Owen Sound Road,
Part 2, Plan 60R-3155
Township of Wellington North
County of Wellington

LOFT

SCALE 1:6000

BRO.14015

Minimum Distance Separation I (MDS I) Report

File: MDS.mds

MDS 1.0.2
09-Apr-2015 12:17
Page 1

Application Date: 07-Apr-2015
File Number: Broadline Equipment Rentals Ltd.
Preparer Information: Kristine Loft, Loft Planning Inc., 308 Hurontario Street, Collingwood, ON, Canada L9Y 2M3, Phone #1: 7054461188, Fax: 8663919771, Email: kristine@loftplanning.com
Applicant Information: Unspecified
County of Simcoe

Calculation #1 9873 Highway 6

Adjacent Farm Contact Information
Unspecified

Farm Location
County of Wellington
Township of Wellington North
Geotownship: ARTHUR
Concession: 1
Lot: 1

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Beef; Cows, including calves to weaning (all breeds); Yard/Barn	211	211.0	980 m ²

Encroaching Land Use Factor: Type A Land Use

Tillable area of land on this lot: 30 ha

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 419
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 1.1
Total Nutrient Units: 211

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	226 m (742 ft)	475 m (1558 ft)
Distance from nearest permanent manure/material storage 'S':	226 m (742 ft)	475 m (1558 ft)

CAID

Signature of Preparer:

Kristine Loft
Kristine Loft, Loft Planning Inc.

Date:

April 7, 2015

NOTE TO THE USER:
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Minimum Distance Separation I (MDS I) Report

File: MDS.mds

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Calculation #10 9774 Highway 10

Adjacent Farm Contact Information
Unspecified

Farm Location
County of Wellington
Township of Wellington North
Geotownship: ARTHUR
Concession: 1
Lot: 1

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Chickens; Broiler breeder growers (males/females transferred out to layer barn)	12663	42.2	2000 m ²

Encroaching Land Use Factor: Type A Land Use

Tillable area of land on this lot: 7.5 ha

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 273
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 1.1
Total Nutrient Units: 42

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	147 m (482 ft)	925 m (3035 ft)
Distance from nearest permanent manure/material storage 'S':	147 m (482 ft)	925 m (3035 ft)

Signature of Preparer:

Kristine Loft, Loft Planning Inc.

Date:

NOTE TO THE USER:
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Minimum Distance Separation I (MDS I) Report

File: MDS.mds

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Page 3

Calculation #12
9773 Highway 6

Adjacent Farm Contact Information
Unspecified

Farm Location
County of Wellington
Township of Wellington North
Geotownship: ARTHUR
Concession: 1
Lot: 1

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Beef; Cows, including calves to weaning (all breeds); Yard/Barn	138	138.0	641 m ²

Encroaching Land Use Factor: Type A Land Use

Tillable area of land on this lot: 11 ha

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 353
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 1.1
Total Nutrient Units: 138

Distance from nearest livestock building 'F' (A x B x D x E):	Required Setback 190 m (625 ft)	Actual Setback 1000 m (3281 ft)
Distance from nearest permanent manure/material storage 'S':	190 m (625 ft)	

Signature of Preparer: _____ Date: _____
Kristine Loft, Loft Planning Inc.

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Minimum Distance Separation I (MDS I) Report

File: MDS.mds

MDS 1.0.2
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Calculation #2
9851 Highway 6

Adjacent Farm Contact Information
Unspecified

Farm Location
County of Wellington
Township of Wellington North
Geotownship: ARTHUR
Concession: 1
Lot: 1

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Horses; Large-framed, mature; > 680 kg (including unweaned offspring)	15	21.4	453 m ²

Encroaching Land Use Factor: Type A Land Use

Tillable area of land on this lot: 17 ha

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 344
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 1.1
Total Nutrient Units: 21

Distance from nearest livestock building 'F' (A x B x D x E):	Required Setback 185 m (608 ft)	Actual Setback 400 m (1312 ft)
Distance from nearest permanent manure/material storage 'S':	185 m (608 ft)	400 m (1312 ft)

Signature of Preparer: _____ Date: _____
Kristine Loft, Loft Planning Inc.

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C.7

Minimum Distance Separation I (MDS I) Report

File: MDS.mds

MDS 1.0.2
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Calculation #3 9885 Highway 6

Adjacent Farm Contact Information
Unspecified

Farm Location
County of Wellington
Township of Wellington North
Geotownship: ARTHUR
Concession: 1
Lot: 1

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Beef; Cows, including calves to weaning (all breeds); Yard/Barn	132	132.0	613 m ²

Encroaching Land Use Factor: Type A Land Use

Tillable area of land on this lot: 15 ha

Manure/Material Storage Type: V3, Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 348
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 1.1
Total Nutrient Units: 132

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	188 m (615 ft)	600 m (1968 ft)
Distance from nearest permanent manure/material storage 'S':	188 m (615 ft)	

Signature of Preparer: _____ Date: _____
Kristine Loft, Loft Planning Inc.

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Minimum Distance Separation I (MDS I) Report

File: MDS.mds

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Calculation #4 7121 Sideroad 2 E

Adjacent Farm Contact Information
Unspecified

Farm Location
County of Wellington
Township of Wellington North
Geotownship: ARTHUR
Concession: 1
Lot: 1

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Dairy; Calves Large Frame (45 - 182 kg) (eg. Holsteins)	151	25.2	491 m ²

Encroaching Land Use Factor: Type A Land Use

Tillable area of land on this lot: 33 ha

Manure/Material Storage Type: V3, Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 434
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 1.1
Total Nutrient Units: 25

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	234 m (767 ft)	740 m (2428 ft)
Distance from nearest permanent manure/material storage 'S':	234 m (767 ft)	740 m (2428 ft)

Calculation #5 7053 Sideroad 2 E

Adjacent Farm Contact Information
Unspecified

Farm Location
County of Wellington
Township of Wellington North
Geotownship: ARTHUR
Concession: 1
Lot: 1

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Sheep; Ewes & rams (dairy operation; includes unweaned offspring & replacements)	96	16.0	205 m ²

Signature of Preparer: _____ Date: _____
Kristine Loft, Loft Planning Inc.

NOTE TO THE USER:
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Minimum Distance Separation I (MDS I) Report

File: MDS.mds

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Encroaching Land Use Factor: Type A Land Use

Tillable area of land on this lot: 10 ha

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 293
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 1.1
Total Nutrient Units: 16

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	158 m (519 ft)	385 m (1263 ft)
Distance from nearest permanent manure/material storage 'S':	158 m (519 ft)	385 m (1263 ft)

Calculation #6

9822 Highway 6

Adjacent Farm Contact Information
Unspecified

Farm Location
County of Wellington
Township of Wellington North
Geotownship: ARTHUR
Concession: 1
Lot: 1

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Horses; Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	9	9.0	209 m ²

Encroaching Land Use Factor: Type A Land Use

Tillable area of land on this lot: 8 ha

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 280
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 1.1
Total Nutrient Units: 9

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	151 m (495 ft)	385 m (1263 ft)
Distance from nearest permanent manure/material storage 'S':	151 m (495 ft)	385 m (1263 ft)

Signature of Preparer: _____ Date: _____
Kristine Loft, Loft Planning Inc.

NOTE TO THE USER:
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Minimum Distance Separation I (MDS I) Report

File: MDS.mds

MDS 1.0.2
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Calculation #7

7011 Sideroad 2 W

Adjacent Farm Contact Information
Unspecified

Farm Location
County of Wellington
Township of Wellington North
Geotownship: ARTHUR
Concession: 1
Lot: 1

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Beef, Cows, including calves to weaning (all breeds); Yard/Barn	86	86.0	399 m ²

Encroaching Land Use Factor: Type A Land Use

Tillable area of land on this lot: 10 ha

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 303
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 1.1
Total Nutrient Units: 86

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	163 m (536 ft)	385 m (1263 ft)
Distance from nearest permanent manure/material storage 'S':	163 m (536 ft)	385 m (1263 ft)

Signature of Preparer: _____ Date: _____
Kristine Loft, Loft Planning Inc.

NOTE TO THE USER:
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Minimum Distance Separation I (MDS I) Report

File: MDS.mds

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09-Apr-2015 12:17
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Calculation #8
9816 Highway 6

Adjacent Farm Contact Information
Unspecified

Farm Location
County of Wellington
Township of Wellington North
Geotownship: ARTHUR
Concession: 1
Lot: 1

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Beef; Cows, including calves to weaning (all breeds); Yard/Barn	470	470.0	2183 m ²

Encroaching Land Use Factor: Type A Land Use

Tillable area of land on this lot: 5 ha

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 543
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 1.1
Total Nutrient Units: 470

Distance from nearest livestock building 'F' (A x B x D x E):	Required Setback 293 m (960 ft)	Actual Setback 585 m (1919 ft)
Distance from nearest permanent manure/material storage 'S':	293 m (960 ft)	585 m (1919 ft)

Signature of Preparer: _____ Date: _____
Kristine Loft, Loft Planning Inc.

NOTE TO THE USER:
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Minimum Distance Separation I (MDS I) Report

File: MDS.mds

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Calculation #9
9787 Highway 6

Adjacent Farm Contact Information
Unspecified

Farm Location
County of Wellington
Township of Wellington North
Geotownship: ARTHUR
Concession: 1
Lot: 1

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Beef; Cows, including calves to weaning (all breeds); Yard/Barn	90	90.0	418 m ²

Encroaching Land Use Factor: Type A Land Use

Tillable area of land on this lot: 40 ha

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 464
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 1.1
Total Nutrient Units: 90

Distance from nearest livestock building 'F' (A x B x D x E):	Required Setback 250 m (820 ft)	Actual Setback 825 m (2707 ft)
Distance from nearest permanent manure/material storage 'S':	250 m (820 ft)	825 m (2707 ft)

Signature of Preparer: _____ Date: _____
Kristine Loft, Loft Planning Inc.

NOTE TO THE USER:
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PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

DATE: May 20, 2015
TO: Mike Givens, C.A.O.
Township of Wellington North
FROM: Linda Redmond, Senior Planner
County of Wellington
SUBJECT: **Broadline Equipment Rentals**
Hwy 6 & Sideroad 2 W
Zoning By-law Amendment

PLANNING OPINION

The amendment would rezone the subject lands to an Agricultural Commercial (AC) zone to allow a farm equipment business. This proposal is agricultural-related and will be providing products for sale and rental to the local farming community. According to the 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 proposal is in keeping with the intent of the Plan. The application would maintain the general intent and purpose of the Official Plan and Zoning By-law.

The purpose of this report is to provide the Township with an overview of the proposal as submitted. Further information is required in order to determine Minimum Distance Separation 1 compliance. Staff are also proposing a different lot configuration and size than originally applied for and are seeking Council direction on this matter. This statutory public meeting will provide an opportunity for the community and area residents to ask questions and seek more information from the proponent and their consultants. A draft by-law will be prepared for Council consideration following the public meeting.

INTRODUCTION

The land subject to the proposed zoning by-law amendment is bounded by Highway 6 and Sideroad 2 W. The property is legally described as WOSR Divisions 3 & 4, Pt. lot 3, RP 60R3155 Part 2, Geographic Township of Arthur. The property has 310 m (1017 ft) of frontage on Highway 6 and has a total area of 22.5 ha (55.6 ac). The property is located on the outskirts of the southern most point of the Mount Forest Urban boundary and is currently farmed with patches of wooded areas. The surrounding lands are primarily agricultural uses.



PROPOSAL

The purpose of the proposed amendment is to rezone a portion of the property from Institutional (IN) to Agricultural Commercial (AC) to permit the development of a farm implement sales and rental facility. In support of the rezoning application, the proponent has filed a Planning report, including Minimum Distance 1 (MDS1) calculations.

PROVINCIAL PLANNING POLICY

Rezoning's are 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. Section 2.3.3.1 of the PPS allows for agriculture-related uses provided those uses are compatible with, and shall not hinder surrounding agricultural operations. Agricultural-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"*.

Section 2.3.3.3 requires that new land uses, including the creation of lots, shall comply with MDS 1. We have been provided with completed MDS 1 calculations from most of the surrounding livestock facilities. These calculations have been based on assumptions and it would appear that MDS 1 can be met. We do still require the farm data forms from the farmers of these properties in order to confirm the calculations.

COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS. Section 6.4.3 (b) and (c), of the Plan provides consideration for secondary uses and agriculture-related uses. Agricultural-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 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 uses meet this intent.

DRAFT ZONING BY-LAW

The subject lands are zoned Agricultural (A-1), Institutional (IN) and Natural Environment (NE). A portion of the property received an institutional zoning over 25 years ago to accommodate a future church. This development was never completed and the lands are vacant. The draft by-law proposes to rezone the area to be used for the farm equipment sales and rental facility to Agricultural Commercial (AC). This zoning category permits the following uses:

- Agriculturally related Commercial or Industrial use
- Agricultural products Processing, Storing and Sales
- Commercial Greenhouse and/or Nursery
- Farm Implement Sales and Service
- Farm Supply Outlet
- Farm Produce Sales Outlet
- Fertilizer Processing Establishments
- Grain Drying Establishments
- Livestock Yards
- Veterinarian Clinic/Companion Animal Office
- Accessory residential dwelling unit
- Accessory Uses, Buildings and Structures to the above permitted uses.

The farm equipment sales and rental facility would adequately fall under the Agricultural Commercial zone criteria and this zoning would provide the owners with more flexibility to expand their business as needed. Any remaining lands located within the Institutional zone will be rezoned to Agricultural.

PLANNING DISCUSSION

Consent Application

It is our understanding that the applicant intends to sever the business from the remaining land in the near future. In the Prime Agricultural area, lot creation for agriculture-related uses is permitted provided that the lot is kept to a minimum size necessary for the use and appropriate water and sewage systems. In this instance the rezoning application includes an area of 3.88 ha (9.58 ac) for the business, which leaves a remaining area of 18.62 (46 ac). During pre consultation staff indicated that the land utilized for the farm implement business should be kept to a minimum and suggested an area of 5-7 ac. Staff's position remains the same.

Lot Configuration

The parcel configuration as proposed would create an L-shaped retained lot. Staff have suggested and the applicant has agreed that the property be reconfigured so that the proposed parcel has frontage entirely along Highway 6. This configuration would provide the proposed retained lands with a more usable parcel. This configuration would also provide the farm implement use more usable space given the drainage ditch constraint along Sideroad 2 W. This proposed configuration also demonstrates that the portion of land occupied by the farm implement business could be reduced to approximately 5 – 6 acres.

Proposed configuration



Amended configuration



MDS

As indicated earlier in this report MDS 1 calculations have been completed by the applicants Planner and appear to indicate that MDS 1 can be met. However staff still require the signed farm data forms to be completed by the farmers to verify the information. We have been advised that the farm data forms have been sent to the farms, that are impacted, for completion. Should an MDS 1 constraint be identified, the proposed lot may need to be reconfigured or an exemption may be considered.

Site Plan

According to Site Plan by-law 27-15 this proposal would be subject to site plan approval prior to any site development.

Ministry of Transportation (MTO)

Comments have been received by MTO indicating that they have no concerns with the rezoning of the land to Agricultural Commercial. The comments further state that there are a number of conditions to be fulfilled including a grading and drainage plan, a storm water management plan and closure of the farm access road located on Hwy 6. All of these items will be required at the Site Plan approval stage.

NEXT STEPS

The applicant should provide staff with a final lot configuration and size in order that staff may prepare a draft zoning amendment.

Respectfully submitted
County of Wellington Planning and Development Department



Linda Redmond
Senior Planner

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



May 15, 2015

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

Attention: Darren Jones, Chief Building Official

RE: Applicant: Broadline Rentals
Submission No.: Amendment to the Comprehensive Zoning By-Law 66-01
Part Lot 3, WOSR Divisions 3 & 4
County of Wellington
Township of Wellington North - Highway 6

The Ministry of Transportation (MTO) has completed a review of the above-noted amendment which proposes to rezone a portion of the subject lands from 'Agricultural' to 'Agricultural Commercial' to permit the development of farm equipment sales and service facility. The amendment has been considered in accordance with the requirements of MTO's highway access control policies and the Public Transportation and Highway Improvement Act.

In general terms, MTO have no objection to the proposed zoning and proposed development plan (revision 1 - 05/11/15). The applicant has to be aware however that as conditions of MTO permits, the following items will have to be completed to the satisfaction of MTO.

- The applicant shall submit a site plan, site-servicing plan, grading plan, and drainage plan for the proposed development to MTO for review and approval.
- All new buildings and structures integral to the development (including stormwater management facilities) must be set back a minimum of 14m from the highway property limit.
- MTO currently enjoys an outlet through the subject lands for its roadside drainage. To ensure that stormwater runoff from this property does not affect our highway drainage system or right-of-way, we require the owner(s) to submit a stormwater management report along with grading/drainage plans for the proposed development for review and approval as a condition of our permit approvals. The owner's consultant should refer to the website at www.mto.gov.on.ca/english/engineering/drainage/index.html for ministry drainage requirements to assist in preparing their report.
- Existing access to Highway 6 must be closed and physically removed, and the highway right-of-way restored to the satisfaction of the MTO, by the applicant and at the applicant's expense. Permits will be required from the MTO to perform this work.

- Existing access to Highway 6 must be closed and physically removed, and the highway right-of-way restored to the satisfaction of the MTO, by the applicant and at the applicant's expense. Permits will be required from the MTO to perform this work.
- Parking areas of sufficient size to accommodate the number of vehicles expected to visit the proposed development must be provided and maintained.
- To establish that additional highway access will not be permitted now or in the future, we require the owners to convey to MTO by deed, free and clear of all encumbrances, a 0.3m reserve along the entire highway frontage. The reserve must be illustrated as parts on a reference plan. A draft reference plan must be submitted to the MTO for review and approval prior to being deposited. As well, a draft of the transfer deed and certification of title conveying the parts to the MTO must be submitted for our review and approval prior to being registered.
- Service connections (hydro, bell, tv, other) should be taken from the Sideroad 2W where available. If connections are required within the Highway 6 highway limits, MTO review, approval and Encroachment permit will be required prior to installation.
- Signs visible from Highway 6 shall require the review, approval, and Sign Permit prior to installation.

Please advise the owner to contact Mrs. Jessica Pegelo, Corridor Management Officer, Corridor Management Section - Owen Sound (1450 Seventh Avenue East, Owen Sound, Ontario N4K 2Z1 Phone: 519-372-4045) to discuss MTO's permit requirements and obtain the necessary 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
Corridor Management Section
West Region, London

c. Jessica Pegelo, Corridor Management Officer – Corridor Management Section

May 20, 2015

Darren Jones
Chief Building Official
Township of Wellington North
7490 Sideroad 7 W, PO Box 125
Kenilworth, Ontario
N0G 2E0

**Re: Addendum Information for Consideration
Application for Zoning By-Law Amendment and (pending) Consent
Broadline Equipment Rentals Ltd., Township of North Wellington,
County of Wellington, ON**

This correspondence is provided as an addendum to the planning submission provided for the aforementioned application at Part of Divisions 3 and 4 of Lot 3 West of the Owen Sound Road (Being Part 2, Plan 60R-3155), Township of Arthur, County of Wellington.

We have had further discussion with the County of Wellington, Conservation Authority and have reviewed the MTO comments provided to us yesterday. We have also had further dialogue with Nelson Dawley, P. Eng with respect to the site plan, storm water management and vehicular movements on site. As a result of our conversations with the agencies, and MTO comments, Mr. Dawley has completed a revised Site Plan that aims to meet the agency comments and concerns. Further details are required on storm water management and servicing as part of Site Plan Approval – however the enclosed site plan does generally identify the storm water area, natural environment area, access point, MTO setback and 0.3 metre road reserve as required.

We understand the County planners still have concern with respect to the area (3.6 ha or 9 acres)). We are certainly in a position to be able to limit the zoned area to reduce the "zoned area". Below is the breakdown of Natural Environment Area and Storm Water Management potential area. We could also reduce the area for the MTO reserve and the additional lands along SideRoad 2 W that are not accessible due to the Natural Environment area. It is anticipated that this would reduce the area to approximately 2.4 ha or 6 acres.

The following are some key points with respect to the revised site plan and provides further justification on the zone size (area), dimensions, frontage and access:

- The Institutional Zone that exists on site measures approximately 4.5 hectares (11 acres).
- The Institutional Zone will be removed as part of this rezoning.
- The application as applied for takes the majority of the land from the Institutional (I) Zone rather than the Agricultural (AG) Zone.
- The Institutional (I) Zone would have a greater impact on surrounding agricultural uses subject to a Factor 2 - MDS requirement. Agriculturally related commercial businesses are considered as a Factor 1.
- The area identified for the rezoning measures approximately 3.6 hectares (9 acres) and is a general rectangular area,
- Of the 3.6 hectares (9.0 acres) this includes 0.5 hectares (1.2 acres) of Natural Environment – which is to remain in its existing state and 0.8 hectares (2 acres) storm water management
- The proposed area for the agricultural commercial zoning would be approximately 2.4 hectares (6 acres). This area also includes a longer laneway into the site based on access being from the Side Road only, and the crossing of the NE area. MTO has also requested a 14 metre setback and a 0.3 metre reserve.
- Additional lands that are within the block but are non-developable would include the lands between the Natural Environment area and Side Road 2 W as well as the MTO reserve.
- The area zoned for the Agricultural Commercial use must include the storm water management area and servicing, as well as building and structures, parking and equipment parking/display.
- The nature of the business requires a large floorplate in order to allow large farm equipment to manoeuvre safely on and off site. The location is critical to the client, in order to allow safe and reasonable access.
- The PPS test requires that “proposed agriculture-relates uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations”. The PPS test is to not hinder surrounding agricultural operations, which is demonstrated by traffic and MDS requirements. It cannot solely be based on the acreage of lands being removed from an agricultural use. As noted above, the majority of the lands being rezoned, are being rezoned from the Institutional (I) Zone rather than the Agricultural (AG) Zone.

- MDS has been calculated and provided. And MDS is met with respect to the adjacent lands. It is noted that an MDS Farm Data sheet was mailed to all adjacent land owners within 500 metres (sent in mail on May 19th 2015). We have requested that the Farm Data sheets be sent to the County of Wellington directly to promote land owners to fill them out and submit.
- Loft Planning Inc. calculations were based on site visit, and GPS distances.
- It is noted that 913 Bentley Street was not calculated on the initial MDS calculations (newer facility). We have now calculated MDS as follows: MDS requirement 161 metres, distance provided approximately 300 metres. Based on a 370 square metre barn. Allowing MDS program to calculate beef units based on building and tillable acreage, which provided for 80 NU.

Attached please find an amended Site Plan. This is not a detailed site plan but provides further information on the breakdown of the area (ie. Areas of commercial use, stormwater, natural environment, MTO setbacks).

We would ask that following the public meeting, that we provide a proposed zoning schedule that outlines the area proposed for the commercial use, as the attached site plan identifies, and also identify the areas that will not be developed and will remain in the Natural Environment (NE) zone and the Agricultural (AG) zone. This would reduce the area proposed for the commercial use – to aid in satisfying County concerns.

We trust this provides further information related to the Broadline Rentals Inc., proposal.

Respectfully submitted

LOFT PLANNING INC.



Kristine A. Loft, MCIP RPP
Principal

