



Township of Wellington North

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

Public Meeting

Monday, August 10, 2015 at 7:00 p.m.

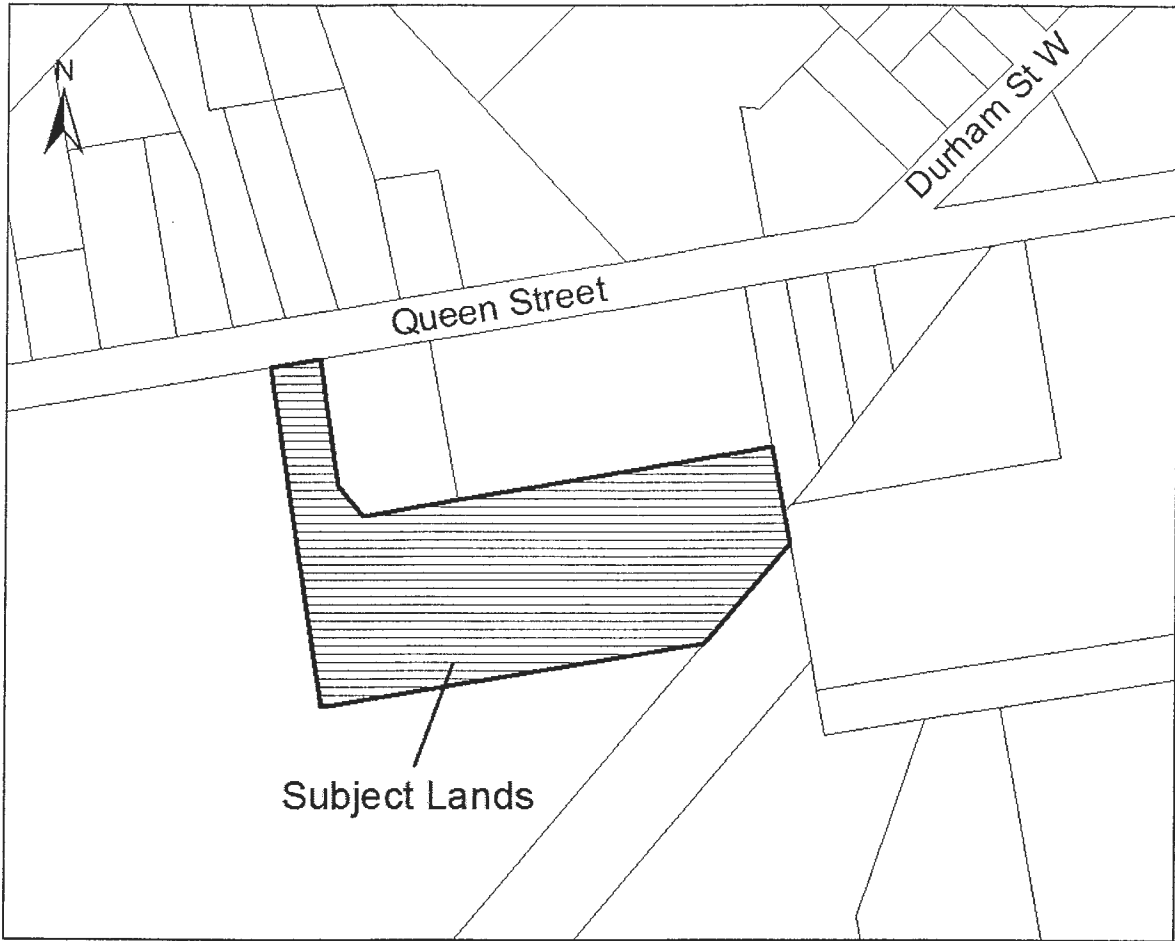
Municipal Office Council Chambers, Kenilworth

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: Dorothy Robertson (Estate)</p> <p>The Property Subject to The Proposed Amendment is described as Part Lot 1, Concession 11, former Town of Mount Forest, with a municipal address of 650 Queen Street W. The land subject to the amendment is 1.72 hectares (4.25 acres) in size and its location is shown on the map attached.</p> <p>The Purpose and Effect of the Application is to add a Holding (H) Zone to the subject lands to restrict development on the property until a comprehensive development plan for the lands has been submitted to the satisfaction of Council. This rezoning is a condition of severance application B40/14, that has been granted provisional consent by the Wellington County Land Division Committee.</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 July 17, 2015.	1

AGENDA ITEM	PAGE NO.
2. Presentations by: <ul style="list-style-type: none">- Linda Redmond, Senior Planner<ul style="list-style-type: none">- See attached comments prepared by Mark Van Patter, Senior Planner.	2
3. Review of Correspondence received by the Township:	
<ul style="list-style-type: none">- John Morrissey, Corridor Management Planner, MTO<ul style="list-style-type: none">- No objection	7
<ul style="list-style-type: none">- Michael Rundle, 640 Queen Street West<ul style="list-style-type: none">- Objection.	8
<ul style="list-style-type: none">- Jennifer Prenger, Environmental Planning Technician, SVCA<ul style="list-style-type: none">- Acceptable.	9
4. 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.	
5. Mayor opens floor for any questions/comments.	
6. Comments/questions from Council.	
7. Adjournment.	



Owners/Applicant: Dorothy Robertson (Estate)



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

July 20, 2015

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

Dear Mr. Jones:

**Re: David Robertson – Mount Forest – Addition of Holding
Zoning By-law Amendment**

PLANNING OPINION

Holding (H) is being placed on this property to clear a condition of severance. This will prohibit any development until the "H" symbol is removed. This is being required by the Land Division Committee to ensure that interior retained lands are not developed until a comprehensive plan is brought forward.

SUBJECT LAND

The property subject to the proposed amendment is described as Part Lot 1, Concession 11, former Town of Mount Forest. The land subject to the amendment is 1.72 hectares (4.25 acres) in size.

PURPOSE AND EFFECT

The purpose and effect of the application is to add a Holding (H) Zone to the subject lands to restrict development on the property until a comprehensive development plan for the lands has been submitted to the satisfaction of Council. This rezoning is a condition of severance application B40/14, that has been granted provisional consent by the Wellington County Land Division Committee.

OFFICIAL PLAN

The narrow strip fronting on Queen Street is designated Residential and the interior land behind this and wrapping around to the east is designated Future Development.

ZONING BY-LAW

Similar to the above, the narrow strip fronting on Queen Street is zoned Residential R2 and the interior land behind and wrapping around to the east is zoned Future Development.

PLANNING CONSIDERATIONS

Planning Act Requirements

A public meeting is not required by the Planning Act for the removal of Holding. The amendment is just dealt with by Council during its normal session.

However, the placement of Holding on a property does require a complete zoning by-law amendment process – 20 day notice, public meeting and 20 day appeal period.

Future Development of the Retained Lands

The subject lands are the result of a consent, severing off the existing residential dwelling, leaving the remaining 4.25 acres as retained.

The current Future Development zoning permits a single detached dwelling, which could compromise the access to and future development of the interior lands.

The Land Division Committee approved the severance with a condition requiring the 4.25 acres to be zoned to prohibit any development, until a comprehensive plan is completed, showing how the area is to be developed in the future. Placing Holding (H) on the land would accomplish this.

DRAFT ZONING AMENDMENT

I have provided a draft zoning by-law.

Sincerely,

A handwritten signature in cursive script that reads "Mark Van Patter".

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

C: David Robertson, Applicant by email

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 Lot 1, Concession 11, former Town of Mount Forest, as illustrated on Schedule "A" attached to and forming part of this By-law, from Residential R2 and Future Development FD to Residential R2(H) and Future Development Holding FD(H).

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 _____, 2015.

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

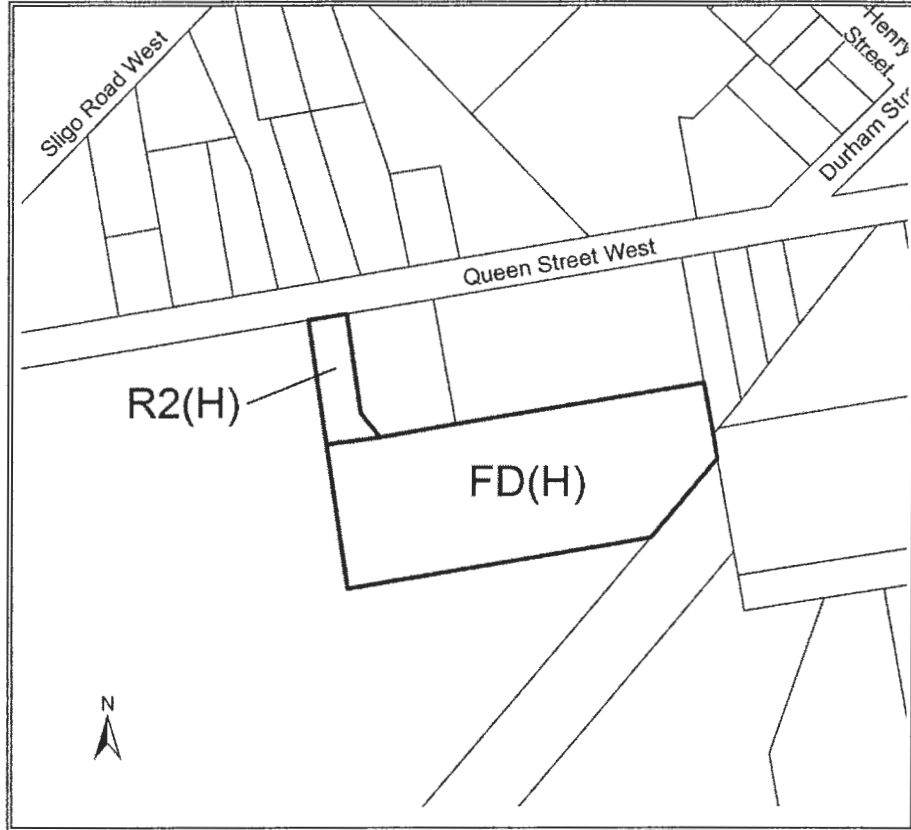
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



**Rezone from Residential R2 and Future Development FD
To Residential Holding R2(H) and Future Development Holding FD(H)**

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

Passed this ____ day of _____ 2015.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

SUBJECT LAND

The property subject to the proposed amendment is described as Part Lot 1, Concession 11, former Town of Mount Forest. The land subject to the amendment is 1.72 hectares (4.25 acres) in size.

PURPOSE AND EFFECT

The purpose and effect of the application is to add a Holding (H) Zone to the subject lands to restrict development on the property until a comprehensive development plan for the lands has been submitted to the satisfaction of Council. This rezoning is a condition of severance application B40/14, that has been granted provisional consent by the Wellington County Land Division Committee.

Darren Jones

From: Morrisey, John (MTO) [John.Morrisey@ontario.ca]
Sent: Friday, July 24, 2015 10:54 AM
To: Karren Wallace
Cc: Darren Jones
Subject: Amendment to Zoning By-law 66-01

Karen,

MTO has received the notice of public meeting which proposes to add a Holding Provision to the subject lands (related file B40/14). The subject lands are within the Mount Forest Connecting link limits. MTO have no concerns.

Regards,

John Morrisey
Corridor Management Planner
Corridor Management Section
Engineering Office
Ministry of Transportation
659 Exeter Road, London, ON
N6E 1L3
Telephone 519-873-4597
Fax 519-873-4228
John.morrisey@ontario.ca

RECEIVED

WRITTEN SUBMISSIONS

AUG - 4 2015

To: Karren Wallace, Clerk
Township of Wellington North
7490 Sideroad 7, W.
Kenilworth, ON., N0G 2E0

TWP. OF WELLINGTON NORTH

Pursuant to the Notice of a Public Meeting to Consider Amendments to the Comprehensive Zoning By-law 66-01 dated the 17th day of July, 2015 and sent to me as an adjoining owner of the "subject lands" shown on the Notice, I object to the passage of an amending by-law to designate those subject lands as Holding (H) Zone.

It is submitted that should those subject lands be zoned Holding I will have no further opportunity as an affected adjoining property owner to object to or comment upon further development of the lands because the removal of the Holding designation is a function exercised entirely by council without notice or right of appeal.

As an owner of the adjoining land having Property Identifier Number 71053-0009 I have an interest in how my land may be affected by various potential uses of the said lands for compatibility and other valid land use planning principles. The Notice states that the purpose of the zoning amendment is "to restrict development of the property until a comprehensive development plan for the lands has been submitted to the satisfaction of Council" and I believe that I should "have a say" regarding such development plan for the development of the lands.

Dated this 31ST day of July, 2015.



Michael Rundle
640 Queen Street West
Mount Forest, ON., N0G 2L1



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

SENT ELECTRONICALLY (township@wellington-north.com)

August 4, 2015

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

ATTENTION: Darren Jones, CBO

Dear Mr. Jones,

RE: Proposed Zoning By-law Amendment
Part Lot 1, Concession 11
Municipally known as 650 Queen Street West
Geographic Town of Mount Forest
Township of Wellington North (Dave Robertson)

The Saugeen Valley Conservation Authority (SVCA) has reviewed this proposal in accordance with the SVCA's mandate and policies. A recent site inspection has not been conducted by Authority staff. The purpose of this proposed Zoning By-law Amendment is to apply a Holding (H) to the subject property to restrict development until a comprehensive development plan for the lands is submitted to the satisfaction of Council. This rezoning is a condition of consent for severance application B40/14. The SVCA provided comments to the County of Wellington for severance application B40/14 dated May 22, 2014. This proposed Zoning By-law Amendment is acceptable to the SVCA. We offer the following comments.

Natural Heritage

The significant natural heritage feature affecting the subject property is the potential habitat of Threatened or Endangered species that has been identified on or near the property.

It has come to the attention of the SVCA that habitat of Threatened or Endangered species may be located in the area of the proposed development. Provided the applicable legislation referenced by Section 2.1.7 of Provincial Policy Statement (PPS) is addressed by the applicant associated with this proposal, then Threatened or Endangered Species polices will have been accommodated by the proposed. Please contact the Ministry of Natural Resources and Forestry (MNRF) to address this policy.

SVCA Regulation

There do not appear to be any natural hazards affecting this particular property and thus this property is not subject to the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the



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

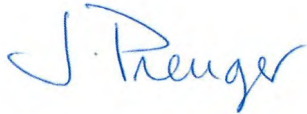
Conservation Authorities Act, R.S.O., 1990, Chap. C. 27 and requires that a person obtain the written permission of the SVCA prior to any "development" in a Regulated Area or alteration to a wetland or watercourse.

Conclusion

This proposed Zoning By-law Amendment is acceptable to the SVCA. The SVCA has reviewed this proposal in accordance with the SVCA's mandate and policies. The Authority is of the opinion that provided the above noted natural heritage policies are appropriately addressed, then this proposed minor variance will conform to the policies of the Wellington County Official Plan and Provincial Policies relevant to the SVCA.

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

Sincerely,



Jennifer Prenger
Environmental Planning Technician
Saugeen Conservation

JP/

cc: Dave Robertson, Owner (via email)
Karren Wallace, Clerk, Township of Wellington North (via email)
Steve McCabe, Director, SVCA (via email)