

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING AGENDA - SEPTEMBER 12, 2022 AT 2:00 PM
VIA WEB CONFERENCING**

HOW TO JOIN

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/85940579499>

Description: Public Meeting Under the Planning Act

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

855 703 8985 (Toll Free) or 1 438 809 7799 (*long distance charges may apply*)

Webinar ID: 859 4057 9499

**PAGE
NUMBER**

CALLING TO ORDER - Mayor Lennox

DISCLOSURE OF PECUNIARY INTEREST

ZBA 20/22 Township of Wellington North - Housekeeping

OWNERS/APPLICANT

Township of Wellington North

LOCATION OF THE SUBJECT LAND

The proposed amendment affects multiple properties in the Township of Wellington North. A map has not been provided since multiple properties are affected.

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to:

1. Remove "Hotel" as a permitted use within the Central Commercial (C1) zone. Presently the zoning by-law permits "Hotel" uses in the Central Commercial (C1) zone.
2. Revise the Accessory Residential Use regulations within the Central Commercial (C1), Highway Commercial (C2), and Neighbourhood Commercial (C3) zones to prohibit accessory residential uses on the ground floor of a commercial building. Presently the zoning by-law permits that 49% of the rear portion of the ground floor of a commercial building may be used for accessory residential uses.

NOTICE

Notices were mailed to the applicable agencies and posted in the Wellington Advertiser on August 18, 2022.

PRESENTATIONS

Matthieu Daoust, Senior Planner, County of Wellington, Township of Wellington North

- Planning Report dated September 12, 2022

CORRESPONDENCE FOR COUNCIL'S REVIEW

Michael Oberle, Environmental Planning Technician, Saugeen Valley Conservation Authority
Email dated September 1, 2022 (No Objections)

Derek McMurdie, Planner, Grey County

- Letter dated September 2, 2022 (No Objection)

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REQUEST FOR NOTICE OF DECISION

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.

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

COMMENTS/QUESTIONS FROM COUNCIL

ADJOURNMENT

Recommendation:

THAT the Public Meeting of September 12, 2022 be adjourned at _____ pm.



PLANNING REPORT
for the TOWNSHIP OF WELLINGTON NORTH
Prepared by the County of Wellington Planning and Development Department

DATE: September 12th, 2022
TO: Mr. Darren Jones, Chief Building Official
Township of Wellington North
FROM: Matthieu Daoust, Senior Planner
County of Wellington
SUBJECT: **2022 Housekeeping Amendment- Zoning By-law 66-01**
Zoning By-law Amendment

Planning Opinion

This housekeeping amendment will introduce changes to the Township of Wellington North Zoning By-law 66-01 to refine the permitted uses and accessory residential regulations from the Central Commercial (C1), Highway Commercial (C2) and Neighborhood Commercial (C3) zones. Planning staff have prepared the final By-law for Council's consideration.

PURPOSE

Housekeeping changes or amendments are intended to keep a zoning by-law relevant with other policy or legislation, user friendly, accurate and manageable. The current Zoning By-law was adopted in 2001 and has undergone six housekeeping amendments (2003, 2009, 2013 and 2018, 2021 and May 2022). The proposed housekeeping changes have been compiled through day to day usage of the document and are to edit, clarify and update the By-law. These housekeeping amendments have been developed in consultation with Township Staff.

PROPOSED CHANGES

Planning Staff have identified the key changes to the By-law below:

Central Commercial (C1) – Hotel Uses

Proposed removal of "Hotel" as a permitted use within the Central Commercial (C1) Zone. A Hotel will remain as a permitted use within the Highway Commercial (C2) Zone. This change will provide for better alignment with the objectives of the County Official Plan. Further, planning staff note there is often parking constraints with proposed hotels in C1 zones as the lot areas are typically small given the downtown locations. The intent of the C1 Zone is to serve the needs of pedestrian oriented traffic, while the C2 Zone shall be for commercial uses serving the travelling public.

Commercial Zones – Accessory Residential Uses

Proposed revision of the Accessory Residential Use regulations with the Central (C1) Zone, Highway Commercial (C2) and Neighborhood Commercial (C3) Zones to prohibit accessory residential uses on the ground floor of a commercial building. Presently, the By-law permits that 49% of the rear portion of the ground floor of a commercial building may be used for accessory residential uses. This proposed change will ensure that Commercial uses remain the primary use in Commercial Zones. Planning Staff note that accessory residential uses remain permitted as of right above commercial uses in the aforementioned Commercial Zones.

Next Steps

A chart has been prepared identifying the specific proposed changes to the By-law for information and is attached as Schedule 1 to this report. A final By-law has been prepared for Council's consideration.

Respectfully submitted

A handwritten signature in black ink that reads "Matthieu Daoust". The signature is written in a cursive style with a large, stylized 'D'.

Matthieu Daoust, MCIP RPP
Senior Planner

Zoning By-Law 66-01 Section	ZBA Section	Existing provision/section	Proposed provision/section
Section 16.1 C1 Permitted Uses	16.1	16.1 - Amend text	PERMITTED USES: - Antique Store - Arcade - Art Gallery - Artisan's market - Automotive Accessory Shop - Bus Depot - Bake Shop - Business or Professional Office - Existing Churches and Places of Worship - Commercial School or Studio - Companion Animal Office - Cultural Entertainment Facility - Financial Office - Existing Funeral Homes -Hotel
Section 16.3b Accessory Residential Uses	16.3	16.3b – Amend text	b) Each residential dwelling unit, accessory to a permitted commercial use or building shall be located above or to the rear of the main commercial use.
Section 16.3c Accessory Residential Uses	16.3	16.3c – Delete text	c) Where an accessory residential dwelling unit is to be located on the ground floor area of a main commercial building, it shall not occupy any more than forty nine percent (49%) of the ground floor area of the rear portion of the building.
Section 17.6a Accessory Residential Uses	17.6	17.6a – Amend text	a) Each residential dwelling unit, accessory to a permitted commercial use or building shall be located above or to the rear of the main commercial use.
Section 17.6b Accessory Residential Uses	17.6	17.6b – Delete text	b) Where an accessory residential dwelling unit is to be located on the ground floor area of a main commercial building, it shall not occupy any more than forty nine percent (49%) of the ground floor area of the rear portion of the building.
Section 18.2.10 Accessory Residential Uses	18.2.10	18.2.10a – Amend text	a) Each residential dwelling unit, accessory to a permitted commercial use or building shall be located above or to the rear of the main commercial use.
Section 18.2.10 Accessory Residential Uses	18.2.10	18.2.10b – Delete text	b) Where an accessory residential dwelling unit is to be located on the ground floor area of a main commercial building, it shall not occupy any more than forty nine percent (49%) of the ground floor area of the rear portion of the building.



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

September 2nd, 2022

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

**RE: Zoning By-law Amendment ZBA20-22
Wellington County
Owners/Applicants: Township of Wellington North**

Dear Ms. Pringle,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of Zoning By-law Amendment ZBA20-22 is to remove 'Hotel' as a permitted use within the Central Commercial Zone (C1), which is currently permitted and to prohibit accessory residential uses on the ground floor of commercial buildings in the Central Commercial Zone (C1), Highway Commercial (C2), and Neighbourhood Commercial (C3) zones. Currently 49% of the rear portion of the ground floor of a commercial building may be used for accessory residential uses.

County Planning staff have reviewed the County Official Plan schedules and appendices to see whether there are any planning matters that should be flagged regarding this development. County Planning staff have no concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please contact me.

Yours truly,

A handwritten signature in black ink that reads "Derek McMurdie".

Derek McMurdie

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September 2nd, 2022

Planner
(519) 372 0219 ext. 1239
Derek.McMurdie@grey.ca
www.grey.ca