

AGENDA ITEM	PAGE NO.
3. Review of Correspondence received by the Township: <ul style="list-style-type: none"><li data-bbox="332 472 966 535">- Andrew Herreman, Resource Planner, GRCA<ul style="list-style-type: none"><li data-bbox="430 514 649 535">- No comment.<li data-bbox="332 577 1339 640">- Pasquale Costanzo, CET, Engineering Technologist, County of Wellington<ul style="list-style-type: none"><li data-bbox="430 619 649 640">- No objection.	7
4. 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.	8
5. Mayor opens floor for any questions/comments.	
6. Comments/questions from Council.	
7. Adjournment.	



Owners/Applicant: Michele and Joshua Pilon



PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

DATE: September 1, 2015
TO: Mike Givens, C.A.O.
Township of Wellington North
FROM: Linda Redmond, Senior Planner
County of Wellington
SUBJECT: Pilon
7186 Wellington Rd 109
Zoning By-law Amendment

PLANNING OPINION

Staff have no concerns with this application to rezone the lands from C2 to A to permit a residential use. The proposed rezoning conforms to the Official Plan and is in keeping with applicable Provincial policies. A draft amending by-law is enclosed for Council's consideration.

INTRODUCTION

The land subject to the proposed amendment is located in the rural area of Wellington North. The property is legally described as Part Lot 26, Concession 9 (former Township of Arthur), with a municipal address of 7186 Wellington Rd 109. The land subject to the amendment is 0.39 hectares (0.97 acres) and is occupied by a 204 sq.m. (2200 sq.ft.) building. The property is surrounded by agricultural farms.



PROPOSAL

The purpose the application is to rezone the subject lands from Highway Commercial (C2) to Agriculture (A). The existing building (former restaurant) has been converted to a residential dwelling. The zone amendment will recognize the new use. The lands are designated Prime Agricultural in the County Official Plan.

PROVINCIAL PLANNING POLICY (PPS)

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. Within prime agricultural areas, permitted uses include agricultural uses,

agriculture-related uses and on-farm diversified 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”.

COUNTY OFFICIAL PLAN

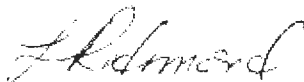
The subject property is designated PRIME AGRICULTURAL within the County Official Plan. The Agriculture First policy of Section 6.4.2 states that “As a general rule, land use activities that support agriculture will be encouraged and land use activities that do not support agriculture will be discouraged”. We believe that the proposed uses meet this intent.

DRAFT ZONING BY-LAW

The subject property is zoned Commercial (C2). This zoning reflected the historical use of a restaurant that existing on the property for many years. The property was purchased and the former restaurant building was converted into a residential use without the benefit of a building permit. This rezoning will bring the current use into conformity with the Official Plan policies. Additionally by zoning the lands Agricultural (A) the reduced lot regulations provided in section 8.4 of the zoning by-law will be applicable. This will limit the uses to residential which is more compatible with the surrounding farm uses.

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

Respectfully submitted
County of Wellington Planning and Development Department



Linda Redmond
Senior Planner

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER _____.

BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01;

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Schedule "A" Map 1 to By-law 66-01 is amended by changing the zoning on lands described as Pt. lot 26, Concession 9, Geographic Township of Arthur, as shown on Schedule "A" attached to and forming part of this By-law from **Commercial (C2)** to **Agricultural (A)**.
2. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
3. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2015

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

_____.

MAYOR

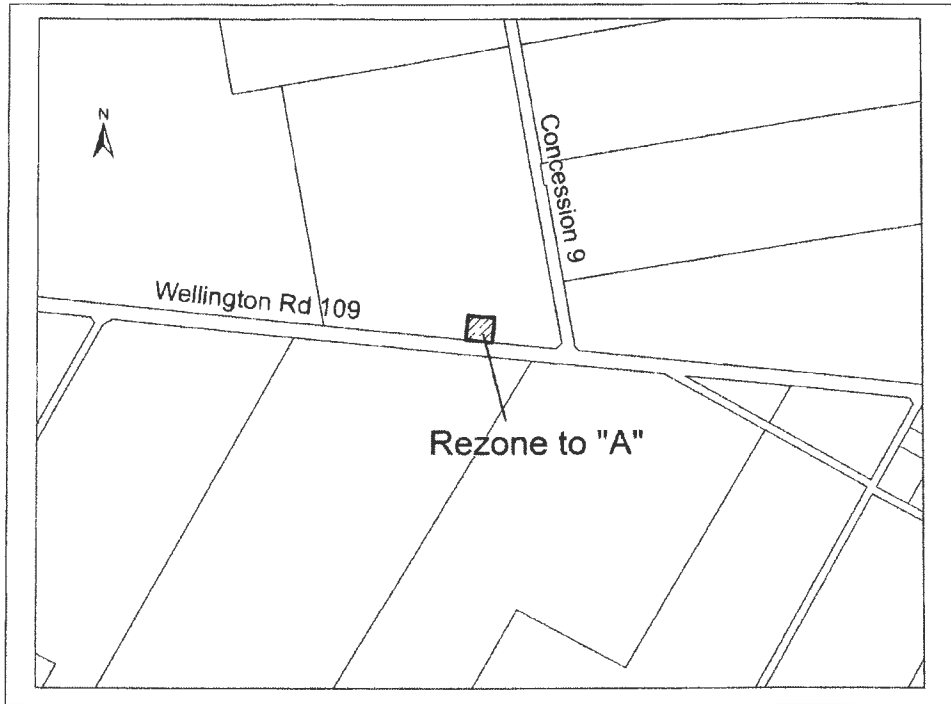
_____.

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Passed this ____ day of _____ 2015.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION being rezoned is described as, Part Lot 26, Concession 9 (former Township of Arthur), with a municipal address of 7186 Wellington Rd 109. The land subject to the amendment is 0.39 hectares (0.97 acres) and is occupied by a 204 sq.m. (2200 sq.ft.) building.

THE PURPOSE AND EFFECT of the amendment is to rezone the property from Highway Commercial (C2) to Agriculture (A) to permit a residential dwelling.

Darren Jones

From: Andrew Herreman [aherreman@grandriver.ca]
Sent: Wednesday, September 09, 2015 9:30 AM
To: Darren Jones
Subject: ZBA - 7186 Wellington Road 109, Township of Wellington North

Good morning Darren,

Information currently available at this office indicates that the subject property is located outside of the Grand River Conservation Authority (GRCA) areas of interest and the property is not regulated by the GRCA under Ontario Regulation 150/06. Consequently, the GRCA has no comments on this application.

Let me know if you have any questions.

Sincerely,

Andrew Herreman
Resource Planner
Grand River Conservation Authority
400 Clyde Road
PO Box 729
Cambridge ON N1R 5W6
(519) 621-2763 x 2236

TOWNSHIP OF WELLINGTON NORTH

COUNTY OF WELLINGTON

SEP 09 2015

A NOTICE OF A PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE COMPREHENSIVE ZONING BY-LAW 66-01

ENGINEERING SERVICES
DEPARTMENT

TAKE NOTICE that the Council of the Corporation of the Township of Wellington North has received a complete application to consider a proposed amendment to the Comprehensive Zoning By-law 66-01, pursuant to Section 34 of the *Planning Act, R.S.O. 1990*, as amended.

RECEIVED

A Public Meeting will be held by the Wellington North Council to consider this on:

SEP 11 2015

September 28, 2015

Township of Wellington North Municipal Offices
Council Chambers
7490 Sideroad 7 West, Kenilworth
7:00 p.m.

TWP. OF WELLINGTON NORTH

Location of the Subject Land

The subject lands are described as Part Lot 26, Concession 9, Registered Plan 60R-2175, Geographic Township of Arthur, with a municipal address of 7186 Wellington Rd 109. The land has an area of 0.39 hectares (0.97 acres), and the location is shown on the map below.

The Purpose and Effect of the Application

The purpose and effect of the application is to rezone the subject lands from Highway Commercial (C2) to Agricultural. The existing building (former restaurant) has been converted to a residential dwelling. The zone amendment will recognize the new use. The lands are designated Prime Agricultural in the County Official Plan.

Oral or Written Submissions

Any person or public body is entitled to attend the public meeting and make written or oral submissions in support of or in opposition to the proposed zoning by-law amendment. Written comments should be submitted to the Township Clerk at the address shown below.

Power of OMB to Dismiss Appeals

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Wellington North before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Wellington North to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Wellington North before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Request for Notice of Decision

If you wish to be notified of the decision in respect of the proposed Township of Wellington North Zoning By-law Amendments, you must make a written request to the Clerk.

Additional Information

Additional information regarding this application is available for inspection at the Township of Municipal Office at the address shown below.

Dated at the Township of Wellington North
This 3rd day of September 2015

Darren Jones, CBO
Township Wellington North
7490 Sideroad 7, W
Kenilworth, ON N0G 2E0
Phone: (519) 848-3620
Fax: (519) 848-1119

