



Township of Wellington North

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

Regular Meeting of Council

Monday, November 9, 2014

Following Public Meeting

Municipal Office Council Chambers, Kenilworth

SUPPLEMENTARY AGENDA

Page 1 of 1

AGENDA ITEM	PAGE NO.
<p><u>BY-LAWS</u></p> <p>Linda Redmond, Senior Planner</p> <ul style="list-style-type: none">- Planning Report dated November 3, 2015<ul style="list-style-type: none">- Community Living Guelph Wellington- 235 Murphy Street, Mount Forest- Zoning By-law Amendment <p>By-law Number 082-15 being a by-law to amend Zoning by-law Number 66-01 being the zoning by-law for the Township of Wellington North (Part Lots 9 & 10, registered Plan 61R-7923, Part 3 236 Murphy Street, Mount Forest)</p>	



**PLANNING REPORT
for the TOWNSHIP OF WELLINGTON NORTH**

Prepared by the County of Wellington Planning and Development
Department

DATE: November 3, 2015
TO: Mike Givens, C.A.O.
Township of Wellington North
FROM: Linda Redmond, Senior Planner
County of Wellington
SUBJECT: **Community Living Guelph Wellington
235 Murphy Street, Mount Forest
Zoning By-law Amendment**

Please find attached the amending by-law for the above property for Councils consideration, to amend the Residential (R1A) zoning of the above lands to allow a group home. This proposal was before Council at the public meeting of October 19, 2015. At that time a draft amendment was provided which included a site specific exemption to permit a group home in addition to the permitted residential uses. Council directed staff to prepare a new amending by-law which would limit the group home to 3 residents only.

The Wellington North zoning by-law definition of a group home states that a group home can consist of 3-10 residents. It should be noted that along with the definition of group home, which limits the residents to 10, further criteria exists (Section 6.13.2-Group Home regulations) within the Wellington North zoning by-law for the establishment of a group home. This criteria limits the size and scale of the home by way of septic requirements, parking and floor area.

The amending by-law is attached for Councils consideration. 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

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

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 3 to By-law 66-01 is amended by changing the zoning on lands described as Part Lots 9 & 10, Registered Plan 61R-7923, Part 3, as shown on Schedule "A" attached to and forming part of this By-law from **Residential (R1A) to Residential Exception (R1A-53)**
2. THAT Section 32, Exception Zone 2 – Mount Forest, is amended by the inclusion of the following new exception:

32.53 Part Lots 9 & 10, Registered Plan 61R- 7923	R1A-53 Notwithstanding any other section of this by-law to the contrary, in addition to the uses permitted in the Residential (R1A) Zone, the land zoned R1A-53 may also be used for a Group Home. And further, notwithstanding 5.110 – Group Home definition, a maximum of 3 residents (excluding staff) is permitted.
---	--

3. 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.
4. 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

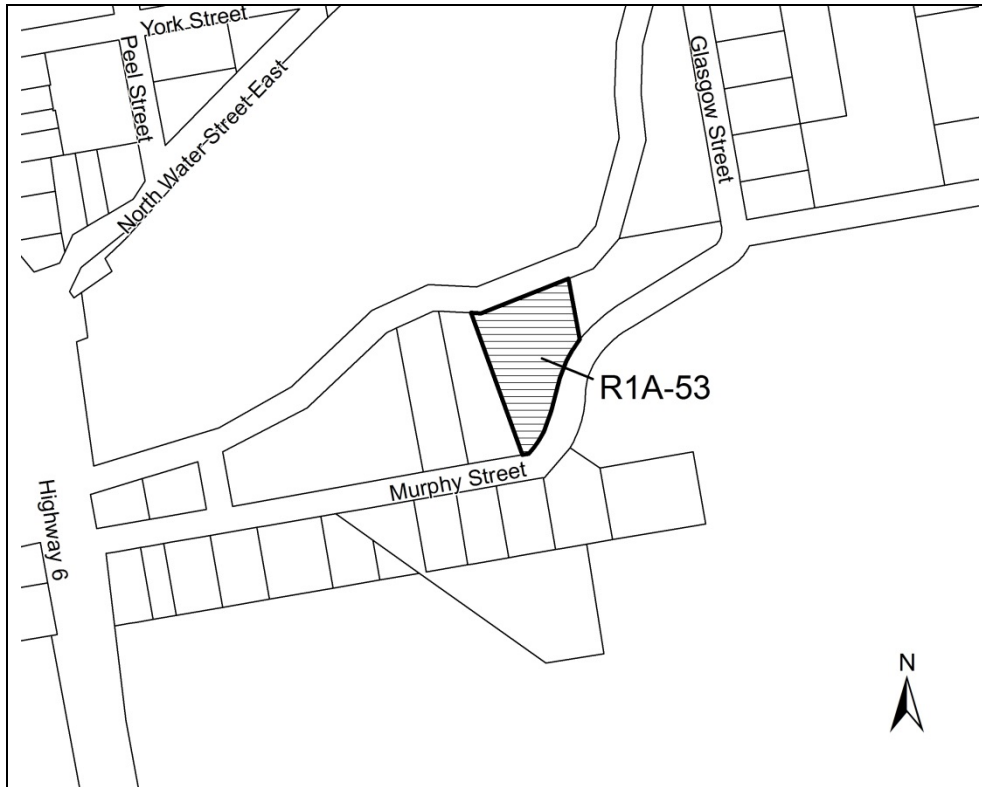
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Rezone from **Residential (R1A)** to **Residential Exception (R1A-53)**

Passed this ___ day of _____ 2015.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION being rezoned is described as Part Lots 9 & 10, Registered Plan 61R-7923, Part 3, with a municipal address of 235 Murphy Street, Mount Forest. The land has an area of 0.56 hectares (1.39 acres) and is occupied by a residence.

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to permit a group home limited to 3 residents. The group home will provide a residence for developmentally disabled adults. The lands are currently zoned Unserviced Residential (RIA).