



Township of Wellington North

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

Public Meeting

Monday, April 28, 2014 at 7:00 p.m.

Municipal Office Council Chambers, Kenilworth

AGENDA

Page 1 of 6

AGENDA ITEM	PAGE NO.
<p>The Mayor will call the meeting to order.</p> <p>Declaration of Pecuniary Interest.</p> <p>Owners/Applicant: Darcy and Paula Trinier</p> <p>Location of the Subject Land The property subject to the proposed amendment is described as Part Lot 13, Concession 12, Geographic Township of West Luther, with a civic address of 8585 Line 12. The property is 41.18 hectares (101.77 acres) in size and the location is shown on the map attached.</p> <p>The Purpose and Effect of the Application The purpose and effect of the proposed amendment is to rezone the “retained” agricultural (40.3 ha) portion of the subject lands to restrict future residential development. This rezoning is a condition of a surplus farm dwelling severance B99/13, granted by the Wellington County Land Division Committee November 14th, 2013.</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> <p>1. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on April 3, 2014.</p>	1

AGENDA ITEM	PAGE NO.
2. Application for Zoning By-law Amendment	2
3. Presentations by: - Linda Redmond, Senior Planner - See attached comments and draft by-law prepared by Jameson Pickard, Junior Planner.	11
4. Review of Correspondence received by the Township: - Jennifer Prenger, Planning Technician, SVCA - Acceptable.	16
5. 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.	
6. Mayor opens floor for any questions/comments.	
7. Comments/questions from Council.	

AGENDA ITEM	PAGE NO.
<p>Owners/Applicant: Gregory and Kathleen Leith</p> <p>Location of the Subject Land The property subject to the proposed amendment is described as South Part Lot 13, Concession 3, Geographic Township of West Luther, with a civic address of 8613 Sideroad 13. The property is 20.23 hectares (50 acres) in size and the location is shown on the map attached.</p> <p>The Purpose and Effect of the Application The purpose and effect of the amendment is to rezone the property in order to continue to permit a second temporary residence (Garden Suite). The previous zoning expired in 2007 and requires an amendment to conform to the Zoning By-law. The property is currently zoned Natural Environment and Agricultural with a site specific provision to permit the second temporary residence.</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> <p>8. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on April 4, 2014.</p> <p>9. Application for Zoning By-law Amendment</p> <p>10. Presentations by:</p> <ul style="list-style-type: none"> - Linda Redmond, Senior Planner - See attached comments and draft by-law prepared by Jameson Pickard, Junior Planner. <p>11. Review of Correspondence received by the Township:</p> <ul style="list-style-type: none"> - None <p>12. 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.</p> <p>13. Mayor opens floor for any questions/comments</p>	<p>20</p> <p>21</p> <p>28</p>

AGENDA ITEM	PAGE NO.
14. Comments/questions from Council.	

AGENDA ITEM	PAGE NO.																																								
<p>Owners/Applicant: Avila Investments Limited</p> <p>Location of the Subject Land The property subject to the proposed Draft Plan of Subdivision (File No 23T-13002) is located on Part Park Lots R and Q Survey MacDonald's Mount Forest; Part Lot 2, Concession WOSR Divisions 3 and 4; geographic Arthur Township; being Part 1 on Reference Plan 61R-7881, Township of Wellington North. The property is illustrated on the key map attached.</p> <p>The Purpose and Effect of the Application The application for a Draft Plan of Subdivision will result in the creation of a mixed density residential and commercial development on lands that are currently vacant. Specifically the overall proposal will create 231 single detached residential lots, 60 semi-detached residential lots and 7 townhouse blocks which will accommodate 120 townhouse units. A park/open space and storm water management area is also proposed as part of the overall plan. The details proposed Draft Plan of Subdivision (23T-13002) is as follows:</p> <table border="1" data-bbox="264 1008 1308 1334"> <thead> <tr> <th>Land Use</th> <th>Lots/Blocks</th> <th>Units</th> <th>Area (Ha.)</th> </tr> </thead> <tbody> <tr> <td>Single Family Detached</td> <td>Lots 1-100, 115-245</td> <td>231</td> <td>11.974</td> </tr> <tr> <td>Semi-Detached Dwellings</td> <td>Lots 101-114, 246-261</td> <td>60</td> <td>1.722</td> </tr> <tr> <td>On-Street Townhouses</td> <td>Blocks 262 - 268</td> <td>120</td> <td>3.115</td> </tr> <tr> <td>Commercial</td> <td>Blocks 269 - 270</td> <td>2</td> <td>3.168</td> </tr> <tr> <td>Park/Open Space Area</td> <td>Block 271</td> <td></td> <td>2.874</td> </tr> <tr> <td>Walkway</td> <td>Block 272</td> <td></td> <td>0.037</td> </tr> <tr> <td>Storm Water Management</td> <td>Block 273</td> <td></td> <td>1.746</td> </tr> <tr> <td>Roads (Streets A-G)</td> <td></td> <td></td> <td>6.469</td> </tr> <tr> <td>TOTAL UNITS/AREA</td> <td></td> <td>411</td> <td>31.105</td> </tr> </tbody> </table>	Land Use	Lots/Blocks	Units	Area (Ha.)	Single Family Detached	Lots 1-100, 115-245	231	11.974	Semi-Detached Dwellings	Lots 101-114, 246-261	60	1.722	On-Street Townhouses	Blocks 262 - 268	120	3.115	Commercial	Blocks 269 - 270	2	3.168	Park/Open Space Area	Block 271		2.874	Walkway	Block 272		0.037	Storm Water Management	Block 273		1.746	Roads (Streets A-G)			6.469	TOTAL UNITS/AREA		411	31.105	33
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<p>Please note – Section 51 (43) of the Planning Act.</p> <p>(43) Appeal. – Subject to Section 51, subsection (43) of the Planning Act, any person or public body may appeal a decision of the County of Wellington not later than 20 days after the day that the giving of written notice has been completed. If you wish to be notified of the decision you must make a written request to the Director of Planning and Development, Corporation of the County of Wellington, 74 Woolwich Street, Guelph, ON N1H 3T9.</p> <p>The Township of Wellington North has been asked to give Notice and hold a Public Meeting pursuant to the Planning Act on behalf of the County of Wellington to obtain input on the above proposed plan of subdivision.</p> <p>15. Notice for this public meeting was sent to required agencies and published in the Wellington Advertiser on Friday March 28, 2014.</p>																																									

AGENDA ITEM	PAGE NO.
16. Presentations by:	
- Linda Redmond, Senior Planner - See attached comments.	34
17. Review of Correspondence received by the Township:	
- Candace Hamm, Environmental Planning Coordinator, SVCA	38
- Dennis De Rango, Specialized Services Team Lead, Hydro One	48
- Emily Bumbaco, Planning Department, UGDSB	49
- Mary Jane Patrick, Analyst, Land Services, Union Gas	51
- Matthew Aston, Manager of Operations, WN Power Inc.	52
- Brian and Laura Kennedy, 960 Bentley Street, Mount Forest	53
- Scott and Kim Hartle, 240 South Water Street, Mount Forest	54
- Lorraine Dennis, Randy Foreman, Gordon Dennis, Dorothy Dennis, 966 Bentley Street, Box 274, Mount Forest	56
- Phares W. and Mary P. Martin, 7121 Sideroad 2, Mount Forest	57
- Jeffrey Holland and Jasmine Kid, 200 South Water Street, Mount Forest	58
- Elsa Mann and Paul Kaye, 947 Bentley Street, Mount Forest	59
18. Mayor opens floor for any questions/comments	
19. Comments/questions from Council.	
20. Adjournment.	



Darcy and Paula Trinier – Pt. Lot 13, Con. 12 (geographic Township of West Luther)

RECEIVED

MAR - 4 2014

CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

Application for Zoning By-law Amendment

TWP. OF WELLINGTON NORTH

Application No. _____

A. THE AMENDMENT

1. TYPE OF AMENDMENT? Site Specific Other _____

2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?

SEVERANCE OF SURPLUS FARM BUILDING - A SINGLE FAMILY RESIDENCE

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): DARCY TRINIER AND PAULA TRINIER
Address: 8510 CONC 14, R/R #1 PALMERSTON ON NOG 2P0
Phone: Home () 519.638.7786 Work () 519.504.2592 Fax () 519.638.5230

b) Applicant (Agent) Name(s): WILLIAM NELSON, COLDWELL BANKER WINREARY
Address: Box 218, 153 MAIN ST S, MOUNT FOREST ON NOG 2C0
Phone: Home () 519.323.4660 Work () 519.323.3022 Fax () 519.323.1092

c) Name, Address, Phone of all persons having any mortgage charge or encumbrance on the property:
BEVERLEY AND JOAN GIBSON, 756 CHANTLER RD, FENWICK ON L05 1C0

d) Send Correspondence To? Owner [] Agent Other [] _____

e) When did the current owner acquire the subject land? DECEMBER, 2012.

4. WHAT AREA DOES THE AMENDMENT COVER? [] the "entire" property 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:

Municipal Address: 8585 LINE 12
Concession: 12. Lot: 13 Registered Plan No: 6129028
Area: _____ hectares Depth: 1,130± meters Frontage (Width): 304.1 meters
100 acres _____ feet _____ feet

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

Area: _____ hectares Depth: 90.5 meters Frontage (Width): 104.5 meters
2.34 acres _____ feet _____ feet

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

AGRICULTURE.

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

AGRICULTURE - RESIDENCE.

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

A - AGRICULTURE.

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

AGRICULTURE.

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

100+ YEARS

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

SEVERED - SINGLE FAMILY RESIDENCE

RETAINED - AGRICULTURE - CASH CROP

13. PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS OR STRUCTURES ON THE SUBJECT LAND:

(Please use a separate page if necessary.)

	<u>Existing</u>		<u>Proposed</u>	
a) Type of Building (s) -or Structure (s)				
b) Date of Construction		2002		2002
c) Building Height	_____ (m)	<u>12</u> (ft)	_____ (m)	<u>12.</u> (ft)
d) Number of Floors		1		1
e) Total Floor Area (sq.m.)	_____ (sq m)	<u>1,568</u> (sq ft)	_____ (sq m)	<u>1,568</u> (sq ft)
f) Ground Floor Area (sq.m.) (exclude basement)	_____ (sq m)	<u>1,568</u> (sq ft)	_____ (sq m)	<u>1,568</u> (sq ft)
g) Distance from building/structure to the:	_____ (sq m)	_____ (sq ft)	_____ (sq m)	_____ (sq ft)
Front lot line	<u>no change</u> <u>45.5</u> (m)	_____ (ft)	<u>45.5</u> (m)	_____ (ft)
Side lot line	<u>207.9</u> (m)	_____ (ft)	<u>8.3</u> (m)	_____ (ft)
Side lot line	<u>no change</u> <u>274.3</u> (m)	_____ (ft)	<u>274.3</u> (m)	_____ (ft)
Rear lot line	<u>1,071.6</u> (m)	_____ (ft)	<u>320.1</u> (m)	_____ (ft)
h) % Lot Coverage		<u>1,54%</u>		
i) # of Parking Spaces		<u>6</u>		
j) # of Loading Spaces		<u>0</u>		

D. EXISTING AND PROPOSED SERVICES CASH CROP FARM - EXISTING
 SEWERED - SINGLE FAMILY RESIDENCE RETAINED - CASH CROP FARM

14. WHAT IS THE ACCESS TO THE SUBJECT PROPERTY?

- | | | | | | |
|--------------------|--------------------------|---------------------------------------|-------------------------------------|--------------|--------------------------|
| Provincial Highway | <input type="checkbox"/> | Continually maintained municipal road | <input checked="" type="checkbox"/> | Right-of-way | <input type="checkbox"/> |
| County Road | <input type="checkbox"/> | Seasonally maintained municipal road | <input type="checkbox"/> | Water access | <input type="checkbox"/> |

15. WHAT IS THE NAME OF THE ROAD OR STREET THAT PROVIDES ACCESS TO THE SUBJECT PROPERTY?

LINE 12.

16. IF ACCESS IS BY WATER ONLY, PLEASE DESCRIBE THE PARKING AND DOCKING FACILITIES USED OR TO BE USED AND THE APPROXIMATE DISTANCE OF THESE FACILITIES FROM SUBJECT LAND TO THE NEAREST PUBLIC ROAD. (This information should be illustrated on the required drawing under item G of this application.)

N/A

17. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:

	Municipal Sewers	Communal Sewers	Private Wells	Other Water Supply	Communal Sewers	Private Septic	Other Sewage Disposal
a) Existing	()	()	<input checked="" type="checkbox"/>	()	()	<input checked="" type="checkbox"/>	()
b) Proposed	()	()	<input checked="" type="checkbox"/>	()	()	<input checked="" type="checkbox"/>	()

(SEWERED PORTION)

18. HOW IS THE STORM DRAINAGE PROVIDED?

- Storm Sewers () Ditches Swales Other means (explain below)

E. OTHER RELATED PLANNING APPLICATIONS APPLICATION FOR SEVERANCE OF SURPLUS DWELLING - CONCURRENTLY

19. HAS THE CURRENT OWNER (OR ANY PREVIOUS OWNER) MADE APPLICATION FOR ANY OF THE FOLLOWING, EITHER ON OR WITHIN 120 METRES OF THE SUBJECT LAND?

Official Plan Amendment	Yes ()	No ()
Zoning By-law Amendment	Yes ()	No ()
Minor Variance	Yes ()	No ()
Plan of Subdivision	Yes ()	No ()
Consent (Severance)	Yes (X)	No ()
Site Plan Control	Yes ()	No ()

20. IF THE ANSWER TO QUESTION 19 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

File No. and Date of Application: AUGUST 3, 2012.

Approval Authority: COUNTY OF WELLINGTON

Lands Subject to Application: PT LOT 13, CONC 12

Purpose of Application: SEVER SURPLUS DWELLING

Status of Application: PENDING

Effect on the Current Application for Amendment: _____

F. OTHER SUPPORTING INFORMATION

21. PLEASE LIST THE TITLES OF ANY SUPPORTING DOCUMENTS: (E.G. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report, etc.)

G. APPLICATION DRAWING

22. PLEASE PROVIDE AN ACCURATE DRAWING OF THE PROPOSAL, PREFERABLY PREPARED BY A QUALIFIED PROFESSIONAL. IN SOME CASES IT MAY BE MORE APPROPRIATE TO SUBMIT ADDITIONAL DRAWINGS AT VARYING SCALES TO BETTER ILLUSTRATE THE PROPOSAL. THE DRAWING MUST INCLUDE THE FOLLOWING:

- Owners' / applicant's name;
- Legal description of property;
- Boundaries and dimensions of the subject property and its current land use;
- Dimensions of area of amendment (if not, the entire property);
- The size and use of all abutting land;
- All existing and proposed parking and loading areas, driveways and lanes;

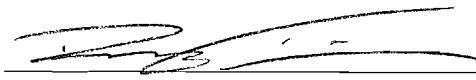
- The nature of any easements or restrictive covenants on the property;
- The location of any municipal drains or award drains;
- Woodlots, forested areas, ANSI's, ESA's, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc);
- The dimensions of all existing and proposed buildings and structures on the subject land and their distance to all lot lines;
- The name, location and width of each abutting public or private road, unopened road allowance or right of way;
- If access to the subject land is by water only, provide the location of the parking and docking facilities to be used; and
- Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, wells, septic systems, springs, slopes, gravel pits).

THE DRAWING SHOULD ALSO INCLUDE THE SCALE, NORTH ARROW AND DATE WHEN THE DRAWING WAS PREPARED.

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) DARCY & PAULA TRAINIER of the TWP of WAPLETON in the
 County / Region of WELLINGTON do hereby authorize WILLIAM NELSON to
 Act as my agent in this application.



 Signature of Owner(s)

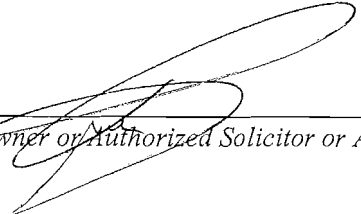
March 21, 2013.

 Date


I. AFFIDAVIT: (This affidavit be signed in the presence of a Commissioner)

I (we) WILLIAM NELSON of the TWP of the 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 in the County / Region of WELLINGTON this 2nd day of August, 2013.


Signature of Owner or Authorized Solicitor or Authorized Agent

02/08/13
Date

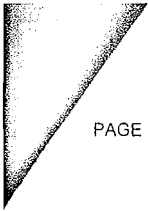

Signature of Commissioner
JUSTICE OF THE PEACE
PROVINCE OF ONTARIO

Aug 2 / 13
Date

APPLICATION AND FEE OF \$ 1500.00 RECEIVED BY MUNICIPALITY


Signature of Municipal Employee

March 4, 2014
Date



ONTARIO PLANNING ACT, Section 53(14)

NOTICE of DECISION

On Application B99/13

APPLICANT:

Darcy & Paula Trinier
8510 Concession 14, RR#1
Palmerston ON N0G 2P0

LOCATION of SUBJECT LANDS:

WELLINGTON NORTH (West Luther)
Part Lot 13
Concession 12

The Planning and Land Division Committee, considering all of the evidence presented, and being assured that it had jurisdiction to consider the matter which was submitted to it, concludes that:

In the matter of an application by Darcy & Paula Trinier pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land for rural residential use, being Part of Lot 13, Concession 12, geographic Township of West Luther, Township of Wellington North, **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF TEN CONDITIONS OF APPROVAL.** The Planning and Land Division Committee has the opinion that a plan of subdivision of the subject lands is not necessary for the proper and orderly development of the municipality for this proposal; that the proposal satisfies generally the intent of the criteria of Section 51, subsection 24 of the Planning Act, R.S.O. 1990 as amended; and that the proposal is consistent with the intent and policies of the Provincial Policy Statement; and that it conforms generally to the intent and policies of the County's official plan; and, further, that the proposal represents compatible development, good planning and does not offend the public interest.

FINAL CONSENT IS DEEMED TO BE GIVEN when the Secretary-Treasurer of the Planning and Land Division Committee has received written proof that all of the conditions of approval have been fulfilled within the prescribed period of time.

THE PLANNING AND LAND DIVISION COMMITTEE ADVISES THE APPLICANT that all of the conditions of approval for this provisional consent must be fulfilled within a period of one year after written notice of this decision was given or consent shall be deemed to be refused. In the event of an appeal to the Ontario Municipal Board, the application for consent shall not be deemed to be refused for failure to fulfill the conditions until the expiry of one year from the date of the order or date of the notice of the Ontario Municipal Board issued in respect of the appeal.

CONDITIONS OF APPROVAL TO BE FULFILLED NO LATER THAN 4:30 p.m. NOVEMBER 20, 2014:

- 1) THAT the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
- 2) THAT the Solicitor for the Owner give an undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land Titles Office for Wellington (No. 61) a copy of the receipted and registered electronic transfer document for Consent B99/13.
- 3) THAT the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review for and issuance of the Certificate of Consent.
- 4) THAT the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide a full print of that deposited reference plan(s) to the secretary-treasurer of the Planning and Land Division Committee.
- 5) THAT the Owner receive approval from the applicable road authority in a manner deemed acceptable to that road authority for an entrance to the severed and retained parcel; and further that the applicable authority file a letter of clearance of this condition with the Secretary-Treasurer of the Planning and Land Division Committee as written proof of fulfillment of this condition.
- 6) THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 7) THAT the Owner satisfy the requirements of the Local Municipality in reference to parkland dedication as provided for in the Planning Act, R.S.O. 1990; and that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8) THAT the Owner provides the dimensioned location of the septic system to be reviewed for Building Code compliance to the satisfaction of the Township of Wellington North; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 9) THAT the Owner receive zoning compliance and classification from the Local Municipality in a manner deemed acceptable by the Local Municipality regarding size of frame shed on severed; and that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 10) THAT the Owner receive zoning compliance and classification from the Local Municipality and the County of Wellington Planning Department to prohibit a new residential dwelling on the retained parcel in a manner deemed acceptable; and that the Local Municipality and the County of Wellington Planning Department file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

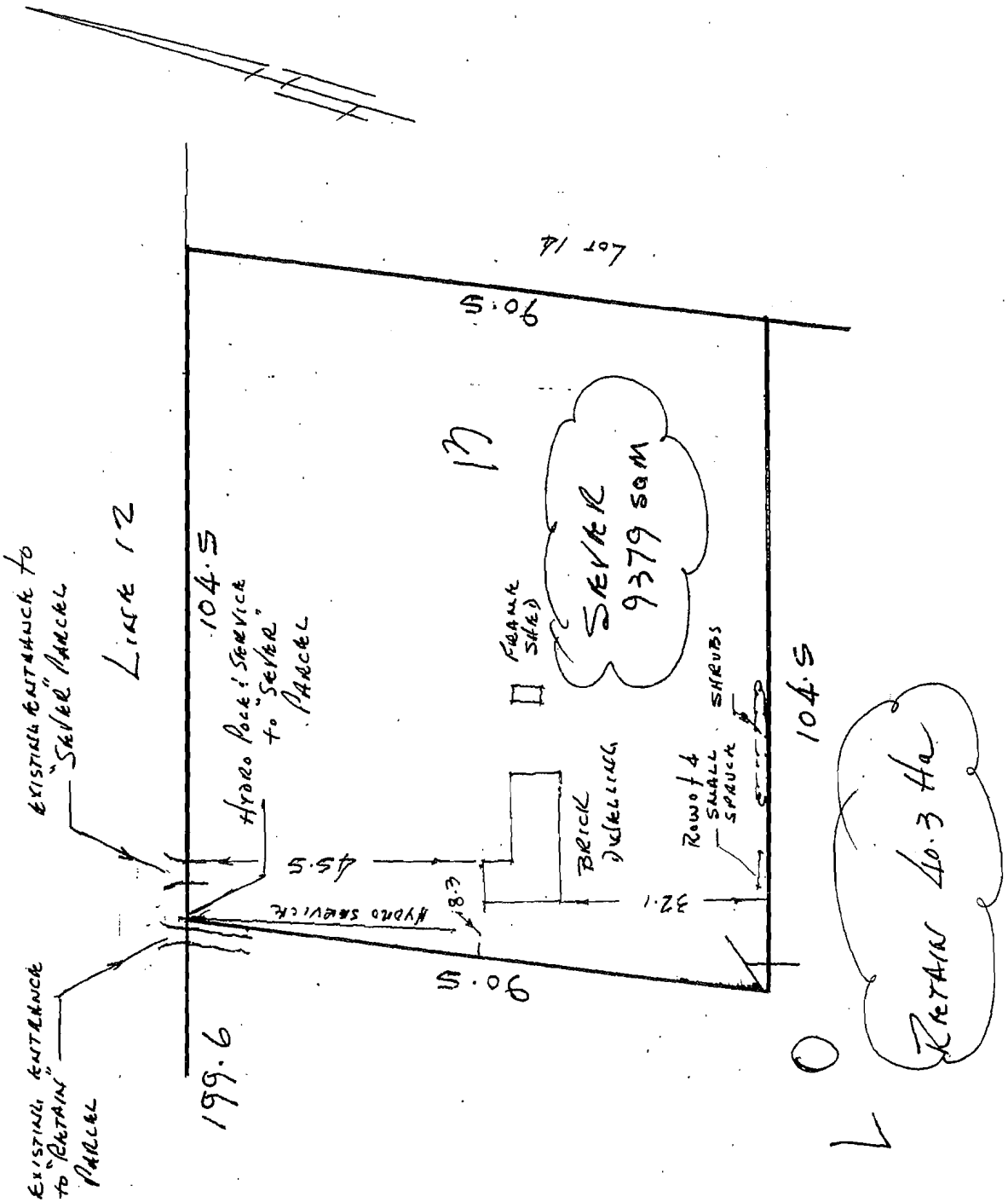
chr. letter - 100 + 1
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App. 28
May
9

SHEET 2 of 2 SHEETS

JULY/13

8441

Blida





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

March 25, 2014

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

Dear Mr. Jones:

Re: Darcy & Paula Trinier – Lot 13, Con. 12 – 8585 line 12
Restrict Future Residential
Draft Zoning By-law Amendment

PLANNING OPINION

The zoning amendment is required as a condition of provisional consent (B99/13) by the Wellington County Land Division Committee. We have no objections to implementing this decision. Both the PPS and County Plan provide for surplus farm dwelling severances, provided the agricultural lands (the retained parcel) are rezoned to prohibit future residential dwellings. The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels where the impact on existing and future farm operations can be kept to a minimum.

SUBJECT LAND

The property subject to the proposed amendment is described as Part Lot 13, Concession 12, Geographic Township of West Luther, with a civic address of 8585 Line 12. The property is 41.2 hectares (101.7 acres) in size.

PURPOSE

The purpose and effect of the proposed amendment is to rezone the subject lands to restrict any future residential development on the agricultural, “retained” portion of the property. This rezoning is a condition of severance application B99/13 under the surplus farm dwelling policies that were granted provisional approval by the Wellington County Land Division Committee November 14th, 2013.

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is considered to be within a PRIME AGRICULTURAL area. Section 2.3.4.1(c) of the PPS provides consideration for the severance of a surplus residence, provided that new residential dwellings are prohibited on the remnant parcel of farmland.

WELLINGTON COUNTY OFFICIAL PLAN

The subject land is designated PRIME AGRICULTURE. Section 10.3.4 of the Official Plan implements the PPS and requires that the remnant parcel be rezoned to prohibit dwellings.

ZONING BY-LAW

The subject lands are zoned Agricultural (A) This zoning by-law amendment will re-zone the retained agricultural lands to a site specific zone, which will include provisions to prohibit a dwelling on the 40.3 ha (99.5 ac) agricultural parcel. This rezoning is a requirement for applications which are submitted under the surplus farm dwelling polices of the official plan.

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

Sincerely,



Jameson Pickard
Junior 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 Part Lot 13, Concession 12, Geographic Township of West Luther, as shown on Schedule "A" attached to and forming part of this By-law from:

- **Agricultural (A) to Agricultural Exception (A-162),**

2. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

33.162 Part Lot 13, Con. 12 W. Luther	A-162 Notwithstanding any other section of this by-law to the contrary, a residential dwelling shall be prohibited in this zone. Other agricultural uses, that are not accessory to a dwelling, are 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 _____, 2014

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2014

MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Rezone from Agricultural (A) to Agricultural Exceptions (A-162)

Passed this ____ day of _____ 2014.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION being rezoned is in Part Lot 13, Concession 12, Geographic Township of West Luther, with a civic address of 8585 Line 12. The property is approximately 41.2 hectares (101.7 acres) in size and is occupied by a residence one accessory building.

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to restrict any future residential development on the agricultural land (A-162). This rezoning is a condition of severance application B99/13, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the existing farm dwelling (0.9 ha. (2.3 ac.) from the remainder of the agricultural parcel (40.3ha. (99.5 ac.).



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)

April 8, 2014

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 13, Concession 12
Municipally known as 8585 Line 12
Geographic Township of West Luther
Township of Wellington North (Trinier)

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 implement a condition of consent of severance B99/13. The effect of this application is to rezone the retained agricultural portion of the subject property to restrict future residential development. Authority staff provided comments dated September 16, 2013 regarding the associated application for consent (B99/13). Please refer to that letter for more details on the subject property. (An electronic copy of that letter is enclosed). This proposed Zoning By-law Amendment is acceptable 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/
Encl.

cc: Deborah Turchet, County of Wellington Secretary-Treasurer (via email)
Darcy & Paula Trinier, Applicant, 8510 Concession 14, RR#1, Mount Forest, ON, N0G 2P0
Terry Fisk, SVCA Director (via email)



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



1078 Bruce Rd. 12,
PO 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 (debt@wellington.ca)

September 16, 2013

County of Wellington Planning and Land Division Committee
Wellington County Administration Centre
74 Woolwich Street
Guelph, ON
N1H 3T9

ATTENTION: Deborah Turchet, Secretary-Treasurer

Dear Mrs. Turchet,

RE: Application for Consent B99/13
Part Lot 13, Concession 12
Geographic Township of West Luther
Township of Wellington North (Darcy & Paula Trinier)

The Saugeen Valley Conservation Authority (SVCA) has reviewed the above noted application for consent in accordance with the SVCA's mandate and policies and the Memorandum of Agreement between the Authority and the County of Wellington with respect to Plan Review. The application for consent is acceptable to the SVCA. A portion of the very southern extent of the retained parcel appears to be located within the Grand River Conservation Authority's jurisdiction. Please refer to Grand River Conservation Authority comments specific to the portion of the property within that Authority's jurisdiction. The SVCA offers the following comments.

Site Description

The subject property is primarily open agricultural fields with a watercourse flowing through the northerly portion of the property. There are wooded areas in the southerly portion of the property. There is a single detached dwelling and accessory buildings located on the north-easterly corner of the property. A wooded wetland is located adjacent to the southerly lot line.

Natural Heritage

The significant Natural Heritage features affecting the subject property are the fish habitat associated with unnamed tributaries to the South Saugeen River that flow through the northerly portion of the property and near the southwesterly portion of the property, as well as the Luther Marsh Provincially Significant Wetland (PSW) and the Area of Natural and Scientific Interest (ANSI) located on the adjacent lot to the south of the property. Given there is no development proposed in association with this application for consent, the SVCA is of the opinion that no Significant Natural Heritage will be impacted by this proposal.

Conservation
Through
Cooperation

A MEMBER OF



Conservation
ONTARIO

SVCA Regulation

Please be advised that portions of the property are 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 Conservation Authorities Act, R.S.O, 1990, Chap. C. 27, as amended, and requires that a person obtain the written permission of the SVCA prior to any "development" in a Regulated Area or "alteration" to a watercourse or wetland. Although mapping showing the Regulation Limits on the subject property is not available at this time, the Natural Environment (NE) Zone plus a 50 metre offset distance from the NE Zone boundary, or a 120 metre offset distance from the Provincially Significant Wetland (PSW) boundary, whichever is greater, should be used as an approximate screening area within which the Regulation could apply.

"Development" and "Alteration"

Subsection 28(25) of the Conservation Authorities Act defines "development" as:

- a) *the construction, reconstruction, erection or placing of a building or structure of any kind;*
- b) *any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;*
- c) *site grading; or,*
- d) *the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.*

According to Section 5 of Ontario Regulation 169/06, as amended, "alteration" generally includes the straightening, diverting or interference in any way with a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

Permission for Development or Alteration

If development or alteration including construction, reconstruction, conversion, grading, filling or excavation is proposed in or near the Regulated Area, the SVCA should be contacted as permission may be required. On this particular property, the Regulated Areas include the unnamed tributary to the South Saugeen River, the Luther Marsh PSW, and an appropriate offset distance from these features.

Township of Wellington North Zoning By-Law No. 66-01, as amended

According to the SVCA's interpretation of the Township of Wellington North Zoning By-law No. 66-01, the subject property is not zoned Natural Environment (NE) but areas of adjacent properties are zoned NE.

Conclusion

All of the plan review functions listed in the Agreement have been assessed with respect to this proposal. The Authority is of the opinion that this application for consent appears to conform to the

899/13 (Darcy & Paula Trinier)
September 16, 2013
Page 3

relevant policies of the Wellington County Official Plan and Provincial Policies referred to in the Agreement. The proposed consent to sever land is acceptable to the SVCA.

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

Sincerely,



Jennifer Prenger
Environmental Planning Technician

JP/

cc: Terry Fisk, SVCA Director (via email)
Darcy & Paula Trinier, Applicant, 8510 Concession 14, RR#1, Mount Forest, ON, N0G 2P0



Greg and Kathleen Leith – Pt. Lot 13, Con. 3 (geographic Township of West Luther)

CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

Application for Zoning By-law Amendment

Application No.: _____

A. THE AMENDMENT

1. TYPE OF AMENDMENT? Site Specific [] Other _____

2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?

To allow a garden suite on the property

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a. Registered Owner's Name(s): Kathleen & Greg Leith

Address: 8613 Sideroad 13, RR2, Arthur, Ont ^{NOG} 1A0

Phone: Home (519) 848 6283 Work (905) 816 5235 Fax () _____

Email: kathleen.leith@medtronic.com

b. Applicant (Agent) Name(s): _____

Address: _____

Phone: Home () _____ Work () _____ Fax () _____

Email: _____

c. Name, Address, Phone of all persons having any mortgage charge or encumbrance on the property:

i. _____

ii. _____

iii. _____

d. Send Correspondence To? Owner [] Agent [] Other [] _____

e. When did the current owner acquire the subject land? June 16, 2004

4. WHAT AREA DOES THE AMENDMENT COVER?

[] the "entire" property [] 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: 8613 Sideroad 13
b. Concession: 3 Lot: South part 13 Registered Plan No: _____
c. Area: _____ hectares Depth: _____ meters Frontage (Width): _____ meters
Area: 50 acres Depth: _____ feet Frontage (Width): _____ feet

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

a. Area: _____ hectares Depth: _____ meters Frontage (Width): _____ meters
Area: _____ acres Depth: _____ feet Frontage (Width): _____ feet

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

Prime agricultural -

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

agricultural

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

A-48

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

Residential & agricultural

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

50+ years

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

Agricultural, ~~residential~~ residential with a garden suite

13. PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS OR STRUCTURES ON THE SUBJECT LAND:

(Please use a separate page if necessary.)

	Existing		Proposed	
a. Type of building(s) or structure(s)	_____		<u>mobile home</u>	
b. Date of construction	_____		<u>1994</u>	
c. Building height	_____ (m)	_____ (ft)	_____ (m)	_____ (ft)
d. Number of storey's (excluding basement)	_____		<u>1</u>	
e. Total floor area	_____ (sq m)	_____ (sq ft)	_____ (sq m)	<u>1152</u> (sq ft)
f. Ground floor area	_____ (sq m)	_____ (sq ft)	_____ (sq m)	<u>1152</u> (sq ft)
g. Distance from building to the:				
i. Front lot line	_____ (m)	_____ (ft)	_____ (m)	<u>200</u> (ft)
ii. Side lot line	_____ (m)	_____ (ft)	_____ (m)	<u>900</u> (ft)
iii. Side lot line	_____ (m)	_____ (ft)	_____ (m)	<u>220</u> (ft)
iv. Rear lot line	_____ (m)	_____ (ft)	_____ (m)	<u>1750</u> (ft)
h. Percent lot coverage	_____ (%)		_____ (%)	
i. Number of parking spaces	_____		_____	
j. Number of loading spaces	_____		_____	

D. EXISTING AND PROPOSED SERVICES

14. WHAT IS THE ACCESS TO THE SUBJECT PROPERTY?

Provincial Highway	[]	Continually maintained municipal road	[<input checked="" type="checkbox"/>]	Right-of-way	[]
County Road	[]	Seasonally maintained municipal road	[]	Water access	[]

15. WHAT IS THE NAME OF THE ROAD OR STREET THAT PROVIDES ACCESS TO THE SUBJECT PROPERTY?

Sideroad 13

16. IF ACCESS IS BY WATER ONLY, PLEASE DESCRIBE THE PARKING AND DOCKING FACILITIES USED OR TO BE USED AND THE APPROXIMATE DISTANCE OF THESE FACILITIES FROM SUBJECT LAND TO THE NEAREST PUBLIC ROAD.

(This information should be illustrated on the required drawing under item G of this application.)

17. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL

	Municipal Sewers	Communal Sewers	Private Septic	Municipal Water	Communal Well	Private Well
a. Existing	[]	[]	[<input checked="" type="checkbox"/>]	[]	[]	[<input checked="" type="checkbox"/>]
b. Proposed	[]	[]	[<input checked="" type="checkbox"/>]	[]	[]	[<input checked="" type="checkbox"/>]

18. HOW IS THE STORM DRAINAGE PROVIDED?

a. Storm Sewers [] Ditches [] Swales [] Other means (explain below) []

E. OTHER RELATED PLANNING APPLICATIONS

19. HAS THE CURRENT OWNER (OR ANY PREVIOUS OWNER) MADE APPLICATION FOR ANY OF THE FOLLOWING, EITHER ON OR WITHIN 120 METRES OF THE SUBJECT LAND?

a. Official Plan Amendment	Yes	[]	No	[<input checked="" type="checkbox"/>]
b. Zoning By-law Amendment	Yes	[<input checked="" type="checkbox"/>]	No	[]
c. Minor Variance	Yes	[]	No	[<input checked="" type="checkbox"/>]
d. Plan of Subdivision	Yes	[]	No	[<input checked="" type="checkbox"/>]
e. Consent (Severance)	Yes	[]	No	[<input checked="" type="checkbox"/>]
f. Site Plan Control	Yes	[]	No	[<input checked="" type="checkbox"/>]

20. IF THE ANSWER TO QUESTION 19 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

- a. File No. and Date of Application: 1994
- b. Approval Authority: Township of Wellington North
- c. Lands Subject to Application: entire property
- d. Purpose of Application: Garden Suite
- e. Status of Application: expired in 2007
- f. Effect on the Current Application for Amendment: _____

F. OTHER SUPPORTING INFORMATION

21. PLEASE LIST THE TITLES OF ANY SUPPORTING DOCUMENTS:

(E.G. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report, etc.)

G. APPLICATION DRAWING

22. PLEASE PROVIDE AN ACCURATE DRAWING OF THE PROPOSAL, PREFERABLY PREPARED BY A QUALIFIED PROFESSIONAL. IN SOME CASES IT MAY BE MORE APPROPRIATE TO SUBMIT ADDITIONAL DRAWINGS AT VARYING SCALES TO BETTER ILLUSTRATE THE PROPOSAL. THE DRAWING MUST INCLUDE THE FOLLOWING:

- a. Owners' / applicant's name;
- b. Legal description of property;
- c. Boundaries and dimensions of the subject property and its current land use;
- d. Dimensions of area of amendment (if not, the entire property);
- e. The size and use of all abutting land;
- f. All existing and proposed parking and loading areas, driveways and lanes;
- g. The nature of any easements or restrictive covenants on the property;
- h. The location of any municipal drains or award drains;
- i. Woodlots, forested areas, ANSI's, ESA's, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc);
- j. The dimensions of all existing and proposed buildings and structures on the subject land and their distance to all lot lines;
- k. The name, location and width of each abutting public or private road, unopened road allowance or right of way;
- l. If access to the subject land is by water only, provide the location of the parking and docking facilities to be used;
- m. Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, wells, septic systems, springs, slopes, gravel pits); and
- n. The drawing should also include the scale, north arrow and date when the drawing was prepared.

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) _____ of the _____ of _____,
County/Region of _____ do hereby authorize _____ to
Act as my agent in this application.

Signature of Owner(s)

Date

I. AFFIDAVIT:

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

I (we) Kathleen Greg Leith 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 20 day of March, 2014.

Signature of Owner or Authorized Solicitor or Authorized Agent

March 20/14
Date

Signature of Commissioner
CATHERINE E. MORE, a Commissioner,
etc., County of Wellington, Deputy Clerk
of the Corporation of the Township of
Wellington North.

Mar. 20/14
Date

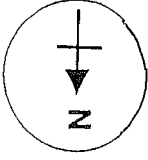
APPLICATION AND FEE OF \$ 1500.00 RECEIVED BY MUNICIPALITY

Signature of Municipal Employee

Mar. 20/14
Date

Property description: 8613 sideroad 13 Township of Wellington North, County of Wellington

Dec.08/03

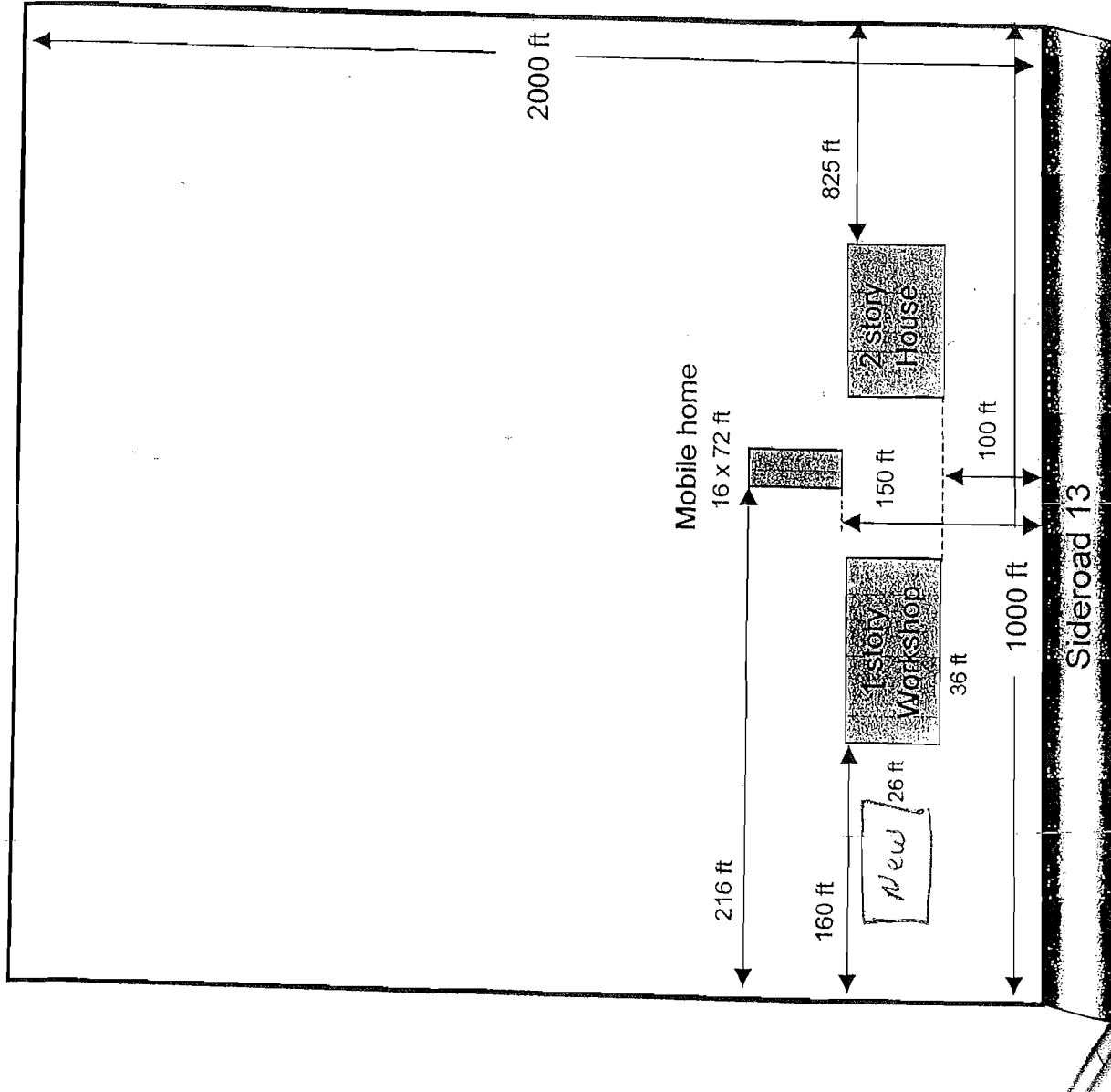


Owner: Greg and Kathleen Leith

Legal Description: Concession 3 Part Lot 13
Township of Wellington North
County of Wellington

The Property is 50 acres more or less
1000'x2000'

Present use is residential with an existing mobile
home garden suite presently used as an inlaw suite
and a separate detached workshop





COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
T 519.837.2600
F 519.823.1694
1 800.663.0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH ON N1H 3T9

April 24th, 2014

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

Dear Mr. Jones:

**Re: Greg & Kathleen Leith (Garden Suite Renewal)
Pt. Lot 13, Con. 3
8613 Sideroad 13
Zoning By-law Amendment**

PLANNING OPINION

The zoning amendment is required for the renewal of a temporary use of a garden suite for a family member of the applicant. We have no objections to implementing a renewal of the zoning amendment. Both the PPS and County Plan provide for a temporary garden suite as an accessory residence in a Prime Agricultural area. The renewal of this amendment will be for a 10 year period.

SUBJECT LAND

The subject land is legally described as Part of Lot 13, Concession 3 (Geographic Township of West Luther), with a civic address of 8613 Sideroad 13. The property is approximately 20.23 ha. (50 ac.) in size and is occupied by a residence, mobile home and accessory building.

PURPOSE

The purpose of the amendment is to renew a temporary garden suite to continue to be located on the subject lands. The mobile home is for the accommodation of a family member and has been on the subject lands since 1994.

WELLINGTON COUNTY OFFICIAL PLAN

The property is designated PRIME AGRICULTURAL and CORE GREENLANDS. Section 6.4.3 and 6.4.6 of the Prime Agricultural Areas land use policies provide for consideration of accessory residential uses such as a garden suite provided that they are established near the farm buildings and adequate water supply and sewage disposal system must also be available.

LOCAL ZONING BY-LAW

The subject lands are zoned Agricultural (A), Natural Environment (NE) and Rural Area Exception (A-48) which allows for a second residential dwelling (1 unit) provided that the second unit take the form of a mobile home. This exception expired on January 12, 2007. The attached draft by-law renews the existing zone amendment to permit the continued use of the temporary garden suite for a further 10 years.

PLANNING CONSIDERATION

Section 6.12 of the General Provisions of the Zoning By-law provide for a garden suite in the Agricultural zone, pursuant to the Garden Suite legislation (Section 39.1) of the Planning Act.

The Planning Act now permits a Garden Suite for a period of up to 20 years, with extensions of 3 years. The temporary use has been in place for 10 years under the current owners. Given the current legislation permits 20 years, Council may wish to consider providing an extension of 10 years.

Additionally Section 39.1 of the Planning Act authorizes Council to enter into an agreement with the owner as a condition to passing a by-law allowing the temporary use of a garden suite. This agreement deals with matters related to the temporary use of the garden suite such as the installation, period of occupancy and removal of the garden suite. This agreement is not required, however, we recommend that the owners enter into an agreement with Wellington North in order that they understand their responsibilities.

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

Sincerely,



Jameson Pickard
Junior 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 By-law 66-01, as amended, is hereby further amended by revising the regulations for the property zoned Rural Area exception (A-48) in Part lot 13, Concession 3, in the geographic Township of West Luther, as illustrated by schedule "A" attached to and forming part of this by-law.
2. That By-law number 66-01, as amended is hereby further amended by deleting the wording from the paragraph forming Section 33.48 b) of the By-law and replacing it with the following:
 - **That pursuant to section 39(3) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the mobile home/garden suite is permitted for a maximum of ten (10) years, starting from the date this By-law comes into effect.**
3. 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.
4. 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 , 2014.

READ a third time and passed this day of , 2014.

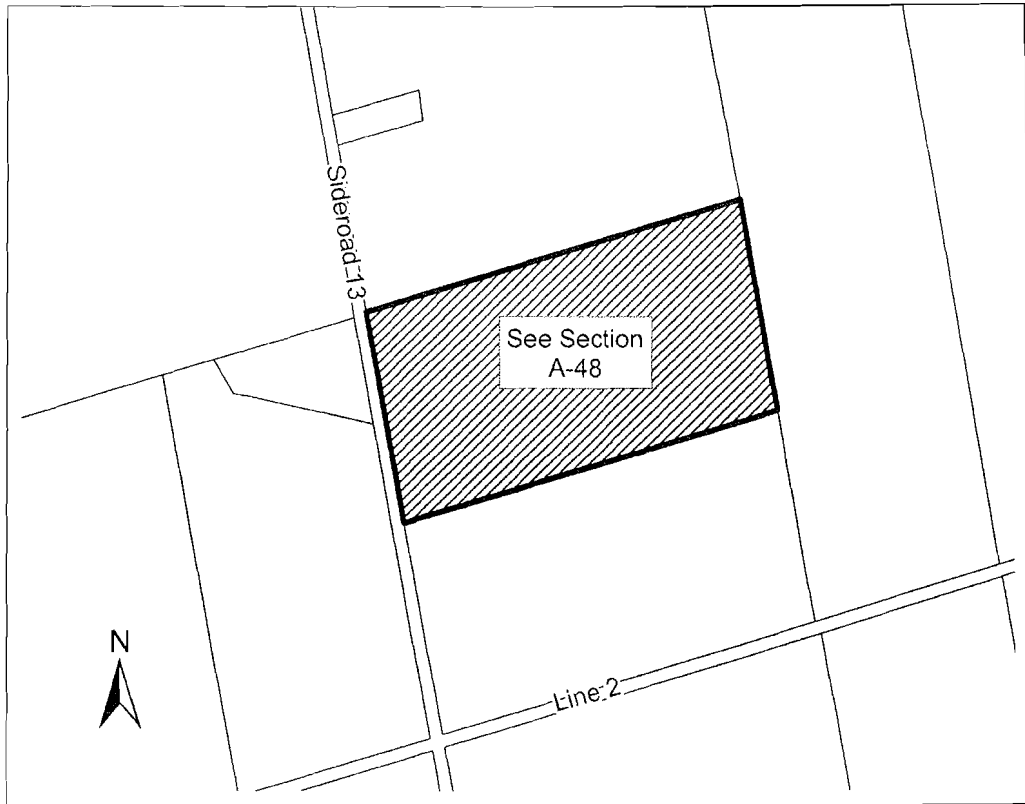
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



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

Passed this ___ day of _____ 2014.

MAYOR

CLERK

EXPLANATORY NOTE

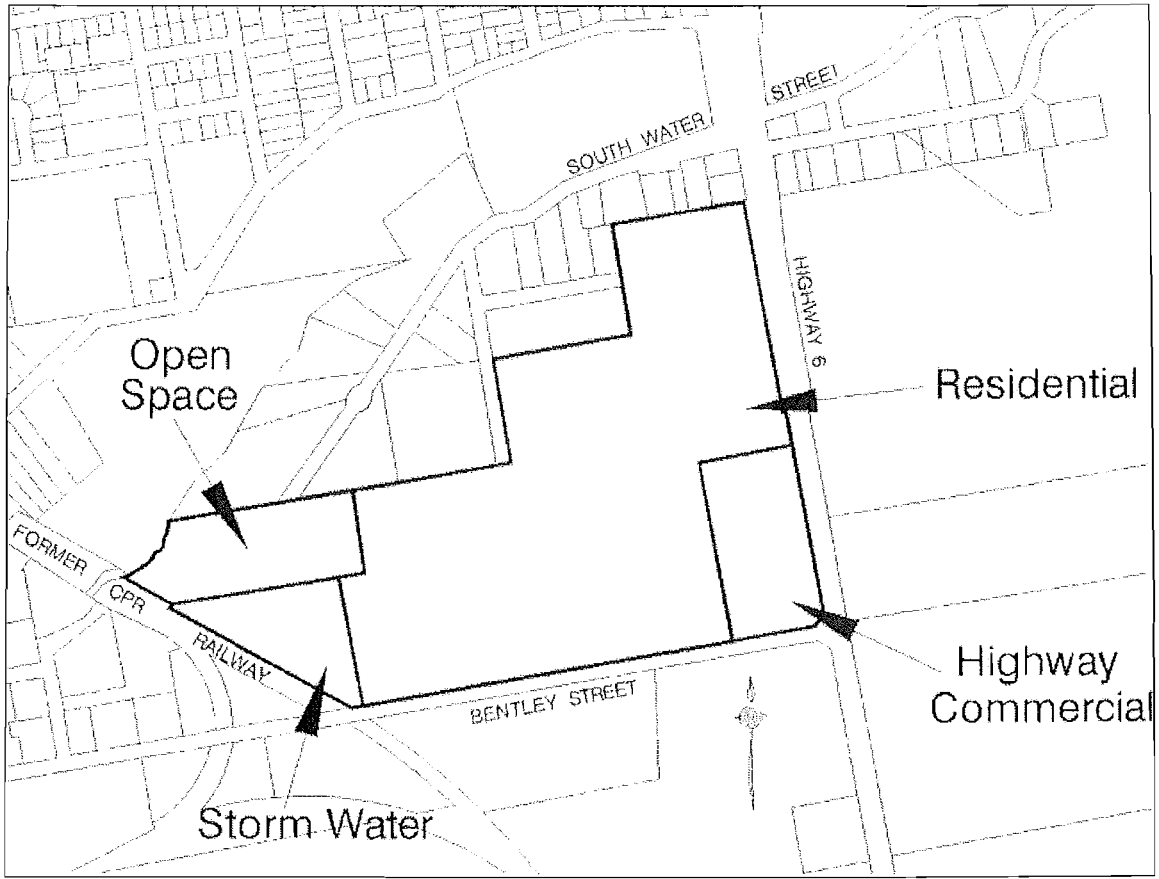
BY-LAW NUMBER _____.

SUBJECT LAND

The subject land is legally described as Part of Lot 13, Concession 3 (Geographic Township of West Luther), with a civic address of 8613 Sideroad 13. The property is approximately 20.23 ha. (50 ac.) in size and is occupied by a residence, mobile home and accessory building.

PURPOSE AND EFFECT

The purpose of the amendment is to allow a temporary garden suite in the form of a mobile home to continue to be located on the subject lands for an additional ten year period. The mobile home is for the accommodation of the owner's family member and has been on the subject lands since 1994.



Avila Investments Ltd. – Proposed Residential Plan of Subdivision



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

April 24, 2014

Mike Givens, C.A.O.
Township of Wellington North
7490 Sideroad 7 W
Kenilworth, ON NOG 2E0

Dear Mr. Givens:

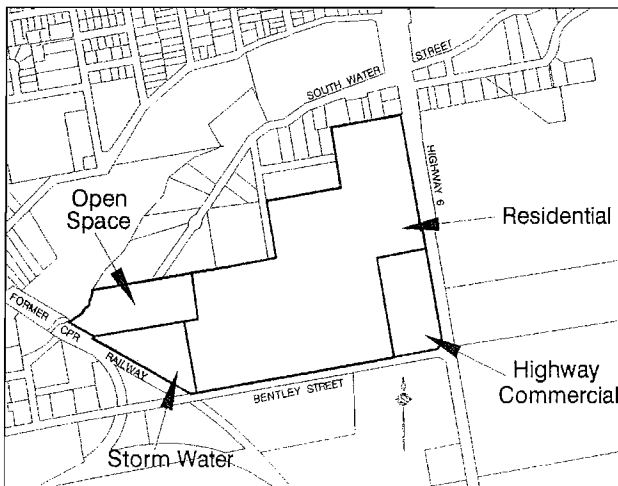
**Re: Proposed Residential Plan of Subdivision
Wellington County Subdivision File 23T-13002
Wellington Road 6 (Mount Forest)**

The purpose of this report is to provide the Township with an overview of the above referenced subdivision application and provide the comments received to date.

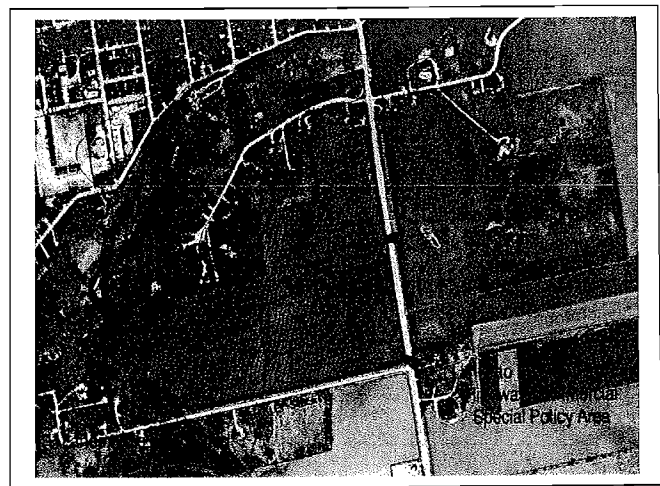
Location

The land subject to the proposed draft plan of subdivision is situated in the Urban Centre of Mount Forest (Wellington North). The property is on the west side of Highway 6 (see Key Map). The size of the subject property is 31.1 hectares (76.8 acres).

Key Map



Aerial Map



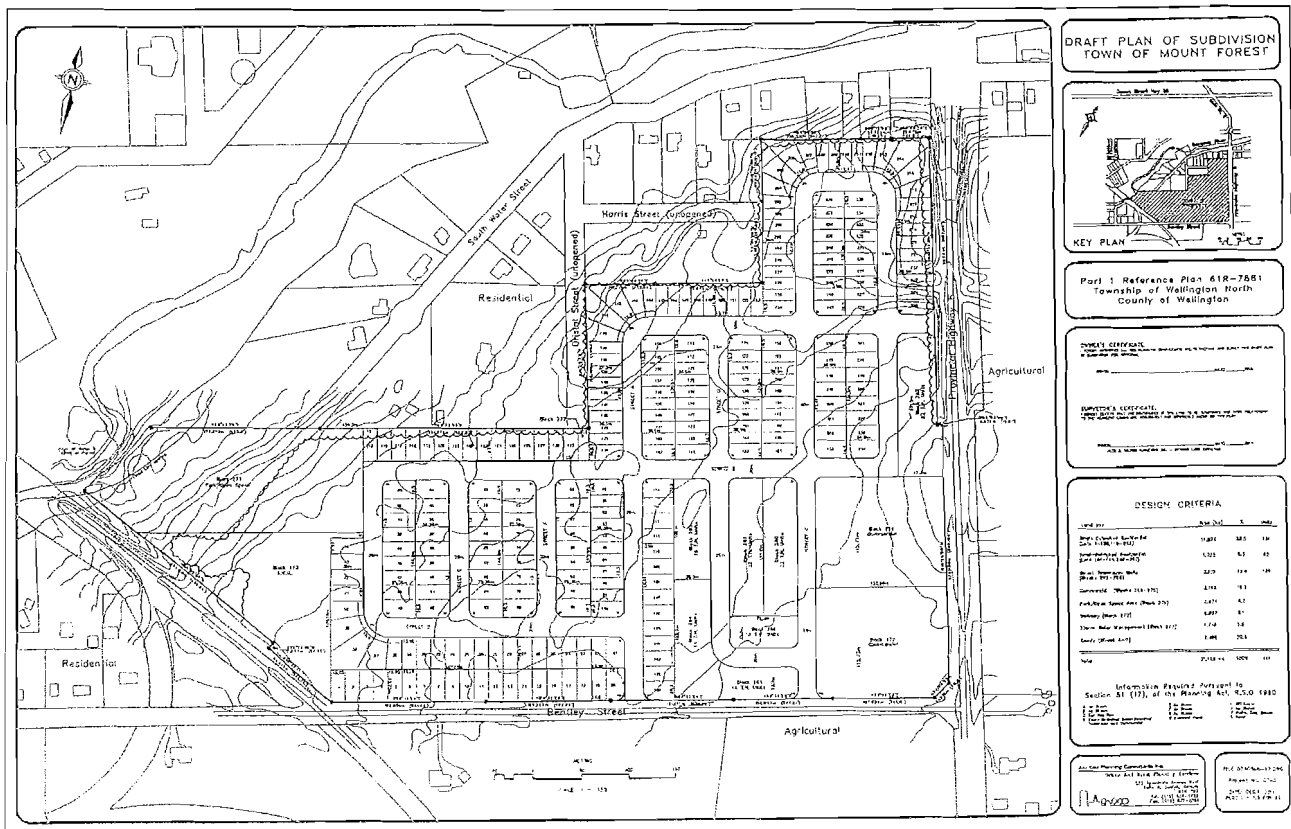
The location and relationship of the proposed development within the community of Mount Forest is better illustrated in the above aerial map.

Proposal

The application for a Draft Plan of Subdivision will result in the creation of a mixed density residential and commercial development on lands that are currently vacant. Specifically the overall proposal will create 231 single detached residential lots, 60 semi-detached residential lots and 7 townhouse blocks which will accommodate 120 townhouse units. A park/open space and storm water management area is also proposed as part of the overall plan. The details of the proposed Draft Plan of Subdivision (23T-13002) are as follows:

Land Use	Lots/Blocks	Units	Area (Ha.)
Single Family Detached	Lots 1-100, 115-245	231	11.974
Semi-Detached Dwellings	Lots 101-114, 246-261	60	1.722
On-Street Townhouses	Blocks 262 - 268	120	3.115
Commercial	Blocks 269 - 270	2	3.168
Park/Open Space Area	Block 271		2.874
Walkway	Block 272		0.037
Storm Water Management	Block 273		1.746
Roads (Streets A-G)			6.469
TOTAL UNITS/AREA		411	31.105

Subdivision Application 23T-13002



Public and Agency Comments

We have received a number of letters from the surrounding neighbours. Some concerns and comments received include concerns with water runoff from the subject lands which have caused flooding issues for adjacent neighbours. Questions related to timing of construction and issues of dust and garbage during this period. Some residents would like to see trails and linkages provided within the development.

The following agency comments have been received to date:

Agency Comments to Date	
Saugeen Valley Conservation Authority (SVCA)	Requesting deferral of the Draft Plan of Subdivision until the completion of an acceptable Environmental Impact Assessment (EIA) is completed to ensure the Greenland policies are met and to address potential impacts to the natural heritage features affecting the subject property.
Ministry of Transportation (MTO)	Satisfied with the Traffic Impact Study prepared by Paradigm Transportation Solutions Limit (April 2013). Conditions of draft approval have been provided that address the requirements for highway improvements, road widening's, site triangles, etc.
Upper Grand District School Board	No objection. Standard conditions have been submitted.
Wellington North Power	May require a new municipal sub-station to service the development and will require land for placement within the development. Also a servicing agreement will also be required.
Canada Post	Mail will be provided through centralized Community Mail Boxes (CMBs). Standard conditions have been submitted.
Union Gas	Standard conditions have been submitted.

Preliminary Planning Comments

Density/Development Concept

The proposed residential development is anticipated and encouraged by Provincial and County planning policy. The subject property is located within the urban settlement of Mount Forest. This large, vacant parcel of land is surrounded by large lot residential to the north and west and agricultural to the south and east. The property has a small frontage on the Saugeen River to the west. Section 4.4 of the Official Plan outlines Housing policies. The main applicable policy, Section 4.4.4, deals with Greenfield Housing, and requires a gross density of 6.5 residential units per acre. The development as proposed exceeds this density requirement.

The draft plan is showing a line of mature trees along the rear of the lots backing onto Highway 6. These trees would provide a good buffer from noise and dust and should remain. If they are not to remain an adequate buffer should be planted as compensation.

Storm Water Management

We have not been provided with comments from the Township Consulting Engineer on the SWM report. There is no road access provided to the Storm Water Management area. Further clarification of this will be required.

Availability of Municipal Services

In terms of servicing, the proposed development is to be provided with municipal sewage and water supply services. Sufficient capacity is available to date, however will form a condition of draft approval.

Wellington North Zoning By-law

The subject land is currently zoned Zoned Industrial site specific with a holding provision (M1-27(H)). The proposed development would require a zone amendment, which will form a condition of draft approval.

Parkland Dedication

There is a park/open space block identified on the plan. These lands are located within the Greenland designated area and consist primarily of environmental lands. The Official Plan provides criteria regarding the suitability of lands for use as municipal parkland and what is desirable. In particular section 13.10.2 e) considers the following as suitable, "land that is level, regularly shaped and not susceptible to major flooding, poor drainage, or other environmental or physical conditions which would interfere with their development or use for public recreation. Further work is required to determine an appropriate park area and/or a "cash-in-lieu" of parkland provision as a condition of approval. Further investigation on providing a potential trail network should also be undertaken.

Related Applications

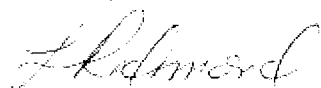
An Official Plan Amendment was adopted by County Council to redesignate the lands from Industrial to Residential, Commercial and Greenland. A zone amendment will be required in the future and will form a condition of draft approval.

Summary

While there are some technical matters that the applicant is required to resolve, we are satisfied that the proponent has addressed the applicable land use planning policies. 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.

I trust that these comments are helpful.

Sincerely,



Linda Redmond
Senior Planner

April 2014

Avila (Murphy)

4



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 ONLY (garyc@welington.ca)

March 14, 2014

County of Wellington
Planning and Development Department
74 Woolwich Street
Guelph, ON
N1H 3T9

ATTENTION: Gary Cousins, Director of Planning & Development

Dear Mr. Cousins,

RE: Application for Draft Plan of Subdivision
File No. 23T-13002
Part Park Lots R and Q, McDonald's Survey
Geographic Town of Mount Forest
Part Lot 2, Divisions 3 and 4, Concession WOSR
Being Part 1 on Reference 61R-7881
Geographic Township of Arthur
Township of Wellington North (Avila Investments Limited – Murphy Subdivision)

The Saugeen Valley Conservation Authority (SVCA) has received the Notice for the above-noted Draft Plan of Subdivision. The SVCA is reviewing this application in accordance with our mandate and policies and the Memorandum of Agreement between the Authority and the County of Wellington relating to Plan Review. The SVCA is requesting that approval of the Draft Plan of Subdivision be deferred pending the completion of an acceptable Environmental Impact Assessment (EIA) to ensure the Greenland policies of the Wellington County Official Plan are met and to address potential impacts to natural heritage features affecting the subject property. We elaborate in the following paragraphs.

Site Description

The site currently consists of agricultural fields bounded by the South Saugeen River and its valley to the northwest. In general, the property slopes gently downward to the southwest. The valley slope is forested. The west side of the property is bounded by the former railway line, which appears to act as a topographic barrier to surface flow.

Wellington County Official Plan

The Greenlands System



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



According to Schedule A6-1, the South Saugeen River and its floodplain are designated as Core Greenlands in the Wellington County Official Plan (OP). In order to promote sustainable development and a healthy community while preserving natural features, the forested valley slope has been designated as Greenlands. The SVCA is of the opinion that the treed corridor along the South Saugeen River valley should be maintained.

Section 5.6.3 of the OP indicates that where development is proposed in the Greenland system or on the 30 metre adjacent lands, the developer shall be required to identify natural heritage resources potentially impacted by the development, prepare, where required, an Environmental Impact Assessment (EIA) to address potential impacts, consider enhancement of the natural area where appropriate and reasonable, and demonstrate that there will be no negative impacts on the natural heritage resources or features or on its ecological function.

Portions of the proposed stormwater management pond are located within the 30 metre adjacent lands of the Greenlands designation identifying the forested valley slope. In addition, outflow from the stormwater management pond is being directed down the valley slope toward the South Saugeen River. The Authority is of the opinion that an EIA is necessary to address potential impacts to the valley slope that may result from the development of the stormwater management pond within the adjacent lands, including the diversion of normal sheet flow and the concentration of outflow discharge from the pond.

Habitat of Endangered or Threatened Species

According to information available through the Natural Heritage Information Centre (NHIC), there are multiple Element Occurrences on or adjacent to the subject property indicating the presence of endangered and/or threatened species that receive protection under *Ontario's Endangered Species Act*. The habitat of endangered or threatened species has been included in the Core Greenlands designation in the OP.

Section 5.4.2 of the OP states that:

"Development and site alteration will not be allowed in significant habitat of endangered or threatened species."

As such, the SVCA is of the opinion that the submission of an EIA, reviewed and approved by the SVCA and/or the County, is necessary to determine if the proposed development will negatively impact threatened or endangered species or their habitat.

Township of Wellington North Proposed Zoning By-Law Amendment

It is the understanding of the SVCA that an application will be submitted to the Township of Wellington North for an amendment to the Zoning By-Law to facilitate the proposed development. The SVCA recommends an appropriate restrictive zone be implemented that includes the area that is designated as Greenlands in the Wellington County Official Plan.

Draft Plan of Subdivision Conditions

As stated above, the SVCA is requesting that the approval of the Draft Plan of Subdivision be deferred until after the completion of an acceptable EIA. However, if a decision is being made, the SVCA recommends that the following conditions of Draft Plan Approval be included:

1. That prior to any grading or construction on the site and prior to Final Approval, the owner shall submit to the Saugeen Valley Conservation Authority for their review and approval the following plans, reports or applications, prepared by a qualified consultant to the satisfaction of the SVCA:
 - a) An Environmental Impact Assessment to address the potentially impacts to the natural heritage features on the property.
 - b) A 'Final Servicing & Stormwater Management Report' that is in accordance with the prevailing Ministry of the Environment planning and design guidelines and other related technical criteria as determined by the SVCA. The SVCA has reviewed the 'Preliminary Servicing & Stormwater Management Report' and will be providing separate comments to Gamsby and Mannerow Limited. The Final Report shall detail the methods that will be used to control surface water flow within the development lands and abutting properties during and following construction. The Final Report shall also detail the methods that will reduce any negative impacts to water quality.

The Subdivision Agreement should include a provision whereby the Township of Wellington North will assume ownership, operation and maintenance responsibility of the stormwater management infrastructure in perpetuity.
 - c) A detailed 'Lot Grading' Plan' prepared in accordance with the prevailing Ministry of the Environment planning and design guidelines and other related technical criteria as determined by the SVCA.
 - d) An 'Erosion and Sedimentation Control Plan' indicating the means whereby erosion will be minimized and sediment contained on-site and from abutting properties throughout all phases of grading and construction and shall include a maintenance plan and provision for timely revegetation of the site. The plan shall also detail the methods that will reduce any negative impacts to water quality.
2. That prior to final approval of the subdivision by the County, a zoning by-law amendment will be passed by the Township of Wellington North with wording and mapping that is acceptable to the SVCA.
3. That prior to Final Approval, the Saugeen Valley Conservation Authority review the wording in the Draft Subdivision Agreement between the Owner and the Township of Wellington North to ensure that the Agreement addresses all of the requirements of the Saugeen Valley Conservation Authority.

4. That the Subdivision Agreement between the Owner and the Township of Wellington North contain the following provision with wording that is acceptable to the SVCA:
 - a) The Owner agrees to carry out, or cause to be carried out, the works recommended in the approved plans and final reports as noted in 1. a), b), c) and d).

SVCA Regulation

The South Saugeen River, its floodplain, plus a 15 metres offset distance from the Hurricane Hazel Flood Event Standard floodplain is 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 *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" within a Regulated Area or alteration to a wetland or watercourse.

"Development" and Alteration

Subsection 28(25) of the *Conservation Authorities Act* defines "development" as:

- a) *the construction, reconstruction, erection or placing of a building or structure of any kind,*
- b) *any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure,*
- c) *site grading, or*
- d) *the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.*

According to Section 5 of Ontario Regulation 169/06, as amended, alteration generally includes the straightening, diverting or interference in any way with the existing channel of a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

Conclusion

The SVCA has reviewed the associated plans and report based on our policies and mandate, and the Memorandum of Agreement between the Authority and the County of Wellington relating to Plan Review.

The SVCA is requesting that the decision on the Draft Plan of Subdivision be deferred.

We trust these comments are helpful. Should questions arise, please do not hesitate to contact this office.

County of Wellington
Planning and Development Department
File No. 23T-13002
March 14, 2014
Page 5 of 5

Sincerely,

Candace Hamm

Candace Hamm
Environmental Planning Coordinator
Saugeen Conservation

CH/

cc: Clerk, Township of Wellington North (via e-mail)
John Cox Planning Consultants Inc., Agent (via e-mail)
Graham Buck, Species at Risk Biologist, Ministry of Natural Resources (via e-mail)
Terry Fisk, Director, SVCA (via e-mail)



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 ONLY (djones@wellington-north.com)

April 22, 2014

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

ATTENTION: Darren Jones, Building / Zoning Department

Dear Mr. Jones,

RE: Application for Draft Plan of Subdivision
File No. 23T-13002
Part Park Lots R and Q, McDonald’s Survey
Geographic Town of Mount Forest
Part Lot 2, Divisions 3 and 4, Concession WOSR
Being Part 1 on Reference 61R-7881
Geographic Township of Arthur
Township of Wellington North (Avila Investments Limited – Murphy Subdivision)

The Saugeen Valley Conservation Authority (SVCA) has received the Notice for the above-noted Draft Plan of Subdivision from the Township of Wellington North. The SVCA is reviewing this application in accordance with our mandate and policies and the Memorandum of Agreement between the Authority and the County of Wellington relating to Plan Review. SVCA comments were provided to the County of Wellington for this Draft Plan of Subdivision on March 14, 2014. The Authority comments remain unchanged and are as follows.

The SVCA is requesting that approval of the Draft Plan of Subdivision be deferred pending the completion of an acceptable Environmental Impact Assessment (EIA) to ensure the Greenland policies of the Wellington County Official Plan are met and to address potential impacts to natural heritage features affecting the subject property. We elaborate in the following paragraphs.

Site Description

The site currently consists of agricultural fields bounded by the South Saugeen River and its valley to the northwest. In general, the property slopes gently downward to the southwest. The valley slope is forested. The west side of the property is bounded by the former railway line, which appears to act as a topographic barrier to surface flow.



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

Wellington County Official Plan

The Greenlands System

According to Schedule A6-1, the South Saugeen River and its floodplain are designated as Core Greenlands in the Wellington County Official Plan (OP). In order to promote sustainable development and a healthy community while preserving natural features, the forested valley slope has been designated as Greenlands. The SVCA is of the opinion that the treed corridor along the South Saugeen River valley should be maintained.

Section 5.6.3 of the OP indicates that where development is proposed in the Greenland system or on the 30 metre adjacent lands, the developer shall be required to identify natural heritage resources potentially impacted by the development, prepare, where required, an Environmental Impact Assessment (EIA) to address potential impacts, consider enhancement of the natural area where appropriate and reasonable, and demonstrate that there will be no negative impacts on the natural heritage resources or features or on its ecological function.

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Section 5.4.2 of the OP states that:

"Development and site alteration will not be allowed in significant habitat of endangered or threatened species."

As such, the SVCA is of the opinion that the submission of an EIA, reviewed and approved by the SVCA and/or the County, is necessary to determine if the proposed development will negatively impact threatened or endangered species or their habitat.

Township of Wellington North Proposed Zoning By-Law Amendment

It is the understanding of the SVCA that an application will be submitted to the Township of Wellington North for an amendment to the Zoning By-Law to facilitate the proposed development. The SVCA recommends an

appropriate restrictive zone be implemented that includes the area that is designated as Greenlands in the Wellington County Official Plan.

Draft Plan of Subdivision Conditions

As stated above, the SVCA is requesting that the approval of the Draft Plan of Subdivision be deferred until after the completion of an acceptable EIA. However, if a decision is being made, the SVCA recommends that the following conditions of Draft Plan Approval be included:

1. That prior to any grading or construction on the site and prior to Final Approval, the owner shall submit to the Saugeen Valley Conservation Authority for their review and approval the following plans, reports or applications, prepared by a qualified consultant to the satisfaction of the SVCA:
 - a) An Environmental Impact Assessment to address the potentially impacts to the natural heritage features on the property.
 - b) A 'Final Servicing & Stormwater Management Report' that is in accordance with the prevailing Ministry of the Environment planning and design guidelines and other related technical criteria as determined by the SVCA. The SVCA has reviewed the 'Preliminary Servicing & Stormwater Management Report' and will be providing separate comments to Gamsby and Mannerow Limited. The Final Report shall detail the methods that will be used to control surface water flow within the development lands and abutting properties during and following construction. The Final Report shall also detail the methods that will reduce any negative impacts to water quality.

The Subdivision Agreement should include a provision whereby the Township of Wellington North will assume ownership, operation and maintenance responsibility of the stormwater management infrastructure in perpetuity.
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 - d) An 'Erosion and Sedimentation Control Plan' indicating the means whereby erosion will be minimized and sediment contained on-site and from abutting properties throughout all phases of grading and construction and shall include a maintenance plan and provision for timely revegetation of the site. The plan shall also detail the methods that will reduce any negative impacts to water quality.
2. That prior to final approval of the subdivision by the County, a zoning by-law amendment will be passed by the Township of Wellington North with wording and mapping that is acceptable to the SVCA.

3. That prior to Final Approval, the Saugeen Valley Conservation Authority review the wording in the Draft Subdivision Agreement between the Owner and the Township of Wellington North to ensure that the Agreement addresses all of the requirements of the Saugeen Valley Conservation Authority.
4. That the Subdivision Agreement between the Owner and the Township of Wellington North contain the following provision with wording that is acceptable to the SVCA:
 - a) The Owner agrees to carry out, or cause to be carried out, the works recommended in the approved plans and final reports as noted in 1. a), b), c) and d).

SVCA Regulation

The South Saugeen River, its floodplain, plus a 15 metres offset distance from the Hurricane Hazel Flood Event Standard floodplain is 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 *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" within a Regulated Area or alteration to a wetland or watercourse.

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Subsection 28(25) of the *Conservation Authorities Act* defines "development" as:

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- b) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure,*
- c) site grading, or*
- d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.*

According to Section 5 of Ontario Regulation 169/06, as amended, alteration generally includes the straightening, diverting or interference in any way with the existing channel of a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

Conclusion

The SVCA has reviewed the associated plans and report based on our policies and mandate, and the Memorandum of Agreement between the Authority and the County of Wellington relating to Plan Review.

The SVCA is requesting that the decision on the Draft Plan of Subdivision be deferred.

We trust these comments are helpful. Should questions arise, please do not hesitate to contact this office.

Township of Wellington North
Building / Zoning Department
File No. 23T-13002
April 22, 2014
Page 5 of 5

Sincerely,

Candace Hamm

Candace Hamm
Environmental Planning Coordinator
Saugeen Conservation

CH/

cc: Gary Cousins, Director of Planning & Development, County of Wellington (via e-mail)
John Cox Planning Consultants Inc., Agent (via e-mail)
Graham Buck, Species at Risk Biologist, Ministry of Natural Resources (via e-mail)
Terry Fisk, Director, SVCA (via e-mail)

Darren Jones

From: Sean.Yutronkie@HydroOne.com
Sent: Tuesday, April 15, 2014 11:47 AM
To: Darren Jones
Subject: Draft Plan of Subdivision No. 23T-13002

Draft Plan of Subdivision No. 23T-13002

We have reviewed the documents concerning the above noted Draft Plan of Subdivision Application and have no comments or concerns at this time.

Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier.

Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group.

subdivision@Hydroone.com or call 1-866-272-3330.

If you have any questions please call me at the number below.

Thank you.

Dennis De Rango
Specialized Services Team Lead
905-946-6237



UPPER GRAND DISTRICT SCHOOL BOARD
500 Victoria Road North, Guelph, Ontario N1E 6K2
Phone: (519) 822-4420 Fax: (519) 822-2134

Martha C. Rogers
Director of Education

March 11, 2014

PLN: 14-10
File Code: R14
Sent by: mail & email

Gary Cousins, RPP MCIP
Director of Planning and Development
County of Wellington
74 Woolwich Street
Guelph, Ontario N1H 3T9

RECEIVED

MAR 19 2014

TWP. OF WELLINGTON NORTH

Dear Mr. Cousins;

Re: **Application for Draft Plan of Subdivision
23T-13002 Avila Investments, Township of Wellington North**

Planning staff at the Upper Grand District School Board has received and reviewed the above noted Application for Draft Plan of Subdivision in the Township of Wellington North.

The Planning Department at the Upper Grand District School Board has **no objection** to the application subject to the following conditions:

- Education Development Charges shall be collected prior to the issuance of a building permit;
- The developer agrees to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ARC/INFO export or DXF format containing parcel fabric and street network;
- That adequate sidewalks, lighting and snow removal (on sidewalks and walkways) is provided to allow students to walk safely to school or to a designated bus pickup point;
- The developer and the Upper Grand District School Board reach an agreement regarding the supply and erection of a sign (at the developers expense and according to the Board's specifications) affixed to the permanent development sign advising prospective residents that students may be directed to schools outside the neighbourhood; and
- The developer agrees in the subdivision agreement to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease, until such time as a permanent school is assigned:

"Whereas the Upper Grand District School Board has designated this subdivision as a Development Area for the purposes of school accommodation, and despite the best efforts of the Upper Grand District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside the area, and further, that students may in future have to be transferred to another school."

Should you require additional information, please feel free to contact me at (519) 822-4420 ext. 863.

Sincerely,

A handwritten signature in cursive script that reads "E. Bumbaco".

Emily Bumbaco
Planning Department

Cc: Michael Givens, Township of Wellington North
John Cox, J.L. Cox Planning Consultant



uniongas

A Spectra Energy Company

RECEIVED

FEB 25 2014

February 19, 2014

TWP. OF WELLINGTON NORTH

BY FAX 519-823-1694

County of Wellington,
Planning and Development Dept.
74 Woolwich Street,
Guelph, Ontario N1H 3T9

Attention: Gary Cousins, Director of Planning and Development

Re: Application for Draft Plan of Subdivision, County File 23T-13002

Thank you for your correspondence with regards to the draft plan approval for the above noted project.

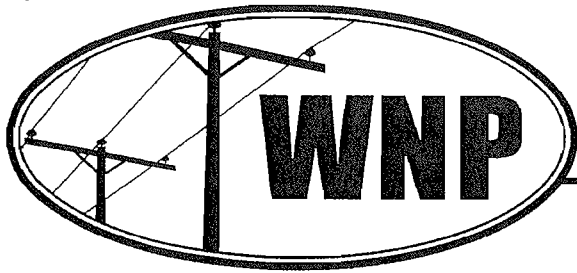
It is Union Gas Limited's ("Union") request that as a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project and in a form satisfactory to Union.

Should you require any further information, please contact the undersigned.

Sincerely

Mary Jane Patrick
Analyst, Land Services
Tel: 519-436-4578
Fax: 519-436-5353
mpatrick@uniongas.com

cc: ✓ Township of Wellington North
John Cox Planning Consultant



Wellington North Power Inc.

290 Queen Street West, PO Box 359, Mount Forest, ON N0G 2L0
Phone: 519.323.1710 Fax: 519.323.2425 E-mail: wnp@wellingtonnorthpower.com

www.wellingtonnorthpower.com

BY MAIL

March 10, 2014

Director of Planning and Development
County of Wellington - Administration Centre
74 Woolwich Street
Guelph ON N1H 3T9

RECEIVED

MAR 13 2014

TWP. OF WELLINGTON NORTH

COPY

Subject: Wellington North Power Inc. Response
Draft Plan of Subdivision – County File 23T-13002
Lands commonly known as “Murphy Property”

Dear Mr. Cousins,

Please find these comments in response to your letter dated January 29, 2014 concerning the draft plan of subdivision known as County File 23T-13002.

1. The property concerned with this “plan of subdivision” is located within Wellington North Power Inc.’s service area as licensed by the Ontario Energy Board.
2. Wellington North Power Inc. may require a new municipal sub-station to service the proposed development which would require land for placement within the development. Wellington North Power Inc. will have an engineering feasibility study completed to consider the options of a new sub-station versus supplying this development from Wellington North Power Inc.’s existing network of sub-stations in Mount Forest. Wellington North Power Inc. will initiate this study once further detail and timelines are made available from the developer.
3. Wellington North Power Inc. and the developer will need to enter into a servicing agreement for this property in the future.

Please do not hesitate to contact the undersigned as required at 519-323-1710.

Thank you and kind regards,

WELLINGTON NORTH POWER INC.
Matthew Aston, Manager of Operations

CC:

Ms. Cathy More, Township of Wellington, PO BOX 125, Kenilworth ON N0G 2E0
Mr. John Cox, John Cox Planning Consultant, 17 Spencer Drive, Guelph ON N1L 1N1

↓
Brian & Laura Kennedy
960 Bentley Street
Mount Forest, Ontario N0G 2L3
Telephone: (519) 323-0128
laurakennedy58@gmail.co

RECEIVED

FEB 12 2014

February 10, 2014

TWP. OF WELLINGTON NORTH

Township of Wellington North, Clerk
P. O. Box 125,
7490 Sideroad 7 West,
Kennilworth, Ontario
N0G 2E0

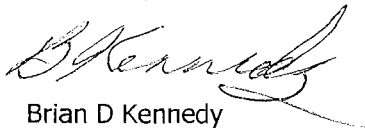
Dear Sir/Madam

We have just received and Notice of Complete Application regarding a proposed draft plan of subdivision 23T-13002.

Please accept this letter as our notice that we do wish to be notified of any of the decisions of the proposed Draft Plan of Subdivision.

Thank you in advance regarding this matter. Should you have any further questions and/or queries do not hesitate to contact me at the above telephone number or on my cell 519 323-7163.

Yours truly,


Brian D Kennedy

cc: County of Wellington
Planning and Development Dept
Attention: Gary Cousins

RECEIVED

Scott and Kim Hartle
240 South Water Street
Mount Forest, ON
N0G 2L3

FEB 13 2014

TWP. OF WELLINGTON NORTH

February 10, 2014

Gary Cousins
Director Planning and Development
County of Wellington
Planning and Development Department
Administration Centre
74 Woolwich Street
Guelph, ON
N1H 6H9

Dear Mr. Cousins

Re: File #23T-13002

As owners of property that adjoins the proposed subdivision, we are writing this letter to inform you of our objection to the draft plan.

We have lived at the above address since August of 1999 and since then we have experienced floods from that property on three different occasions. At the time of the floods, the Township of Wellington North owned the property in question. After appealing to the Township, they agreed to construct a berm and a grassy floodway. This area runs the length of our property, approximately 400ft and 75ft wide. My wife and I currently maintain this floodway and it has worked well since its construction.

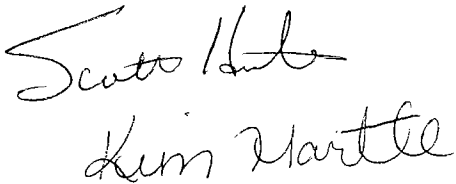
Because of the flooding in the past, we are concerned about the proposed Storm Water location. We believe it should be located where the proposed "Open Space" is situated. As well, we believe the current berm and floodway should be left as is and we will continue to maintain it.

Another concern is the length of time the property will be under development. We realize these things are not built overnight, rather decades and we are

concerned about blowing garbage and construction material. For this reason we would like to see the property fenced prior to the commencement of construction.

We thank you for your time and request notification of any and all decisions and or meetings (council, public or otherwise) of the Proposed Draft Plan of Subdivision regarding file #23T-13002.

Warmest Regards

Handwritten signatures of Scott and Kim Hartle. The signature for Scott Hartle is written in a cursive style, and the signature for Kim Hartle is also in cursive, appearing below Scott's signature.

Scott and Kim Hartle

RECEIVED

FEB 21 2014

TWP. OF WELLINGTON NORTH

Feb. 18, 2014.

To: Mr. Gary Cousins
Planning and Development
Wellington County

We would like to be notified of any decisions made of the proposed Draft
Plan of Subdivision,
File Nos. 23T-13002.

Lorraine Dennis and Randy Foreman
Gordon Dennis and Dorothy Dennis
Box 274
Mount Forest ON.
N0G 2L0.

We live at 966 Bentley St.



To: The Township of Wellington North,
- Clerk,

We would like to be notified of the decision/s of the proposed Draft Plan of Subdivision for the land south of Mount Forest on Hwy. 6

We own land near-by and are interested in knowing of any future development regarding this project.

Thank-you

Phares W. + Mary P. Martin
7121 Sideroad 2,
R.R. 5 Mount Forest ON
N0G 2L0

"File Nos 23T-13002"

RECEIVED

FEB 28 2014

TWP. OF WELLINGTON NORTH

RECEIVED

MAR 10 2014

TWP. OF WELLINGTON NORTH

Jeffrey Holland and Jasmine Kid
200 South Water St. Mount Forest
Ontario, N0G 2L3

March 5, 2014

Re: Notice of Complete Application regarding a Proposed Draft Plan of Subdivision (Township of Wellington North) File Nos. 23T-13002

To:

Mr. Gary Cousins, Planning Director
County of Wellington
Planning and Development Department
Administration Centre
74 Woolwich Street
Guelph, Ontario N1H 6H9

Mr. Darren Jones, Chief Building Official
Township of Wellington North
P.O. Box 125
7490 Sideroad 7 West,
Kenilworth, Ontario N0G 2E0

We have discussed this sheet with one another and would like to be kept apprised of any updates. Is there any more information available at this time on the proposal, street layouts, where the townhouses and semis are going? Our property has a road allowance beside it and one perpendicular to it; will these be opened up for public access? Will any land be required from neighbouring properties for road widening? Being that South Water Street is gravel and not all the utilities are routed to each house, is there a plan to do so that would go along with the development of the land to the South?

Being that there is water services along South Water St. but not all houses are connected would houses need to connect to town water? Will sewer services be brought along South Water St. and will this be something that houses on this street will be required to connect to?

Any information (cost/timeline) you could pass along to us would be gratefully appreciated.

Sincerely,


Jeffrey Holland and Jasmine Kid

J

Cathy More

From: Gary Cousins [garyc@wellington.ca]
Sent: February-18-14 8:47 AM
To: Night & Day Studio
Cc: Mike Givens; Cathy More; paul
Subject: RE: Request: File No. 23T-13002

Thanks for your email. The Township of Wellington North will hold the public meeting. You will have to check with them on a date.

Please let me know if you have any specific concerns that we can look into for you.

Gary Cousins

From: Night & Day Studio [mailto:nightandday@wightman.ca]
Sent: Monday, February 17, 2014 7:16 PM
To: Gary Cousins
Cc: mgivens@wellington-north.com; cmore@wellington-north.com; paul
Subject: Request: File No. 23T-13002

Mr Cousins,

Please accept this email as a written request to be provided with written notice of any and all public meetings and decisions regarding the property located at Bentley Street and Hwy 6 (Mount Forest) in Wellington North, known locally as the Murphy Lands and referenced by file no. 23T-13002.

When will a public meeting be held for this file?

Thank you,

Elsa Mann and Paul Kaye
947 Bentley Street,
Mount Forest, ON
N0G2L3

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