

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING AGENDA – MARCH 6, 2023 @ 2:00 P.M.  
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING**

**HOW TO JOIN**

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

Please click this URL to join. <https://us02web.zoom.us/j/81770829765>

Description: Public Meeting Under the Planning Act

Or join by phone:

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

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

Webinar ID: 817 7082 9765

**PAGE  
NUMBER**

**CALLING TO ORDER - Mayor Lennox**

**DISCLOSURE OF PECUNIARY INTEREST**

ZBA 02/23 BJ Industries Inc.

**OWNERS/APPLICANT**

ZBA 02/23 BJ Industries Inc.

**LOCATION OF THE SUBJECT LAND**

The land subject to the proposed amendment is described as EOSR DIV 1 Pt Lot 21 RP 60R2426 Pt 1 and municipally known as 7519 Sideroad 7 E. The property subject of the amendment is approximately 0.8 ha (1.97 ac) in size and is currently vacant. *The location is shown on the map attached.* 3

**PURPOSE AND EFFECT OF THE APPLICATION**

The property is currently zoned Hamlet Commercial (C5) zone. The purpose and effect of the amendment is to rezone the lands from Hamlet Commercial (C5) zone to Site Specific Industrial (M1-115) to permit a self-storage facility. Additional relief may be considered at this meeting.

**NOTICE**

Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on February 8, 2023.

**PRESENTATIONS**

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

- Planning Report dated February 7, 2023

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## **CORRESPONDENCE FOR COUNCIL'S REVIEW**

- Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority
- Letter dated February 16, 2023 (No Objection) 9
- Jim Martin
- Email dated February 23, 2023 12

## **REQUEST FOR NOTICE OF DECISION**

The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the by-law must submit a written request.

## **MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS**

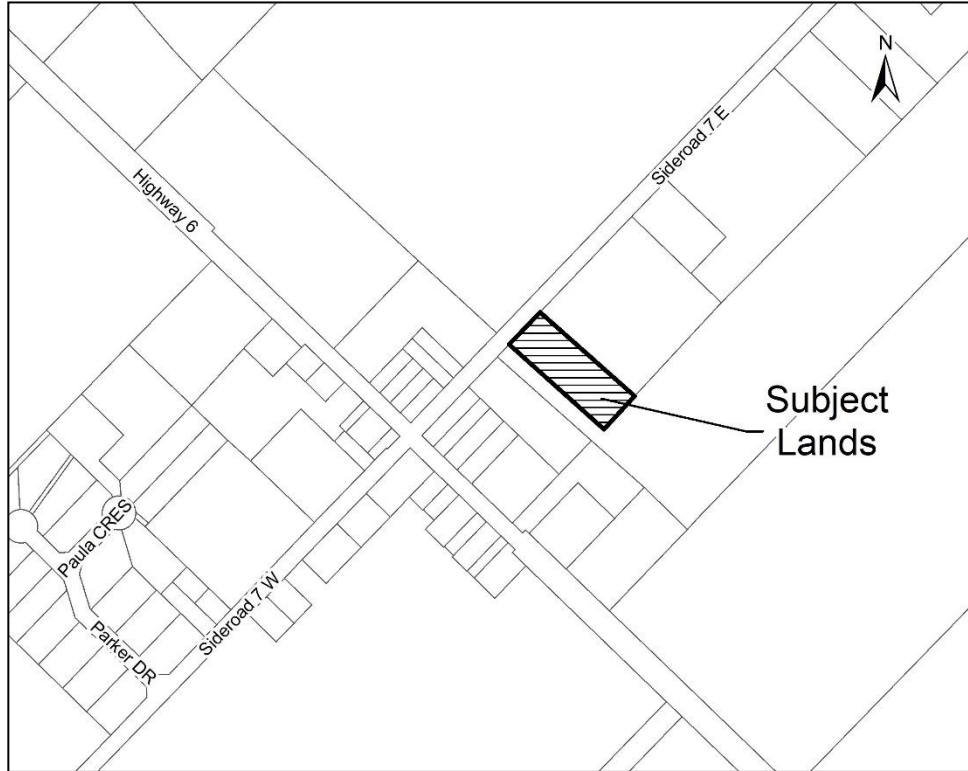
## **COMMENTS/QUESTIONS FROM COUNCIL**

## **ADJOURNMENT**

Recommendation:

THAT the Public Meeting of March 6, 2023 be adjourned at \_\_\_\_\_ pm.

BJ INDUSTRIES INC.





## PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

**DATE:** February 7, 2023  
**TO:** Darren Jones, C.A.O.  
Township of Wellington North  
**FROM:** Matthieu Daoust, Senior Planner  
County of Wellington  
**SUBJECT:** **BJ Industries**  
**EOSR Div 1 Pt Lot 21 RP 60R2426 Pt 1**  
**Zoning By-law Amendment (ZBA 02/23)**

### PLANNING OPINION

The purpose of this zone amendment is to rezone a portion of the subject land, approximately 0.8 ha (1.97 ac) from Hamlet Commercial (C5) zone to Site Specific Industrial (M1-115) zone to permit a self storage facility. The applicant is proposing to construct three 4,500 self storage buildings on the subject lands and scale the business to include eight to nine storage buildings.

Planning staff have no concerns with the application. The application is consistent with applicable Provincial Policy and generally conforms with the Official Plan. A draft zoning by-law has been attached to this report for public viewing and Councils consideration.

### INTRODUCTION

The subject land is legally described as EOSR Div 1 Pt Lot 21 RP 60R2426 Pt 1 and municipality known as 7519 Sideroad 7 E. The subject property is approximately 0.8 ha (1.97 ac) in size and is currently vacant and farmed. An air photo is shown below in Figure 1.

### PROPOSAL

The purpose of this zone amendment is to rezone a portion of subject property approximately 0.8 ha (1.97 ac) from Hamlet Commercial (C5) to Site Specific Industrial (M1-115) to permit a self storage facility on the subject lands.

### PROVINCIAL PLANNING POLICY

Rezoning's are subject to the Provincial Policy Statement and decisions of a Council are required to be "consistent" with it (Section 4.2). The subject property is located within the settlement area of Arthur. Section 1.1.3.1 of the PPS states that "settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted." Settlement areas are encouraged to include a mix of densities and land uses.



Figure 1 – Air Photo 2020

### **COUNTY OFFICIAL PLAN**

The subject property is located within the HAMLET of Kenilworth. Section 7.4.1 outlines the permitted uses “including local commercial, small scale industrial, institutional may also per permitted where compatible and where adequate levels of service can be provided”.

### **ZONING BY-LAW**

The subject lands are zoned Hamlet Commercial (C-5) zone. The purpose of the application is to rezone the subject lands to a site specific Industrial (M1-115) to permit a self storage facility.

### **Draft Zoning By-law Amendment**

A draft Zoning By-law amendment has been prepared for public review and Council’s consideration, and is attached to this report.

The proposed site specific zoning for the property includes the following provisions:

- The permitted uses on the subject lands will be limited to a self storage facility.
- Buffering which may include berming, tree plantings, and/or fencing shall be required adjacent to any existing residential dwellings and road allowances.

### **Site Plan Approval**

Planning Staff note that site plan approval will be required for the proposed development which will finalize details relating to tree planting and retention, buffering, fencing, snow storage etc. and address compatibility of the building with the adjacent properties.

Respectfully submitted  
County of Wellington Planning and Development Department



Matthieu Daoust, RPP MCIP  
Senior Planner

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
BY-LAW NUMBER \_\_\_\_\_.**

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

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended

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 legally described as EOSR DIV 1 Pt Lot 21 RP 60R2426 Pt 1 as shown on Schedule "A" attached to and forming part of this By-law from **Hamlet Commercial (C5) to Site Specific Industrial (M1-115)**.
2. THAT Section 33, rural area exception zone, is hereby amended by adding the following new exceptions:

<b>33.115</b> EOSR DIV 1 Pt Lot 21 RP 60R2426 Pt 1	<b>M1-115</b>	<b>a) <u>Permitted Uses</u></b> Notwithstanding any other provisions of the Zoning By-law to the contrary, the land zoned M1-115, shall only be used for a self storage facility.  <b>b) <u>Regulations</u></b> <ul style="list-style-type: none"> <li>• Notwithstanding any other provisions to the contrary, Section 6.3 BUFFER AREA shall apply and buffering shall be provided to any adjacent residential dwellings and road allowances.</li> </ul>
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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 become effective from the date of passage by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST AND SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

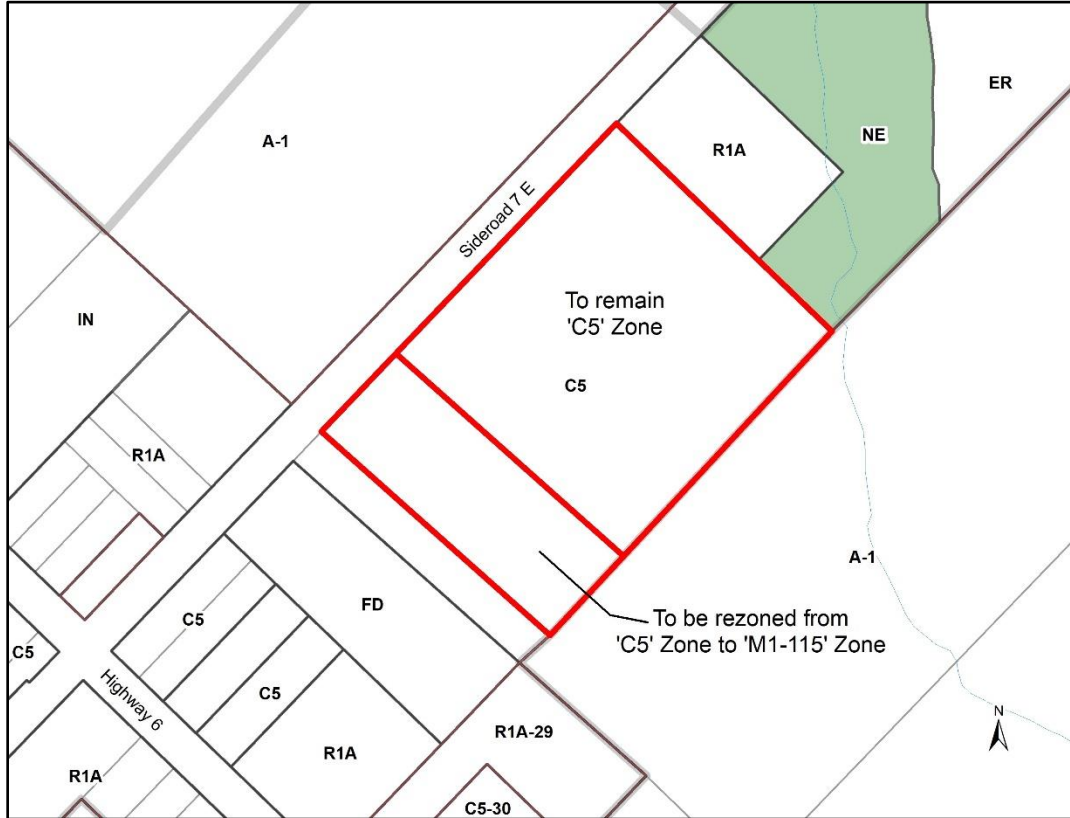
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**THE TOWNSHIP OF WELLINGTON NORTH**

**BY-LAW NO. \_\_\_\_\_**

**Schedule "A"**



This is Schedule "A" to By-law \_\_\_\_\_.

Passed this \_\_\_ day of \_\_\_\_\_ 2023

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**EXPLANATORY NOTE**

**BY-LAW NUMBER \_\_\_\_\_.**

**THE LOCATION OF THE SUBJECT LANDS**

The subject property is legally described as EOSR DIV 1 Pt Lot 21 RP 60R2426 Pt 1. The subject lands are 0.8 ha (1.97 ac) in size and are currently zoned Hamlet Commercial (C-5) zone.

**THE PURPOSE AND EFFECT** of the amendment is to rezone a portion of subject property approximately 0.8 ha (1.97 ac) from Hamlet Commercial (C5) to Site Specific Industrial (M1-115) to permit a self storage facility.





Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 [www.grandriver.ca](http://www.grandriver.ca)

February 16, 2023

via email

GRCA File: ZBA02-23 – 7519 Sideroad 7 East

Tammy Pringle, Development Clerk  
Township of Wellington North  
7490 Sideroad 7 West  
Kenilworth, ON N0G 2E0

Dear Ms. Pringle,

**Re: Zoning By-law Amendment ZBA 02/23**  
7519 Sideroad 7 East, Township of Wellington North  
BJ Industries Inc.

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted zoning by-law amendment.

**Recommendation**

The Grand River Conservation Authority (GRCA) has no objection to the proposed zoning by-law amendment to permit a self-storage facility.

**GRCA Comments**

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 150/06, and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the subject property contains the regulated allowance adjacent to a watercourse. A copy of our resource mapping is attached.

Due to the presence of the features noted above, a portion of the subject property is regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

The proposed zone change will rezone a portion of the property from the Hamlet Commercial (C5) zone to Site Specific Industrial (M1-115) to permit a self-storage facility. GRCA staff reviewed the related consent application and we note that the lands to be rezoned do not contain any natural hazard features of interest to the GRCA. Based on the above, we have no objection to the proposed zoning by-law amendment.

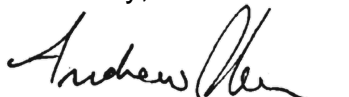
We wish to acknowledge receipt of the applicable plan review fee associated with B137-22. As such, a plan review fee for this application is not required.

**For Municipal Consideration**

Please be advised that on January 1, 2023, a new Minister's regulation (Ontario Regulation 596/22: Prescribed Acts – Subsections 21.1.1 (1.1) and 21.1.2 (1.1) of the Conservation Authorities Act) came into effect. As a result, non-mandatory technical review services that the GRCA formerly provided under agreement with some municipalities (e.g., technical reviews related to natural heritage and select aspects of stormwater management) will no longer be provided.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or [aherreman@grandriver.ca](mailto:aherreman@grandriver.ca).

Sincerely,



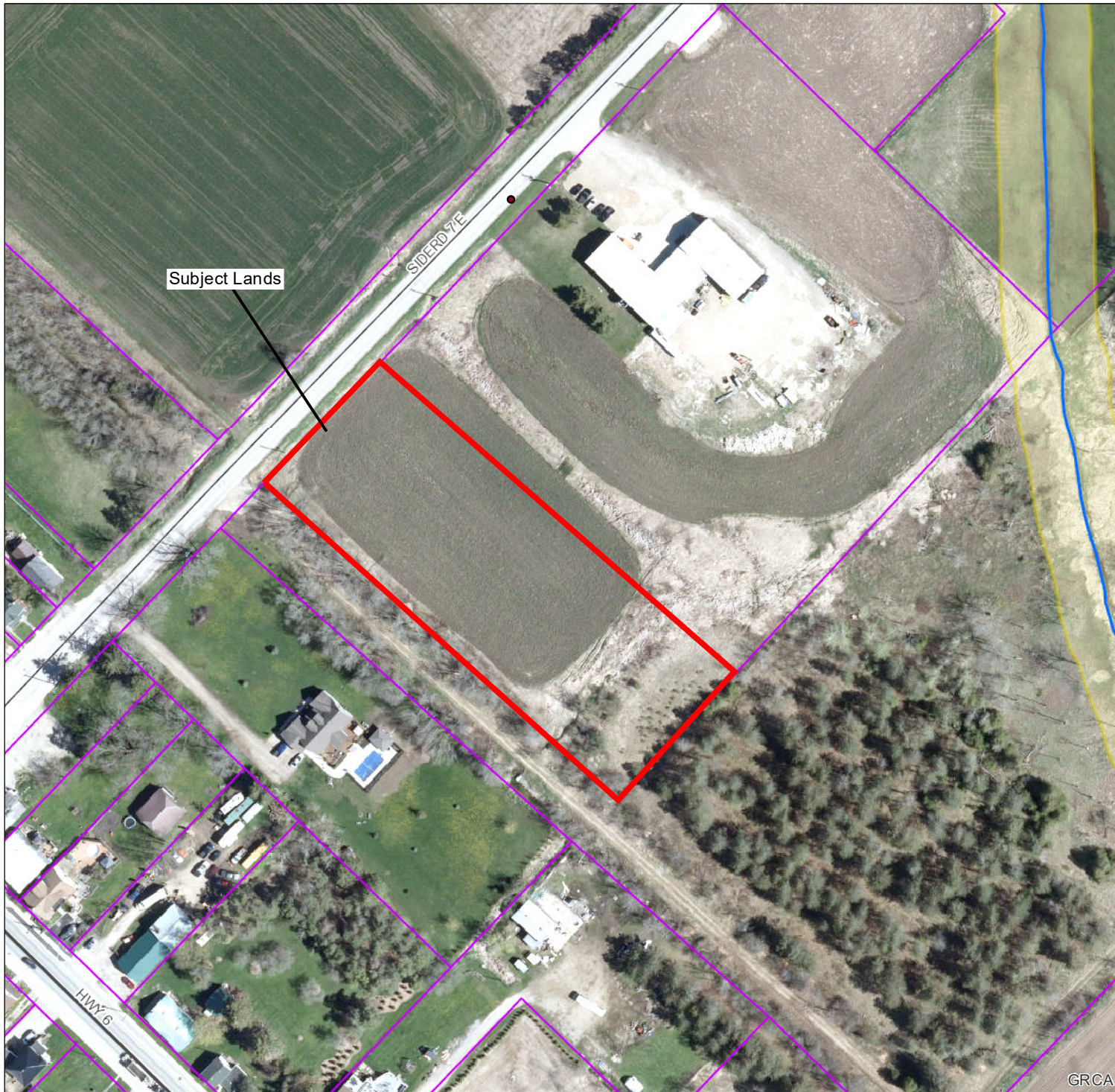
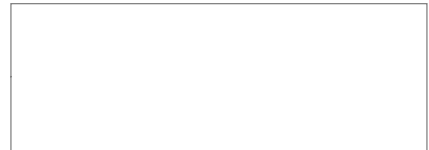
Andrew Herreman, CPT  
Resource Planning Technician  
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: BJ Industries Inc. (via email)  
Robert Major (via email)



ZBA02-23 - 7519 Sideroad 7 East



Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
  - Engineered
  - Estimated
  - Approximate
  - Special Policy Area
- Slope Valley (GRCA)
  - Steep
  - Oversteep
  - Steep
- Slope Erosion (GRCA)
  - Oversteep
  - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

**Copyright Grand River Conservation Authority, 2023.**  
 Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.  
 The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>



## Tammy Pringle

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**From:** JKW Farms <jkwfarms@hotmail.com>  
**Sent:** February 23, 2023 10:23 PM  
**To:** Tammy Pringle  
**Subject:** zoning amendment

Comments regarding ZBA 02/23, Township of Wellington North (Kenilworth), Part Lot 21, EOSR, Division 1 RP 60R2426 Pt 1, 7519 Sideroad 7 East

Please confirm that these comments have been received.

As the owners of agricultural and adjoining the subject property we have concerns regarding the proposed use related to the zoning by-law amendment. If this zoning amendment is permitted and the proposed self-storage units constructed we would like the owner of the property to construct adequate fencing to prevent trespassing and dumping onto our agricultural land. As this is a self-storage, will there be 24/7 access? If so there would be even greater opportunity for issues to arise. Without adequate fencing there is a possibility of trespassing onto our land and damaging property as well as the dumping of unwanted items and garbage. We should not have to be responsible for cleaning up garbage left behind by those using the units.

While we are not necessarily opposed to the zoning amendment and proposed use, we would like to see our concerns addressed, possibly at a site plan stage of the proposed development.

We would like to be notified of the decision of the County of Wellington Planning and Land Division Committee.

Jim Martin  
9070 Hwy 6 RR2 Kenilworth NOG 2E0