

A G E N D A
COUNCIL MEETING
TOWNSHIP OF WELLESLEY
PLANNING & DEVELOPMENT COMMITTEE
OCTOBER 3, 2011 – 6:45 PM
COUNCIL CHAMBERS - CROSSHILL

<u>Pages</u>	
1	P. & D. 114/11 – Planning & Development Committee Minutes from meeting held September 27, 2011 – Motion required
2-8	P. & D. 115/11 – GRCA Application for Permission No. 480/11 re: 4440 Hesson Strasse – For information
9-12	P. & D. 116/11 – GRCA Application for Permission No. 492/11 re: 7 Chapel St., Hawkesville – For information
13-16	P. & D. 117/11 – GRCA Application for Permission No. 451/11 re: 5430 William Hastings Line – For information
17-20	P. & D. 118/11 – Waste Water Unit Allocation – Motion required
21-23	P. & D. 119/11 – Notice of Application, Zoning By-law Amendment & Official Plan Amendment re: 3639 Nafziger Rd., Township of Wellesley – Motion required
24-36	P. & D.120/11 – Zoning By-law Amendment re: 1020 Molesworth St., Wellesley – Motion required

**PLANNING & DEVELOPMENT
COMMITTEE MEETING**

**SEPTEMBER 27, 2011
COUNCIL CHAMBERS CROSSHILL**

Chair: Shelley Wagner

Members Present:

Ross Kelterborn, Herb Neher; Paul Hergott

Staff: Susan Duke, Executive Director Corporate/Clerk

P. & D. 112/11 – Ministry of Agriculture, Food & Rural Affairs re: Annual
Premier's Award for Agri-Food Innovation Excellence – For
information

PLANNING & DEVELOPMENT
Township
File No: <u>114 / 11</u>

Agenda



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

Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844 Online: www.grandriver.ca

September 23, 2011

Mr. Joseph Sherk
4440 Hessen Strasse
Wellesley, ON
N0B 2T0

Dear Mr. Sherk:

Re: Application for Permission No. 480/11, Pursuant to Ontario Regulation 150/06 to move up to 600 cubic metres of fill and place it in an area outside the regulation limit at 4440 Hessen Strasse in the Township of Wellesley

The General Membership Committee of the Grand River Conservation Authority approved your application on September 23, 2011 to remove up to 600 cubic metres of fill and place it in an area outside the regulation limit at 4440 Hessen Strasse in the Township of Wellesley with the following condition:

1. The submission and approval of final plans to the satisfaction of Grand River Conservation Authority staff.

The above noted condition has now been satisfied and we have enclosed the permit with the attached schedules. The schedules form part of the permit and describe the work approved. Any changes to these plans must be reviewed and approved by the Grand River Conservation Authority. Please note that permission is based on existing information, policies and practices and does not bind or imply that any other permission will be forthcoming. Please notify our office on completion of the work.

If you have any questions regarding this letter or the conditions described on the permit, please contact me.

Yours truly,

Lisa Beth Bulford
Resource Planner
Grand River Conservation Authority

LB*cb

Encl.

c.c. Clerk, Township of Wellesley
Will McLaughlin, Township of Wellesley

PLANNING & DEVELOPMENT
Township
File No: 115/11

RECEIVED SEP 26 2011



Permit Number: 480/11

Grand River Conservation Authority

Under Ontario Regulation 150/06 made under the Conservation Authorities Act, R.S.O. 1990, Chapter C.27, permission is granted to:

Joseph Sherk

Whose address for purposes pertaining to this project is:

4440 Hessen Strasse
Wellesley, ON
N0B 2T0

To execute proposed works in accordance with the following particulars and conditions:

Location of Work: 4440 Hessen Strasse,
Township of Wellesley

Purpose of Work: To move up to 600 cubic metres of fill and place it in an area outside the regulation limit at 4440 Hessen Strasse in the Township of Wellesley.

Nature of Work: Move up to 600 cubic metres of fill and place it in an area outside the regulation limit

This permit is valid from: **September 23, 2011**

and expires on: **September 23, 2013**

The attached Schedules form parts of this permit describing the approved work and must be implemented in order so that the true intent of the permit can be achieved.

The Permittee, by acceptance and in consideration of the issuance of this permit, agrees to the conditions listed on the reverse side of Schedule "A".

Dated at Cambridge, Ontario, this 23rd day of September, 2011

GRAND RIVER CONSERVATION AUTHORITY

Joe Farwell

Joe Farwell,
Chief Administrative Officer

PLANNING & DEVELOPMENT
Township
File No: <u>115/11</u>



Grand River Conservation Authority

Administration Office:
400 Clyde Road, P.O. Box 729, Cambridge, Ontario N1R 5W8
Telephone: 519-621-2761 Fax: (519) 621-4945

GRCA USE ONLY
APPLICATION NUMBER
480/11

SEP 07 2011

Schedule "A" - Application for Development, Interference With Wetlands and Alterations to Shorelines and Watercourses Permit (Pursuant to Ontario Regulation 150/06)

Please read, complete each section as required, date and sign this application. Please allow 6-8 weeks for processing.

Owner's name: Joseph Sherk E-mail: _____
Mailing address: 4440 Hessen Strasse City/town: Wellesley Postal code: N0B 2T0
Telephone: Bus. (519) 575-5740 Res. (519) 656-2708 Fax () 656-9668
Agent's name: _____ E-mail: _____
Address: _____ City/town: _____ Postal code: _____
Telephone: Bus. () _____ Res. () _____ Fax () _____

Location of proposed work:

Lot No. 9 Plan No. _____ Farm Lot No. 9 Concession 5
Municipal address of property: 4440 Hessen Strasse
City/Town/Village/Township of: Wellesley County/Region: Waterloo
(Circle One)

Application is hereby made to (check all that apply):

For examples of Minor, Standard and Major applications please refer to the Fee Schedule on pages 3 & 4.

- Minor Development
- Minor Interference with Wetlands, Alteration to Shorelines & Watercourses
- Standard Development
- Standard Interference with Wetlands, Alteration to Shorelines & Watercourses
- Major Development
- Major Interference with Wetlands, Alteration to Shorelines & Watercourses

*very minor
(beside pond)
(not in)*

This application must include four (4) folded copies of each appropriate plan(s) showing the proposed work.

Land Use: Present Pasture Proposed change (if any) _____

I declare that I have read and agree to the General Conditions of Permit on the reverse of this form and that all information provided is true.

Joseph Sherk
Signature of Owner

Sept 6 2011
Date

Signature of Agent

PLANNING & DEVELOPMENT
Township
File No: 115/11

March 1, 2011

4

4440 Hessen Strasse, Township of Wellesley
Joseph Sherk

September 21, 2011

Based on the discussion that took place at this property on September 14, 2011 with Isreal S. Martin, it is our understanding that the following measures will be undertaken as part of this project:

1. Sediment and Erosion Control Fencing installed as per OPSD 219.110 (see attached) will be erected 15 feet from the existing fence between the excavation site and the wetland area prior to any other aspect of this project being undertaken. This fencing will remain in place until the area has been stabilized with vegetation.
2. Topsoil will be removed and temporarily stockpiled on high ground before the underlying soil is removed. Top soil will not be piled up against the sediment and erosion control fencing.
3. The removal of material will be done in a sequential pattern whereby only a portion of the site will be uncovered at one time and once the underlying material removed the topsoil will be placed back over the finished grade before the next area to be excavated is uncovered.
4. The finished landscape will be blended in with the existing grades and the existing drainage pattern of the fields will be maintained.
5. The entire project is proposed to be completed within one season in the span of approximately two weeks.
6. The material being excavated is proposed to be placed within the existing property boundaries, but outside of the portion of the property regulated by the Grand River Conservation Authority. The current proposed locations for the excavated material is on a yard up by the house and to top dress an existing laneway that leads from the existing house to the building on the edge of the woodlot to the south.
7. The proposed haul route for the trucks is completely internal to the property and is noted on the submitted plans.
8. A maximum of 60 truckloads (600 metres cubed) of material will be removed from the excavation site shown on the attached mapping.
9. Excavation will be above the natural groundwater table at this location.

PLANNING & DEVELOPMENT
Township
File No: <u>115/11</u>

SCHEDULE B

5

4440 Hessen Straus

LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- DRAINAGE-NETWORK (GRCA)
- PARCELS-ASSESSMENT (MPAC)
- FLOODPLAIN (GRCA)
- ENGINEERED
- APPROXIMATE
- ESTIMATED
- WETLAND (GRCA)
- SLOPE VALLEY (GRCA)
- STEEP
- OVERSTEEP
- SLOPE EROSION (GRCA)
- STEEP
- OVERSTEEP
- TOE
- REGULATION LIMIT (GRCA)
- DRAINAGE-POLY (NRVIS)

SCHEDULE B

GRCA 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:

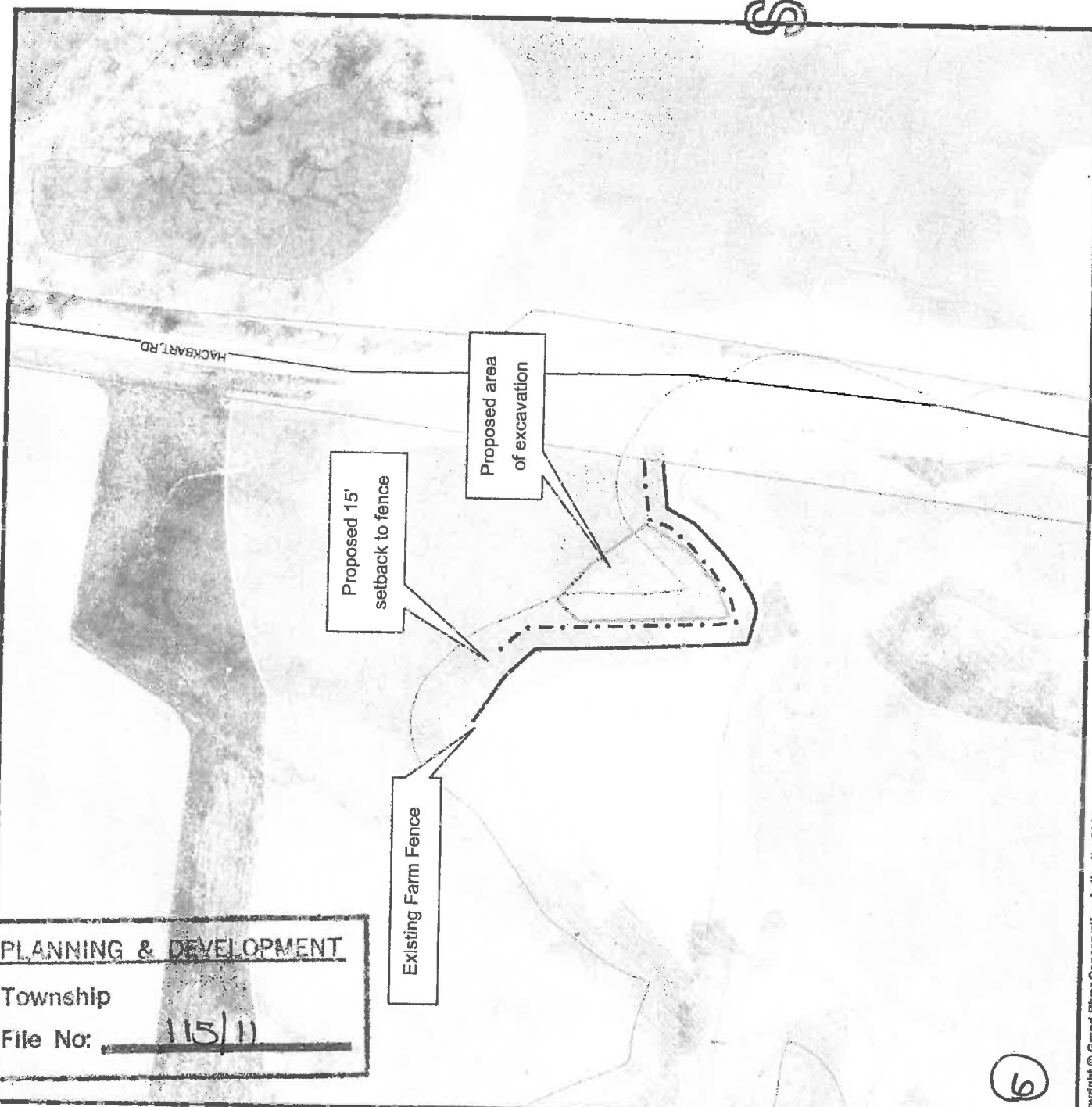
<http://grma.grandriver.ca/docs/SourcesCitations.htm>

0 17 34 51 68 m

NAD 1983, UTM Zone 17

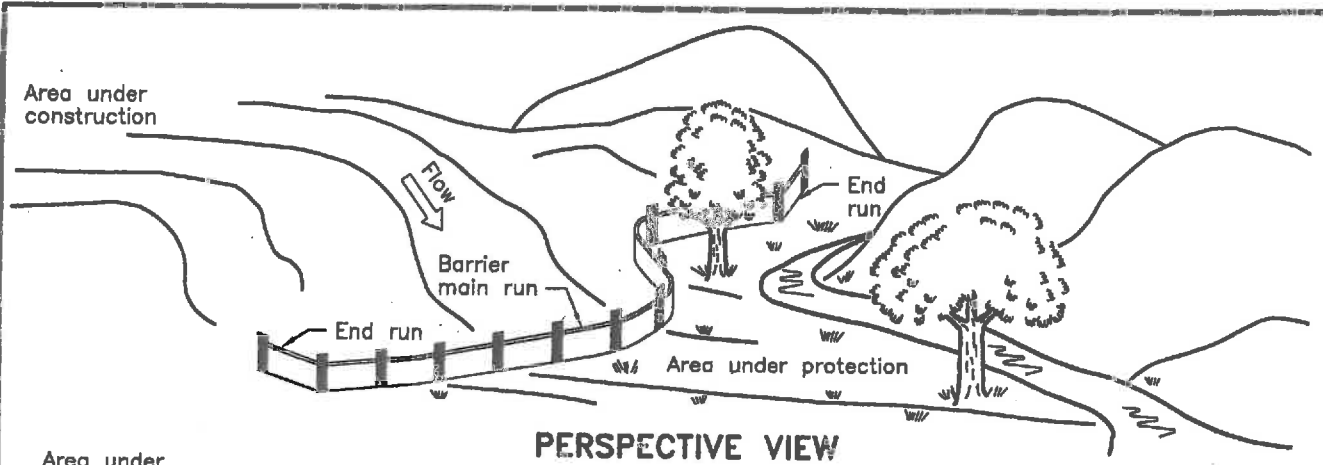
Scale 1:1,500

THIS MAP IS NOT TO BE USED FOR NAVIGATION

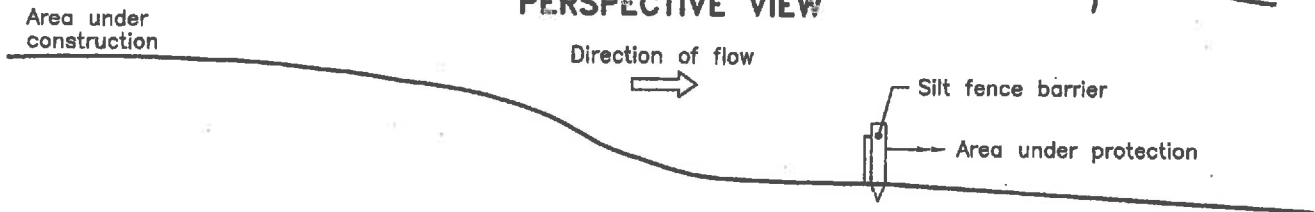


PLANNING & DEVELOPMENT
 Township
 File No: 115/11

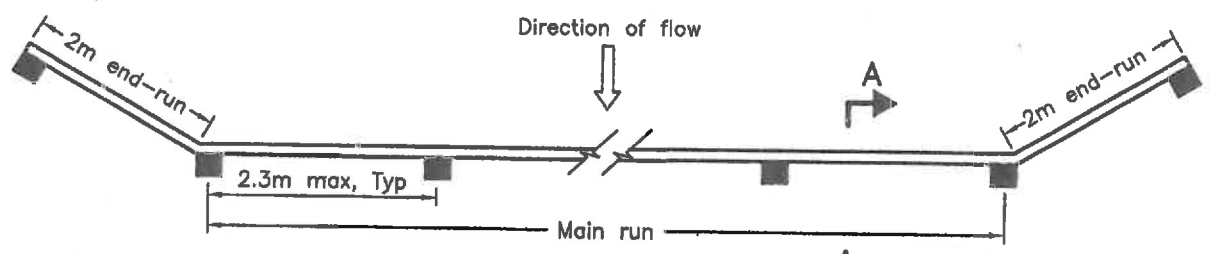
6



PERSPECTIVE VIEW



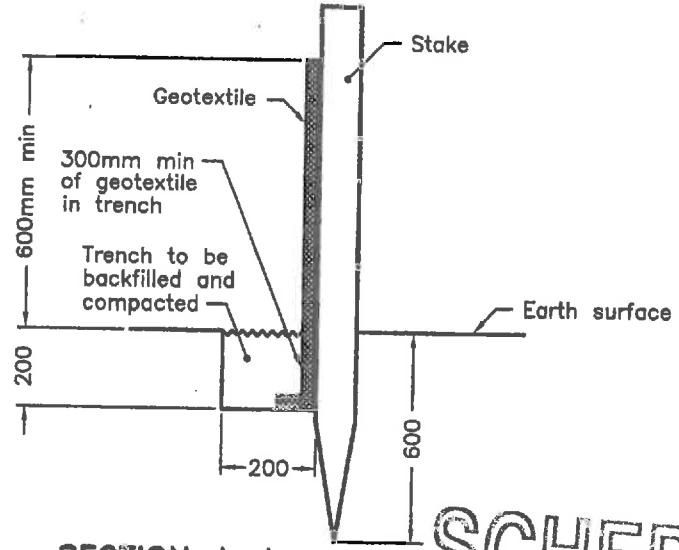
SECTION



PLAN

PLANNING & DEVELOPMENT
 Township
 File No: 115/11

Direction of flow →




SECTION A-A

SCHEDULE B

NOTE:

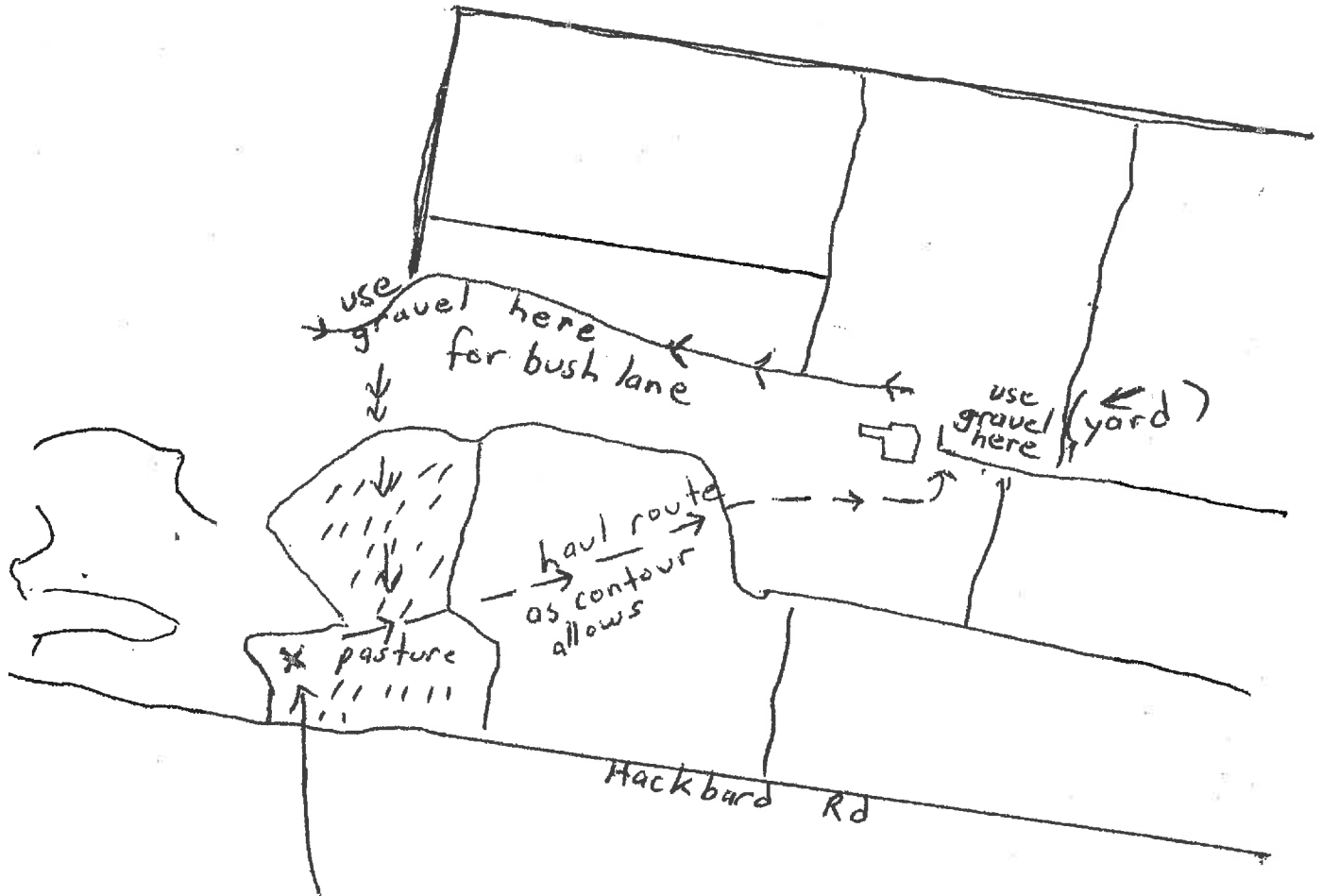
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING		Nov 2006	Rev 1
LIGHT-DUTY SILT FENCE BARRIER		OPSD 219.110	
			

Joseph Sherk 519 575-5740

656-2708

Attention Lisa Bulfort



proposed excavation site
 haul route across fields to yard as
 contour of fences and hills allows.

2 concrete culvert crossings about 4-5 years old on farm
 and one ^{older} steel culvert crossing all in good condition.

work should take only a day or two. 2 weeks at most.
 swing shovel can put topsoil right back into excavation
 other than first little bit.

SCHEDULE B

8

Aguda



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

Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844 Online: www.grandriver.ca

September 23, 2011

Mr. Gary Dickerson
7 Chapel Street
Hawkesville, ON
N0B 1X0

Dear Mr. Dickerson:

Re: Application for Permission No. 492/11, Pursuant to Ontario Regulation 150/06 to construct a residential accessory building at 7 Chapel Street, Hawkesville in the Township of Wellesley

The General Membership Committee of the Grand River Conservation Authority approved your application on September 23, 2011 to construct a residential accessory building at 7 Chapel Street, Hawkesville in the Township of Wellesley. We have enclosed the permit with the attached schedules.

The schedules form part of the permit and describe the work approved. Any changes to these plans must be reviewed and approved by the Grand River Conservation Authority. Please note that permission is based on existing information, policies and practices and does not bind or imply that any other permission will be forthcoming. Please notify our office on completion of the work.

If you have any questions regarding this letter or the conditions described on the permit, please contact me.

Yours truly,

Lisa Beth Bulford
Resource Planner
Resource Management Division

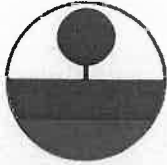
LB*cb

Encl.

c.c. Clerk, Township of Wellesley
Building Inspector, Township of Wellesley

PLANNING & DEVELOPMENT
Township
File No: 116/11

RECEIVED SEP 26 2011



Permit Number: 492/11

Grand River Conservation Authority

Under Ontario Regulation 150/06 made under the Conservation Authorities Act, R.S.O. 1990, Chapter C.27, permission is granted to:

Gary Dickerson

Whose address for purposes pertaining to this project is:

7 Chapel Street
Hawkesville, ON
N0B 1X0

To execute proposed works in accordance with the following particulars and conditions:

Location of Work:

7 Chapel Street, Hawkesville,
Township of Wellesley

Purpose of Work:

To construct a residential accessory building at 7 Chapel Street, Hawkesville in the Township of Wellesley.

Nature of Work:

Construct a residential accessory building

This permit is valid from:

September 23, 2011

and expires on:

September 23, 2013

The attached Schedules form parts of this permit describing the approved work and must be implemented in order so that the true intent of the permit can be achieved.

The Permittee, by acceptance and in consideration of the issuance of this permit, agrees to the conditions listed on the reverse side of Schedule "A".

Dated at Cambridge, Ontario, this 23rd day of September, 2011

GRAND RIVER CONSERVATION AUTHORITY

Joe Farwell

Joe Farwell,
Chief Administrative Officer

PLANNING & DEVELOPMENT	
Township	
File No:	<u>116/11</u>



Grand River Conservation Authority

Administration Office:
400 Clyde Road, P.O. Box 729, Cambridge, Ontario N1R 5W6
Telephone: 519-621-2761 Fax: (519) 621-4945

**GRCA USE ONLY
APPLICATION NUMBER**

492/11

Schedule "A" - Application for Development, Interference With Wetlands and Alterations to Shorelines and Watercourses Permit (Pursuant to Ontario Regulation 150/06)

Please read, complete each section as required, date and sign this application. Please allow 6-8 weeks for processing.

Owner's name: Gary Dickerson E-mail: gldickerson@rocketmail.com

Mailing address: 7 Chapel St. City/town: Hawkesville Postal code: N0B 1X0

Telephone: Bus. () Res. (519) 699-6001 Fax ()

Agent's name: _____ E-mail: _____

Address: _____ City/town: _____ Postal code: _____

Telephone: Bus. () Res. () Fax ()

Location of proposed work:

Lot No. B of lot 1 Plan No. _____ Farm Lot No. _____ Concession 12

Municipal address of property: 7 Chapel St.

City/Town/Village/Township of: Hawkesville (Wellesley) County/Region: Waterloo
(Circle One)

Application is hereby made to (check all that apply):

For examples of Minor, Standard and Major applications please refer to the Fee Schedule on pages 3 & 4.

- Minor Development
- Minor Interference with Wetlands, Alteration to Shorelines & Watercourses
- Standard Development
- Standard Interference with Wetlands, Alteration to Shorelines & Watercourses
- Major Development
- Major Interference with Wetlands, Alteration to Shorelines & Watercourses

PLANNING & DEVELOPMENT
Township
File No: 176/11

This application must include four (4) folded copies of each appropriate plan(s) showing the proposed work.

Land Use: Present Residential Proposed change (if any) _____

I declare that I have read and agree to the General Conditions of Permit on the reverse of this form and that all information provided is true.

Signature of Owner

09/13/2011

Date

Signature of Agent

Agency



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

Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844 Online: www.grandriver.ca

September 23, 2011

Mr. Jesse M. Hoover
5430 William Hastings Line
RR 1
Millbank, ON
N0K 1L0

Dear Mr. Hoover:

Re: Application for Permission No. 451/11, Pursuant to Ontario Regulation 150/06 to construct an addition to an agricultural building at 5430 William Hastings Line in the Township of Wellesley

The General Membership Committee of the Grand River Conservation Authority approved your application on September 23, 2011 to construct an addition to an agricultural building at 5430 William Hastings Line in the Township of Wellesley. We have enclosed the permit with the attached schedules.

The schedules form part of the permit and describe the work approved. Any changes to these plans must be reviewed and approved by the Grand River Conservation Authority. Please note that permission is based on existing information, policies and practices and does not bind or imply that any other permission will be forthcoming. Please notify our office on completion of the work.

If you have any questions regarding this letter or the conditions described on the permit, please contact me.

Yours truly,

Lisa Beth Bulford
Resource Planner
Resource Management Division

LB*cb

Encl.

c.c. Clerk, Township of Wellesley
Building Inspector, Township of Wellesley
Anne Loeffler, GRCA

PLANNING & DEVELOPMENT
Township
File No: 117/11

RECEIVED SEP 26 2011



Permit Number: 451/11

Grand River Conservation Authority

Under Ontario Regulation 150/06 made under the Conservation Authorities Act, R.S.O. 1990, Chapter C.27, permission is granted to:

Jesse M. Hoover

Whose address for purposes pertaining to this project is:

5430 William Hastings Line
RR 1
Millbank, ON
N0K 1L0

To execute proposed works in accordance with the following particulars and conditions:

Location of Work: 5430 William Hastings Line,
Township of Wellesley

Purpose of Work: To construct an addition to an agricultural building at 5430 William Hastings Line in the Township of Wellesley.

Nature of Work: Construct an addition to an agricultural building

This permit is valid from: **September 23, 2011**
and expires on: **September 23, 2013**

The attached Schedules form parts of this permit describing the approved work and must be implemented in order so that the true intent of the permit can be achieved.

The Permittee, by acceptance and in consideration of the issuance of this permit, agrees to the conditions listed on the reverse side of Schedule "A".

Dated at Cambridge, Ontario, this 23rd day of September, 2011

GRAND RIVER CONSERVATION AUTHORITY

Joe Farwell

Joe Farwell,
Chief Administrative Officer

PLANNING & DEVELOPMENT
Township
File No: <u>117/11</u>



Grand River Conservation Authority

Administration Office:
400 Clyde Road, P.O. Box 729, Cambridge, Ontario N1R 5W6
Telephone: 519-621-2761 Fax: (519) 621-4945

\$75 RWQP permit fee
Ave (off)

GRCA USE ONLY
APPLICATION NUMBER

45111

AUG 24 2011

Schedule "A" - Application for Development, Interference With Wetlands and Alterations to Shorelines and Watercourses Permit (Pursuant to Ontario Regulation 150/06)

Please read, complete each section as required, date and sign this application. Please allow 6-8 weeks for processing.

Owner's name: Jesse M Hoover E-mail: _____

Mailing address: 5430 William Hastings Line RRI City/town: Millbank Postal code: N0K 1L0

Telephone: Bus. () _____ Res. (519) 698 2383 Fax () _____

Agent's name: _____ E-mail: _____

Address: _____ City/town: _____ Postal code: _____

Telephone: Bus. () _____ Res. () _____ Fax () _____

Location of proposed work:

Lot No. _____ Plan No. _____ Farm Lot No. 8 Concession 6 West

Municipal address of property: 5430 William Hastings Line

City/Town/Village/Township of: Wellesley County/Region: Waterloo
(Circle One)

Application is hereby made to (check all that apply):

For examples of Minor, Standard and Major applications please refer to the Fee Schedule on pages 3 & 4.

- Minor Development *Covered manure storage*
- Minor Interference with Wetlands, Alteration to Shorelines & Watercourses
- Standard Development
- Standard Interference with Wetlands, Alteration to Shorelines & Watercourses
- Major Development
- Major Interference with Wetlands, Alteration to Shorelines & Watercourses

This application must include four (4) folded copies of each appropriate plan(s) showing the proposed work.

Land Use: Present Agriculture Proposed change (if any) _____

I declare that I have read and agree to the General Conditions of Permit on the reverse of this form and that all information provided is true.

J Hoover
Signature of Owner

Aug 24 / 11
Date

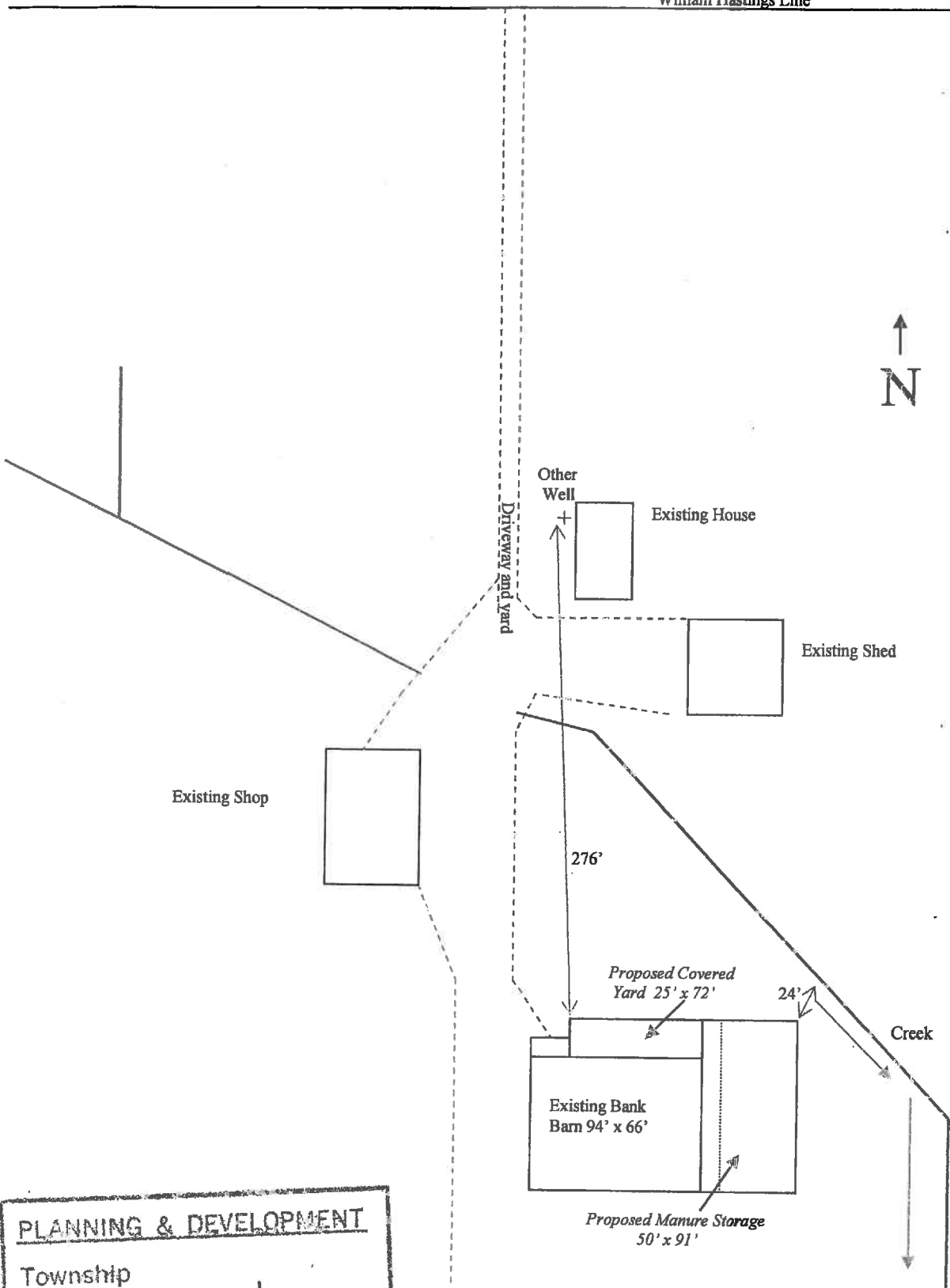
Signature of Agent

PLANNING & DEVELOPMENT
Township
File No: 117/11

March 1, 2011

15

William Hastings Line



PLANNING & DEVELOPMENT
Township
File No: 117/11

1' Berm will be established to create 164' flowpath from manure storage to creek

Map is not to scale
-no tile inlets within farm unit
-known wells within 30 m of farm unit have been identified

Planning & Development Memo

Date: October 3, 2011
Prepared for: Council of the Township of Wellesley
Prepared by: Sarah Peck, Junior Planner
RE: **Waste Water Unit Allocation**
Motion Required

Background/History:

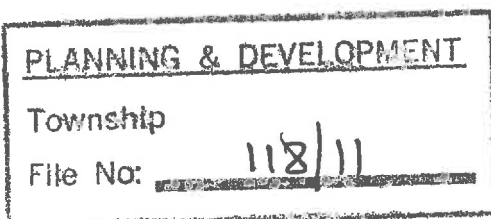
Last year, the 2010 Water and Wastewater Monitoring Report (Region of Waterloo) determined that the Wellesley Wastewater Treatment Plant had a remaining capacity of 33 ppu (persons per unit). The Region calculates wastewater capacity in terms of persons per unit. The person per unit (ppu) number is calculated using Table A.

This year, the Region has made a significant change to how remaining capacity is calculated at the Region's wastewater treatment plants (WWTP's). The five year average wastewater flow will now be used for development planning and approvals, pursuant to MOE guidelines for the calculation of uncommitted capacity. Using the 5-year average per capita flow, there is capacity to service approximately 921 additional people in the Wellesley Wastewater Service Area as of December 31, 2010.

Historically, the available capacity at each wastewater treatment plant was determined by using adjusted wastewater flows which were calculated by using an 85% confidence level that the flows would not be exceeded in future years. This methodology accounts for seasonal variations in flow and trending planning commitments at the treatment plants. Adjusted flows continue to be used to evaluate the impact of seasonal variations at the WWTPs, especially in systems subject to elevated inflow and infiltration (I/I) contributions.

Table A: Person per Unit (PPU) Calculation Table

Structure Type	PPU
Single, detached	3.34
Semi-detached	3.34
Townhouse	2.48
Apartment	1.83
Multiple unit types	2.155



Unspecified unit types	3.125
------------------------	-------

Table B shows the most current wastewater unit commitments by Township Council. *Commitments* are separate from remaining capacity. *Commitments* include requests confirmed by Township Council; draft approved and registered subdivision and condominium plans. Commitments have been translated into ppu.

Table B: Considerations that have been confirmed as Commitments

	Name	Date of Approval	Number of Proposed Units	PPU
1.	Wilbert Wagner (1132 Henry St.)	Lot of Record	1	1 x 3.34 = 3.34
2.	Ross Kelterborn (133 David St.)	May 13, 1974	1	1 x 3.34 = 3.34
3.	Lee McDougal (2245 Gerber Rd.)	February 28, 2002	2	2 x 3.34 = 6.68
4.	Lyle Heinz (1102 Queens Bush Rd)	May 28, 1975	1	1 x 3.34 = 3.34
5.	Hunke Construction (1215 Queens Bush Rd)	June 25, 1990	3	3 x 1.83 = 5.49
6.	Andrew Detzler (1300 Greenwood Hill Rd.)	Dec. 21, 1993	2	2 x 3.34 = 6.68
7.	Jeanette Pretorius (1156 Henry St.)	1998	1	1 x 3.34 = 3.34
8.	Clare Hergott (8 Lawrence St.)	July 14, 2003	1	1 x 3.34 = 3.34
9.	Carol Decaire (1331 Queen's Bush Rd (former Mittelholtz property)	November 30, 2010	1	1 x 3.34 = 3.34
10.	William J. Gies Construction Ltd.	November 30, 2010	11	11 x 2.48 = 27.28
11.	William J. Gies Construction Ltd.	May 17, 2011	11	11 x 2.48 = 27.28
	William J. Gies Construction Ltd.	May 17, 2011	10	3 x 2.48 = 7.44 4 x 3.34 = 13.36 3 x 3.34 = 10.02 =30.82
13.	Ashok Jobanputra (1176 Queen's Bush) (former Danny Erb property)	May 17, 2011	10	10 x 1.83 = 18.3
14.	1058663 Ontario Inc. (Michael Saunders) (5 Ferris Dr.) (former Sean O'Neill property)	May 17, 2011	5	5 x 3.34 = 16.7

PLANNING & DEVELOPMENT
 Township
 File No: 118/11

2

Waste Water Unit Allocation
 Township of Wellesley

15.	Peter Nijp (1020 Molesworth)	May 17, 2011	1	1 x 3.34 = 3.34
16.	Lotco II Limited (Block 53, 58M-379)	May 17, 2011	32	32 x 3.34 = 106.88
17.	Ashok Jobanputra (1176 Queen's Bush) (former Danny Erb property)	May 17, 2011	4	4 x 1.83 = 7.32
18.	Carol Decaire (1331 Queen's Bush Rd (former Mittelholtz property)	May 17, 2011	1	1 x 3.34 = 3.34
19.	Larry Bisch (1300 Queen's Bush Rd.)	July 4, 2011	3	3 x 3.34 = 10.02
20.	Michael & Joanne Fritz (1100 Molesworth St.)	Sept. 6, 2011	1	1 x 3.34 = 3.34 ppu
Confirmed allocations			= 102	293.51

Table C. Wastewater Unit Requests

	Name	Date of request	Number of Proposed Units	PPU
1.	Morningstar Family Ministries (3639 Nafziger Rd.)	Sept. 19, 2011	1	1 x 3.34 = 3.34 ppu
Requests			= 1	= 3.34 ppu

Staff Comments

To clarify, Township Council is responsible for allocating water and waste water units in principle as a staging of development process for the settlement of Wellesley; however, such allocation by Township Council does not ensure that the owner will receive a connection to water and wastewater treatment services. To secure a connection to water and wastewater treatment services, the owner must enter into a servicing agreement with the Region.

Because the Region has modified the way remaining capacity is calculated at the Region's WWTP's and because the change has resulted in a major increase in capacity, it will be essential for the Township of Wellesley to wisely and judiciously allocate the capacity to development which best reflects the growth management principles of the Provincial Policy Statement and of the Regional Official Plan. Priority will be given to development proposals which, for example, propose to intensify within the existing built area rather than propose to develop *Greenfield* areas. Further clarification of Township priorities will be provided by Staff in the Township's *Residential Lands Strategy*, which will include an evaluation of Special Policy Area 2.1.4.2.

PLANNING & DEVELOPMENT	
Township	3
File No:	118/11

Waste Water Unit Allocation
Township of Wellesley

Recommendation

THAT the Council of the Township of Wellesley accept this Planning Report for information.

AND FURTHER THAT the Council of the Township of Wellesley approve the following allocation of individual residential waste water connections for the following situations:

Name	Number of Proposed Units	PPU
Morningstar Family Ministries (3639 Nafziger Rd.)	1	1 x 3.34 = 3.34 ppu
TOTAL	= 1	=3.34 ppu

Sarah Peck, M.Sc.PL
Junior Planner

Approved by: S. J. Duke, EDC/Clerk, September 20, 2011

PLANNING & DEVELOPMENT
Township
File No: 118/11

Planning & Development Memo

Date: October 3, 2011

Prepared for: Council of the Township of Wellesley

Prepared by: Sarah Peck
Junior Planner

Property Owner: Morningstar Family Ministries

Agent: Melissa Ditaranto

RE: Notice of Application: Zoning By-law Amendment & Official Plan Amendment
3639 Nafziger Rd.
Plan 1148, Lt 66, Pt Lt 65, East Sec.

Date of Application: September 13, 2011

Application Number: ZBA 04/11 and OPA 01/11

Roll Number: 15-3024-010-001-09100

Zoning: 'I' – Institutional

Twp. Official Plan: Institutional

Background / History:

The Township of Wellesley has received an application for the consideration of a Zoning By-law Amendment and an Official Plan Amendment to permit single-family dwelling on a lot zoned and designated for institutional uses.

The subject lands are located on the east side of Nafziger Rd. and on the south side of Doering St. in the Wellesley settlement area. The property occupies 33 ft of frontage on Nafziger Rd. and has a total area of 0.1 acres. The property is zoned 'I' – Institutional as per Zoning By-law 28/2006 and is designated Institutional as per the Township Official Plan.

The existing building on the subject property has previously been used as a church. For the past two years, Morningstar Family Ministries has been running a private academy for students with learning disabilities from the subject property. They rented the property for the 2009/2010 school year and then purchased the property in 2010. Morningstar

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ZONING BY-LAW AMENDMENT & OFFICIAL PLAN AMENDMENT APPLICATION
Morningstar Family Ministries

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Family Ministries is no longer running the private academy at the subject location. They have chosen to consolidate the Wellesley location with the Wilmot location at 220 Waterloo St. in New Hamburg.

The owner/applicant has requested that the subject property be considered for one (1) single-family residential wastewater unit. Currently, the wastewater capacity allocated to the subject property can only be used for institutional uses (pursuant to Ministry of the Environment Procedure D-5-1). Therefore a commitment to a residential service is required for the conversion of the use from institutional to Residential.

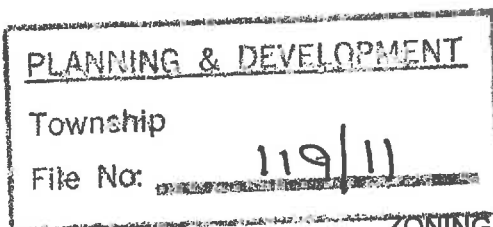
Key Issues for Council Consideration:

Prior to a commitment being made to the application, the Planning Act deems it necessary for the Council of the Township to schedule and advertise a public meeting to be held in this matter for the purpose of sharing information with the public concerning this application.

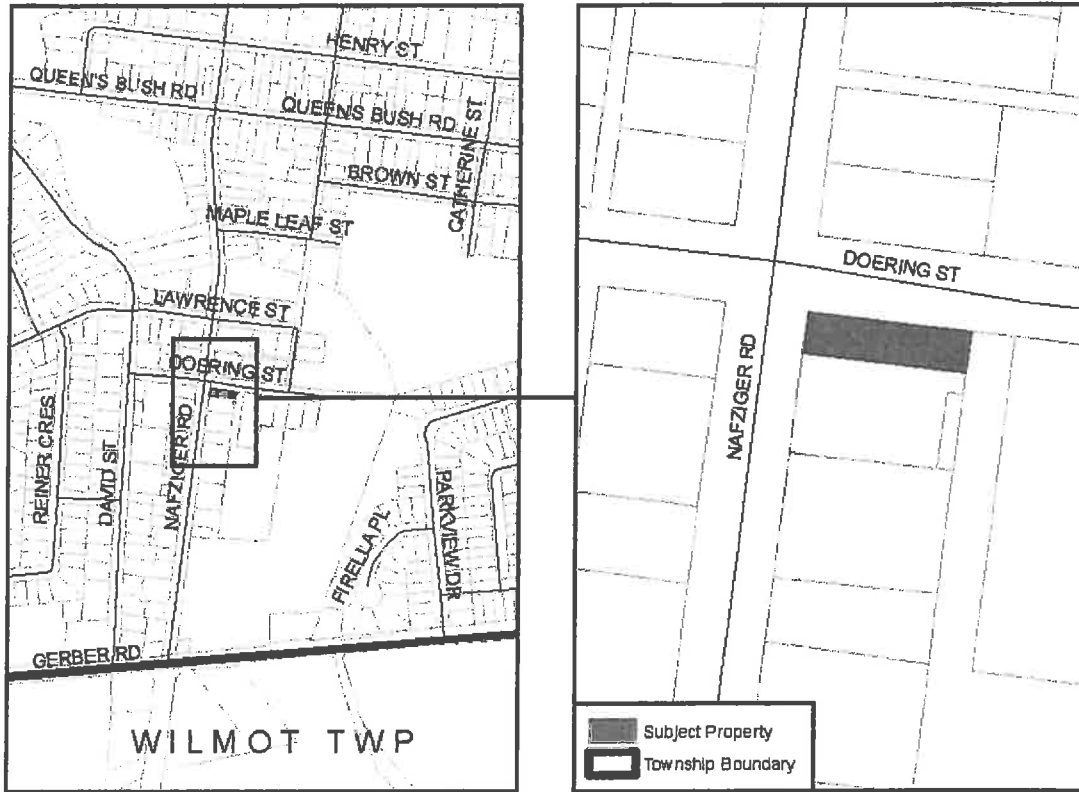
RECOMMENDATION:

That the Council of the Township of Wellesley schedule and advertise a public meeting in the matter of proposed Zoning By-law Amendment 04/2011 and proposed Official Plan Amendment for lands owned by Morningstar Family Ministries and known municipally as 3639 Nafziger Rd., Plan 1148, Lt 66, Pt Lt 65, East Sec. and that the meeting be scheduled for November 7, 2011 at 6:45 p.m. in the Council Chambers at 4805 William Hastings Line, Crosshill.

Sarah Peck, MSc PL
Junior Planner
Township of Wellesley



Key Map: 3639 Nafziger Rd., Plan 1148, Lt 66, Pt Lt 65, East Sec.



Approved by: S. J. Duke, EDC/Clerk, September 27, 2011

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Township
File No: 119/11

TOWNSHIP OF WELLESLEY
PLANNING REPORT, ZBA 03-11:
ZONING BY-LAW AMENDMENT APPLICATION

Date: October 3, 2011

Prepared for: Council of the Township of Wellesley

Prepared by: Sarah Peck
Junior Planner

Property Owner: Peter and Sharon Nijp

Agent: N/A

RE: Zoning By-law Amendment
1020 Molesworth St.
Plan 621, Pt lot 16, East Sec

Date of Application: August 23, 2011

Application Number: ZBA 03/11

Roll Number: 15-3024-010-001-13500

Zoning: 'UR' – Urban Residential

Twp. Official Plan: Residential

EXPLANATION:

The Township of Wellesley has received an application for the consideration of a Zoning By-law amendment to permit a triplex on the subject property.

Zoning By-law 28/2006 defines "triplex" as:

A building that is divided into three (3) separate dwelling units, each of which has an independent entrance either directly or through a common vestibule.

The subject lands are located on the west side of Molesworth St. and on the north side of Maple Leaf St. in the Wellesley Urban Area. The property occupies 59.4 ft of

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Peter & Sharon Nijp

frontage on the north side of Molesworth St. and has a total area of 0.15 acres. The property is zoned 'UR' – Urban Residential as per Zoning By-law 28/2006.

The existing building on the subject property is currently being used as a duplex (two residential units). The owner intends to accommodate the third unit within the existing building. No exterior changes to the existing building are anticipated in this application.

PUBLIC NOTICE:

As required by the Planning Act, public notice for this meeting on Oct. 3, 2011 was provided by posting a notice on the subject property on Sept. 8, 2011; mailing public notifications to neighbouring properties within 120 m on Sept. 13, 2011 and to applicable agencies on Sept. 7, 2011; and posting the notification in the Elmira Independent on Sept. 16, 2011.

KEY ISSUES:

Density – Zoning By-law

The 'UR' – Urban Residential zone does not list "triplex" as a permitted use. The highest permitted density listed in the Urban Residential zone regulations are two-unit dwellings, such as "duplex" or "semi-detached dwelling". Therefore a Zoning By-law Amendment is required.

Density – Official Plan

Section 4.3.1 b) of the Township's Official Plan addresses *Net Residential Density* for the Wellesley Urban Area.

Net Residential Density refers to:

The area of land, measured in hectares, utilized for residential building lots. Net Residential density for multiple unit dwellings shall be calculated on the basis of land used for the buildings, private roads and driveways, parking areas and landscaping and amenity areas related to the specific development.

According to Section 4.3.2 of the Township's Official Plan *Net Residential Density* on a particular site may be permitted to a maximum of 60 units per net residential hectares (24.3 units per acre) provided sufficient services are available, the development is compatible with proposed or existing surrounding land uses and is consistent with the objectives and policies of this Plan.

The subject lot is 0.15 acres or 0.06 ha. Using the ratio of 60 units per net residential hectare, the subject property could accommodate a maximum of 3.645 units. The

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subject proposal is only for three (3) units. Therefore an Official Plan Amendment is not required.

Residential Intensification – Official Plan

The Township's Official Plan encourages residential intensification within the Wellesley Urban Area, including plexes, townhouses and apartments, where appropriate. Please see Appendix A for further details.

Parking

The Township Zoning By-law 28/2006 defines parking space as:

An area enclosed in a principal building, in an accessory building, or unenclosed, having an area of not less than 16.2 m² (175 ft²) and measuring 2.7 metres (9 ft) by 6 metres (20 ft), exclusive of aisles or driveways and accessible to a street or lane and set aside for the purpose of the temporary parking or storage of a motor vehicle.

The Township Zoning By-law 28/2006 requires that a multi-unit dwelling, such as a triplex, provides at least one and one-half (1.5) off-street parking spaces per dwelling unit. Therefore, a triplex requires five (4.5 rounded up) off-street parking spaces which are at least 2.7 metres (9 ft) by 6 metres (20 ft).

According to the owner/applicant, the parking area fronting onto Molesworth St. is 5.18 m (17 ft) by 14.33 m (47 ft). While this area is not wide enough to accommodate two (2) parking spaces side-by-side according to the measurements specified in the Township's Zoning By-law, the area is long enough to accommodate two (2) parking spaces one in front of the other.

According to the owner/applicant, the parking area fronting onto Maple Leaf St. is 7.92 m (26 ft) by 7.92 m (26 ft). While this area is not wide enough to accommodate three parking spaces side-by-side according to the measurements specified in the Township's Zoning By-law, the owner/applicant intends to expand this parking area north by 20 ft. It is proposed that the parking area fronting onto Maple Leaf St. will be 7.92 m (26 ft) x 14 m (46 ft). This parking area will be able to accommodate four (4) angled parking spaces.

In conclusion, the subject property is not currently able to accommodate five (5) off-street parking spaces to the satisfaction of the Township of Wellesley. Once the owner/applicant completes the proposed work to expand the parking area fronting onto Maple Leaf St., the subject property will be able to accommodate at least (5) off-street parking spaces. Please see Appendices B and C for further on-site parking details.

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Servicing

The subject property was allocated wastewater capacity for one (1) additional unit on May 17, 2011 by the Council of the Township of Wellesley. This additional unit was requested to facilitate the increase in the number of units to be accommodated in the existing building

STAFF COMMENTS

The subject property is large enough to meet the Net Residential Density for the Wellesley Urban Area as specified in Section 4.3.2 of the Township's Official Plan.

Currently, there are not sufficient parking facilities on the subject property to accommodate a total of five (5) parking spaces which are at least 2.7 metres (9 ft) by 6 metres (20 ft), as required by the Township's Zoning By-law. However, the owner/applicant does intend to expand the parking area fronting onto Maple Leaf St.

Sufficient wastewater capacity for a third residential unit has been allocated by Township Council to the subject property.

PUBLIC COMMENTS (received prior to the public meeting):

No formal comments received to date.

AGENCY REPORTS:

Executive Director of Operations, Township of Wellesley
No comments or concerns.

Chief Building Official, Township of Wellesley
Comments pending.

Fire Chief, Township of Wellesley
Comments pending.

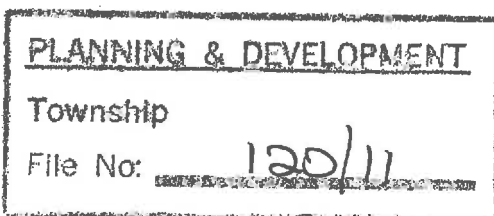
Region of Waterloo

The Region has no objections to the subject application.

Region of Waterloo Operations staff must be on site when making any new water or wastewater service connections to the subject property. Any issuance of a building permit for future development on the lands will be subject to the provisions of Regional Development Charge By-law 09-024 or any successor thereof.

Union Gas

No comments to date.



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Waterloo Catholic School Board
No comments or concerns.

Waterloo Region District School Board
No comments or concerns.

Waterloo North Hydro
No comments to date.

CONCLUSION:

It is the opinion of Township Staff that the subject proposal constitutes orderly development and is supported by the Township Official Plan policies as indicated above.

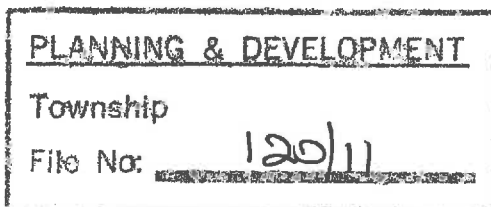
RECOMMENDATIONS:

THAT the Council of the Township of Wellesley accept this planning report and comments;

AND FURTHER THAT the Council of the Township of Wellesley authorize the preparation of a Zoning By-law for ZBA 03/11, subject to the following condition(s):

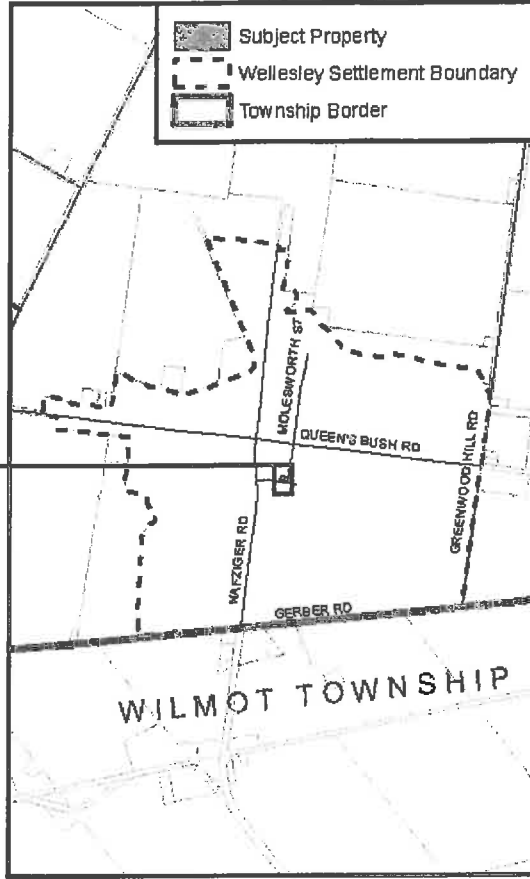
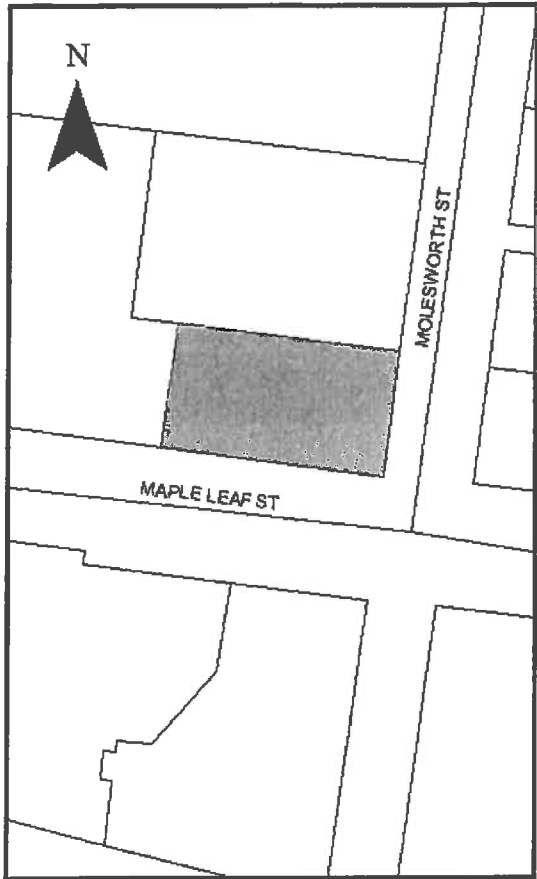
1. That the owner/applicant complete the proposed work to expand the off-street parking area.
2. That the owner/applicant provide the Township with a diagram clearly demarcating no less than five (5) off-street parking spaces on the subject property which conform to Township standards to the satisfaction of the Township of Wellesley. The diagram must clearly demonstrate that the parking spaces are at least 2.7 metres (9 ft) by 6 metres (20 ft). This diagram will be used to form a schedule in the By-law amendment.

Sarah Peck, M.Sc.PL
Junior Planner
Township of Wellesley



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Peter & Sharon Nijp

Key Map: 1020 Molesworth St., Plan 621, Pt lot 16, East Sec



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APPENDIX A – Relevant Township Official Plan Policies

2.1.3 Urban Residential Designation – Wellesley Urban Area

2.1.3.3 A mix of housing types and densities will be encouraged in this designation in accordance with Section 4.2 and 4.3 of this Plan.

2.1.3.4 The Township Zoning By-law will regulate the type and density of residential development and specific accessory uses in the Urban Residential designation.

4.2 Range and Mix of Housing Types

4.2.1 The Township will encourage a full range of housing types, tenures and densities in all designations where residential land uses are permitted in order to accommodate the needs of current and future residents. The Township will:

- a) Provide opportunities for residential intensification and redevelopment through conversion or infill, except where infrastructure is inadequate or there are significant physical constraints;
- b) Promote the efficient use of land in new residential developments and in redeveloping areas; and,
- c) Support and encourage innovative lot configurations and housing designs.

4.2.2 The Township will provide opportunities for affordable ownership and rental housing by:

- a) Providing opportunities through the designation and appropriate zoning of land for a minimum of 30% of new housing to be smaller-lot single detached units, semi-detached units, plexes, townhouses and apartments;
- b) Providing opportunities for mixed uses in new residential developments and in redeveloping areas;
- c) Encouraging the conversion of single detached units to plexes, the provision of housing above commercial and office space in Core Areas, and the use of accessory apartments and garden suites; and,
- d) Supporting the development of private and public non-profit housing and private sector residential units.

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4.3 Density Targets

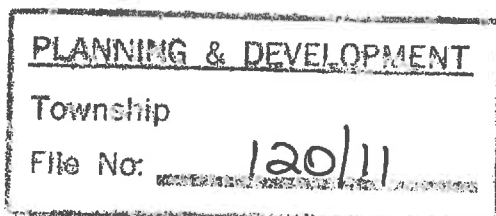
4.3.1 The following definitions shall apply for the purpose of calculating residential density in the Wellesley Urban Area:

Net Residential Hectare:

Means the area of land, measured in hectares, utilized for residential building lots. Net Residential density for multiple unit dwellings shall be calculated on the basis of land used for the buildings, private roads and driveways, parking areas and landscaping and amenity areas related to the specific development.

4.3.2 Net residential density on a particular site may be permitted to a maximum of 60 units per net residential hectares (24.3 units per acre) provided sufficient services are available, the development is compatible with proposed or existing surrounding land uses and is consistent with the objectives and policies of this Plan. Higher density development may be considered by site-specific amendment to the Township Official Plan.

4.3.5 The Township will encourage the development of new housing units in existing built up areas, specifically in the Wellesley Urban Area and the Rural Settlement Areas. Development in existing built up areas will be supported through infill, conversion, intensification or redevelopment that is compatible with surrounding uses.



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APPENDIX B – Existing Parking



Parking area at Molesworth St. entrance.

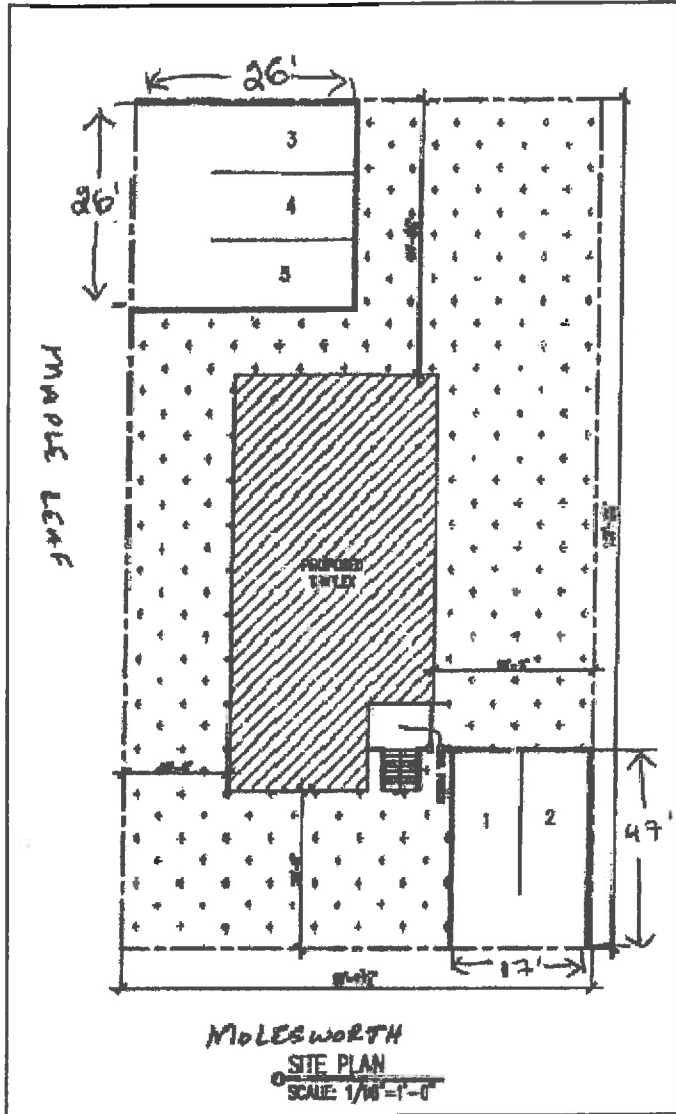


Parking area at Maple Leaf St. entrance.

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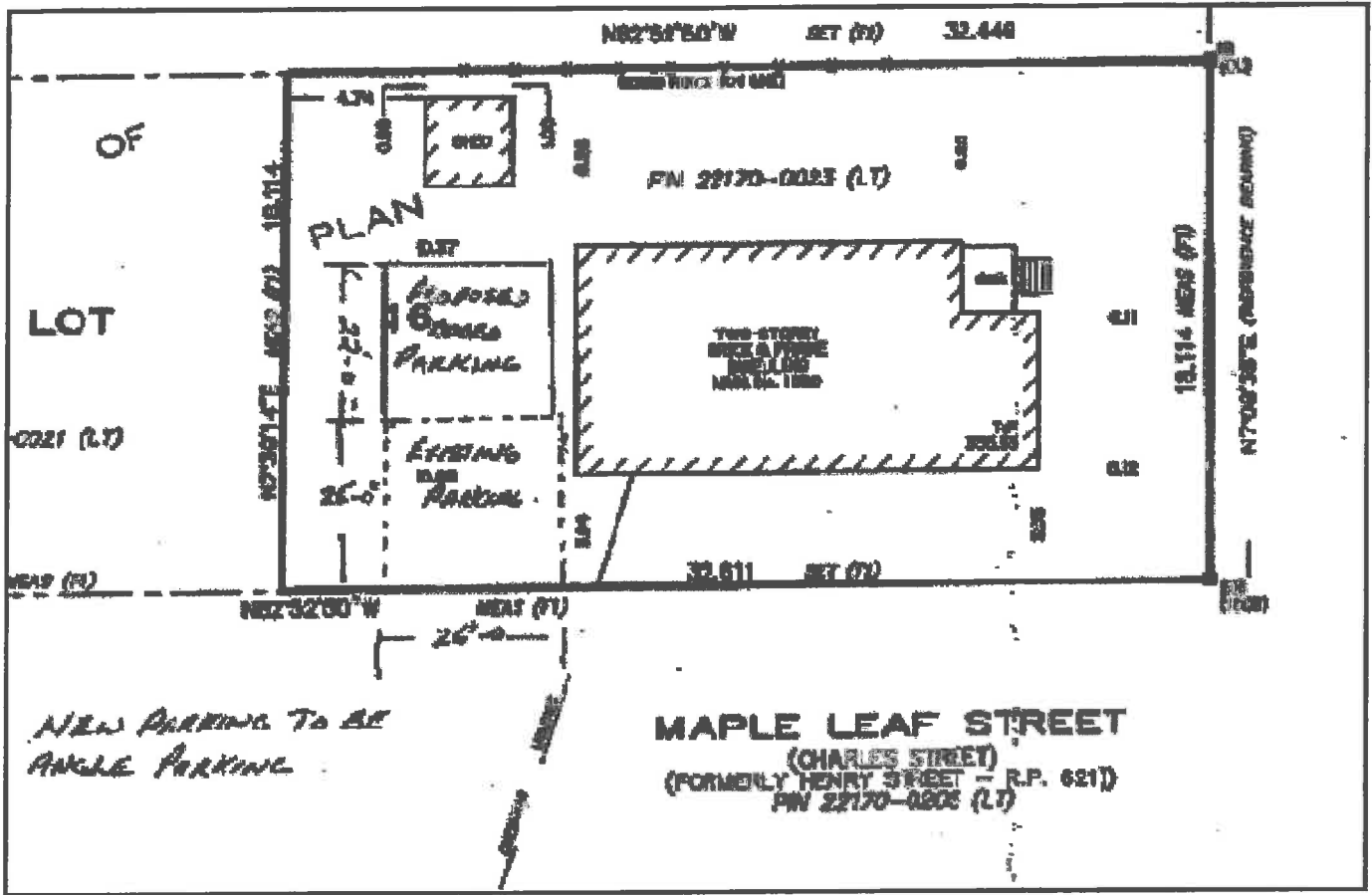
Site Plan prepared by applicant, showing existing parking spots.



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APPENDIX C – Proposed Parking



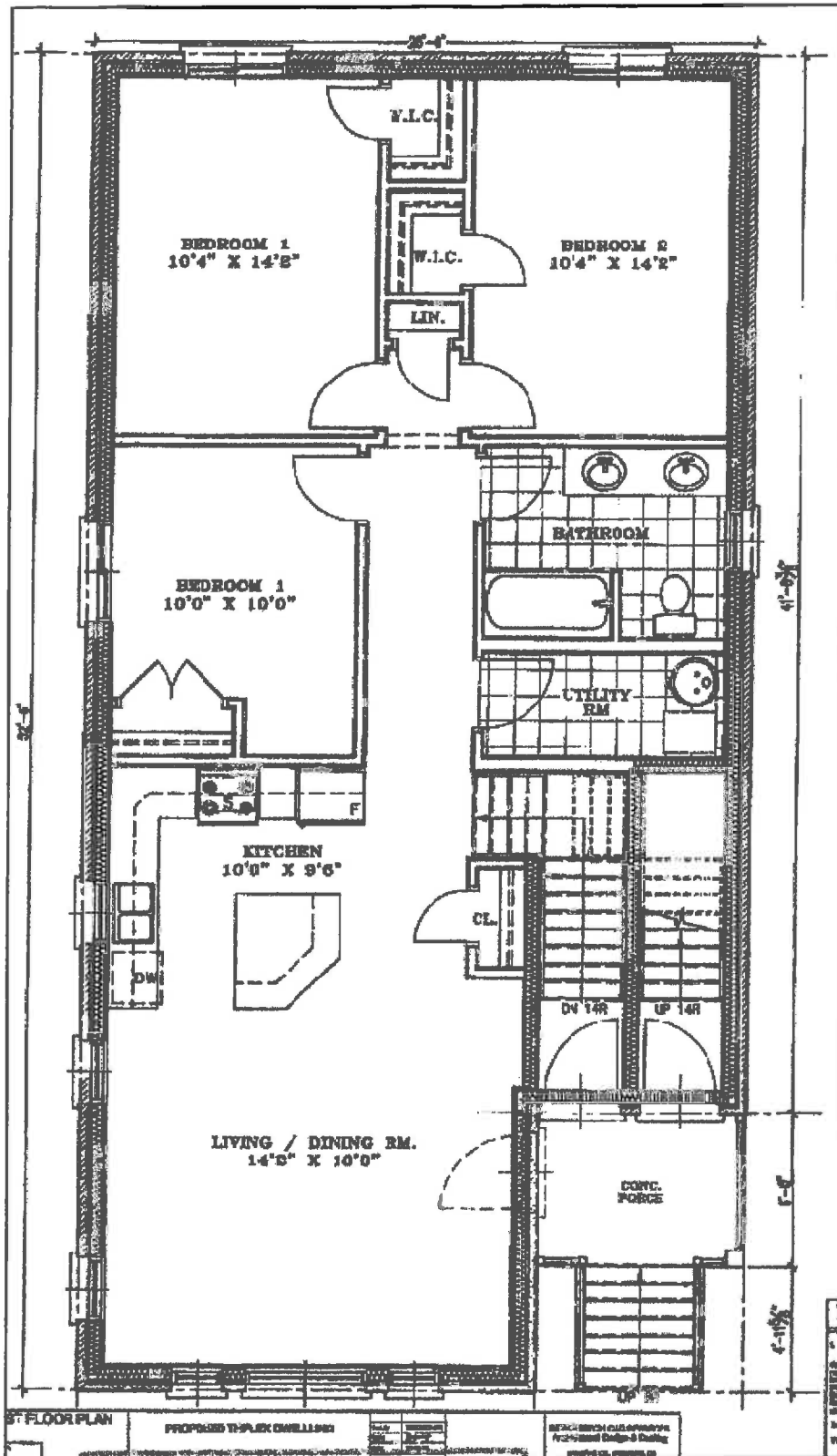
Proposed angled parking onto Maple Leaf St. (showing only four parking spaces)

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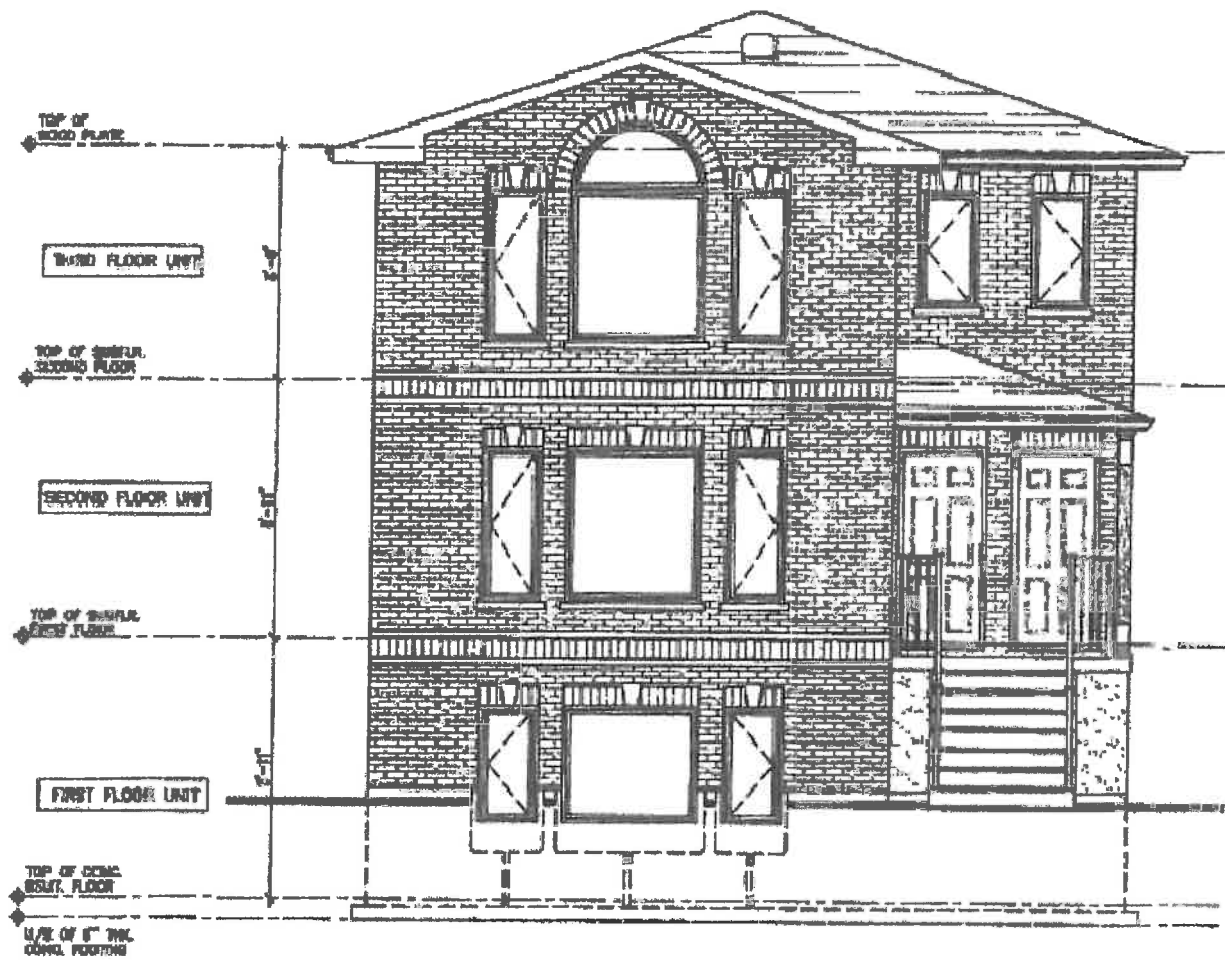
APPENDIX D

Floor Plan of each unit.



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Elevation of subject building.

Approved by: S. J. Duke, EDC/Clerk, September 27, 2011

PLANNING & DEVELOPMENT
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