

**A G E N D A**  
**COMMITTEE MEETING**  
**TOWNSHIP OF WELLESLEY**  
**PLANNING & DEVELOPMENT COMMITTEE**  
**NOVEMBER 29, 2011 – 6:45 PM**  
**COUNCIL CHAMBERS - CROSSHILL**

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2	P. & D. 137/11 – GRCA Application for Permission re: 3874 Moser Young Road, Township of Wellesley – For information
3-6	P. & D. 138/11 – Zoning By-law Amendment 03/2011 re: 1020 Molesworth St., Wellesley – Motion required



# The Corporation of the Township of Wellesley

Township of Wellesley  
4639 Lobsinger Line  
R.R. #1, St. Clements NOB 2M0  
Telephone: 519-699-4611  
Fax: 519-699-4540

Date of Expiry: SEPT 19, 2013  
No. CO-65-11  
 New  Renewal 150

## Certificate of Occupancy – Farm Related Occupation By-Law 28/2006

Property Owner: LEVI WEBER  
Legal Description: SECTION WEST CON 14 PT LOT 1 Roll No. 3024-040-005-030-00  
Address: 8067 RD 116 PH 519-698-0052  
RR 1 WALLINGSTON ONT NOB 250 Township of Wellesley  
Ontario Farm Business Registration No. LETTER OF EXEMPTION  
Description of Farm Related Occupation CUSTOM WOODWORKING

Floor Area of Building(s) 1,683 FT<sup>2</sup> Floor Area Devoted to this Use 1,683 FT<sup>2</sup>  
Size of Property 96.72 AC Area Devoted to this Use (Max. One Acre) 1/2 AC

Number of employees NOT living on this farm (Max Two) None

Fire Reservoir: ONSITE  Yes  No  
 Shared by agreement with \_\_\_\_\_

PLANNING & DEVELOPMENT
Township
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### Acknowledgements:

I have received/reviewed a copy of Township of Wellesley By-law 28/2006 section 4.12

I understand it is my responsibility to renew my Certificate of Occupancy ever two years. If I propose to change the nature, size (square footage) or ownership of my business changes, I understand it is my responsibility to renew my certificate of occupancy immediately.

I have discussed with the issuer of this Certificate of Occupancy the meaning of the terms legal non-conforming and minor variance. I understand if I was in possession of a valid Certificate of Occupancy before February 5, 2001, I may have an option to apply for a minor variance rather than applying for a new Certificate of Occupancy.

I hereby understand and agree that I shall comply, at all times, with all federal and provincial statutes and regulations, as well as all municipal by-laws, which includes, without limitation, complying with the Environmental Protection Act and the regulations thereunder. I further understand and agree that it is my responsibility to obtain, and that I will obtain, all necessary approvals or permits that are required by federal and provincial law or any municipal by-law applicable to the operation of this farm related occupation.

I understand that according to Section 1.11 of By-law 28/2006 every person who contravenes this By-law is guilty of an offence and on conviction is liable to a fine of not more than \$25,000.00; and on a subsequent conviction to a fine not more than \$10,000.00 for each day or part thereof upon which the contravention has continued after the day on which the person was first convicted.

Contacts: Ministry of the Environment- Environmental Assessment and Approvals Branch:  
Telephone: 1-800-461-6290 Fax: Assessment 1-416-314-7227  
Approvals 1-416-314-8452  
Guelph office: Telephone: 1-800-265-8658 Fax: 1-519-826-4286

Signature: Levi Weber Date Nov 21, 2011

Issued by: [Signature] Approved by: [Signature] ①



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

November 10, 2011

Mr. Rueben S. Brubacher  
3874 Moser Young Road  
RR 3  
Wallenstein, ON  
N0B 2S0

Dear Mr. Brubacher:

**Re: Application for Permission No. 509/11, Pursuant to Ontario Regulation 150/06 to construct an agricultural accessory building at 3874 Moser Young Road in the Township of Wellesley**

The General Membership Committee of the Grand River Conservation Authority approved your application on November 10, 2011 to construct an agricultural accessory building at 3874 Moser Young Road 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,

Andrew Herreman, CPT  
Resource Planning Technician  
Resource Management Division

AH\*cb

Encl.

c.c. ✓ Clerk, Township of Wellesley (letter only)  
Building Inspector, Township of Wellesley  
Eli Sherk

PLANNING & DEVELOPMENT
Township
File No: 137/11

RECEIVED NOV 14 2011

# Planning & Development Memo

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**Date:** November 29, 2011

**Prepared for:** Council of the Township of Wellesley

**Prepared by:** Sarah Peck  
*Junior Planner*

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

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## ***Motion Required***

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### **EXPLANATION:**

A Public Meeting was held on October 3, 2011 in the matter of a proposed Zoning By-law Amendment 03/2011 for lands known municipally as 1020 Molesworth St.

Further discussion regarding the subject application occurred at the Regular Council meeting of November 15, 2011.

The following resolution was passed by the Council of the Township of Wellesley:

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

1. That the owner/applicant provide the Township of Wellesley with a lot grading and drainage plan which incorporates the proposed development, to the satisfaction of the Township of Wellesley prior to final approval of the Zoning By-law Amendment.
2. That the owner/applicant complete the proposed work to expand the off-street parking area fronting onto Maple leaf St. as shown in Appendix A to the satisfaction of the Township of Wellesley, prior to the issuance of building permits.
3. That the owner/applicant erect an appropriate fence which complies with the Township's Fence By-law (By-law 29/2010) along the western side line of the subject property to the satisfaction of the Township of Wellesley prior to the issuance of building permits.

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ZBA 03/11  
ZONING BY-LAW AMENDMENT APPLICATION  
Peter & Sharon Nijp

**AND FURTHER THAT** the Zoning By-law for ZBA 03/11 shall include the following regulations:

***Additional permitted uses:***

- a) A triplex

***Subject to the following regulations:***

- i. Off-street parking shall be provided in accordance with Section 4.30 of Zoning By-law 28/2006.
- ii. Total parking space lot coverage shall not exceed 23% of the total lot area of the subject property.

**KEY ISSUE:**

*Fence*

Ronald Bisch, property owner of 1021 Maple Leaf St. (abutting the west property line of the subject property), made a statement in opposition to the Zoning By-law Amendment application on October 3, 2011.

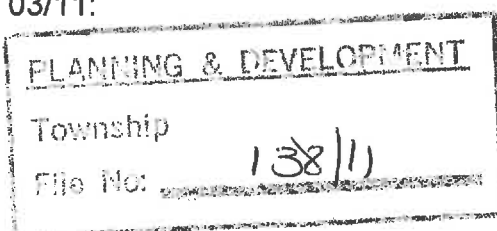
One of the issues raised was to providing appropriate separation between the properties. After further discussion between Township staff, the owner/applicant and with the neighbour, it has become apparent that the neighbour no longer believes that a fence between the properties is required. It is Township staff's understanding that the owner of 1021 Maple Leaf St. wanted a fence installed between the properties to ensure that the vehicles parked off of Maple Leaf St. did not use the his property as a turning radius to manoeuvre out of the angled parking. Now that the owner/applicant is no longer proposing angled parking, the neighbour, Ronald Bisch has stated in writing that the issue has been adequately addressed and the condition to install a fence is not needed.

**STAFF COMMENTS**

Township staff are satisfied that orderly development can be achieved without a fence being erected between 1020 Molesworth St. and 1021 Molesworth St. Either party may erect a fence in the future so long as the proposed fence complies with the Township's Fence By-law (By-law 29/2010) or any successor thereof.

**RECOMMENDATIONS:**

**THAT** the Council of the Township of Wellesley remove the following condition from ZBA 03/11:

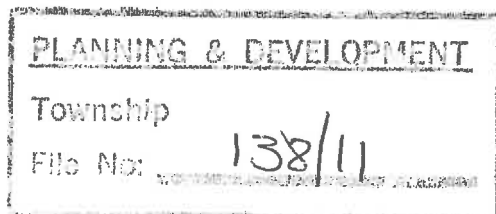


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ZONING BY-LAW AMENDMENT APPLICATION  
Peter & Sharon Nijp

That the owner/applicant erect an appropriate fence which complies with the Township's Fence By-law (By-law 29/2010) along the western side line of the subject property to the satisfaction of the Township of Wellesley prior to the issuance of building permits.

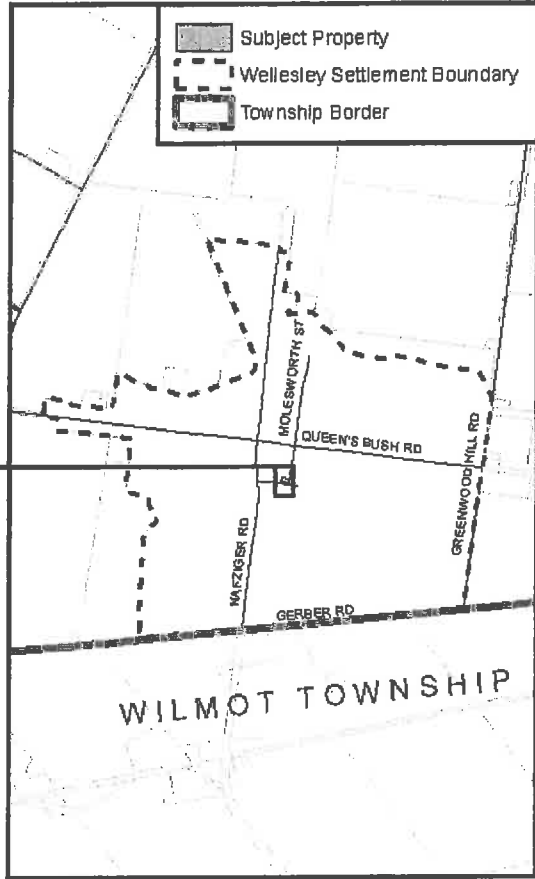
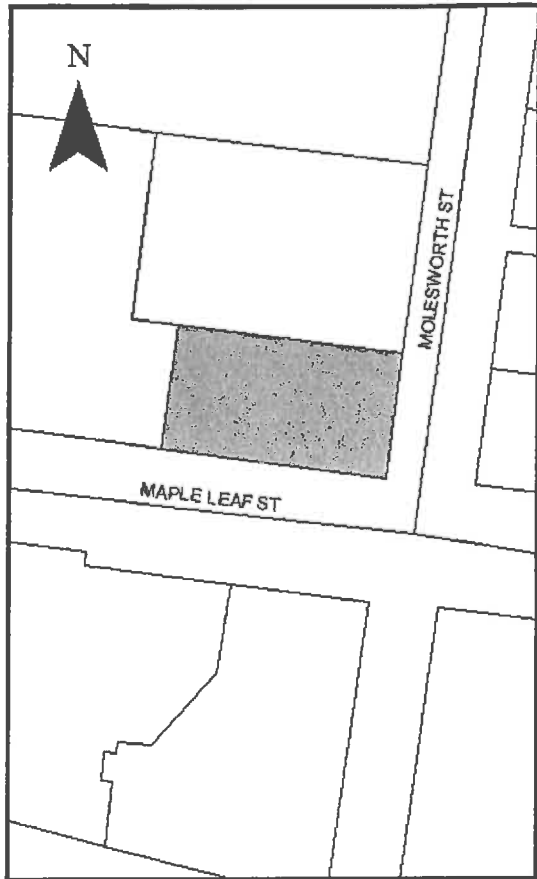
Sarah Peck, M.Sc.PL  
Junior Planner  
Township of Wellesley

S. J. Duke, EDC/Clerk, November 21, 2011



ZBA 03/11  
ZONING BY-LAW AMENDMENT APPLICATION  
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**Key Map: 1020 Molesworth St., Plan 621, Pt lot 16, East Sec**



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