

Third Reading

Council of the Township of Wollaston
Moved by Graham Blair

Session SEPT 3
Seconded by Christie

No. 5108
2008

That a by-law to amend by law 8-79 - Rezone.
con. 7 Pt lots 14 & 15 from ~~RU~~ - RU
to RR. Devered lot B 43/08

As reported by the committee of the Whole be read a third time, passed and numbered _____ and that the said by law be signed by the Reeve and clerk, sealed with the seal of the Corporation, and be engrossed in the by-law book.

Carried _____

Second Reading

Council of the Township of Wollaston

Session _____

No. _____

200

Moved by Burt Hood

Seconded by Graham Blair

That a by-law to _____

Be read a second time and be referred to a committee of the whole council.

Carried _____

First Reading

Council of the Township of Wollaston

Session _____

200

Moved by Ken Lusk

Seconded by Burt Hood

That a by-law to _____

be received and read a first time.

Carried _____

Don McEau

The Corporation of the Township of Wollaston
By -Law No. 51-08

A By-Law to amend By-Law 8-79 being a By-Law to regulate the use of land height, bulk, location, spacing, character and the use of buildings.

WHEREAS BY-law 8-79, being the Comprehensive Zoning By-Law of the Township of Wollaston, zones Concession 7 Part Lots 14 & 15 " as RR Rural.

AND WHEREAS an application for the rezoning of Concession 7 Part Lots 14 & 15 from RU Rural to RR Rural Residential.


AND WHEREAS, the Council of the Corporation of the Township of Wollaston deems it advisable to amend the Township's Comprehensive Zoning By-Law No 8-79;

NOW, THEREFORE the Council of the Corporation of the Township of Wollaston enacts as follows:

1. That Concession 7 Part Lots 14 & 15 in the Township of Wollaston as shown on the attached Schedule 1 be and the same are hereby RU Rural to RR Rural Residential.
2. The use of the subject lands shall be in conformity with the standards of the RR Rural Residential zone and applicable General Provisions of the By-Law 8-79 as amended.
3. This By-Law shall come into force and take effect on the twentieth day after the day that the giving of written notice was given, providing no notice of appeal is filed. In the event that an appeal is filed, this By-Law shall not come into force and take effect until finally disposed of by the Ontario Municipal Board.

Read a First, Second and Third time and finally passed this 3rd day of September 2008.


Dan McCaw, Reeve, Reeve


Marilyn Brickles, CAO/Clerk Treas.



CAO/Clerk-Treasurer
P.O. Box 99
Coe Hill, ON K0L 1P0
Tel: 613.337.5731
Fax: 613.337.5789
Email:wollaston@bellnet.ca

WOLLASTON TOWNSHIP

NOTICE OF THE PASSING OF A ZONING BY – LAW


TAKE NOTICE that the Council of the Township of Wollaston passed By-Law 51-08 on the 3rd day of September, 2008 under the section 34 of the Planning Act, Chapt. P.113, RSO 1990.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect of the by-law by filling a notice of appeal and fee with the Clerk of the Township of Wollaston, not later than 20 days after notice of the passing of the by-law is completed, with the last day for appeal being:

Not later than the 24th day of September, 2008 a notice of appeal setting out the objection to the by-law and the reasons in support of the objections.

An explanation of the purpose and effect of the by-law, describing the lands to which the by-law applies and a key map showing the location of the lands to which the by-law applies, Concession 7 Part lots 14 & 15 are attached.

Dated at the Township of Wollaston this 4th day of September, 2008.


Marilyn Brickles
CAO/Clerk Treasurer

HASTINGS COUNTY
PLANNING AND
DEVELOPMENT DEPT.

Tel: 613-966-6712
Fax: 613-966-7654
www.hastingscounty.com



15 VICTORIA AVE.
BOX 2, 2ND FLOOR
BELLEVILLE - ONTARIO
K8N 1Z5

August 15, 2008

Mrs. M. Brickles, CAO/Clerk-Treasurer,
Township of Wollaston,
P.O. Box 99,
Coe Hill, Ontario,
K0L 1P0

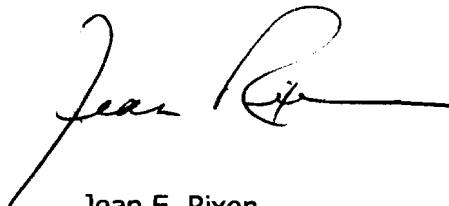
Dear Mrs. Brickles:

RE: Proposed Zoning By-law Amendment
Wollaston Township: Concession 7, Part Lots 14 & 15
Rezoning from "RU (Rural)" to "RR (Rural Residential)"

The by-law proposes to rezone approximately 6 acres of land from "RU (Rural)" to "RR (Rural Residential)" pursuant to a condition of approval of Application B43/08 for consent.

There is no objection to the rezoning, however, it should be noted that the condition of consent, which must be fulfilled in order to obtain final approval, requires portions of the retained land be rezoned to "EP (Environmental Protection)". Is this being done through a separate by-law?

Sincerely,



Jean E. Rixen
Planner

1. In accordance with Section 53(42) of the Planning Act, 1990, deeds and a registered survey plan be presented to the Committee in order that the consent stamp of approval of the Committee may be affixed thereto.
2. Prior to the endorsing of deeds for the severed lot, proof be lodged with the Land Division Office from the Hasting Count Planning Department that the surveyor has submitted a digital copy of the registered survey and/or real property report in an AutoCAD format. **Please quote the Land Division file number and registered survey number and email to: brucen@hastingscounty.com**
3. The severed lot be rezoned to "RURAL RESIDENTIAL" and rezoning of portions of the retained, as appropriate, to an "ENVIRONMENTAL PROTECTION" Zone (as identified by the County Planning Office) and proof of completion and approval of same be lodged with the Land Division Office prior to the endorsing of deeds for the severed lot.
4. Sufficient land be deeded to the Township of Wollaston by **REGISTERED** deed to provide a road width of 33 feet to centre line of the existing road across the frontage of the severed lot.
5. Prior to the endorsing of deeds for the severed lot, proof be lodged with the Land Division Office from the Township of Wollaston that a safe sight entrance and driveway location is approved for the retained parcel on a fully maintained public road to the satisfaction of the Township Road Superintendent.
6. The surveyor provide a building envelope location outside of the "Environmental Protection" area for the retained parcel is identified to the satisfaction of the County Planning Office.
7. Prior to the endorsing of deeds for the severed lot, proof be lodged with the Land Division Office from the Township of Wollaston that the Road Superintendent is satisfied with respect to resulting drainage patterns after installation of a driveway.
8. Prior to the endorsing of deeds for the severed lot, proof be lodged with the Land Division Office that Crowe Valley Conservation have no objection to the application.

*Slab on
Grade.
Reduce
CP Section*

ZONING BY-LAW AMENDMENT APPLICATION

FOR OFFICE USE ONLY:	DATE STAMP – RECEIVED
Application No. _____	
Roll No. _____	
Application Fee: _____	
Received by: _____	
Assigned to: _____	

The fee for a zoning by-law amendment is \$400.00, payable to the Township of Wollaston
Note: A development charge may be payable prior to the issuance of a building permit

ONTARIO REGULATION 545/96: INFORMATION AND MATERIAL TO BE PROVIDED
PURSUANT TO SECTION 34(10.1) OF THE PLANNING ACT, AS AMENDED.

1. Registered Owner(s): RICK AND LYNN MANNO
Telephone Nos.: 337-5243
2. Address: 220 WOLLASTON LAKE RD.
COE HILL, ON KOUPO
Email: _____
3. Agent (if applicable): _____
Telephone Nos.: _____
4. Address: _____

Email: _____
5. Name of any mortgages, charges, or other encumbrances in respect of the subject lands:
SCOTIA BANK
6. Address: BANCROFT

7. The current designation of the subject lands in the Hastings County Official Plan and an explanation of how the application conforms to the Official Plan

RURAL

8. The current zoning of the subject land

RURAL

9. The nature and extent of the rezoning required

SEVERED LOT

10. The reason why the rezoning is requested

~~SEVERED~~ SEVERED LOT

11. If the subject land is within an area where the municipality has pre-determined the minimum and maximum density requirements or the minimum and maximum height requirements, a statement of these requirements

12. A description of the subject land, including such information as the municipality, concession and lot numbers, registered plan and lot numbers, reference plan and part numbers, street names and numbers

PART LOTS 14 + 15 CONC. 7

220 WOLLASTON LAKE ROAD

13. The frontage, depth and area of the subject land, in metric units

SEE ATTACHED

14. If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, details of the Official Plan or Official Plan Amendment that deals with the matter

15. If the application is to remove land from an area of employment, details of the Official Plan or the Official Plan Amendment that deals with the matter

16. If the subject land is within an area where zoning with conditions may apply, an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions

17. Whether access to the subject land will be,

(a) by a provincial highway, a municipal road that is maintained all year, or seasonally, another public road or a right of way, together with any proposed access

or

(b) by water - parking and docking facilities used or to be used and approximately distance of such facilities from subject land and the nearest public road

18. The existing uses of the subject land

RURAL

19. Particulars of existing building(s) or structures(s) on the subject land - Please specify the following: type of building(s) or structures(s); setback from the front lot line, rear lot line and side lot lines, the height of the building(s) or structure(s) and its dimensions or floor area (this information may be indicated on a site plan) - please use metric units

HOUSE, GARAGE, WORKSHOP.

SEE ATTACHED

HOUSE - 120' - FROM ROAD, 30' HEIGHT,

20. The proposed uses of the subject land

RURAL RESIDENTIAL.

21. Particulars of any proposed building(s) or structure(s) to be built on the subject lands – Please specify the following: type of building(s) or structures(s); setback from the front lot line, rear lot line and side lot lines, the height of the building(s) or structure(s) and its dimensions or floor area (this information may be indicated on a site plan) – please use metric units

22. If known, the date the subject land was acquired by the current owner

1996

23. If known, the date any existing building or structures on the subject land were constructed

1991

24. If known, the length of time that the existing uses of the subject land have continued

25. Water provided to the subject land by:

Publicly-owned and operated piped water system _____
Privately-owned and operated individual or communal well
Lake or other water body _____
Other means (specify) _____

26. Sewage disposal provided to the subject land by:

Publicly-owned and operated sanitary sewage system _____
Privately owned and operated individual or communal septic system
Privy _____
Other means (specify) _____

27. If the application would permit development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed, please attach

(a) a servicing option report; and

(b) a hydrogeological report

28. Storm drainage provided to the subject land by:

Sewers _____ Ditches Swales _____ Other (specify) _____

29. Other applications – if known, indicate if the subject land is the subject of an application under the Planning Act for:

Plan of Subdivision, Consent, previous application under Section 34 – if the answer is yes, please indicate the File No. and Status of the appropriate application

30. If the subject land has ever been the subject of a Minister's Zoning Order and, if known, the Ontario Regulation number of that order
-

31. A sketch showing the following (in metric units)

- (a) the boundaries and dimensions of the subject land
- (b) the location, size, type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines
- (c) the approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application – examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks
- (d) the current uses on land that is adjacent to the subject land
- (e) the location, width and name of any roads within or abutting the subject land, indicating whether or not it is an unopened road allowance, a public traveled road, a private road or right-of-way
- (f) if access to the subject land is by water only, the location of the parking and docking facilities to be used
- (g) the location and nature of any easement affecting the subject land

32. If the application for an amendment to the zoning by-law is consistent with policy statements issued under subsection 3(1) of the Planning Act
-

33. If the subject land is within an area of land designated under any provincial plan or plans
-

34. If the application conforms to or does not conflict with the applicable provincial plan or plans
-

SEE
ATTACHED

AUTHORIZED AGENT

I/We RICK + LYNN MANN am/are the
owner(s) of the subject lands for which this application is to apply. I/We hereby grant
authorization to _____

to act on my/our behalf in regard to this application, under the Planning Act.

DATE: AUG 7/08

[Handwritten Signature]
[Handwritten Signature]

Signature of Owner(s)

DECLARATION OF APPLICANT

I/We RICK + LYNN MANN of
the TOWNSHIP OF WOLLASTON in the COUNTY OF HASTINGS,
solemnly declare that:

All the statements contained in this application and provided by me are true and I 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.

DECLARED before me at the Township of Wollaston
in the County of Hastings
this 7th day of August, 2008.

[Handwritten Signature]

Signature of Applicant

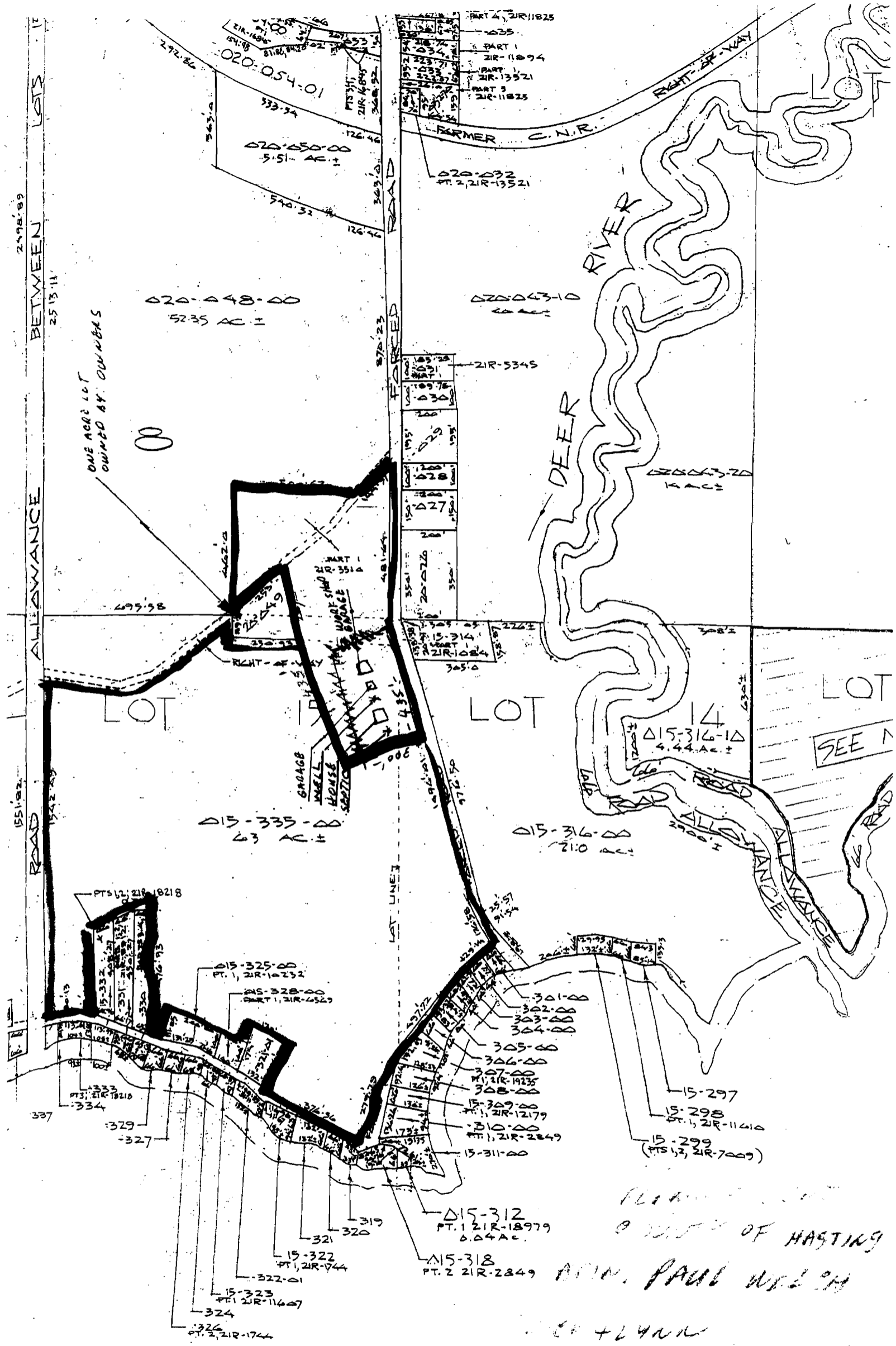
[Handwritten Signature]

Signature of Commissioner, etc.

SCHEDULE "A"

(FORMING PART OF THIS APPLICATION)

DRAWING /SKETCH /SITE PLAN



2498.89
 2513.11
 BETWEEN LOTS
 151.82
 1532.23
 ROAD
 151.82
 1532.23
 ROAD

ONE ACRE LOT
 OWNED BY OWNERS

020-054-01
 52.35 AC ±

LOT

Δ15-335-00
 63 AC ±

GARAGE
 WELL
 HOUSE
 SHED

LOT

Δ15-316-00
 21.0 AC ±

DEER RIVER

ALLOWANCE ROAD

LOT
 SEE ↑

PTS 1, 2, 3, 21R-18218

Δ15-325-00
 PT. 1, 21R-18232
 Δ15-328-00
 PT. 1, 21R-4529

337
 334
 329
 327

15-322
 PT. 1, 21R-1744
 322-01
 15-323
 PT. 1, 21R-11407
 324
 326
 PT. 2, 21R-1744

Δ15-312
 PT. 1, 21R-18979
 6.44 AC ±

Δ15-318
 PT. 2, 21R-2849

301-00
 302-00
 303-00
 304-00
 305-00
 306-00
 307-00
 PT. 1, 21R-19235
 308-00
 15-309-00
 PT. 1, 21R-12179
 310-00
 PT. 1, 21R-2849
 15-311-00

15-297
 15-298
 PT. 1, 21R-11410
 15-299
 (PTS 1, 2, 3, 21R-7009)

PLANNED
 OFFICE OF HASTING

PAUL W. HASTING

1440 N

MARCO COE

613-337-5243