

**TOWNSHIP OF ASPHODEL-NORWOOD**  
**Public Meeting Agenda – Proposed Zoning By-Law Amendments**

**March 27<sup>th</sup>, 2018 at 10:00 a.m.**

The Corporation of the Township of Asphodel-Norwood will enter into a Public Meeting to consider an application to amend Zoning By-Law 2009-08 under Section 34 of The Planning Act, on the 27<sup>th</sup> day of March, 2018, at 10:00 a.m. in the Norwood Town Hall Council Chambers.

**WELCOME AND INTRODUCTORY REMARKS – Mayor Low**

**DECLARATION OF PECUNIARY INTEREST**

**NOTIFICATION**

Notification of Complete Application and Notice of Public Meeting Concerning a Proposed Zoning By-Law Amendment was provided as per the planning act by first class mail to property owners within 120 metres of the subject property and/or emailed to all applicable agencies and posted on the Township of Asphodel-Norwood web-site for the general public. The notice was also posted on the subject property.

**1. OVERVIEW OF PROPOSED APPLICATION FOR A ZONING AMENDMENT**

The proposed Zoning By-Law Amendment rezones a portion of the subject lands from Rural Residential Zone (RR) to Rural Residential Exception Twelve Zone (RR-12) to permit the establishment of a sign shop as a small scale commercial use. There will be no change to the existing Environmental Protection Zone lands.

The Zoning By-Law Amendment is applicable to lands described as Part Lot 5, Concession 8 of the former Asphodel Township and now in the Township of Asphodel-Norwood, having the municipal address as 1384 County Road 45.

**REPORTS**

**R1 - Ed Whitmore re: ZBLA-01-2018 Van der Melen**

**PUBLIC COMMENTS**

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Asphodel-Norwood before the by-law is passed, the person or public body is not entitled to appeal the decision of the Township of Asphodel-Norwood to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Asphodel-Norwood before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

## **Written Record**

We have received written correspondence from the Peterborough Health Unit, Ontonabee Region Conservation Authority and Enbridge Gas Distribution; all of which have indicated they have no objections to the proposed zoning amendment.

No other correspondences have been received at the time of this agenda.

## **Meeting Record**

Persons in attendance to speak in support of or in opposition to application.

## **RECOMMENDATION**

**“THAT** the Council of the Township of Asphodel-Norwood recommends approval of Zoning By-Law Amendment ZBLA-01-2018 Van der Melen; **AND FURTHER THAT** the Council of the Township of Asphodel-Norwood direct staff to prepare a by-law that will rezone a portion of the subject lands from Rural Residential Zone (RR) to Rural Residential Exception Twelve Zone (RR-12) to permit the establishment of a sign shop as a small scale commercial use.”

## **ADJOURNMENT**

**“THAT** the Public Meeting be adjourned at \_\_\_\_\_.”

**TOWNSHIP OF ASPHODEL-NORWOOD**  
**PUBLIC MEETING - REPORT TO COUNCIL**

Date: March 27<sup>th</sup>, 2018

From: Ed Whitmore, CBCO  
Chief Building Official - Planning Coordinator

Re: Zoning By-Law Amendment ZBLA-01-2018  
Van der Melen

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**RECOMMENDATION FROM PUBLIC MEETING**

“**THAT** the Council of the Township of Asphodel-Norwood recommends approval of Zoning By-Law Amendment Van der Melen ZBLA-01-2018; **AND FURTHER THAT** the Council of the Township of Asphodel-Norwood direct staff to prepare a by-law that will rezone a portion of the subject lands from Rural Residential Zone (RR) to Rural Residential Exception Twelve Zone (RR-12).”

**BACKGROUND AND COMMENTS**

The Purpose and Effect of the Zoning By-Law Amendment will rezone a portion of the subject lands from Rural Residential Zone (RR) to Rural Residential Exception Twelve Zone (RR-12) to permit the establishment of a sign shop as a small scale commercial use on a portion of the subject property. There will be no change to the existing Environmental Protection Zone lands.

The Zoning By-Law Amendment is applicable to lands described as Part Lot 5, Concession 8 of the former Asphodel Township and now in the Township of Asphodel-Norwood, having the municipal address as 1384 County Road 45.

Attachments include the following items;

1. Zoning By-Law Amendment Application ZBLA-01-2018. (8 pages)
2. Notice of Complete Application and Notice of Public Meeting. (2 pages)
3. Peterborough Public Health comments of no objection.
4. Otonabee Region Conservation Authority comments of no objection.
5. Enbridge Gas Distribution comments of no objection.



Prepared by: Ed Whitmore, CBO/Planning Coordinator



Reviewed by: Candice White CAO/Clerk/Treasurer



Date Received: JANUARY 26, 2018

Date file deemed complete & Fee Received: FEES REC'D. JAN 26, 2018

Roll No. 1501 010 004 13520 File No. ZBA- 01 -2018 EW

**APPLICATION FOR AMENDMENT TO ZONING BY-LAW #2009-08**

ITEM 1.

(Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended)

Township of Asphodel-Norwood in the County of Peterborough

**1. Application Information**

Name of Owner: <u>Michael Van der Melen</u>	Name of Applicant: (if the applicant is authorized by the owner)
Address: <u>1384 County Rd. 45 Norwood, ON</u>	Address:
Telephone: <u>705-872-7611</u>	Telephone:
Email: <u>michael@themediaworks.ca</u>	Email:
If known, the name(s) and address(es) of holder(s) of any mortgages, charges or other encumbrance(s) in respect of the subject land: <u>Mortgage: TD Canada Trust</u> <u>340 George St. N. Peterborough, ON K9H 7E8</u> <u>705-745-5777</u>	

**2. Legal Description of the subject land (municipality, concession and lot numbers, registered plan and lot numbers, reference plan and part numbers and name of street and number):**

1384 County Rd 45  
PT E 1/2 LT 5 Con 8 Asphodel A  
IN R621564; S/T R249934  
Asphodel - Norwood

**3. Dimensions of Subject Land:** Frontage: 173m Depth: 270m Area: 10.37 acres

**4. Official Plan** – current designation of the subject land: Rural

**5. Explain how the application conforms to the Official Plan:**  
The local plan policy allows small scale commercial and farm related commercial and industrial.

**6. Zoning** – current zoning of the subject land: Rural - Residential Zone and environmental protection zone.

APPLICATION TO AMEND THE TOWNSHIP OF ASPHODEL-NORWOOD ZONING BY-LAW  
(Under Section 34(10.1) of the Planning Act, RSO 1990, c. P. 13)



Township of Asphodel-Norwood  
2157 Climo Rd. #5 Box 21  
Newark ON N 1 2V

ITEM 1.

ZBA

Tel: 709-659-5545  
Fax: 709-659-1555  
[www.asphodel-norwood.com](http://www.asphodel-norwood.com)

7. Rezoning – Nature and extent of rezoning requested:

To build a sign shop for commercial/retail use. Change a portion of the rural/residential zone to rural/residential exception to allow for a sign shop. 56m frontage by 68m deep of area.

8. Rezoning – Reason why rezoning is requested:

The use is not permitted in rural/residential.

9. Are there minimum and maximum density requirements on the property:  Yes or No

If yes, what are they and are they being met?

As per section 8 of zoning bylaw 2009-08

10. Are there Minimum and maximum height requirements on the property:  Yes or No

If yes, what are they and are they being met?

Same answer as above (#9).

11. Does this application propose to implement or alter a boundary of an area of settlement? Yes or  No

If yes, please explain the details of the Official Plan or Official Plan Amendment that deal with this matter.

12. Does this application propose to remove land from an area of employment? Yes or  No

If yes, please explain the details of the Official Plan or Official Plan Amendment that deal with this matter.

13. Is the subject land in an area where zoning conditions may apply?  Yes or No

If yes, please explain how the application conforms to the Official Plan policies relating to zoning with conditions.

Complies with section 6 of the local component of the official plan.

APPLICATION TO AMEND THE TOWNSHIP OF ASPHODEL-NORWOOD ZONING BY-LAW  
 (Under Section 34(10.1) of the Planning Act, RSO 1990, c. P. 13)



Township of Asphodel-Norwood  
 23rd County Rd 1st Bldg Bldg  
 Norwood ON, K1L 2V9

ITEM 1.

ZBA

Tel: 705-639-5343  
 Fax: 705-639-1330  
 www.asphodelnorwood.com

14. Access – to the subject land will be by:

- Municipal Road – year round                       Private Road  
 County Road     Right-of-Way  
 Provincial Highway                                       Water  
 Other public road: (specify) \_\_\_\_\_

15. Water Access – where access to the subject land is only by water: N/A

Docking facilities (specify): \_\_\_\_\_ Parking facilities (specify): \_\_\_\_\_  
 Distance from subject land: \_\_\_\_\_ Distance from subject land: \_\_\_\_\_  
 Distance from nearest public road: \_\_\_\_\_ Distance from nearest public road: \_\_\_\_\_

16. Existing Uses of subject land: Rural/Residential

17. Length of time the existing uses of the subject land have continued: 1980

18. If known, the date the subject land was acquired by current owner: 2015

19. Existing Buildings – Structures – Where there are any buildings on the subject land, provide a sketch and indicate for each:

*Please be aware that an up-to-date location survey will be required for most applications*

Type: <u>2 storey dwelling</u>	Front lot line setback: <u>52m +/-</u>	Height in metres: <u>2 stories</u>
Date constructed(if know): <u>1981</u>	Rear lot line setback <u>157m +/-</u>	Total Floor area: <u>215 sq.m</u>
	Side lot line setback: <u>83m +/-</u>	Ground Floor area: <u>195 sq.m</u>
	Side lot line setback: <u>75m +/-</u>	

Type: <u>Garage</u>	Front lot line setback: <u>74m +/-</u>	Height: <u>1 storey</u>
Date constructed(if know): <u>1981</u>	Rear lot line setback <u>146m +/-</u>	Total Floor area: <u>63 sq.m</u>
	Side lot line setback: <u>95m +/-</u>	Ground Floor area: <u>63 sq.m</u>
	Side lot line setback: <u>85m +/-</u>	

APPLICATION TO AMEND THE TOWNSHIP OF ASPHODEL-NORWOOD ZONING BY-LAW  
 (Under Section 34(10.1) of the Planning Act, RSO 1990, c. P. 13)



Township of Asphodel-Norwood  
 2111 Centre Rd #2 Box 29  
 Norwood ON S 1L 2V1

ITEM 1,

ZBA

Tel: 709-699-6343  
 Fax: 709-699-1881  
[www.asphodelnorwood.com](http://www.asphodelnorwood.com)

20. Proposed uses of the subject land: Sign Shop

21. Proposed Buildings – Structures – where any buildings or structures are proposed to be built on the subject land, indicate for each:

Type: <u>Wood Frame</u>	Front lot line setback: <u>30 m</u>	Height: <u>2 storey</u>
Date constructed(if know): <u>2018</u>	Rear lot line setback: <u>200 m +/-</u>	Total Floor area: <u>500 sq. m</u>
	Side lot line setback: <u>16.15 m +/-</u>	Ground Floor area: <u>281 sq. m</u>
	Side lot line setback: <u>130 m +/-</u>	

Type:	Front lot line setback:	Height:
Date constructed(if know):	Rear lot line setback:	Total Floor area:
	Side lot line setback:	Ground Floor area:
	Side lot line setback:	

22. **Water** is provided to the subject land by:  
 Privately-owned/operated individual well (Propose new well)  
 Publicly-owned/operated piped water system  
 Privately-owned/operated communal well  
 Lake or other water body  
 Other (specify): \_\_\_\_\_

23. **Sewage Disposal** is provided to the subject land by: (Propose new septic)  
 Privately-owned/operated individual septic system  
 Publicly-owned/operated sanitary sewage system  
 Privately-owned/operated communal septic system  
 Privy  
 Other (specify): \_\_\_\_\_

24. Does the application permit development on **Privately-owned/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? No (This is usually anything above or beyond a regular single family dwelling)

If yes, the following are required:  
 a) A servicing options report and  
 b) A hydrogeological report

Date Received: \_\_\_\_\_  
 Date Received: \_\_\_\_\_



APPLICATION TO AMEND THE TOWNSHIP OF ASPHODEL-NORWOOD ZONING BY-LAW  
(Under Section 34(10.1) of the Planning Act, RSO 1990, c. P. 13)

ITEM 1.



Township of Asphodel-Norwood  
2157 County Rd 45 Box 24  
Norwood ON N1L 2V7

ZBA

Tel: 705-639-5343  
Fax: 705-639-1830  
[www.asphodelnorwood.com](http://www.asphodelnorwood.com)

25. Storm Drainage is provided to the subject land by:

Sewers                       Ditches  
 Swales                         Other (specify): \_\_\_\_\_

26. Other Applications – If known, indicate if the subject land has ever been the subject of an application under the Planning Act (specific sections shown below) for:

Approval of a plan of subdivision (under section 51)      File #: \_\_\_\_\_ Status: \_\_\_\_\_  
 Consent (Severance) (under section 53)                      File #: 117-80 Status: Passed  
 Previous rezoning application (under section 34)            File #: \_\_\_\_\_ Status: \_\_\_\_\_  
 Minor Variance (under section 45)                              File #: \_\_\_\_\_ Status: \_\_\_\_\_  
 Minister's Zoning Order    Ontario Regulation #: \_\_\_\_\_

27. Is this application consistent with the Provincial Policy Statement:

Yes

28. Is the subject land within an area of land designated under any provincial plan or plans (e.g. Growth Plan for the Greater Golden Horseshoe).

Yes

If yes, does the application conform to or does not conflict with the applicable provincial plan or plans:

Conforms to the provincial plans.

This application must be accompanied by a fee of \$1000.00 in cash or cheque made payable to the Township of Asphodel-Norwood.

Personal information contained on this form, collected pursuant to the Planning Act, will be used for the purpose of responding to the initial application. Questions should be directed to the Freedom of Information and Privacy Coordinator at the institution conducting the procedures under the Act.



Township of Asphodel-Norwood  
2577 County Rd 45, Box 25  
Norwood, ON K1L 2V1

ZBA

Tel: 705-639-5843  
Fax: 705-639-1851  
www.asphodelnorwood.com

ITEM 1,

**AUTHORIZATION BY OWNER**

I, the undersigned, being the owner of the subject land, hereby authorize Michael Van der Melen to be the applicant in the submission of this application.

Michael Van der Melen

Name

M. Van der Melen

Signature of Owner

J. Buchane

Witness

Jan 26/18

Date

**DECLARATION OF APPLICANT**

I, Michael Van der Melen of the Township of Asphodel - Norwood in the County of Peterborough solemnly declare that:

All the statements contained in this application and provided by me are accurate and 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 Asphodel - Norwood in the County of Peterborough this 26<sup>th</sup> day of Jan, 2018.

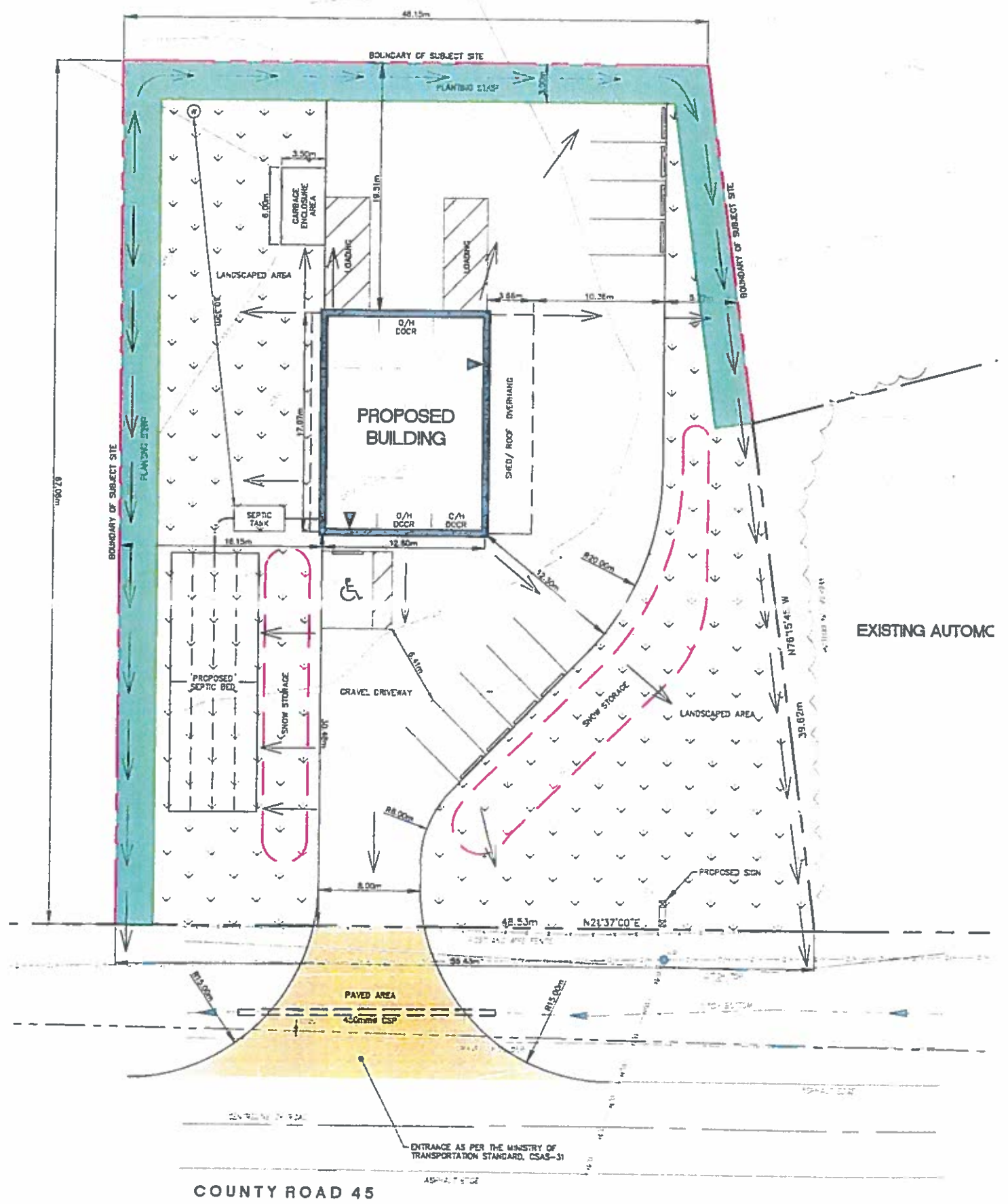
J. Buchane  
Signature of commissioner, Stéphanie Buchanan  
Commissioner of Oath  
Township of Asphodel-Norwood  
705-639-5843

M. Van der Melen  
Signature of applicant

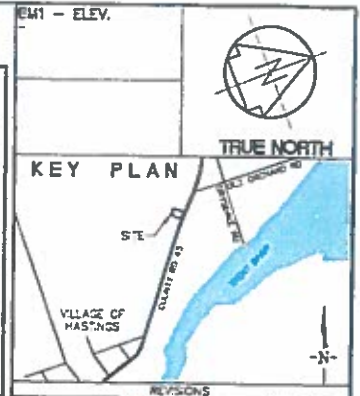
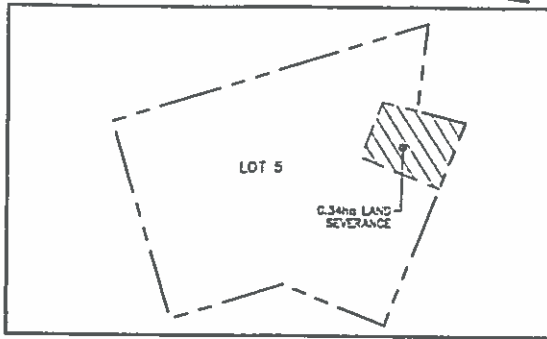
I, Michael Van der Melen hereby authorize the members of the Council of the Township of Asphodel-Norwood or their agent(s)/representative(s) to attend at the property subject to this Application located at [Insert address] 1324 County Rd. 45 Norwood, Ontario

M. Van der Melen  
Signature of applicant

J. Buchane  
Signature of Witness



ITEM 1.



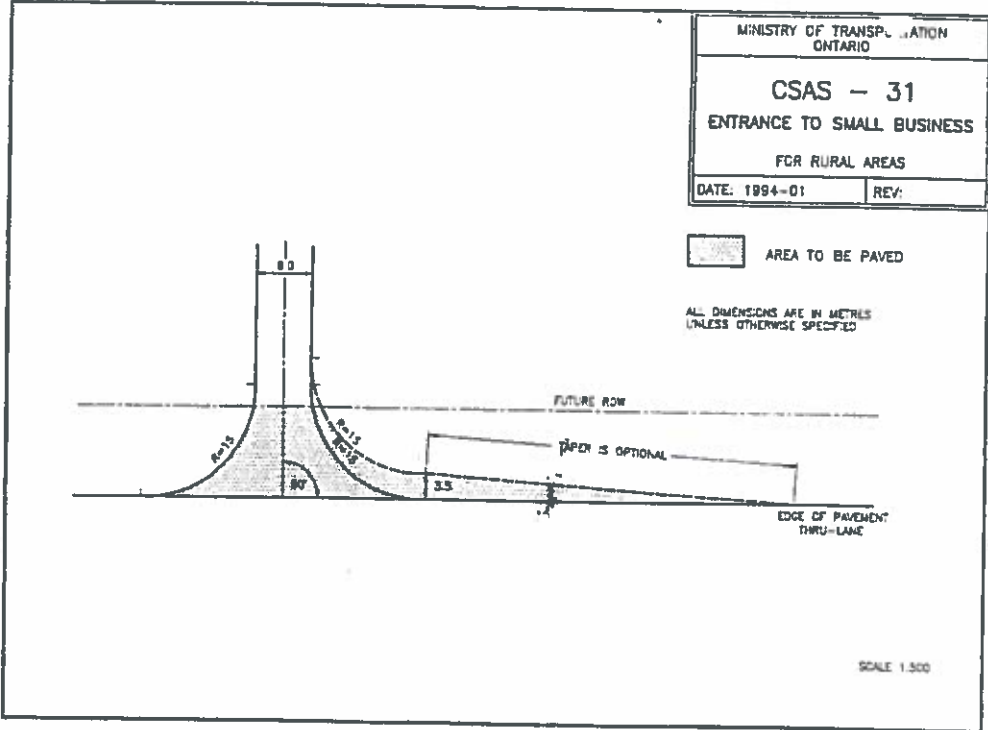
SITE DATA		
ZONING	=M1	
SITE AREA	=3405.53 m <sup>2</sup> (0.34ha)	
TOTAL BUILDING AREA (INCLUDING SHED)	=280.94 m <sup>2</sup> (0.03ha)	8%
GRAVEL DRIVEWAY/PARKING AREA	=1098.35m <sup>2</sup> (0.11ha)	32%
LANDSCAPED AREA	=1558.28m <sup>2</sup> (0.16ha)	47%
PLANTING STRIP	=406.95m <sup>2</sup> (0.04ha)	12%
GARBAGE ENCLOSURE AREA	=21.00m <sup>2</sup> (0.00ha)	1%
BUILDING HEIGHT (PEAK MIDPOINT) (C1 ZONE MAXIMUM: 10.0m)	=8.1m	

REVISIONS	
No.	Description
1	ISSUED FOR RE-ZONING

METRIC Dimensions are in METRES and/or MILLIMETRES unless otherwise stated  
LEGEND TO BE READ IN CONJUNCTION WITH GRID 100 SERIES

**PARKING**  
 PARKING REQUIRED: 1 SPACE PER 37m<sup>2</sup> OF INDUSTRIAL AREA  
 =280.94m<sup>2</sup>/37m<sup>2</sup> = 7.6  
 \*THEREFORE 8 PARKING SPACES REQUIRED  
 PARKING PROVIDED: 9 SPACES (1 BARRIER FREE)  
 LOADING SPACE PROVIDED: 2 (3.5m x 9.0m)

PAIR SHOP



WILLS  
 WILLS ASSOCIATES LIMITED  
 25 LAMBTON DRIVE  
 PORT HURON, ONTARIO  
 CANADA N1Y 3P7  
 P 519 742 2597  
 F 519 742 3558  
 E info@wills.com

Project Name/Location  
**MEDIA WORKS**  
**1384 COUNTY ROAD 45**

CONCEPTUAL SITE PLAN		
Drawn By: T.M.	SCALE: Horiz. 1:200	vert. --
Designed By: T.M.	Plot Date: JANUARY 25, 2018	
Checked By: J.F.	Project No.: 17-10802	Sht. No.
Engineer: --	Draw File No.: 1C802-SP	00



**Notice of Complete Application  
and  
Notice of Public Meeting  
Concerning a Proposed Zoning By-Law Amendment**

**Take Notice** that the Corporation of the Township of Asphodel-Norwood hereby considers an application to amend Zoning By-Law 2009-08 under Section 34 of *The Planning Act*, as described below in the Purpose and Effect, to be a **Complete Application** in accordance with Section 34(10.7) of *The Planning Act*. Furthermore, the Council of the Corporation of the Township of Asphodel-Norwood will hold a **Public Meeting on March 27<sup>th</sup>, 2018 at 10:00 a.m.** at the Township of Asphodel-Norwood Council Chambers, 2357 County Road No. 45, to consider a proposed Zoning By-Law Amendment under Section 34(12) of *The Planning Act*, RSO 1990, as amended.

**The Purpose and Effect** of the Zoning By-Law Amendment is to rezone a portion of the subject lands from the 'Rural Residential (RR) Zone' to the 'Rural Residential Exception Twelve (RR-12) Zone'. The Zoning By-Law Amendment is applicable to a portion of the subject lands described as Part Lct 5, Concession 8 in the Geographic Township of Asphodel now in the Township of Asphodel-Norwood having the municipal address of 1384 County Road 45. The 'Rural Residential Exception Twelve (RR-12) Zone' permits a sign shop as a small scale commercial use on a portion of the subject lands.

**A Key Map** is attached, indicating the location of the subject land.

**Any Person** may attend the public meeting and make written and/or verbal representation either in support of or in opposition to the proposed amendments.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Asphodel-Norwood before the by-law is passed, the person or public body is not entitled to appeal the decision of the Township of Asphodel-Norwood to the Ontario Municipal Board.

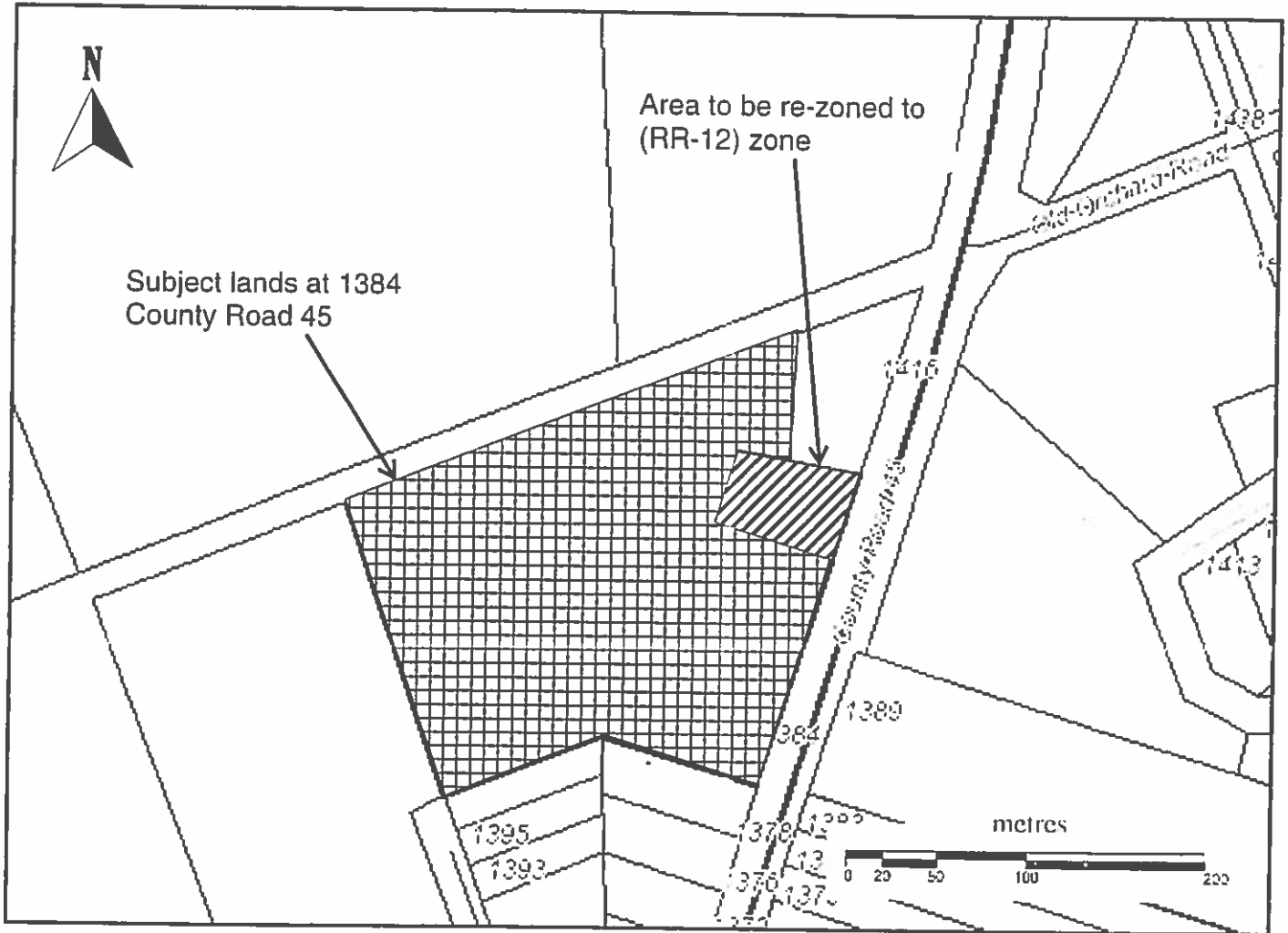
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Asphodel-Norwood before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

**Additional Information** relating to the proposed amendment is available for inspection at the Township office during regular office hours.

**Dated** at the Township of Asphodel-Norwood  
this 8<sup>th</sup> day of March, 2018

Clerk  
Township of Asphodel-Norwood  
2357 County Road 45  
P.O. Box 29  
Norwood, ON  
K0L 2V0  
Phone: (705) 639-5343  
Fax: (705) 639-1880

Key Map





ITEM 3.

Jackson Square, 185 King Street, Peterborough, ON K9J 2R8  
P: 705-743-1000 or 1-877-743-0101  
F: 705-743-2897  
peterboroughpublichealth.ca

14 March 2018

Clerk  
Township of Asphodel-Norwood  
2357 County Rd. 45, Box 29  
Norwood, ON  
K0L 2V0

To whom it may concern:

**RE: Application of Proposed Zoning By-Law Amendment  
Concession 8, Part Lot 5, 1384 County Rd. 45  
Township of Asphodel Norwood, Ward of Asphodel, County of Peterborough**

This office has **no objection** to the above proposed zoning by-law amendment.

If you have any questions regarding this matter, please contact me between 8:30 and 9:30 a.m. weekdays.

Yours truly,

A handwritten signature in blue ink, appearing to read "Kathleen Shepherd".

Kathleen Shepherd, B.A.A., C.P.H.I (C)  
Public Health Inspector

:pp



March 16, 2018

Ms. Candice White, Clerk  
Township of Asphodel- Norwood  
2357 County Rd. 45  
P.O. Box 29  
Norwood, ON  
K0L 2V0

Dear Ms. White:

**RE: Zoning By-law Amendment, 1384 County Road 45, Asphodel Ward,  
Roll # 1501 010 004 13520, ORCA file PPLA-614**

The Otonabee Region Conservation Authority (Otonabee Conservation) has received the notice concerning the proposed zoning by-law amendment for the above noted property. Authority staff has reviewed the available information in accordance with our mandate and policies and now offer the following comments.

The proposal is to change the zoning on a portion of the above noted property from Rural Residential to Rural Residential Exception 12 (RR-12) in order to permit the establishment of a sign shop as a small scale commercial use on the property. The portion of the property identified for re-zoning is immediately adjacent to a parcel that is zoned Commercial (C-1). There is an unevaluated wetland along the northern property line of the subject property. The wetland appears to be zoned Environmental Protection (EP). The area of the re-zoning does not appear to extend as far as the EP zone.

The property does not appear to be located within the new Provincial Natural Heritage System. Therefore, Otonabee Conservation has **no objection** to the proposed zoning by-law amendment.

The rear portion of the RR-12 zone might be located within the area subject to Ontario Regulation 167/06, ORCA's regulation of development, interference with wetlands and alterations to shorelines and watercourses. A permit from this office is required prior to any fill placement, grade alteration or construction taking place in the regulated area.

The Otonabee Region Conservation Authority  
250 Milroy Drive, Peterborough, ON K9H 7M9  
Phone: 705-745-5791 Fax: 705-745-7488  
Email: [otonabeeca@otonabeeconservation.com](mailto:otonabeeca@otonabeeconservation.com)

[www.otonabeeconservation.com](http://www.otonabeeconservation.com)







ITEM 5,

Enbridge Gas Distribution  
500 Consumers Road  
North York, Ontario M2J 1P8  
Canada

March 16, 2018

Ed Whitmore, CBCO  
Planner  
Township of Asphodel-Norwood  
2357 County Road 45  
P.O. Box 29  
Norwood, ON K0L 2V0

Dear Shane Smith,

Re: Zoning By-law Amendment  
1384 County Road 45  
Part Lot 5, Concession 8  
Township of Asphodel-Norwood

Enbridge Gas Distribution **does not object** to the proposed application(s).

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,

**Alice Coleman**

Municipal Planning Coordinator  
Long Range Distribution Planning

**ENBRIDGE GAS DISTRIBUTION**

TEL: 416-495-5386

[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)

500 Consumers Rd, North York, ON, M2J 1P8

[enbridgegas.com](http://enbridgegas.com)

**Integrity. Safety. Respect.**

AC/jh