



### **Planning Opinion:**

The purpose of this zoning amendment is to prohibit future residential development on the retained agricultural portion of the subject lands. This rezoning is a condition of severance application B137/18, that was granted provisional consent by the Wellington County Land Division Committee. The consent will sever a 1.1 ha (2.7 ac) parcel with an existing dwelling from the retained 19 ha (47 ac) vacant agricultural parcel.

We have no objections to the zoning amendment. Both the PPS and County Official Plan provide for surplus farm dwelling severances, provided the agricultural lands are rezoned to prohibit future development dwellings. This rezoning would satisfy a condition for consent application B137/18.

### **INTRODUCTION**

The property subject to the proposed amendment is described as Part Lot 3, Concession 13, Geographic Township of West Luther, with a civic address of 9512 Sideroad 3. The proposal is a condition of a recent severance application on the property, B137/18. The proposed severed parcel is 1.1 ha (2.7 ac) and the retained parcel is 19 ha (47 ac) in size.

### **PROPOSAL**

The purpose of the application is to rezone the subject lands to restrict future residential development on the retained agricultural lot. This rezoning is a condition of severance application B137/18, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the existing dwelling from the vacant agricultural parcel under the surplus farm dwelling policies.

### **PROVINCIAL POLICY STATEMENT (PPS)**

The subject property is considered to be within a PRIME AGRICULTURAL area. Section 2.3.4.1(c) of the PPS provides consideration for the severance of a surplus residence, provided that new residential dwellings are prohibited on the remnant parcel of farmland.

### **WELLINGTON COUNTY OFFICIAL PLAN**

The subject lands are designated PRIME AGRICULTURE. This application is required as a result of a severance application B137/18. Section 10.3.4 of the Official Plan implements the PPS and requires that the remnant parcel be rezoned to prohibit dwellings. The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels where the impact on existing and future farm operations can be kept to a minimum.

### **WELLINGTON NORTH ZONING BY-LAW**

The subject lands are zoned Agricultural (A) and Natural Environment (NE). There are no proposed buildings or structures to be built within the NE zone. Permitted uses in the Agricultural zone include agricultural uses, single detached dwellings and accessory uses, buildings and structures. This zoning amendment will apply the newly created standard A-2 exception, which restrict any future residential development on the retained vacant agricultural parcel.

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

A draft zoning by-law amendment has been prepared and attached to this report for Council's consideration.

### **CORRESPONSE FOR COUNCIL'S REVIEW**

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Letter dated April 24, 2019 – proposed zoning by-law amendment is acceptable to SVCA staff

**REQUEST FOR NOTICE OF DECISION**

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

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

Chris Glerum, son of the applicant, was present to answer questions regarding the application. The retained portion will be merged with his property.

**COMMENTS/QUESTIONS FROM COUNCIL**

No comments/questions from Council.

**ADJOURNMENT**

RESOLUTION: 02-2019

Moved: Hern

Seconded: McCabe

*THAT the Public Meeting of May 13, 2019 be adjourned.*

CARRIED

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CLERK

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MAYOR