

PRESENTATIONS

Jessica Rahim, Senior Planner, and Jamie Barnes, Junior Planner County of Wellington, Township of Wellington North

- Planning Report dated March 15, 2024

Curtis Marshall, Manager of Development Planning, presented the Planning Report prepared by Jessica Rahim, Senior Planner, and Jamie Barnes, Junior Planner County of Wellington, Township of Wellington North, dated March 15, 2024.

PLANNING OPINION

This purpose of this zoning amendment is to rezone a portion of the lands (approximately 0.8 ha) from Agricultural (A) to Agricultural Exception Zone to facilitate the development of a new parochial school. The Official Plan provides policies to address this type of development in the prime agricultural area.

Planning Staff are of the opinion that the zoning by-law amendment to permit a parochial school on the property is consistent with Provincial Policy and conforms with the County Official Plan.

Planning Staff have also prepared a draft zoning by-law amendment for Council's consideration.

INTRODUCTION

The land subject to the proposed amendment is described as Part Lot 13, Concession 5 N, with a civic address of 7517 Sideroad 6 East. The property is approximately 41.4 hectares (102.3 acres) in size with an existing dwelling, shed, barn and manure tank.

PROPOSAL

The purpose of the amendment is to rezone a portion of the subject lands (approx. 0.8 ha) from Agriculture (A) Zone to Site Specific Agriculture (A-124) Zone to allow the construction of a new parochial school.

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is considered to be within the RURAL AREA. Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Ontario's rural areas have diverse population levels, natural resources, geographies and physical characteristics, and economies. Across rural Ontario, local circumstances vary by region.

Section 1.1.4.1 states that:

Healthy, integrated and viable areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;

And Section 1.1.5.4 states that:

Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS. Identifying features include Grand River Conservation Authority Flood Plain, Wetlands, and Slope Valley in the Wellington County Official Plan. The proposed parochial school is located outside the Core Greenland features on the property. Section 6.4.8, permits Community Services Facilities. This includes schools for "...schools, churches and cemeteries required for local communities that rely extensively on horse drawn vehicles as their sole means of transportation." It is our understanding that the proposed parochial school will be servicing the local Mennonite Community, who rely exclusively on horse and buggy transportation.

The establishment of new community service facilities may only be allowed through a zoning by-law amendment where need and alternative locations have been adequately addressed. Section 4.3.3 of the Official Plan provides policy direction in this regard. The surrounding livestock facilities are not further impacted or limited with respect to MDS 1 or MDS 11.

WELLINGTON NORTH ZONING BY-LAW

The subject lands are currently zoned Agricultural (A) and Natural Environment (NE). The draft by-law will place a portion of the subject property approximately 0.8 ha (2 ac) within the Agricultural Exception Zone. The site specific provision will allow for an additional use of a parochial school and associated accessory uses subject to the regulations for reduced lots in an Agricultural zone.

PLANNING DISCUSSION

Land Use Compatibility

It is the County's position that an Agricultural Exception zone is preferable to an Institution (IN) zone for regulating parochial schools. Applying a site specific agricultural zone will not further affect MDS since it is still considered an agricultural use, however it will limit any other institutional uses which may not be compatible in a Prime Agricultural area.

Minimum Distance Separation (MDS) Document

Section 2.3.3.3 of the PPS requires that new land uses in prime agricultural areas, shall comply with the minimum distance separation formulae. MDS guideline 37 (MDS Setbacks for Churches, Schools, and Cemeteries Used Primarily by Community Reliant on Horse-Drawn Transportation) states:

"Normally churches, schools and cemetery are considered Type B land uses as they are institutional uses; however, existing, new and expanding churches, school and cemeteries intended to primarily serve a community which relies on horse-drawn vehicles as a predominate mode of transportation, shall be considered as Type A land uses for the purpose of both MDS I and MDS II."

Planning Staff are satisfied that MDS I setbacks are met to the Type A (parochial school) use and we have no concerns.

Draft Zoning By-law Amendment

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

CORRESPONDENCE FOR COUNCIL'S REVIEW

Jessica Conroy, Resource Planner, Grand River Conservation Authority

- correspondence dated March 21, 2024 – no objection

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 COMMENTS/QUESTIONS

Lloyd G. Martin, Applicant, was present to answer questions regarding the application.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor Hern commented that a severance will happen at the County for the parochial school, however, there was a legacy/retirement lot that came off the other corner several years ago. Councillor Hern inquired if it will conform to policies when another lot is severed. Mr. Marshall commented that severances for legacy/retirement lots are no longer permitted; however, the lot does exist and is allowed to exist. In the prime agricultural area under the current policies there are very limited opportunities for new building lots. They can be for agricultural related uses that specifically serve agriculture. There are provisions for community service facilities, which could include a proposed school, that serves residents whose primary mode of transportation is horse and buggy. The other types of severances are surplus farm dwellings or lot line adjustments.

ADJOURNMENT

RESOLUTION: PM-2024-003

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Public meeting of March 25, 2024 be adjourned at 7:22 p.m.

CARRIED

DocuSigned by:

Penny Kenken

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ACTING MAYOR

DocuSigned by:

Karren Wallace

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CLERK