

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, March 21, 2011

The Public Meeting was held Monday, March 21, 2011 at 7:00 p.m. at the Township of Wellington North Council Chambers, Kenilworth to consider a Zoning Amendment application.

Present:

Mayor: Raymond Tout
Councillors: Sherry Burke
Mark Goetz
Andy Lennox
Dan Yake

Also Present:

C.A.O./Clerk: Lorraine Heinbuch
Executive Assistant: Cathy Conrad
Township Planner: Linda Redmond

Mayor Tout called the meeting to order.

Declaration of Pecuniary Interest:

None declared.

Owner/Applicant: Ruby Martin and John Martin

THE LOCATION OF THE SUBJECT LAND is described as Part Lot 4, Concession 3 and is municipally known as 8172 Line 2. The property is approximately 4.8 acres in area.

THE PURPOSE AND EFFECT of the amendment is to amend the zoning of the property to permit a tile drainage business on the subject lands. The applicants are proposing to utilize the existing 3200 sq. ft. accessory building to store equipment and machinery associated with the business. Some repairs of the machinery will also be conducted on site. The property is currently designated Prime Agricultural in the Official Plan.

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Please note – Section 34 (12) of the Planning Act.

Information – At a meeting under subsection (12), the council shall ensure that information is made available to the public regarding the power of the Municipal Board under subsection (14.1) to dismiss an appeal if an appellant has not provided the council with oral submissions at a public meeting or written submissions before a By-law is passed.

1. Notice for this public meeting was sent to property owners within 120m and required agencies and posted on the property on February 25th, 2011.

2. Presentations by:

Linda Redmond, Planner, reviewed her correspondence dated March 16, 2011.

This proposal is to allow a tile drainage business on the subject lands. The proposed business would be considered an agricultural-related use as per the Provincial Policy Statement definition. According to the Agriculture First Policy of Section 6.4.2 which states that “As a general rule, land use activities that support agriculture will be encouraged and land use activities that do not support agriculture will be discouraged”, we believe that the proposal is in keeping with the intent of the Plan. The application would maintain the general intent and purpose of the Official Plan and Zoning By-law.

The subject land is legally described as Part of Lot 4, Concession 3 and is municipally known as 8172 Line 2. The property is approximately 4.8 acres in area and is occupied residence and storage building.

This amendment is to amend the zoning of the property to permit a tile drainage business on the subject lands. The applicants are proposing to utilize the existing 3200 sq. ft. accessory building to store equipment and machinery associated with the business. Some repairs of the machinery will also be conducted on site. The property is currently designated Prime Agricultural in the Official Plan.

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The subject property is considered to be within a PRIME AGRICULTURAL area. Within prime agricultural areas, permitted uses include agricultural uses, secondary uses and agriculture-related uses. Secondary uses “*means uses secondary to the principal use of the property, including but not limited to, home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property.*” Agricultural-related uses include “*farm related commercial and industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation*”.

The subject lands are designated PRIME AGRICULTURAL in the County of Wellington Official Plan. Agricultural-related uses are permitted in Prime Agricultural Areas and Section 6.4.5 of the Official Plan states “Small scale agricultural-related businesses as required to serve agriculture and directly related to farm operations may be allowed in appropriate locations and subject to zoning provisions, where they are needed in close proximity to farms.”

The subject lands are zoned Agricultural (A). The proposed draft by-law will rezone the property to include a site specific to allow a tile drainage business including the storage of equipment and machinery associated with the business.

According to the Site Plan Control By-law, this proposal may be subject to Site Plan approval.

3. Review of Correspondence received by the Township:
 - Liz Yerex, Resource Planner, GRCA
 - No objection

4. The by-law will be considered at the regular Council Meeting following the Public Meeting. Mayor Tout asked those wishing to receive further notices regarding this application to make their request in writing.

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5. Mayor Tout opened the floor for any questions/comments.
The Applicant and his Agent were present to answer any questions

6. Comments/questions from Council.
None.

7. Adjournment

C.A.O./CLERK

MAYOR