

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, January 23, 2012

The Public Meeting was held Monday, January 23, 2012 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:

Acting Clerk: Catherine Conrad
Administrative Assistant: Michelle Stone
Township Planner: Mark Van Patter

Absent: Chief Administrative Officer/Clerk: Lorraine Heinbuch

Mayor Tout called the meeting to order.

Declaration of Pecuniary Interest:

Appointment of Acting Clerk

Moved by: Councillor Lennox
Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North appoint Catherine Conrad as Acting Clerk for the purpose of the Public Meeting.

Resolution Number: 1

Carried

Declaration of Pecuniary Interest

None declared.

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Owners/Applicants: Cyril and Margaret Pritty

THE LOCATION OF THE SUBJECT LAND is described as Part of Lot 9, Concession 6 (Former West Luther) and is municipally known as # 8924 Wellington Road 16. The 1.16 acre property is at the south end of Damascus.

THE PURPOSE AND EFFECT of the amendment is to allow for two undersized parcels resulting from severance application B27/11. The site specific zoning may also consider yard deficiencies, tree saving / compensation and servicing requirements.

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 December 21, 2011.

2. Presentations by:

Mark Van Patter, Senior Planner, reviewed his correspondence dated January 16, 2012.

The zoning amendment is required as a result of severance application B27/11 in order to recognize two undersized lots and to require a living snow fence. Mr. Van Patter's main concern was that the lots are of sufficient size to allow for private septic and wells. Provided this can be demonstrated to be okay he would be in support of the rezoning which would implement the County Land Division Committee decision.

The subject land is described as Part of Lot 9, Concession 6 (Former Township of West Luther) and is municipally known as #8924 Wellington Road 16. The 1.16 acre property is at the south end of Damascus.

The purpose of the amendment is to allow for two undersized parcels resulting from severance application B27/11. The site specific zoning is also needed to require a living snow fence across the rear boundary of the two parcels.

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The subject land is designated Hamlet in the Wellington County Official Plan. Section 7.4 of the Official Plan allows for various uses provided they can be serviced appropriately and are compatible with neighbouring uses.

This issue has been already dealt with at the County level and there are no concerns from the County regarding compatibility.

Under the Zoning By-law the subject land is zoned Residential (R1A).

The severance will result in a residential “infilling” between two existing dwellings. There are no concerns regarding compatibility with neighbouring uses.

Section 9.2.1 of the by-law requires a minimum lot area of 0.4 hectares (1 acre). The proposed new lots resulting from severance application B27/11 are 0.23 hectares (24,756 sq. ft.) for the retained lot with the existing dwelling, and 0.24 (25,832 sq. ft.) for the severed vacant lot. One of the main reasons for requiring a rezoning is to provide relief for two undersized lots. The applicants still need to demonstrate that the lot sizes are sufficient for private septic systems and wells.

Condition # 10 of the provisional severance requires a Tree Saving and Compensation Plan. The Pritty’s have been asked to supply a living snow fence (i.e. treed windbreak) along the rear property boundary of both lots, to satisfy this requirement. They are agreeable to this. This has been included in the exception zone regulation

3. Review of Correspondence received by the Township:
 - Liz Yerex, Resource Planner, GRCA
 - No objection
 - Pasquale Costanzo, County of Wellington, Engineering Services Department
 - No objection
4. The by-law will be deferred to a future Council meeting pending the receipt of a report from Darren Jones regarding the septic installer’s comments.

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5. Mayor Tout asked those wishing to receive further notices regarding this application to make their request in writing.

6. Mayor Tout opened the floor for any questions/comments.

The Owners/Applicants were present to answer any questions

The Applicants must demonstrate that the tree line will be established. This issue has been resolved. They have agreed to provide a "living snow fence" along the boundaries of both properties.

The Applicants have to show that these sites can sustain septic. Glenn Waterfall visited the property to assess the ability for the two properties to sustain two septic systems. He found no evidence of a high water mark where a new septic would go and there is also easy access. He gave Mr. Jones a verbal report and Mr. Jones is waiting for a written report. Once the report is received Mr. Jones will do his report for this application.

7. Comments/questions from Council.

Councillor Lennox asked what steps have been taken to ensure that any water and septic issues have been dealt with and what steps have been looked at for septic

Council was in agreement to defer the passing of the by-law pending further information from Darren Jones, CBO, regarding installation of septic systems.

8. Adjournment

CLERK

MAYOR