

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

**Monday, May 7, 2012**

The Public Meeting was held Monday, May 7, 2012 at 7:00 p.m. at the Township of Wellington North Council Chambers, Kenilworth to consider two Zoning Amendment applications.

**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**

**Mayor Tout called the meeting to order.**

**Declaration of Pecuniary Interest:**

None declared.

**Owner/Applicant: Ross Woods**

**THE SUBJECT LAND** is legally described as Part of Lot 3, Concession 10, geographic Township of West Luther, and has a civic address of 9204 Sideroad 3. The land is approximately 100 acres in size and is occupied by a dwelling and a small shop (approximately 900 square feet).

**THE PURPOSE OF THE AMENDMENT** is to rezone the subject lands to restrict any future residential development on the agricultural portion of the property. This rezoning is a condition of severance application B166/11. The consent will sever the existing farm dwelling 3.9 acres from the remainder of the agricultural parcel 96.4 acres.

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.

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1. Notice for the public meeting was sent to property owners within 120 m and required agencies and posted on the property on April 10, 2012.
2. Review of Correspondence received by the Township:
  - Mark Van Patter, Senior Planner
    - comments and draft by-law

The zoning amendment is required as a condition of provisional consent (B166/11) by the Wellington County Land Division Committee. The Planning Department had no objections to implementing this decision. Both the Provincial Policy Statement and County Plan provide for surplus farm dwelling severances, provided the agricultural lands are rezoned to prohibit future residential 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.

The subject land is legally described as Part of Lot 3, Concession 10, geographic Township of West Luther, and has a civic address of 9204 Sideroad 3. The land is approximately 100 acres in size and is occupied by a dwelling and a small shop (approximately 900 square feet).

The purpose of the amendment is to rezone the subject lands to restrict any future residential development on the agricultural portion of the property. This rezoning is a condition of severance application B166/11. The consent will sever the existing farm dwelling 3.9 acres from the remainder of the agricultural parcel 96.4 acres.

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

The subject lands are designated PRIME AGRICULTURE in the Wellington County Official Plan. This application is required as a result of a severance application. Section 10.3.4 of the Official Plan implements the Provincial Policy Statement and requires that the remnant parcel be rezoned to prohibit dwellings.

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Section 10.3.4 of the Official Plan states: “A severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

- a) The remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
- b) The result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
- c) The amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and
- d) The surplus residence is habitable and is not expected to be demolished by a future owner; and
- e) The Minimum Distance Separation formula will be met, and
- f) The vacant parcel of farmland is rezoned to prohibit a residential use.”

Under the Zoning By-law the subject lands are zoned mainly Agricultural (A). There is a narrow band of Natural Environment (NE) zoning which follows a watercourse across the southern portion of the property; the NE zoning is to remain as is, unchanged. The draft by-law places a site specific exception to prohibit a dwelling on the 96.4 acre agricultural parcel.

3. 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.

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

The Owner/Applicant was present as well as their solicitor, Vincent Starratt, to answer any questions.

5. Comments/questions from Council.

None

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6. Adjournment 7:04 p.m.

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**C.A.O./CLERK**

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**MAYOR**