

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, October 15, 2012

The Public Meeting was held Monday, October 15, 2012 at 7:30 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
Township Planner: Mark Van Patter

Mayor Tout called the meeting to order.

Declaration of Pecuniary Interest:

None declared.

Owner/Applicant: Brian Ransome, Michael Schill and Arthur Roelofsen

Location of the Subject Land

The land subject to the proposed amendment is described as Part of Lots 30 & 31, Concessions EOSR, geographic Township of Arthur, Township of Wellington North. The municipal address is 8691 Highway 6. The area to be rezoned is approximately 2 acres in size.

The Purpose and Effect of the Application

The purpose and effect of the proposed amendment is to rezone the subject lands from Agricultural (A) to an appropriate zoning category that would recognize the existing cedar post operation, and the accessory dwelling unit. This rezoning is a condition of two lot line adjustment applications, B123/11 and B51/12, recently approved by the Wellington County Land Division Committee.

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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 the public meeting was sent to property owners within 120 m and required agencies and posted on the property on September 24, 2012.
2. Application for Zoning By-law Amendment
3. Presentation by:

Mark Van Patter, Planner, reviewed his comments dated August 15, 2012.

The rezoning is required as a condition of approval for two lot line adjustment applications. The rezoning recognizes the existing cedar fence post operation and dwelling by placing them into an Agricultural Commercial (AC). It is my understanding that the Ministry of Transportation is in support of the enlarged lot and commercial use. Mr. Van Patter had no concerns at the time of writing.

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Section 2.3.3.1 of the Provincial Policy Statement states that in Prime Agricultural Areas, *permitted uses and activities are agricultural uses, secondary uses and agriculture-related uses*. This use could be regarded as agriculture-related, as the trees are from farm parcels and most of the finished products go back to farms.

The land is designated Prime Agricultural in the Wellington County Official Plan. In prime agricultural areas, the plan in Section 6.4.5 provides for Agriculture-related Uses.

Under the Wellington North Zoning By-law the property is zoned Agricultural (A).

Lot Line Adjustment Applications B123/11 and B51/12 were recently approved by the Wellington County Land Division Committee, to permit land from two farms to be added to the small, existing lot. A residence is present as well as a cedar fence post operation. The rezoning is required as a condition of approval for the two lot line adjustment applications.

Question 11 of the application form indicates that the current uses have been in existence for over 50 years. The operation involves logging trucks coming onto the property and the outside storage of their log inventory. Cedar fence posts are created from the logs which are then trucked away. It would seem that placing the subject lands into an Agricultural Commercial Exception zone would make sense. Given the sensitivity of access to Highway 6, it is suggested restricting the commercial uses to the existing operation. The single detached dwelling would also be permitted.

The MTO is satisfied that the lot resulting from the two lot addition applications will provide for a safe access. The Ministry has the responsibility for issuing the entrance permit.

4. Review of Correspondence received by the Township:
 - Fred Natolochny, Supervisor of Resource Planning, GRCA
 - No objection
 - David Secord, Corridor Management Planner, Ministry of Transportation
 - No objection

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5. 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.

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

Applicant and their agent were available to answer any questions.

7. Comments/questions from Council.

None.

8. Adjournment 7:43 p.m.

C.A.O./CLERK

MAYOR