

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING - MINUTES
MONDAY, APRIL 10, 2017 AT 2:00 P.M**

The Public Meeting was held at the Municipal Office Council Chambers, Kenilworth to consider an Official Plan Amendment application and a Zoning Amendment application.

Present:

**Mayor: Andy Lennox
Councillors: Sherry Burke
Lisa Hern
Steve McCabe
Dan Yake**

Staff Present:

**CAO: Michael Givens
Clerk: Karren Wallace
Executive Assistant: Cathy Conrad
Treasurer: Kimberly Henderson
Chief Building Official: Darren Jones
Planner: Jameson Pickard**

Mayor Lennox called the meeting to order.

Declaration of Pecuniary Interest:

No pecuniary interest declared.

OWNER/APPLICANT: 2432895 Ontario Inc.

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Lot 27, Concession 5, municipally known as 7240 Fifth Line, Geographic Township of West Garafraxa. The property is 42.5 hectares (105 acres) in size.

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to revise the site specific zoning (A-78) on the subject land to permit a permanent washroom with a septic system, and a two bedroom cottage or a trailer for use by the owner.

NOTICE

Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on March 17, 2017 pursuant to the provisions of the *Planning Act*.

PRESENTATIONS

Jameson Pickard, Planner, reviewed the report and draft by-law provided by Mark Van Patter, Manager of Planning and Environment, dated March 22, 2017.

PLANNING OPINION

The Ministry of the Environment and Climate Change is requiring improvements to the washroom and septic system. Mr. Marques has no choice in the matter as I understand it. CBO Jones and I have had discussions and feel that the septic system can be decommissioned if the running of the bull use ever discontinues. The washroom building may be converted to another farm use. I don't have any concerns with adding a mobile home for the owner as a permitted use. A two bedroom cottage would be permitted now, as the land is vacant without a dwelling.

SUBJECT LAND

The land subject to the proposed amendment is described as Lot 27, Concession 5, municipally known as 7240 Fifth Line, Geographic Township of West Garafraxa. The property is 42.5 hectares (105 acres) in size.

PURPOSE AND EFFECT

The purpose and effect of the proposed amendment is to revise the site specific zoning (A-78) on the subject land to permit a washroom with a septic system, and a two bedroom cottage or a trailer for use by the owner.

BACKGROUND

As I understand it, the Ministry of Environment and Climate Change (MOECC) requires that the use on the property has to have a washroom and septic system. Our original support for the running of the bull was premised on the idea that no permanent buildings or structures should be allowed. This would allow the property to revert to agricultural use in the future. Given the current wording in the by-law, we feel that some clarification is required.

PROVINCIAL POLICY STATEMENT (PPS)

As I have noted in past comments, I would consider the proposal to be an agricultural-related use, provided the land remains devoted to agriculture and the running of the bull events occur only on an "occasional" basis in a year. In addition, no permanent buildings or structures that are non-agriculturally related should be erected.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURAL in the Wellington County Official Plan. Section 6.4.3 (b) and (c), and Section 6.4.4 of the Plan provides consideration for agriculture-related uses.

WELLINGTON NORTH TOWNSHIP ZONING BY-LAW

The property is currently zoned Agricultural Exception (A-78) to permit the Running of the Bull use.

PLANNING CONSIDERATIONS

Washroom and Septic System

The MOECC is requiring improvements to the washroom and septic system. Mr. Marques has no choice in the matter as I understand it.

I have had discussions with Mr. Jones, Chief Building Official, and we agree that if the Running of the Bull use is ever abandoned in the future, the septic system could be disconnected and the septic tank dealt with. The land could revert back to agriculture. Similarly, the washroom could be converted to a farm related building.

For the sake of clarity, I would suggest adding wording to the permitted uses to make it clear that the washroom and septic system is a permitted use.

Two Bedroom Cottage or Mobile Home

The application also requests a two bedroom cottage or mobile home for the owner's use. The property is currently vacant with no dwelling. Therefore, a two bedroom cottage would be permitted now. However, a mobile home would not be permitted in the current zoning by-law. I don't have any concerns with a mobile home for the owner; however, it also should be specified in the by-law for clarity purposes.

DRAFT ZONING BY-LAW AMENDMENT

A draft zoning by-law amendment was available for Council's review. The wording of the regulations has been revised to permit the septic system and washroom, and a mobile home for the owner's use.

CORRESPONDENCE FOR COUNCIL'S REVIEW

Darren Jones, Chief Building Official
- Requests deferral

REQUEST FOR NOTICE OF DECISION

The by-law will be considered at a future regular council. Persons wishing notice of the passing of the by-law must submit a written request.

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

Frank Vanderloo, B.M. Ross and Associates Limited, the applicant's agent, was present to answer questions regarding the application.

Mr. Vanderloo stated that portable toilets have been used at events since a Ministry of Environment visit last year. B.M. Ross was hired to design a Class 4 sewage system; however, the zoning only allows temporary structures. The applicant would also like to erect a cottage for his use when at the property. The applicant understands the request for deferral and wants to resolve the issues. Mr. Vanderloo noted that the septic system is in accordance with the MOE, not the building code.

Michael Givens, CAO, asked if the municipality will be consulted prior to Ministry approval. Mr. Vanderloo confirmed that the municipality will be a commenting agent. It may take a year for work to be completed.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor Yake questioned how upcoming events will be affected. Darren Jones, CBO, stated that the events will still be permitted.

The Council of the Corporation of the Township of Wellington North considered all written and oral submissions received to date on this application.

ADJOURNMENT

RESOLUTION 005

Moved by: Councillor Yake

Seconded by: Councillor Hern

THAT the Public Meeting of April 10, 2017 be adjourned at 2:43 p.m.

CARRIED

CLERK

MAYOR