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Public Meeting

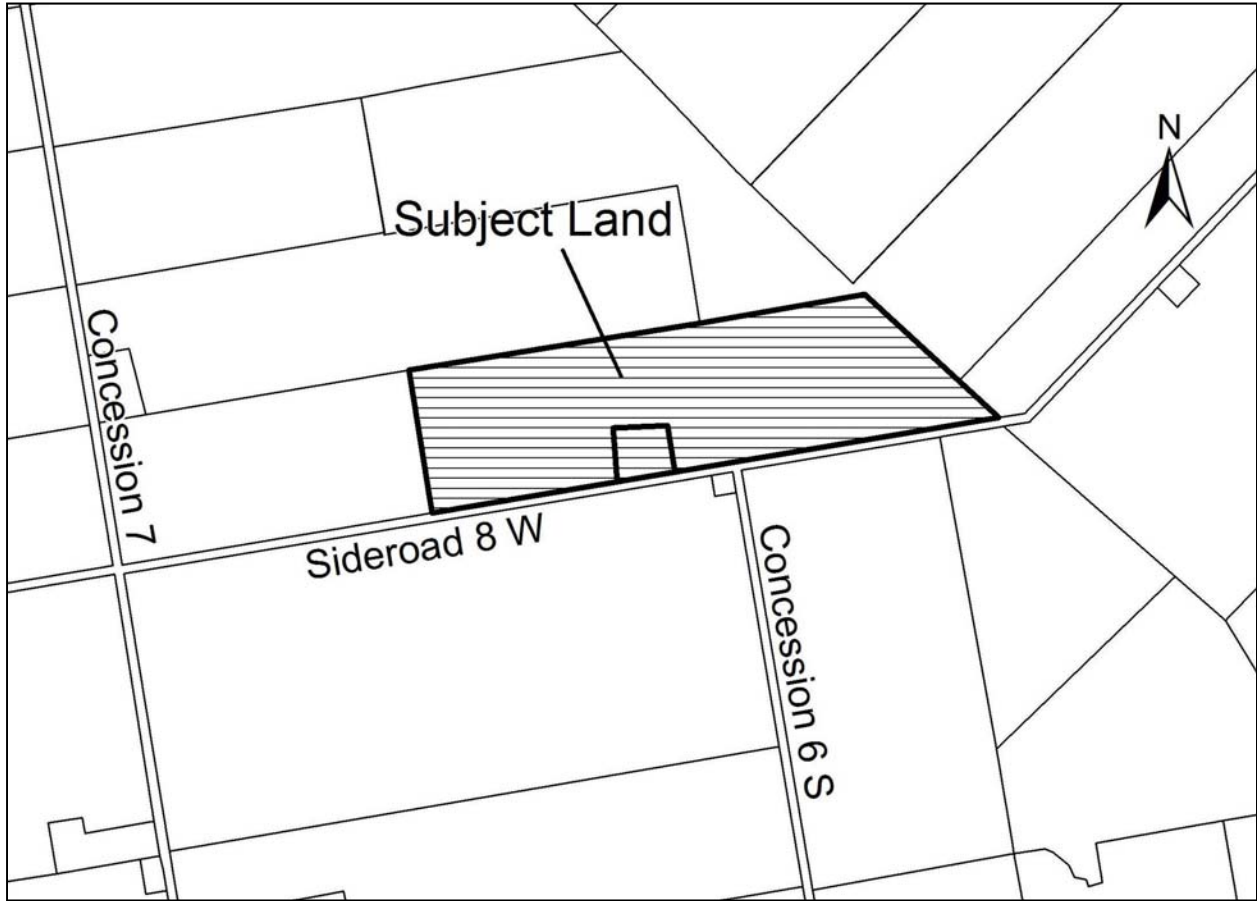
Monday, April 18, 2016 at 7:00 PM

Municipal Office Council Chambers, Kenilworth

AGENDA

AGENDA ITEM	PAGE NO.
<p><u>CALLING TO ORDER</u></p> <ul style="list-style-type: none">- Mayor Lennox	
<p><u>DISCLOSURE OF PECUNIARY INTEREST(S) AND THE GENERAL NATURE THEREOF</u></p>	
<p><u>OWNERS/APPLICANT</u></p> <ul style="list-style-type: none">- Jan Roesink and Helen Roesink-Crijns	
<p><u>LOCATION OF THE SUBJECT LAND</u></p> <p>The property subject to the proposed amendment is described as Lot 21, Concession 6, Geographic Township of Arthur, with a civic address of 7470 Sideroad 8 W. The property is 34.26 hectares (84.68 acres) in size and the location is shown on the map attached.</p>	01
<p><u>PURPOSE AND EFFECT OF THE APPLICATION</u></p> <p>The purpose and effect of the proposed zoning amendment is to restrict residential development on the retained agricultural lands, and to permit the existing 2,488 sq. ft. barn on the severed residential lot. This rezoning is a condition of severance application B109/15, that was granted provisional approval by the Wellington County Land Division Committee. The consent</p>	

AGENDA ITEM	PAGE NO.
<p>will sever the existing dwelling (2.2 acres) from the agricultural parcel under the surplus farm dwelling policies.</p>	
<p><u>NOTICE</u></p>	
<p>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 23, 2016.</p>	
<p><u>PRESENTATIONS</u></p>	
<p>Linda Redmond, Senior Planner - See attached report and draft by-law.</p>	02
<p><u>CORRESPONDENCE FOR COUNCIL'S REVIEW</u></p>	
<p>Ashley Rye, Resource Planner – North, Grand River Conservation Authority - No objection.</p>	07
<p><u>REQUEST FOR NOTICE OF DECISION</u></p>	
<p>The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the by-law must submit a written request.</p>	
<p><u>MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS</u></p>	
<p><u>COMMENTS/QUESTIONS FROM COUNCIL</u></p>	
<p><u>ADJOURNMENT</u></p>	



Jan Roesink and Helen Roesink-Crijns



PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development
Department

DATE: April 12, 2016
TO: Mike Givens, C.A.O.
 Township of Wellington North
FROM: Linda Redmond, Senior Planner
 County of Wellington
SUBJECT: **Roeslink**
7470 Sideroad 8 W
Zoning By-law Amendment

Planning Opinion The zoning amendment is required as a condition of provisional consent (B109/15) by the Wellington County Land Division Committee. We have no objections to implementing this decision. Both the PPS 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.

Additional zoning relief is also required for the existing barn on the severed residential parcel. The applicant would like to retain the 2,488 sq.ft barn on the residential lot. We would generally have no concerns with the relief requested provided Council is satisfied that the accessory building is intended for personal use and not for commercial purposes.

INTRODUCTION

The property subject to the proposed amendment is described as Lot 21, Concession 6, Geographic Township of Arthur, with a civic address of 7470 Sideroad 8 W. The property is 34.26 hectares (84.68 acres) in size.

PROPOSAL

The purpose of the application is to rezone the subject lands to restrict future residential development and to permit the existing 2,488 sq. ft. barn on the severed residential lot. This rezoning is a condition of severance application B109/15, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the existing dwelling

Figure 1



(2.2 acres) from the agricultural parcel under the surplus farm dwelling policies.

PROVINCIAL POLICY STATEMENT (PPS)

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

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated PRIME AGRICULTURE and CORE GREENLANDS. This application is required as a result of a severance application. Section 10.3.4 of the Official Plan implements the PPS and requires that the remnant parcel be rezoned to prohibit dwellings.

ZONING BY-LAW

The subject lands are zoned Agricultural (A). Two site specific zonings are required in order to accommodate the proposal. The first site specific (A-180) will prohibit a dwelling on the retained agricultural parcel. The second site specific (A-181) will recognize the floor area of the existing barn (231.13 m² (2,488 sq.ft) on the severed residential parcel.



Respectfully submitted
County of Wellington Planning and Development Department

Linda Redmond
Senior Planner

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
BY-LAW NUMBER _____.**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH**

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01;

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Schedule "A" Map 1 to By-law 66-01 is amended by changing the zoning on lands described as Lot 21, Concession 6 in the geographic Township of Arthur as shown on Schedule "A" attached to and forming part of this By-law from:
 - **Agricultural (A) to "Agricultural Exception (A-180)**
 - **Agricultural (A) to "Agricultural Exception (A-181)**

2. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

33.180 Lot 21, Conc 6 (Arthur)	A-180	Notwithstanding any other section of this by-law to the contrary, a residential dwelling shall be prohibited in this zone. Other agricultural uses that are not accessory to a dwelling are permitted subject to MDS 11 conformity
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3. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

33.181 Lot 21, Conc 6 (Arthur)	A-181	Notwithstanding Section 8.3.1 or any other section of this by-law to the contrary, the barn existing on the day of passing of this by-law may have a maximum floor area of 231.13 m² (2,488 sq.ft). And further no other accessory structures will be permitted on the property without an amendment to this by-law.
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4. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
5. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2016

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2016

_____.

_____.

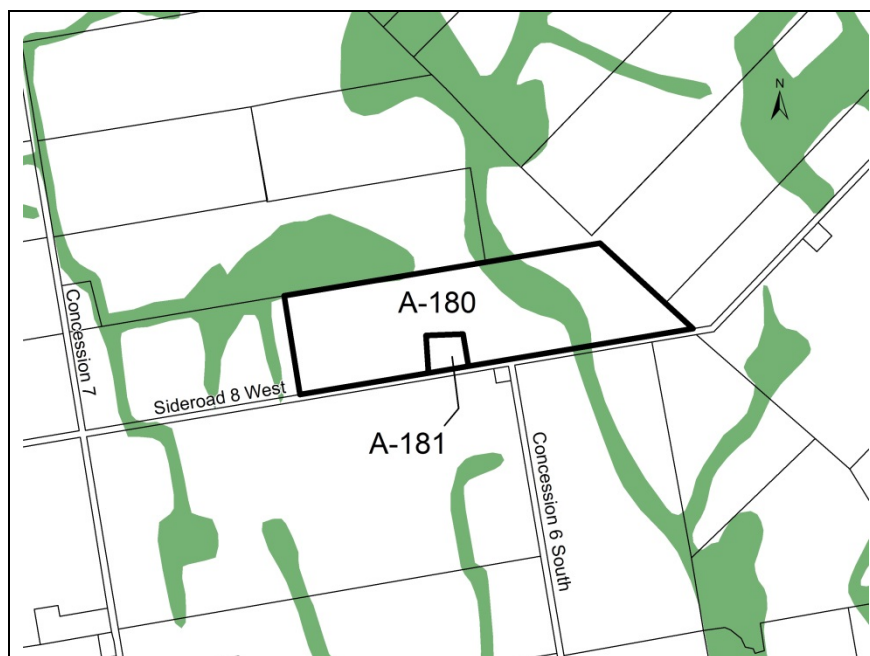
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Rezone from Agricultural (A) to Agricultural Exceptions (A-180 and A-181)

Passed this ____ day of _____, 2016.

MAYOR

CLERK

EXPLANATORY NOTE**BY-LAW NUMBER _____.**

THE LOCATION being rezoned is Lot 21, Concession 6, Geographic Township of Arthur, with a civic address of 7470 Sideroad 8 W. The lands subject to the amendment are 34.26 hectares (84.68 acres) in size and are currently zoned Agriculture.

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to restrict future residential development and to permit the existing 2,488 sq. ft. barn on the severed residential lot. This rezoning is a condition of severance application B109/15, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the existing dwelling (2.2 acres) from the agricultural parcel under the surplus farm dwelling policies.



400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844 Online: www.grandriver.ca

**PLAN REVIEW REPORT: Township of Wellington North
Darren Jones, Building/Zoning Dept.**

DATE: April 1, 2016
GRCA FILE: ZBA – 7470 Sideroad 8 West

YOUR FILE: N/A

RE: Application for Zoning By-law Amendment
Lot 21, Concession 6, Township of Wellington North (Arthur)
7470 Sideroad 8 West

GRCA COMMENT: *

The Grand River Conservation Authority (GRCA) has no objection to the zoning by-law amendment to restrict future residential development on the retained agricultural lands, and to allow the existing 2,499 sq. barn on the severed residential lot.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the retained parcel contains a watercourse, floodplain, and the allowance adjacent to wetlands located on neighbouring lands.

The lands that have been severed (severance application B109/15) do not contain any features of interest to the GRCA.

2. Legislative/Policy Requirements and Implications:

Due to the presence of the above-noted features, portions of the lands to be retained are regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

3. Additional Information/Suggestions provided in an advisory capacity:

We wish to acknowledge receipt of the applicable plan review fee of \$380.00 for related application B109/15. As such, a plan review fee for this application is not required.

Should you have any questions or require additional information, please do not hesitate to contact me.

Yours truly,



Nathan Garland
Resource Planner
Grand River Conservation Authority

** These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.*

Lot 21, Con. 6, GT Arthur

LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- CROSS SECTION (GRCA)
- DRAINAGE-NETWORK (GRCA)
- PARCELS-PIN (Terrest)
- LOTS (NRVIS)
- FLOODPLAIN (GRCA)
- ENGINEERED
- APPROXIMATE
- ESTIMATED
- WETLAND (GRCA)
- PARKS (GRCA)
- REGULATION LIMIT 2014 (GRCA)
- DRAINAGE-POLY (NRVIS)
- 2010 ORTHO (ONT)

GRCA Disclaimer

This map is for illustrative purposes only. Information contained hereon is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations, go to:

http://gr.ca/GrandRiver_caddres/Sources/Citations/Layer

0 140 280 420 560 m

NAD 1983, UTM Zone 17 State 112354

Scale 1:12,354

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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