

**TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING - MINUTES
MONDAY, JUNE 6, 2016 AT 7:06 P.M.**

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

Present:

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

Absent:

Councillor: Dan Yake

Staff:

**Secretary-Treasurer/Clerk: Karren Wallace
Chief Administrative Officer: Michael Givens
Executive Assistant: Cathy Conrad
Chief Building Official: Darren Jones
Director of Public Works: Matthew Aston
Treasurer: Kimberly Henderson
Economic Development Officer: Dale Small
Tourism, Marketing, Promotion Manager: April Marshall
Senior Planner: Linda Redmond**

Mayor Lennox called the meeting to order.

Declaration of Pecuniary Interest:

No pecuniary interest declared.

OWNER/APPLICANT: Rulkay Farms Ltd.

LOCATION OF THE SUBJECT LAND

The property subject to the proposed amendment is described as Lot 7, Concession 19 (Peel), with a civic address of 7903 Sideroad 17. The property subject to the amendment is 24.6 hectares (60.9 acres) in size and is vacant.

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to restrict residential development on the retained agricultural lands. This rezoning is a condition of severance application B2/16, that was granted provisional approval by the Wellington County Land Division Committee in March 2016. The consent will sever the existing dwelling 0.6 ha (1.5 acres) from the agricultural parcel under the surplus farm dwelling policies.

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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 May 16, 2016 pursuant to the provisions in the *Planning Act*.

PRESENTATIONS

Linda Redmond, Senior Planner, reviewed comments provided by Elizabeth Martelluzzi, Junior Planner, dated June 6, 2016.

Planning Opinion: The zoning amendment is required as a condition of provisional consent (B2/16) by the Wellington County Land Division Committee. The Planning Department had 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.

INTRODUCTION

The property subject to the proposed amendment is described as Part Lot 7, Concession 19, (Peel), with a municipal address of 7903 Sideroad 17. The lands subject to the amendment are 24.64 hectares (60.9 acres) in size and are currently zoned Agricultural. The surrounding land uses are farms. A cemetery is located on the site to the north.

PROPOSAL

The purpose of the application is to rezone the subject lands to restrict future residential development. This rezoning is a condition of severance application B2/16, that was granted provisional approval by the Wellington County Land Division Committee in March. The consent will sever the existing rural residential use with existing dwelling (0.6 ha) from the agricultural parcel (24.6 ha), 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.

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ZONING BY-LAW

The subject lands are zoned Agricultural (A). A site specific zoning is required in order to accommodate the proposal. The site-specific zoning (A-182) will prohibit a dwelling on the retained agricultural parcel.

CORRESPONDENCE FOR COUNCIL'S REVIEW

Nathan Garland, Resource Planner – Grand River Conservation Authority
- No objection.

REQUEST FOR NOTICE OF DECISION

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.

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

Derek Graham, the Applicant's Agent, was present to answer questions regarding this application.

COMMENTS/QUESTIONS FROM COUNCIL

There were no comments or questions from Council

OWNER/APPLICANT: Donald Giles

LOCATION OF THE SUBJECT LAND

The property subject subject to the proposed amendment is described as Part Lot 9, Concession 6, RP61R-11282 Part 2 (West Luther), with frontage on Wellington Rd 16, Damascus. The subject land is approximately 0.65 ha (1.61 acres) in size.

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to permit a second dwelling unit within a single detached dwelling. The applicants are requesting permission to include a second unit within a proposed single detached residential dwelling on the subject land for the purpose of accommodating family members. The property is currently zoned Unserviced Residential (R1A) Zone.

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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 May 16, 2016 pursuant to the provisions in the *Planning Act*.

PRESENTATIONS

Linda Redmond, Senior Planner, reviewed comments provided by Elizabeth Martelluzzi, Junior Planner, dated May 30, 2016.

Planning Opinion - The zoning amendment as proposed would permit a residential conversion use on the subject property and would allow the use in a new single detached dwelling. Staff had no concerns with the proposal. The development is on lands designated to accommodate growth and to promote a variety of housing opportunities in both the county Official Plan and as per the Provincial Policy Statement. In addition, the proposed elevations illustrate that the residential conversion will not have an obvious separate entrance or detract from the character of the rest of the house.

Introduction

The property subject to the proposed amendment is described as Part of Lot 9, Concession 6, RP61R-11282 Part 2 (West Luther). The property is located in the southern part of the Damascus Hamlet and is 0.65 hectares (1.61 acres) in size. The surrounding land uses are primarily residential, with agricultural use on the site to the south. The subject lands are currently vacant.

Proposal

The purpose of the amendment is to permit a residential conversion within a new single detached dwelling. The applicants intend to use the second dwelling for the purpose of accommodating family members.

Provincial Policy Statement

The subject property is considered to be within the settlement area of Damascus. Section 1.1.3.1 of the Provincial Policy Statement states that "settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted." Settlement areas are encouraged to include a mix of densities and land uses.

County Official Plan

The land subject to the amendment is designated HAMLET (Damascus), within the County Official Plan. Section 7.4.1 of the Hamlet area land policies allows opportunities for an accessory residential unit within an existing residence provided adequate servicing is available. Though the main dwelling does not currently exist, the proposal to build both dwelling units at the same time

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maintains the intent of the Official Plan, which is to provide for growth while retaining the quality and character of urban places.

Zoning By-law

The site is currently zoned Unserviced Residential (R1A) in Zoning By-law 66-01. A residential conversion is not a permitted use in the Unserviced Residential zone, and therefore a site-specific zone amendment is required.

Additionally, Section 6.29, Residential Conversions, states, "A single-detached dwelling (legally existing on the day of the passing of this By-Law may be converted to provide one additional residential unit." The applicant is proposing a residential conversion within a *new* single detached dwelling and therefore the site specific provision would also allow the residential conversion to exist within a new dwelling.

Planning Discussion

The subject property is currently located in an area designated as HAMLET by the County of Wellington Official Plan, and zoned Unserviced Residential as per By-Law 66-01. The current zoning does not permit a residential conversion. Additionally, provisions for permitted residential conversions as pursuant to section 6.29 allow a conversion within an existing single detached dwelling only. The zoning amendment as proposed would permit a residential conversion use on the subject property and would allow the use in a *new* single detached dwelling.

We have no concerns with the proposal. The development is on lands designated to accommodate growth and to promote a variety of housing opportunities in both the County Official Plan and as per the Provincial Policy Statement. In addition, the proposed elevations illustrate that the residential conversion will not have an obvious separate entrance or detract from the character of the rest of the house. The proposed plans conform to the rest of the policies of the zone.

CORRESPONDENCE FOR COUNCIL'S REVIEW

No correspondence received.

REQUEST FOR NOTICE OF DECISION

The by-law will be considered at a regular council meeting at the Council meeting following the Public Meeting. Persons wishing notice of the passing of the By-law must submit a written request.

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MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

There were no comments or questions regarding this application.

COMMENTS/QUESTIONS FROM COUNCIL

There were no comments or questions from Council

ADJOURNMENT

RESOLUTION 05

Moved by: Councillor Burke

Seconded by: Councillor McCabe

THAT the Public Meeting of June 6, 2016 be adjourned at 7:12 p.m.

CARRIED

CLERK

MAYOR