

**TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING - MINUTES  
MONDAY, NOVEMBER 21, 2016 AT 7:00 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:**

**Dan Yake**

**Staff:**

**Chief Administrative Officer: Michael Givens  
Clerk: Karren Wallace  
Executive Assistant: Cathy Conrad  
Chief Building Official: Darren Jones  
Director of Public Works: Matthew Aston  
Treasurer: Kimberly Henderson  
Director of Recreation, Parks & Facilities: Barry Lavers  
Senior Planner: Linda Redmond**

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

**Declaration of Pecuniary Interest:**

No pecuniary interest declared.

**OWNER/APPLICANT: Christopher and Dana Samuel**

**LOCATION OF THE SUBJECT LAND**

The property subject to the proposed amendment is described as Part Lot 1, Concession 7, Geographic Township of West Luther, with a civic address of 8949 Wellington Road 14. The property is 36.32 hectares (89.76 acres) in size

**PURPOSE AND EFFECT OF THE APPLICATION**

The purpose and effect of the proposed amendment is to rezone the subject lands to restrict any future residential development on the retained agricultural portion of property and to permit the existing accessory structures totaling 222.55 m<sup>2</sup> (2395.50 ft<sup>2</sup>) to remain on the severed residential portion of property. This rezoning is a condition of severance application B62/16, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the existing dwelling 0.8 ha (1.9 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 October 31, 2016 pursuant to the provisions in the *Planning Act*.

**PRESENTATIONS**

Linda Redmond, Senior Planner, reviewed comments provided by Elizabeth Martelluzzi, Junior Planner, dated November 15, 2016.

**Planning Opinion** The zoning amendment is required as a condition of provisional consent (B62/16) by the Wellington County Land Division Committee. The Planning Department had no objections to implementing this decision. Both the Provincial Policy Statement (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 accessory structures on the severed residential parcel. The applicant would like to retain the existing shed and garage which have a combined floor area of 222.55m<sup>2</sup> (2,395 sq.ft), whereas the maximum lot coverage is 102.19m<sup>2</sup>(1,000 sq.ft). Provided the accessory buildings are for personal use and storage, we would have no concerns with the relief requested.

**INTRODUCTION**

The property subject to the proposed amendment is described as Part Lot 1, Concession 7, Geographic Township of West Luther, with a municipal address of 8949 Wellington Road 14. The lands subject to the amendment are 35 hectares (86.5 acres) in size and are currently zoned Agriculture. The surrounding land uses are mainly agricultural.

**PROPOSAL**

The purpose of the application is to rezone the subject lands to restrict future residential development and provide zoning relief for existing accessory dwellings on the severed lands which exceed the permitted lot coverage.

This rezoning is a condition of severance application B62/16, that was granted provisional approval by the Wellington County Land Division Committee in October. The consent will sever the existing dwelling (0.8 ha) from the agricultural parcel (35 ha) under the surplus farm dwelling policies.

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**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-186) will prohibit a dwelling on the retained agricultural parcel. The second site specific (A-187) will recognize the floor area of the existing accessory buildings (222.55m<sup>2</sup> (2,395 sq.ft)) on the severed residential parcel. The Natural Environment Zone (NE) zone will remain unchanged.

**CORRESPONDENCE FOR COUNCIL'S REVIEW**

No correspondence received.

**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**

The Applicants were present to answer questions.

Wayne Culp, 8978 Wellington Road 14, had no objection to the severance but questioned why a residence cannot be built on the severed parcel.

Mayor Lennox explained that the Surplus Farm Dwelling Policy states that no dwelling will be allowed on the agricultural lands.

Karren Wallace, Clerk, noted that this is a province wide policy.

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**COMMENTS/QUESTIONS FROM COUNCIL**

The Council of the Corporation of the Township of Wellington North considered all written and oral submissions received on this application, the effect of which has assisted Council to make an informed decision on this planning matter.

**ADJOURNMENT**

**RESOLUTION 07**

Moved by: Councillor Hern

Seconded by: Councillor McCabe

*THAT the Public Meeting of November 21, 2016 be adjourned at 7:04 p.m.*

**CARRIED**

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CLERK

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MAYOR