

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING - MINUTES  
MONDAY, APRIL 23, 2018 AT 7:00 P.M**

The Public Meeting was held in the Municipal Office Council Chambers to consider a proposed zoning amendment application.

<b><u>Present:</u></b>	<b>Mayor:</b>	<b>Andrew Lennox</b>
	<b>Councillors:</b>	<b>Sherry Burke</b>
		<b>Lisa Hern</b>
		<b>Steve McCabe</b>
		<b>Dan Yake</b>

<b><u>Staff Present:</u></b>	<b>CAO:</b>	<b>Michael Givens</b>
<b>Director of Legislative Services/Clerk:</b>		<b>Karren Wallace</b>
	<b>Deputy Clerk:</b>	<b>Catherine Conrad</b>
<b>Economic Development Officer:</b>		<b>Dale Small</b>
<b>Chief Building Official:</b>		<b>Darren Jones</b>
	<b>Fire Chief:</b>	<b>David Guilbault</b>
	<b>Senior Planner:</b>	<b>Curtis Marshall</b>

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

**Declaration of Pecuniary Interest:**

No pecuniary interest declared.

**OWNER/APPLICANT: Township of Wellington North**

**LOCATION OF THE SUBJECT LAND**

The land subject to the proposed amendment is described as Bodley Survey Part Lots A, B & C, RP 61R-11188 Parts 2 & 3, RP 61R-11525 Parts 4, 5 & 7, and is Municipally known as 455 Dublin St, Geographic Town of Mount Forest. The property is 0.44 hectares (1.08 acres) in size.

**PURPOSE AND EFFECT OF THE APPLICATION**

The purpose and effect of the proposed amendment is to rezone the subject lands from Medium Density Residential (R2) Zone to Institutional (IN) Zone.

**NOTICE**

Notice for this public meeting was mailed to property owners within 120 m and required agencies and posted on the property on March 29, 2018 pursuant to the provisions of the Planning Act.

## **PRESENTATIONS**

Curtis Marshall, Senior Planner, reviewed the Planning Report dated April 16, 2018.

### **Planning Opinion**

The purpose of this zoning amendment is to rezone the subject lands from Medium Density Residential (R2) Zone to Institutional (IN) Zone to recognize the institutional use of the property and facilitate the sale of the subject lands by the Township.

Planning Staff had no objections to the zoning amendment. The proposal is consistent with the Provincial Policy Statement and conforms to the Official Plan policies that encourage urban centres to have a sufficient mix of land uses including institutional lands to service the community. The property is currently used for institutional purposes and the zoning by-law amendment will recognize this use.

### **INTRODUCTION**

The property subject to the proposed amendment is described as Bodley Survey Part Lots A, B & C, RP 61R-11188 Parts 2 & 3, RP 61R-11525 Parts 4, 5 & 7, and is Municipally known as 455 Dublin St, Geographic Town of Mount Forest. The property is 0.44 hectares (1.08 acres) in size.

### **PROPOSAL**

The purpose of this zoning amendment is to rezone the subject lands from Medium Density Residential (R2) Zone to Institutional (IN) Zone to recognize the institutional use of the property and facilitate the sale of the subject lands by the Township.

### **PROVINCIAL POLICY STATEMENT (PPS)**

The subject property is located within the settlement area of Mount Forest. 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.

### **WELLINGTON COUNTY OFFICIAL PLAN**

The property is within the Mount Forest Urban Centre and is designated Residential. The Residential designation permits institutional uses. Section 8.3.10 of the Official Plan provides for non-residential uses such as schools, churches, day care centres and nursery schools may be permitted provided that they meet the following criteria:

- a) non-residential development should be located on an arterial or collector road or in close proximity to the Central Business District;
- b) the design of the proposed development with respect to building height,

- setbacks, landscaping, parking and vehicular circulation will ensure that it will be compatible with surrounding uses of land;
- c) adequate infrastructure shall be available or will be made available to service the development; and,
  - d) the zoning by-law establishes a specific zone or zones for these uses.

### **WELLINGTON NORTH ZONING BY-LAW**

The subject lands are zoned Medium Density Residential (R2). The subject lands are proposed to be rezoned to Institutional (IN) to facilitate the sale of the property. The property is currently used for institutional purposes (childcare and learning centre) and the proposed amendment will recognize this use.

### **Draft Zoning By-law Amendment**

A draft Zoning By-law amendment has been prepared for public review and Council's consideration, and is attached to this report.

### **CORRESPONDENCE FOR COUNCIL'S REVIEW**

- Jim Klujber, Chief Operating Officer, Wellington North Power Inc.
  - Applicant to contact WNP prior to completion of site plans to request electrical service requirement.
  
- Michael Oberle, Environmental Planning Technician, Saugeen Valley Conservation Authority
  - Proposed amendment acceptable

### **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**

Warren Fink, 363 Jeremy's Crescent, commented that the report refers to a current use as institutional even though it has been vacant for 2 or 3 years. Mr. Fink asked if there is any information on what will be built or when he can find out what will be built. He was advised that the new owner would be the one who can answer questions about the development of the property. Once a building permit is issued it is posted on the property and is a public document.

### **COMMENTS/QUESTIONS FROM COUNCIL**

No comments or questions

**OWNER/APPLICANT: 2574575 Ontario Inc.**

**LOCATION OF THE SUBJECT LAND**

The land subject to the proposed amendment is described as Part of Park Lot 4, S/S of Durham St, E/S of Main St, Plan Mount Forest, with a civic address of 488 Durham St E, Mount Forest. The property is 2.64 hectares (6.52 acres) in size.

**PURPOSE AND EFFECT OF THE APPLICATION**

The purpose and effect of the proposed amendment is to rezone the subject lands from Future Development (FD) Zone to High Density Residential (R3) Zone to facilitate the construction of two 5-unit townhouse blocks (10 units total). This rezoning is a condition of severance applications B23/18 & B24/18, that were granted provisional approval by the Wellington County Land Division Committee. The consents will sever two vacant parcels 1,565 m<sup>2</sup> (16,845 ft<sup>2</sup>) and 1,721 m<sup>2</sup> (18,524 ft<sup>2</sup>) for the townhouse blocks. A 2.31 ha (5.7 ac) vacant lot is retained for Future Development.

**NOTICE**

Notice for this public meeting was mailed to property owners within 120 m and required agencies and posted on the property on March 29, 2018 pursuant to the provisions of the Planning Act.

**PRESENTATIONS**

Curtis Marshall, Senior Planner reviewed the Planning Report dated April 16, 2018.

**PLANNING OPINION**

The purpose and effect of the proposed amendment is to rezone the subject lands from Future Development (FD) to High Density Residential (R3) to facilitate the construction of two 5-unit townhouse blocks (10 units total). This rezoning is a condition of severance application B23/18 & B24/18 that were granted provisional approval by the Wellington County Land Division Committee. The consents sever two vacant parcels 1,565 m<sup>2</sup> (16,845 ft<sup>2</sup>) and 1,721 m<sup>2</sup> (18,524 ft<sup>2</sup>) in size for the townhouse blocks. A 2.31 ha (5.7 ac) vacant lot is retained for future development.

Planning Staff had no concerns with the application to permit townhouses as it is consistent with the Provincial Policy Statement, the Growth Plan and meets the criteria of the County Official Plan. The introduction of medium density residential development is consistent with the Wellington North Community Growth Plan and implements the Official Plan residential designation and “greenfield” density policies.

## **LOCATION**

The subject property is legally described as Part of Park Lots 4, s/s of Durham Street E/S of Main Street, Plan Mount Forest with a civic address of 488 Durham Street E. The property is approximately 2.64 hectares (6.52 acres) in size and is currently vacant.

## **PROPOSAL**

The proposal is to rezone the subject lands from Future Development (FD) to High Density Residential (R3) to facilitate the construction of two 5-unit townhouse blocks (10 units total). This rezoning is a condition of severance applications B23/18 & B24/18 that were granted provisional approval by the Wellington County Land Division Committee. The consents will sever two vacant parcels 1,565 m<sup>2</sup> (16,845 ft<sup>2</sup>) and 1,721 m<sup>2</sup> (18,524 ft<sup>2</sup>) in size for the townhouse blocks. A 2.31 ha (5.7 ac) vacant lot is retained for future development.

## **PROVINCIAL PLANNING POLICY**

The subject property is located within the settlement area of Mount Forest. 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.

The Provincial Growth Plan directs the majority of growth to settlement areas as a better use of land and infrastructure while prioritizing intensification in strategic growth areas, including urban growth centres, major transit station areas, brownfield sites and greyfields.

Under section 2.2.7 of the Growth Plan, new development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that supports the achievement of complete communities.

## **COUNTY OFFICIAL PLAN**

The lands subject to the amendment is designated RESIDENTIAL in the Urban Centre of Mount Forest. The property is located outside of the defined “built boundary” and therefore is considered a Greenfield area.

## **Development of Greenfield Areas**

The policies of Section 3 of the Official Plan outline the general strategies for guiding growth within the County. Section 3.3 sets out objectives for growth and encourages growth in urban areas. It further encourages the efficient use of land through increased densities in designated Greenfield areas of urban centres.

Section 3.3.1 identifies targets and states “the designated greenfield area of the County will be planned to achieve an overall minimum density of not less than 40 residents and jobs per hectare. This application is located within a Greenfield area and will contribute and support this target.

According to Section 4.4.4, the County will encourage increased densities and a broader mix of housing in Greenfield areas. New developments will be required to achieve densities which promote the overall greenfield density target of 40 persons and jobs per hectare and specifically strive to attain at least 16 units per gross hectare (6.5 units per gross acre) in newly developing subdivisions. The introduction of medium density housing types in new subdivisions and other Greenfield areas is encouraged.

**WELLINGTON NORTH COMMUNITY GROWTH PLAN**

The following relevant Growth Management Goals have been identified:

1. To direct and focus development to the urban areas of Arthur and Mount Forest as the primary centres and complete communities with a mix of land uses, housing, jobs and services.
4. To plan and promote orderly, compact development within the urban areas, based on phasing to align with planning for infrastructure, transportation, facilities and services.

**WELLINGTON NORTH ZONING BY-LAW**

The subject lands are currently zoned Future Development (FD). The applicant has requested to rezone the subject lands to High Density Residential (R3) Zone to facilitate the construction of two 5-unit townhouse blocks (10 units total). The Residential (R3) Zone permits street townhouse units, cluster/block townhouse units, and apartments.

**PLANNING DISCUSSION**

**Medium Density Development**

Section 8.3.5 of the County Official Plan identifies that medium density development such as townhouses may be permitted in RESIDENTIAL designated areas provided that specific criteria are addressed.

The specific criteria are addressed as follows:

Policy Requirement:	Response:
<p>a) Development should not exceed 35 units per hectare (14 units per acre) for townhouses</p>	<p>B23/18 (5 units) is 32 units per hectare (12.9 units per acre). B23/18 (5 units) is 29 units per hectare (11.75 units per acre).</p> <p>A combined density of 30.4 units per hectare (12.3 units per acre) is proposed for the two lots. The proposed density achieves the minimum greenfield density requirement of at least 16 units per gross hectare (6.5 units per gross acre) and is under the maximum</p>

	medium density of 35 units per hectare (14 units per acre) identified for townhouses.
b) The design is compatible with existing or future development on adjacent properties;	Adjacent uses include a single detached dwelling. A plan of subdivision is being developed on the retained adjacent lands. Site design, landscaping fencing etc. will be reviewed as part of the site plan application and will consider compatibility with adjacent uses.
c) The site has a suitable size and shape to accommodate the development and required infrastructure	B23/18 is 1,565 m <sup>2</sup> (16,845 ft <sup>2</sup> ) and B24/18 is 1,721 m <sup>2</sup> (18,524 ft <sup>2</sup> ) in size which is suitable in size and shape for a townhouse development. Site design, grading, drainage, landscaping etc. will be reviewed as part of the site plan application.
d) Adequate services are available	Municipal servicing is available in Mount Forest. The applicants engineer is preparing updated design drawings to service the development. These details will be reviewed as part of the site plan application.
e) In greenfield areas, medium density street townhouses are allowed on local roads	The property is located on Durham Street E, which is a local road.
f) Appropriate zoning is provided.	The property is proposed to be zoned Residential R3 which provides standards for townhouse dwellings.

### Site Plan Approval

The proposed development will be subject to Site Plan Review by the Township. Site design, grading, servicing, stormwater management, landscaping, parking, fencing etc. will be reviewed as part of the site plan review.

### Draft Zoning By-law Amendment

A site specific draft Zoning By-law amendment has been prepared for public review and Council's consideration which rezones the property to R3, and is attached to this report.

**CORRESPONDENCE FOR COUNCIL'S REVIEW**

- Jim Klujber, Chief Operating Officer, Wellington North Power Inc.
  - Applicant to contact Wellington North Power Inc. prior to completion of site plans to request electrical service requirement.
  - Applicant required to enter into a Construction Agreement with Wellington North Power Inc.
  
- Michael Oberle, Environmental Planning Technician, Saugeen Valley Conservation Authority
  - Proposed amendment acceptable

Upper Grand District School Board

- No objection. Development Charges to be collected.

**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**

Jeff Buisman, Van Harten Surveying Inc., was present as the applicant's agent to answer questions regarding the proposed amendment. The development proposed is for two 5-unit townhouse blocks. They are working with the Township regarding services. The buildings will meet zoning requirements.

**COMMENTS/QUESTIONS FROM COUNCIL**

No comments or questions



**OWNER/APPLICANT: Streetsville Bush Auto Recyclers Inc.**

**LOCATION OF THE SUBJECT LAND**

The land subject to the proposed amendment is described as WOSR, Lot 13, Divs 3 & 4, RP 61R-8621, Part 9 and is Municipally known as 7272 Sideroad 5 W, Geographic Arthur Township. The property is 7.69 hectares (19 acres) in size.

**PURPOSE AND EFFECT OF THE APPLICATION**

The purpose and effect of the proposed amendment is to rezone the subject lands to permit the outdoor storage of motor vehicles as a primary use on the property. The property is currently zoned Rural Industrial with a site specific provision (RIN-87) which permits the outdoor storage of tunnel-boring machinery without a primary building being required. The motor vehicles would be stored in conjunction with the adjacent auto salvage, wrecking, and recycling business located at 7258 Sideroad 5 West.

**NOTICE**

Notice for this public meeting was mailed to property owners within 120 m and required agencies and posted on the property on March 29, 2018 pursuant to the provisions of the Planning Act.

**PRESENTATIONS**

Curtis Marshall, Senior Planner, reviewed the Planning Report dated April 16, 2018.

**PLANNING OPINION**

The purpose and effect of the proposed amendment is to rezone the subject lands to permit the outdoor storage of salvage motor vehicles as a primary use on the property. The motor vehicles would be stored in conjunction with the adjacent auto salvage, wrecking, and recycling business (Kenilworth Auto Recyclers) located at 7258 Sideroad 5 West.

The subject property is designated Rural Employment Area. The property is currently zoned Rural Industrial with a site specific exception (RIN-87) which permits outdoor storage without a primary building being required. A zoning by-law amendment is required to specifically permit the storage of salvage motor vehicles as the use is captured under the definition of a “salvage or wrecking and recycling facility”, and therefore is prohibited unless permitted by an amendment to the Zoning By-law.

Planning Staff have prepared a draft Zoning By-law amendment for Council's consideration which is attached to this report.

### **LOCATION**

The land subject to the proposed amendment is described as WOSR, Lot 13, Divs 3 & 4, RP 61R-8621, Part 9 and is Municipally known as 7272 Sideroad 5 West, Geographic Township of Arthur. The property is 7.69 hectares (19 acres) in size. There are no buildings on the property. There is a large graveled and fenced storage yard on the property which is currently being used to store "end of life automobiles" (salvage motor vehicles) by the owner.

### **PROPOSAL**

The purpose and effect of the proposed amendment is to rezone the subject lands to permit the outdoor storage of salvage motor vehicles as a primary use on the property. The property is currently zoned Rural Industrial with a site specific exception (RIN-87) which permits outdoor storage without a primary building being required. The motor vehicles would be stored in conjunction with the adjacent auto salvage, wrecking, and recycling business (Kenilworth Auto Recyclers) located at 7258 Sideroad 5 West.

### **PROVINAL POLICY STATEMENT (PPS)**

Under Section 1.3.1 (Employment) of the PPS, Planning authorities shall promote economic development and competitiveness by providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

### **COUNTY OFFICIAL PLAN**

The subject property is designated Rural Employment Area. Permitted uses include dry industrial and commercial uses requiring large lots. Such industrial uses may include manufacturing, processing, fabrication and assembly of raw materials or repair, servicing, distribution and storage of materials.

Under Section 6.8.3, Councils when considering rezoning applications shall ensure that existing and proposed uses are compatible, and that sensitive uses are adequately separated from industrial uses. The Zoning By-law may also limit the location and size of commercial uses.

### **ZONING BY-LAW**

The subject lands are zoned Rural Industrial with a site specific exception (RIN-87). The site specific exception permits outdoor storage without the presence of a main building as an additional permitted use. More specifically the outdoor storage of tunnel-boring machinery and ancillary components, shipping containers which may contain smaller tunnel-boring machine components and similar equipment is permitted.

Under Section 6.35 Uses Restricted in all Zones, a *salvage or wrecking facility* is prohibited throughout the Township, either alone or in conjunction with another uses unless specifically permitted in a zone or by an amendment to the Zoning By-law.

The Zoning By-law defines a *salvage or wrecking and recycling facility* as follows: “means the use of land, buildings or structures for the wrecking, dismantling, storing and/or selling of used vehicles, farm equipment and parts thereof, including tires and other goods, wares or materials”.

A zoning by-law amendment is required to specifically permit the storage of salvage motor vehicles as the use is captured under the definition of a “salvage or wrecking and recycling facility”, and therefore is prohibited unless permitted by an amendment to the Zoning By-law.

## **PLANNING DISCUSSION**

### **Compatibility:**

The County Official Plan outlines that Councils when considering rezoning applications in Rural Employment Areas shall ensure that existing and proposed uses are compatible, and that sensitive uses are adequately separated from industrial uses. In terms of compatibility with adjacent uses, the subject property is located within a rural industrial area that includes several businesses that have large outdoor storage areas/yards such as the Quality Homes manufacturing facility. The subject property is located adjacent to the County’s Riverstown Waste Facility, Kenilworth Auto Recyclers (auto salvage, wrecking, and recycling business), and is across the road from a licensed aggregate extraction site. The closest residential dwelling is approximately 340.0 m (1115.0 ft) from the subject property.

The site specific zoning exception requires that outdoor storage on the property not be located within any required yards (eg. within the side yard setback), shall not compromise more than 40% of the lot area, and shall be visually screened from view the street and from any abutting land zoned or used for residential, institutional or open space uses. The subject property is partially screened with trees along the road. Additional screening may not be deemed necessary as long as the storage of salvage automobiles is limited to the existing fenced storage compound.

In order to limit the scale and impacts of the proposed use, Planning Staff have included specific wording in the draft zoning by-law which only permits the **storage** of salvage automobiles within the **existing** storage compound on the property. The by-law has also been written to exclude the wrecking, processing, and removal of parts and/or fluids from salvage automobiles. These activities may take place on the adjacent Kenilworth Auto Recyclers which and also owned by the applicant and is zoned for such use. Wording has also been included to exclude the storage of tires, scrap metal or other materials and debris on the property.

**MOECC Approvals:**

In 2016 the Province issued updated the Environmental Protection Act (EPA) and released new regulations related to automobile salvage yards. Under the new regulations, salvage yards, now known as “end of life vehicle” processing sites are required to register with the Province under the Environmental Activity and Sector Registry (EASR). Kenilworth Auto Recycling (located next door, and also owned by the applicant) is registered with the Province. Under the new regulations, the applicant will have to determine if they need to register the subject site with the Province, and/or obtain any other necessary Environmental Compliance Approvals.

**Draft Zoning By-law:**

A draft zoning by-law has been prepared for Council’s consideration which proposes to amend the site specific exception on the property to permit storage of salvage automobiles as an additional permit use. The draft by-law is attached to this report.

**CORRESPONDENCE FOR COUNCIL’S REVIEW**

- None

**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 Applicant was present.

**COMMENTS/QUESTIONS FROM COUNCIL**

Mayor Lennox questioned if an Environmental Compliance Approval is required by the Ministry of Environment and Climate Control and is screening around the site of the outside compound had been considered. It was explained that in 2016 the MOECC came out with new guidelines for wrecking yards. Kenilworth Auto Recyclers is registered. The storage site is fenced but not screened. Screening or buffering was not considered necessary.

**OWNER/APPLICANT: Janet Keeping**

**LOCATION OF THE SUBJECT LAND**

The land subject to the proposed amendment is described as Lot 13, Concession 4, Geographic Township of West Luther, with a civic address of 8725 Sideroad 13. The property is 20.2 hectares (49.9 acres) in size.

**PURPOSE AND EFFECT OF THE APPLICATION**

The purpose and effect of the proposed amendment is to rezone the subject lands to prohibit future residential development on the severed agricultural portion of property. This rezoning is a condition of severance application B162/17, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the vacant agricultural 19.2 ha (47.4 acres) parcel from the retained rural residential parcel under the surplus farm dwelling policies.

**NOTICE**

Notice for this public meeting was mailed to property owners within 120 m and required agencies and posted on the property on March 29, 2018 pursuant to the provisions of the Planning Act.

**PRESENTATIONS**

Curtis Marshall, Senior Planner, reviewed the Planning Report dated April 16, 2018.

**Planning Opinion**

The purpose of this zoning amendment is to prohibit future residential development on the severed agricultural portion of the subject lands. This rezoning is a condition of severance application B162/17, that was granted provisional consent by the Wellington County Land Division Committee. The consent will sever a vacant 19.2 ha (47.4 ac) agricultural parcel from the retained 1.0 ha (2.47 ac) rural residential parcel.

Planning Staff had no objections to the zoning amendment. Both the PPS and County Official Plan provide for surplus farm dwelling severances, provided the agricultural lands are rezoned to prohibit future development dwellings. This rezoning would satisfy a condition for consent application B162/17.

**INTRODUCTION**

The property subject to the proposed amendment is described as Part Lot 13, Concession 4 Geographic Township of West Luther, with a civic address of 8725 Sideroad 13. The proposal is a condition of a recent severance application on the property, B162/17. The proposed severed parcel is 19.2 ha (47.4 ac) and the retained parcel is 1.0 ha (2.47 ac) in size.

## **PROPOSAL**

The purpose of the application is to rezone the subject lands to restrict future residential development on the severed agricultural lot. This rezoning is a condition of severance application B162/17, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the agricultural parcel from the existing dwelling and accessory structure 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. Identified environmental features include Wetlands. This application is required as a result of a severance application B162/17. Section 10.3.4 of the Official Plan implements the PPS and requires that the remnant parcel be rezoned to prohibit 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.

## **WELLINGTON NORTH ZONING BY-LAW**

The subject lands are zoned Agricultural (A) and Natural Environment (NE). There are no proposed buildings or structures to be built within the NE zone. Permitted uses in the Agricultural zone include agricultural uses, single detached dwellings and accessory uses, buildings and structures. This zoning amendment will restrict any future residential development on the severed vacant agricultural parcel.

A draft zoning by-law amendment has been attached to this report for Council's consideration which introduces a site specific exception for the subject lands. The proposed severed vacant agricultural parcel is proposed to be zoned with a site specific exception which prohibits the construction of a dwelling.

## **CORRESPONDENCE FOR COUNCIL'S REVIEW**

- None

## **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 Applicant was not present.

**COMMENTS/QUESTIONS FROM COUNCIL**

No comments or questions

**ADJOURNMENT**

**RESOLUTION 2**

Moved by: Councillor McCabe

Seconded by: Councillor Burke

*THAT the Public Meeting of April 23, 2018 be adjourned at 8:05 p.m.*

**CARRIED**

\_\_\_\_\_  
CLERK

\_\_\_\_\_  
MAYOR