

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING - MINUTES
MONDAY, NOVEMBER 5, 2018 AT 2:00 P.M**

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

Members Present:

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

Staff Present:

**CAO: Michael Givens
Director of Legislative Services/Clerk: Karren Wallace
Economic Development Officer: Dale Small
Director of Finance: Adam McNabb
Chief Building Official: Darren Jones
Human Resources Manager: Chanda Riggi
Community Recreation Coordinator: Mandy Jones
Senior Planner: Curtis Marshall**

Mayor Lennox called the meeting to order.

Declaration of Pecuniary Interest:

No pecuniary interest declared.

OWNER/APPLICANT: Mapleton Pork Ltd.

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Part Lot 26, Concession 2, and is Municipally known as 7205 First Line, Geographic Township of West Garafraxa. The property is 38 ha (93.8 ac) 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 retained agricultural portion of the property. This rezoning is to satisfy conditions of severance application B75/18, which has been granted provisional consent by the Wellington County Land Division committee.

The consent will sever a 0.7 ha (1.73 ac) parcel with an existing dwelling and shed from the retained 37.5 ha (92.66 ac) vacant agricultural parcel. Additional relief may be considered at this meeting.

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 12, 2018 pursuant to the provisions of the Planning Act.

PRESENTATIONS

Curtis Marshall, Senior Planner, reviewed the Planning Report dated October 29, 2018.

Planning Opinion

The purpose of this zoning amendment is to prohibit future residential development on the retained agricultural portion of the subject lands. This rezoning is a condition of severance application B75/18, that was granted provisional consent by the Wellington County Land Division Committee. The consent will sever a 0.7 ha (1.73 ac) parcel with an existing dwelling and shed from the retained 37.5 ha (92.66 ac) vacant agricultural parcel.

We have 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 B75/18

INTRODUCTION

The property subject to the proposed amendment is described as Lot 26, Concession 2 Geographic Township of West Garafraxa, with a civic address of 7205 First Line. The proposal is a condition of a recent severance application on the property, B75/18. The proposed severed parcel is 0.7 ha (1.73 ac) and the retained parcel is 37.5 ha (92.66 ac) in size.

PROPOSAL

The purpose of the application is to rezone the subject lands to restrict future residential development on the retained agricultural lot. This rezoning is a condition of severance application B75/18, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the existing dwelling and shed from the vacant 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. This application is required as a result of a severance application B75/18. 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 apply the newly created standard A-2 exception, which restrict any future residential development on the retained vacant agricultural parcel.

Draft Zoning By-law Amendment

A draft zoning by-law amendment has been prepared and attached to this report for Council's consideration.

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 and its agent was present to answer questions pertaining to the proposed zoning amendment.

COMMENTS/QUESTIONS FROM COUNCIL

There were no comments or questions from Council.

OWNER/APPLICANT: 1236757 Ontario Inc.

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Part Park Lot 5 and Part Park Lot 6 S/S Domville, geographic Township of Arthur. The subject land is approximately 1.86 ha (5.6 ac) in size.

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to remove the holding symbol (H) on a portion of the subject lands to allow for the auto parts manufacturing plant to expand. The Holding Symbol has been applied to the property in order to provide Council with an opportunity to ensure that sufficient municipal water and sewer capacity is available for the use. Once the Holding symbol has been removed, the regulations of the Industrial (M1) zone, and all other applicable regulations of the Township of Wellington North Zoning By-law 66-01, shall apply to the subject land.

NOTICE

Notices were mailed to the applicant and their agent as well as the applicable agencies on October 25, 2018.

PRESENTATIONS

Curtis Marshall, Senior Planner, reviewed the Planning Report dated October 29, 2018.

The purpose of the amendment is to remove the holding symbol (H) on a portion of the subject lands to allow for the auto parts manufacturing plant to expand. The Holding Symbol has been applied to the property in order to provide Council with an opportunity to ensure that sufficient municipal water and sewer capacity is available for the use. Once the Holding symbol has been removed, the regulations of the Industrial (M1) zone, and all other applicable regulations of the Township of Wellington North Zoning By-law 66-01, shall apply to the subject land.

CORRESPONDENCE FOR COUNCIL'S REVIEW

The Ministry of Transportation advised they had no objections to the application, is satisfied with the Stormwater Management Report prepared by GM Blue Plan Engineering and permits from MTO are not required.

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 to answer questions pertaining to the proposed zoning amendment.

COMMENTS/QUESTIONS FROM COUNCIL

There were no comments or questions from Council.

ADJOURNMENT

RESOLUTION 9

Moved by: Councillor Burke

Seconded by: Councillor McCabe

THAT the Public Meeting of November 5, 2018 be adjourned at 2.17: p.m.

CARRIED

CLERK

MAYOR