

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING  
SEPTEMBER 9, 2019 @ 2:00 P.M.  
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH**

**PAGE  
NUMBER**

**CALLING TO ORDER - Mayor Lennox**

**DISCLOSURE OF PECUNIARY INTEREST**

**OWNERS/APPLICANT**

Trevor William McAlister

**LOCATION OF THE SUBJECT LAND**

The land subject to the proposed amendment is described as West Part Lot 6, Concession 3 and is Municipally known as 8236 Line 2, Geographic Township of West Luther. The property is approximately 20.85 ha (51.52 ac) in size. *The location is shown on the map attached.*

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**PURPOSE AND EFFECT OF THE APPLICATION**

The purpose and effect of the proposed amendment is to rezone the subject lands to prohibit a residential dwelling on the retained agricultural portion of property and permit an increased ground floor area for an existing accessory structure on the severed lands. This rezoning is a condition of severance application B14/19, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever an approximate 0.45 ha (1.11 ac) rural residential parcel from the retained 20.4 ha (50.4 ac) vacant agricultural parcel.

**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 August 16th, 2019.

**PRESENTATIONS**

Jessica Rahim, Senior Planner, County of Wellington, Township of Wellington North

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- Planning Report dated August 29, 2019

**CORRESPONDENCE FOR COUNCIL'S REVIEW**

- Grand River Conservation Authority, Email dated August 16th, 2019 (No Objections)

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**REQUEST FOR NOTICE OF DECISION**

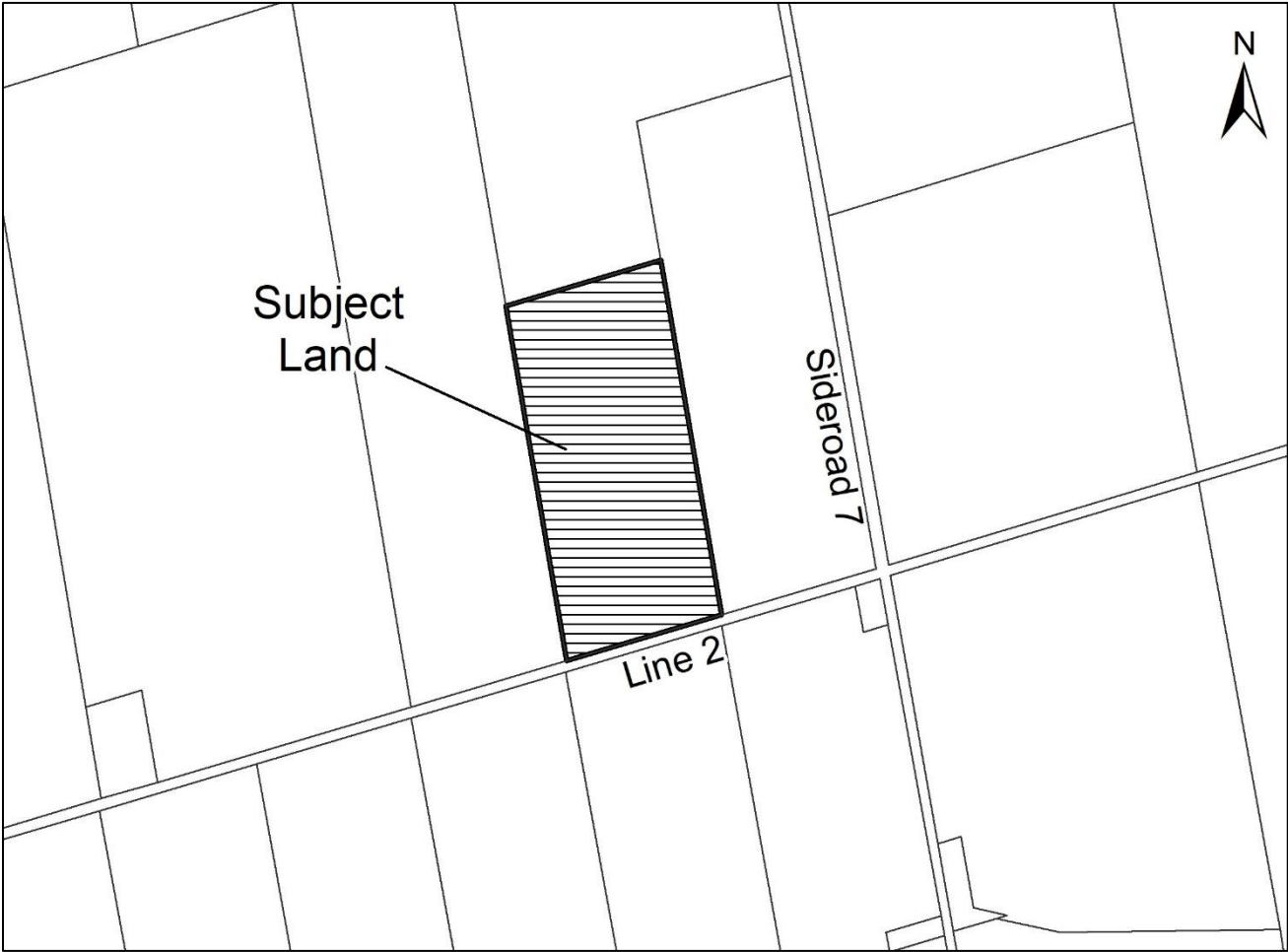
The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the by-law must submit a written request.

**MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS**

**COMMENTS/QUESTIONS FROM COUNCIL**

**ADJOURNMENT**

TREVOR WILLIAM MCALISTER





## PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development  
Department

**DATE:** August 29, 2019  
**TO:** Darren Jones, C.B.O.  
Township of Wellington North  
**FROM:** Jessica Rahim, Planner  
County of Wellington  
**SUBJECT:** **Trevor McAlister**  
**West Part Lot 6, Concession 3 (Arthur)**  
**8236 Line 2, Arthur**  
**Zoning By-law Amendment**

### Planning Opinion

The purpose of this zoning amendment is to prohibit future residential development on the retained agricultural portion of the subject lands and permit an increased ground floor area for an existing accessory structure on the severed lands. This rezoning is a condition of severance application B14/19, that was granted provisional consent by the Wellington County Land Division Committee. The consent will sever a 0.45 ha (1.11 ac) parcel with an existing dwelling and shed from the retained 20.4 ha (50.4 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 B14/19.

### INTRODUCTION

The property subject to the proposed amendment is described as West Part Lot 6, Concession 3, Geographic Township of Arthur, with a civic address of 8236 Line 2. The proposal is a condition of a recent severance application on the property, B14/19. The proposed severed parcel is 0.45 ha (1.11 ac) and the retained parcel is 20.4 ha (50.4 ac) in size. The location of the property is shown on Figure 1.

### PROPOSAL

The purpose of the application is to rezone the subject lands to restrict future residential development on the retained agricultural lot and permit an increased ground floor area for an existing accessory structure on the



Figure 1: Aerial Photo

severed lands. This rezoning is a condition of severance application B14/19, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the existing dwelling 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 B14/19. 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). 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 to the retained vacant agricultural parcel, which restrict any future residential development.

The applicants are also proposing to recognize the existing accessory building as a condition of consent application B14/19. Section 6.1.4 b) of the By-law permits a ground floor area of 185.8 m<sup>2</sup> (2000.0 ft<sup>2</sup>) for accessory building on a lot less than 0.8 ha (2 ac). Due to the reduced lot size the existing 400 m<sup>2</sup> (4305.5 ft<sup>2</sup>) accessory building is larger than permitted. The proposed new lot line will maintain the minimum rear yard and side yard setback requirements for the existing accessory building.

**Draft Zoning By-law Amendment**

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

Respectfully submitted

County of Wellington Planning and Development Department

  
\_\_\_\_\_  
Jessica Rahim, 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; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended

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 West Part Lot 6, Concession 3 (Arthur) with a civic address of 8236 Line 2, as shown on Schedule "A" attached to and forming part of this By-law from:
  - **Agricultural (A) to Agricultural Exception (A-2)**
  - **Agricultural (A) to Agricultural Exception (A-69)**
2. THAT Section 33, Exception Zone, is amended by the inclusion of the following new exceptions:

<b>33-69</b> W Part of Lot 6, Con 3 8236 Line 2, Arthur (McAlister)	<b>A-69</b>	Notwithstanding Section 6.1.4 b) or any other section of this by-law, the accessory building on the day of the passing of this by-law may have a maximum floor area of 400 m <sup>2</sup> (4305.5 ft <sup>2</sup> ). Subject to the following conditions: <ol style="list-style-type: none"> <li>a) enlargement of this building is not permitted.</li> <li>b) additional accessory structures are not permitted including a hobby barn or building under the home industry provisions.</li> <li>c) removal of the existing building shall void this provision.</li> </ol>
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3. 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.
4. 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 \_\_\_\_\_, 2019

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

\_\_\_\_\_.

\_\_\_\_\_.

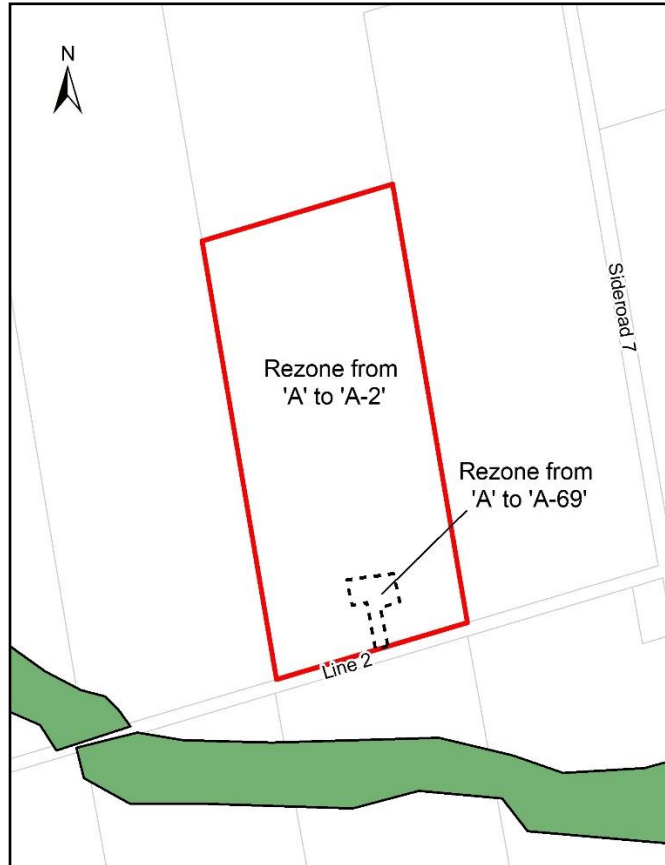
MAYOR

CLERK

**THE TOWNSHIP OF WELLINGTON NORTH**

**BY-LAW NO. \_\_\_\_\_**

**Schedule "A"**



This is Schedule "A" to By-law \_\_\_\_\_.

Passed this \_\_\_ day of \_\_\_\_\_ 2019

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

## EXPLANATORY NOTE

BY-LAW NUMBER \_\_\_\_\_.

### THE LOCATION OF THE SUBJECT LANDS

The subject property is legally described as West Part Lot 6, Concession 3 (Arthur) with a civic address of 8236 Line 2. The lands subject to the amendment is 20.85 ha (51.52 ac) in size and are currently zoned Agriculture (A).

**THE PURPOSE AND EFFECT** of the amendment is to rezone the subject lands to prohibit a residential dwelling on the retained agricultural portion of property and permit an increased ground floor area for an existing accessory structure on the severed lands. This rezoning is a condition of severance application B14/19, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever an approximate 0.45 ha (1.11 ac) rural residential parcel from the retained 20.4 ha (50.4 ac) vacant agricultural parcel.

**From:** Laura Warner <lwarner@grandriver.ca>  
**Sent:** August 16, 2019 9:17 AM  
**To:** Tammy Pringle <tpringle@wellington-north.com>  
**Subject:** RE: NOTICE OF A PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE COMPREHENSIVE ZONING BY-LAW 66-01: McAlister

Hi Tammy,

The GRCA has no concerns with the proposed zoning by-law amendment as the subject property does not contain any features of interest to the GRCA.

Kind regards,  
Laura



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**Laura Warner** | Resource Planner  
Grand River Conservation Authority  
400 Clyde Road, Cambridge ON N1R 5W6  
P: (519) 621-2763 x 2231 | F: (519) 621-4844  
[lwarner@grandriver.ca](mailto:lwarner@grandriver.ca) | [www.grandriver.ca](http://www.grandriver.ca)

**From:** Tammy Pringle <tpringle@wellington-north.com>  
**Sent:** Thursday, August 15, 2019 11:01 AM  
**To:** COUNCIL <[COUNCIL@wellington-north.com](mailto:COUNCIL@wellington-north.com)>; WELLINGTONNORTH <[WELLINGTONNORTH@wellington-north.com](mailto:WELLINGTONNORTH@wellington-north.com)>; Laura Warner <[lwarner@grandriver.ca](mailto:lwarner@grandriver.ca)>; [municipal.circulations@ugdsb.on.ca](mailto:municipal.circulations@ugdsb.on.ca); [rowcentre@bell.ca](mailto:rowcentre@bell.ca)  
**Subject:** NOTICE OF A PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE COMPREHENSIVE ZONING BY-LAW 66-01: McAlister

## Tammy Pringle

**Development Clerk,** *Township of Wellington North*

519.848.3620 ext. **4435** | 7490 Sideroad 7 W, PO Box 125, Kenilworth, ON N0G 2E0



### ***Focused on Building Capacity***

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