



## **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 West Luther, 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.

## **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 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.

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

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

## **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**

Hailey Keast, Van Harten Surveying, applicant's agent was present to answer questions regarding the application.

## **COMMENTS/QUESTIONS FROM COUNCIL**

- No comments or questions from Council

## **ADJOURNMENT**

RESOLUTION: 006-2019

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Public Meeting of September 9, 2019 be adjourned.

CARRIED

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**CLERK**

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**MAYOR**