

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING MINUTES
OCTOBER 7, 2019 @ 2:00 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH**

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

<u>Members Absent:</u>	Councillor:	Steve McCabe
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<u>Staff Present:</u>		
Chief Administrative Officer:		Michael Givens
Director of Legislative Services/Clerk:		Karren Wallace
Deputy Clerk:		Catherine Conrad
Director of Finance:		Adam McNabb
Director of Operations:		Matthew Aston
Economic Development Officer:		Dale Small
Community Recreation Coordinator:		Mandy Jones
Chief Building Official:		Darren Jones
Human Resource Manager:		Chanda Riggi
Road Superintendent:		Dale Clark
Water & Wastewater Supervisor:		Corey Schmidt
Fire Chief:		David Guilbault
Planner:		Jessica Rahim

CALLING TO ORDER

- Mayor Lennox

DISCLOSURE OF PECUNIARY INTEREST

- None

OWNERS/APPLICANT

Deer-Run Farms Inc.

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Part Lot 4, Concession 9, Registered Plan R0723977 and is Municipally known as 8184-8158 Line 8, Geographic Township of West Luther. The area subject to the proposed amendment is approximately 79.88 ha (197.4 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 a residential dwelling on the retained agricultural portion of property and to permit a reduced lot frontage on the severed parcel. This rezoning is a condition of severance application B117/18, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever an approximate 0.78 ha (1.95 ac) rural residential parcel from the retained 79.1 ha (195.4 ac) 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 September 12th, 2019.

PRESENTATIONS

- Jessica Rahim, Senior Planner, County of Wellington, Township of Wellington North
 - Planning Report dated October 1st, 2019

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 a reduced lot frontage on the severed lands. This rezoning is a condition of severance application B117/18, that was granted provisional consent by the Wellington County Land Division Committee. The consent will sever a 0.78 ha (1.95 ac) parcel containing a dwelling with a reduced lot frontage of 30m (98.4 ft) from the retained 79.88 ha (197.4 ac) agricultural parcel with an existing drive shed and coverall.

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 B117/18.

INTRODUCTION

The property subject to the proposed amendment is described as Part Lot 4, Concession 9, Geographic Township of West Luther, with a civic address of 8158-8184 Line 8. The proposal is a condition of a recent severance application on the property, B117/18. The proposed severed parcel is 0.78 ha (1.95 ac) and the retained parcel is 79.1 ha (195.4 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 a reduced lot frontage on the severed lands. This rezoning is a condition of severance application B117/18, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the existing dwelling from the 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, CORE GREENLANDS, and GREENLANDS. This application is required as a result of a severance application B117/18. 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). 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 agricultural parcel, which restrict any future residential development.

The applicants are also proposing a reduced lot frontage for the severed rural residential lot. Section 8.5.2.2 of the By-law permits a minimum lot frontage of 30.5 m (100 ft) for rural residential lots under the reduced lot regulations. Due to the features on the property and the tile drainage on the retained parcel, the applicants are requesting to permit a reduced lot frontage of 30 m (98.4 ft). The driveway access is existing to both the severed and retained

parcels and therefore we have no concerns with the reduced frontage.

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

- Laura Warner, Grand River Conservation Authority
 - Email dated September 13, 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

The Applicant's Agent, Jennifer Trommelen-Jones, SV Law, was present to answer questions pertaining to the application.

COMMENTS/QUESTIONS FROM COUNCIL

No comments or questions from Council

ADJOURNMENT

RESOLUTION: 007-2019

Moved: Councillor Hern

Seconded: Councillor Burke

THAT the Public Meeting of October 7, 2019 be adjourned.

CARRIED

CLERK

MAYOR