

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING - NOVEMBER 9, 2020 @ 7:00 P.M.
VIA WEB CONFERENCING <https://www.youtube.com/watch?v=DAjFHwBg4CY&t=143s>

Members Present:

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

Staff Present:

Chief Administrative Officer:	Michael Givens
Director of Legislative Services/Clerk:	Karren Wallace
Deputy Clerk:	Catherine Conrad
Director of Finance:	Adam McNabb
Economic Development Officer:	Dale Small
Human Resources Manager:	Chanda Riggi
Director of Fire Services:	Chris Harrow
Fire Prevention Officer:	Marco Guidotti
Director of Operations:	Matthew Aston
Manager of Transportation Services:	Dale Clark
Community Recreation Coordinator:	Mandy Jones
Manager of Recreation Services:	Tom Bowden
Manager, Environmental and Developmental Services:	Corey Schmidt
Senior Planner:	Michelle Innocente
Emergency Manager/CEMC:	Hurania Melgar

CALLING TO ORDER - Mayor Lennox

Mayor Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

Mayor Lennox declared a pecuniary interest with the portion the Public Meeting pertaining to the application for Zoning By-law amendment by Harry John Mulder as the subject property is immediate across the road from his property.

OWNERS/APPLICANT

Harry John Mulder

Mayor Lennox left the meeting for this portion of the meeting, by muting his microphone and camera, as he had previously declared a potential pecuniary interest and Councillor McCabe assumed the chair.

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Part Lot 3, Concession 6 and known Municipally as 8131 Line 6. The property is 40.85 ha (100.9 ac) in size.

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone the subject lands from Agricultural (A) zone to Site Specific Agricultural (A-2). The rezoning would prohibit a residential dwelling on the retained agricultural portion of the property. This rezoning is a condition of severance application B50/20, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 0.518 ha (1.28 ac) parcel with an existing dwelling. A vacant 40.5 ha (100 ac) agricultural parcel with two sheds would be retained.

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 16th, 2020.

PRESENTATIONS

- Michelle Innocente, presented comments provided by Matthieu Daoust, Planner, County of Wellington, Township of Wellington North
 - Planning Report dated October 21, 2020

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 B50/20, that was granted provisional consent by the Wellington County Land Division Committee. The consent will sever a 0.518 ha (1.28 ac) parcel with an existing dwelling from the retained 40.5 ha (100 ac) agricultural parcel with an existing storage shed.

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 residential. This rezoning would satisfy a condition for consent application B50/20.

INTRODUCTION

The property subject to the proposed amendment is described as Part Lot 3, Concession 6, Geographic Township of West Luther, with a civic address of 8131 Line 6. The proposal is a condition of a recent severance application on the property B50/20. The proposed severed parcel is 0.518 ha (1.28 ac) and the retained parcel is 40.5 ha (100 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 B50/20, 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 B50/20. 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 standard A-2 exception to the retained agricultural parcel, which restrict any future residential development.

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, Resource Planner, Grand River Conservation Authority
 - Letter and Map dated October 29 2020 (No Objection)

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

Nancy Shoemaker of Black, Shoemaker, Robinson & Donaldson Limited, Applicant's Agent, was present to answer questions related to the application.

COMMENTS/QUESTIONS FROM COUNCIL

There were no comments or questions from Council.

Mayor Lennox returned to the meeting and resumed the chair.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest was declared.

OWNERS/APPLICANT

John & Mary Beth Van Veen

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Part Lot 13, Concession 14 and known Municipally as 9569 Sideroad 13. The property is 40 ha (98.8 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 property and permit a reduced side yard setback and increase the maximum ground floor area for the accessory buildings on the severed parcel. This rezoning is a condition of severance application B29/20, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the 1.1 ha (2.71 ac) rural residential parcel from the retained 39 ha (96.37 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 October 16th, 2020.

PRESENTATIONS

- Michelle Innocente, presented comments provided by Matthieu Daoust, Planner, County of Wellington, Township of Wellington North
 - Planning Report dated October 23, 2020

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 side yard setback and increase the maximum ground floor area for the accessory buildings on the severed lands. This rezoning is a condition of severance application B29/20, that was granted provisional consent by the Wellington County Land Division Committee. The consent will sever a 1.1 ha (2.71 ac)

parcel containing a dwelling and accessory structure from the retained 39 ha (96.37 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.

INTRODUCTION

The property subject to the proposed amendment is described as Part Lot 13, Concession 14 S with a civic address of 9569 Sideroad 13. The proposal is a condition of a recent severance application on the property, B29/20. The proposed severed parcel is 1.1 ha (2.71 ac) and the retained parcel is 39 ha (96.37 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 side yard setback and increase the maximum ground floor area for the accessory structure on the severed parcel. This rezoning is a condition of severance application B29/20, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the existing dwelling and accessory structure 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 and CORE GREENLANDS. The identified environmental features include a provincially significant wetland and a Saugeen Valley regulated hazard lands. This application is required as a result of a severance application B29/20. 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 standard A-2 exception to the retained agricultural parcel, which restrict any future residential development.

The applicants are also proposing a reduced side yard setback for the accessory structure on the severed parcel to be 1.5 m (4.9 ft) whereas Section 6.1.2b) of the By-law requires 3 m (9.8 ft). In addition, the applicant is seeking relief for the maximum ground floor area of the accessory building on the severed parcel to be 550 m² (5920.2 ft²) whereas Section 6.1.4b) of the By-law permits a maximum ground floor area of 227.6 m² (2449.9 ft²). The applicant has indicated the accessory structure will be continued to be used as a storage of supplies.

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

No correspondence was received.

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

John Van Veen, Applicant and Jeff Buisman, Applicant's Agent, were present to answer questions and were supportive of planning staff conditions.

COMMENTS/QUESTIONS FROM COUNCIL

There were no comments or questions from Council.

ADJOURNMENT

RESOLUTION: 005-2020

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Public Meeting of November 9, 2020 be adjourned at 7:30 p.m. pm.

CLERK

MAYOR