

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING MINUTES – DECEMBER 14, 2020 @ 7:00 P.M.
VIA WEB CONFERENCING <https://www.youtube.com/watch?v=V1vwYYvCIh0>**

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 |
| Chief Building Official: | Darren Jones |
| Human Resources Manager: | Chanda Riggi |
| Director of Fire Services: | Chris Harrow |
| Director of Operations: | Matthew Aston |
| Community Recreation Coordinator: | Mandy Jones |
| Manager, Environmental and Developmental Services: | Corey Schmidt |
| Compliance Analyst: | Sara McDougall |
| Manager of Transportation Services: | Dale Clark |
| Senior Planner: | Michelle Innocente |

CALLING TO ORDER - Mayor Lennox

Mayor Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No Pecuniary interest declared.

OWNERS/APPLICANT

All-Treat Farms Ltd.

LOCATION OF THE SUBJECT LAND

The lands subject to the proposed Official Plan amendment (File: OP-2020-06) and Zoning By-law amendment (File: ZBA04-20) are municipally known as 7963 Wellington Road 109. The subject property has a total area of 67 ha (165 ac).

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed Official Plan amendment is to extend the existing site-specific Rural Employment Area designation to the portion of the subject lands currently designated Prime Agricultural.

The proposed Zoning By-law amendment will rezone the lands to extend the existing site-specific uses (processing/composting of agricultural/horticultural products for the production and manufacturing of potting soil and fertilizer) on the area currently zoned Agricultural (A-1) zone.

The applications for an Official Plan amendment and Zoning By-law amendment will result in the expansion of the existing composting facility. The proposed expansion would implement an expanded processing area, consisting of a new compost facility, a new leaf processing facility, and a new carbon processing facility.

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 November 23, 2020.

PRESENTATIONS

- Michelle Innocente, Senior Planner, County of Wellington, Township of Wellington North
 - Planning Report dated December 8, 2020

The purpose of this report is to provide the Township with an overview of the above referenced proposed official plan amendment and zoning by-law amendment applications and to provide the comments received to date. This meeting will provide an opportunity for the community and area residents to ask questions and seek more information from the proponent and their consultants regarding the applications.

Location

The land subject to the proposed official plan and zoning by-law amendments is located adjacent to the Urban Centre of Arthur (Wellington North). The property has existing frontage along Wellington Road 109 and Wellington Road 12. The subject property has a total area of 67 ha (165 ac).

Proposal

The proposed planning applications will result in the expansion of the existing composting facility which includes a new compost facility, a new leaf processing facility, and a new carbon processing facility. In addition, the truck staging area will be relocated (including the relocation of the entrance off Wellington Road 12). A new employee facility with staff parking area will also be constructed near the site entrance. A 30-metre berm is proposed around the new operational area.

Provincial Policy Statement (PPS)

The subject property is located within the rural area of the Township of Wellington North. The PPS states that:

Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas and urban areas are interdependent in terms of markets, resources and amenities. It is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy.

Further Section 1.1.4.1 identifies a number of ways that healthy, integrated and viable rural areas should be supported including:

- promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources; and,
- providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.

Section 2.3.6 provides for non-agricultural uses in Prime Agricultural Areas:

2.3.6.1 Planning authorities may only permit non-agricultural uses in prime agricultural areas for:

- a) extraction of minerals, petroleum resources and mineral aggregate resources; or
- b) limited non-residential uses, provided that all of the following are demonstrated:
 1. the land does not comprise a specialty crop area;
 2. the proposed use complies with the minimum distance separation formulae;
 3. there is an identified need within the planning horizon provided for in policy for additional land to accommodate the proposed use; and
 4. alternative locations have been evaluated, and

- i. there are no reasonable alternative locations which avoid prime agricultural areas; and
- ii. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

Section 2.3.6.2 states that, “impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible”.

The proposed expansion to the existing composting facility is consistent with the PPS direction related to non-agricultural uses within prime agricultural areas.

A Place to Grow

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, came into effect on May 16, 2019, Amendment 1 (2020) took effect on August 28, 2020.

A Place to Grow provides direction for development outside of settlement area. Specifically, Section 2.2.9.3 states the following: “Subject to the policies of Section 4, development outside of settlement areas may be permitted on rural lands for:

- a) the management or use of resources;
- b) resource-based recreational uses; and
- c) other rural land uses that are not appropriate in settlement areas provided they:
 - i. are compatible with the rural landscape and surrounding local land uses;
 - ii. will be sustain by rural services levels; and
 - iii. will not adversely affect the protection of agricultural uses and other resource-based uses such as mineral aggregate operations.

Further, Section 2.2.9.5 provides for expansions to existing employment areas, “Existing employment areas outside of settlement areas on rural lands that were designated for employment uses in an official plan that was approved and in effect as of June 16, 2006 may continue to be permitted. Expansions to these existing employment areas may be permitted only if necessary to support the immediate needs of existing businesses and if compatible with the surrounding uses.”

Section 4.2.6 provides additional detail on the Agricultural System and how the system is to be protected. Specifically, 4.2.6.3 provides the following:

Where agricultural uses and non-agricultural uses interfaced outside of settlement areas, land use compatibility will be achieved by avoiding or where avoidance is not possible, minimizing and mitigating adverse impacts on the Agricultural System. Where mitigation is required, measures should be incorporated as part of the non-agricultural uses, as appropriate, within the area being developed. Where appropriate, this should be based on an agricultural impact assessment.

Wellington County Official Plan Policy Framework

The lands subject to the proposed official plan and zoning by-law amendments are designated PRIME AGRICULTURAL and RURAL EMPLOYMENT AREA. According to Section 6.2 of the County Official Plan, “the Rural System, for the most part, is a relatively stable part of the County landscape devoted to economic activities based on natural resources”. Further, “the Rural System is a large and diverse area. Opportunities exist for a variety of resource, employment and community uses which need to be accommodated.”

Prime Agricultural Designation

Prime Agricultural Areas are defined as, “Class 1, 2 and 3 agricultural soils, associated Class 4 to 7 soils and additional areas where there is a local concentration of farms which exhibit the characteristics of ongoing agriculture, and speciality crop land will be designated as prime agriculture”.

Permitted uses and activities in the Prime Agricultural Areas may include:

- a) agricultural uses
- b) secondary uses including home businesses and farm businesses
- c) agriculture-related uses

- d) existing uses
- e) single detached homes
- f) second units subject to Section 4.4.6
- g) garden suites subject to Section 4.4.7
- h) accessory residence
- i) forestry uses
- j) wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts
- k) licensed aggregate operations
- l) community service facilities
- m) group homes on existing lots of records
- n) kennels on existing lots of records

All uses permitted by this section must be compatible with and not hinder surrounding agricultural uses.

The proposed official plan amendment would extend the Rural Employment Area designation to include all of the subject property.

Rural Employment Area Designation

Rural Employment Areas are defined as:

Lands set aside for industrial and limited commercial uses which would benefit from a rural location due to:

- the need for a relatively large site; or
- the need for access to major transportation routes; or
- the need to be close to rural resources

In all cases, rural employment areas will be used by “dry” industrial and limited commercial uses which do not use significant amounts of water in their operation and which do not produce significant amounts of effluent, consistent with rural servicing levels which rely on private water and sewage systems.

Rural Employment Areas are expected to provide diversity to Wellington’s land supply for business.

Section 6.8.2 outlines the uses permitted within the Rural Employment Area designation which includes dry industrial and commercial uses requiring large lots, major road access or proximity to rural resources.

Section 6.8.3 outlines land use compatibility and states that, “establishing specific areas for detailed land use regulations is normally left to the Zoning By-law. In establishing zoned and considering rezoning applications, Councils shall ensure that existing and proposed uses are compatible, and that sensitive uses are adequately separated from industrial uses”.

Section 6.8.4 New Locations outlines policy for establishing new rural employment land via an official plan amendment. In establishing new rural employment land consideration shall be given to the following:

- a) the proposed use is necessary for development related to the management or use of resources, resource-based recreational activities or rural land uses that cannot be located in urban centres or hamlets;
- b) the amount of rural employment land in any part of Wellington shall be limited in size and based on reasonable estimates of need;
- c) no new rural employment areas shall be established within 1 km of urban centre or hamlet boundaries;
- d) the impacts of agricultural operations shall be kept to a minimum and the loss of prime agricultural land shall be avoided wherever practical, as set out in Section 4.3.3 c);
- e) the Greenland System will be protected from negative impact in accordance with the policies of this Plan;
- f) adequate separation or buffering from incompatible uses can be provided;

- g) adverse impacts on any nearby land use will be avoided;
- h) mineral aggregate resources will be protected;
- i) existing and potential municipal water supply resources are protected in accordance with Section 4.9.5 of this Plan and the application Source Project Plan.
- j) Adequate infrastructure is, or will be, established to serve the anticipate development in an order manner.

Wellington North Zoning By-law 66-01

The subject lands are currently zoned Agricultural Commercial (AC-57), Rural Industrial (RIN-56), Agricultural (A-1) and Natural Environment (NE). An application to amend the Zoning By-law to implement the proposed expansion of the existing compost facility has been submitted to the Township. The proposed zoning by-law amendment seeks to:

- Rezone the existing site-specific Agricultural Commercial (AC-57) zone to Rural Industrial (RIN-57); and,
- Rezone the existing Agricultural (A-1) area of the subject property to Rural Industrial (RIN-57).

The existing Rural Industrial (RIN-56) zone at the north end of the site is to remain unchanged.

Technical Study Review

The following technical reports have been prepared in support of the application:

- Planning Justification Report including Agricultural Impact Study (MHBC, June 2020)
- Transportation Impact Study (Paradigm Transportation Solutions Limited, 2020)

Other Planning Applications

Lot Line Adjustment Applications

Consent applications B100/19 and B101/19 were given provisional approval by the County of Wellington Land Division Committee at the March 12, 2019 meeting. The purpose of the lot line adjustment applications are to convey an equal amount of land (approximately 13.5 ha (33.4 ac)) with the abutting property owners (an equal land swap) to form a more regular parcel layout. Conditions are currently being fulfilled by the applicant.

Site Plan Application

A site plan application has been submitted to the Township for the proposed development. It is currently being reviewed by Township staff.

Agency Review

To date we have received the following comments from circulated agencies:

| Agency | Position | Comments |
|---|---------------------|---|
| Grand River Conservation Authority (GRCA) | No objection | In comments of November 5, 2020 the GRCA indicated no objection. Advised that a portion of the subject lands are regulated by the GRCA and development or site alteration within the regulated area will require a permit. |
| Wellington Source Water Protection | No objection | In comments of November 19, 2020 the Wellington Source Water Protection advised that the subject lands are located within a Wellhead Protection Area D (WHPA-D) and have a vulnerability score of 4 for the Arthur municipal well. A section 59 Notice is not required. |

Next Steps

Following the Public Meeting, staff will finalize the technical review of the applications to amend the Official Plan and Zoning By-law. Staff will then report back to Council for local consideration of the official plan amendment for Council endorsement. Following the approval of the Official Plan amendment by the County, an amending zoning by-law will be provided for Council consideration.

CORRESPONDENCE FOR COUNCIL'S REVIEW

- Laura Warner, Resource Planner, Grand River Conservation Authority
 - Letter dated November 5, 2020 (No Objection)
- Emily Vandermeulen, Risk Management Inspector/Source Water Protection Coordinator, Wellington Source Water Protection
 - Memorandum dated November 19, 2020 (No Objection)

REQUEST FOR NOTICE OF DECISION

If you wish to be notified of the decision of the **Corporation of the County of Wellington** in respect of the proposed Official Plan Amendment (OP-2020-06), you must make a written request to the Director, Planning and Development Department, County of Wellington, 74 Woolwich Street, Guelph, Ontario N1H 3T9.

The by-law for the Zoning Amendment will be considered at a future Council meeting. If you wish to be notified of the decision in respect of the proposed **Township of Wellington North Zoning By-law Amendment (ZBA 04-20)**, you must submit a written request to the Development Clerk, Township of Wellington North, 7490 Sideroad 7 W, PO Box 125, Kenilworth, Ontario N0G 2E0 or tpringle@wellington-north.com.

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

Paul Smith, Controller, All Treat Farms Limited, explained that they are seeking Council endorsement of their Official Plan Amendment. Walker Environmental has owned All Treat Corporation for five years. Walker is making a \$20 million investment to improve the site and increase employment opportunities in our community. They have purchased land to the south of their existing property and will reorganize some of the production areas to make it more efficient and relocate some production areas away from the Town of Arthur to hopefully reduce odour. The site is fully licenced under the Ministry of Environment for compost processing and will require some administrative edits in the future but will not change the capacity of the site.

Nick Bogaert, Associate, MHBC Planning, provided an overview presentation of the proposed Official Plan and Zoning By-law Amendments. He reviewed the proposed project, site location, surrounding land uses and existing operations. There are entrances to the site on Wellington Road 109 and Wellington Road 12. The existing operation is screened from public view using fencing, vegetative plantings, and berms. It is proposed to extend the operations towards the southern portion of the site onto the lands recently subject of a lot adjustment. This will allow All Treat to optimize operations and do more of the work further away from the Town of Arthur, including a new GORE cover system will be added resulting in less material being composted outside, a new leaf processing area, relocated entrance and truck staging area, new employee facility and staff parking area, perimeter berm for buffer and improvements to the operations to reduce offsite impacts. A traffic review (current and future traffic) was completed indicating a projected increase to result in one second or less delay during peak hours. They have worked with the County staff through the site plan process to address any ongoing concerns with entrance. There are no outstanding traffic concerns. In considering land use compatibility they reviewed existing agricultural operations. The proposed amendment will support the evolution of an important rural employer, will conform to the policy direction in the County of Wellington Official Plan for rural employment uses, will conform to Provincial policies, has been designed to be compatible with existing land uses in the area and is appropriate for the development of the land. In closing they have reviewed the County staff report and agenda package, there are no concerns with the proposal, and no outstanding municipal or agency comments; They are asking for Council endorsement of the Official Plan amendment so County staff can bring a recommendation forward to County Council.

Dan Currie, Partner, MHBC Planning, and Geoff Boyd and Joe Tomaino, Walker Environmental, were available to respond to questions regarding the proposal.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor McCabe asked what the traffic impact will be. Mr. Smith responded that there will be a slight increase, possibly ten percent, in trucks bringing organics into and product out of the site.

Councillor Burke inquired how the construction will affect the daily operations of the collection of organic materials. Mr. Smith replied that the operation will continue during the expansion. Fortunately, with the acquisition of the lands to the south they have a fresh footprint to work on, but it is a delicate balance of getting approvals and getting all the operational things done to prepare for a smooth expansion. The pads on the newly acquired land will be constructed in 2021 to move the composting operation to. The previous composting location will be repurposed for other purposes.

Councillor Hern asked about the ponds for effluent, how deep are they, the purpose of them and are there potential impacts on water systems. Mr. Smith stated that they are doing consulting studies to prepare for an MOE approval application. The settling ponds are a wastewater treatment system. It is a six-pond system with five being eight feet deep and the sixth one is twelve to fourteen feet deep. The ponds are aerated so with the larger watershed going to the wastewater treatment system an upgrade to the system will be required. They are working with consultants and will be working with MOE regarding design. Essentially, they will carry on with an aerated Pond system to improve water quality levels to the point that it can be used for other purposes. They will not be digging more ponds. If there is any deepening of the existing ponds it will be modest.

Councillor Hern inquired about the potential impacts to odour in Arthur and wondered if the proposed project make it better. Mr. Smith explained that the MOE will want to see improvement in the impact to the community. Currently there is a thirty-two-row gore covered system. Part of this initiative is installing a further thirty-two row gore covered cell system to enable composting in a vessel. There will be less material composted that is not under cover. By relocating a couple of the pads used for yard waste and leaf composting to the southern area of the property the pads will be 1,000 to 1,500 feet further away from the town; which will help to reduce odours.

ADJOURNMENT

RESOLUTION: 007-2020

Moved: Councillor Yake

Seconded: Councillor Hern

THAT the Public Meeting of December 14, 2020 be adjourned at 7:50 pm.

CARRIED

CLERK

MAYOR



Walker Environmental
- All Treat Farms

7963 WELLINGTON ROAD 109 ALL-TREAT FARMS

COUNCIL MEETING PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

December 14th, 2020



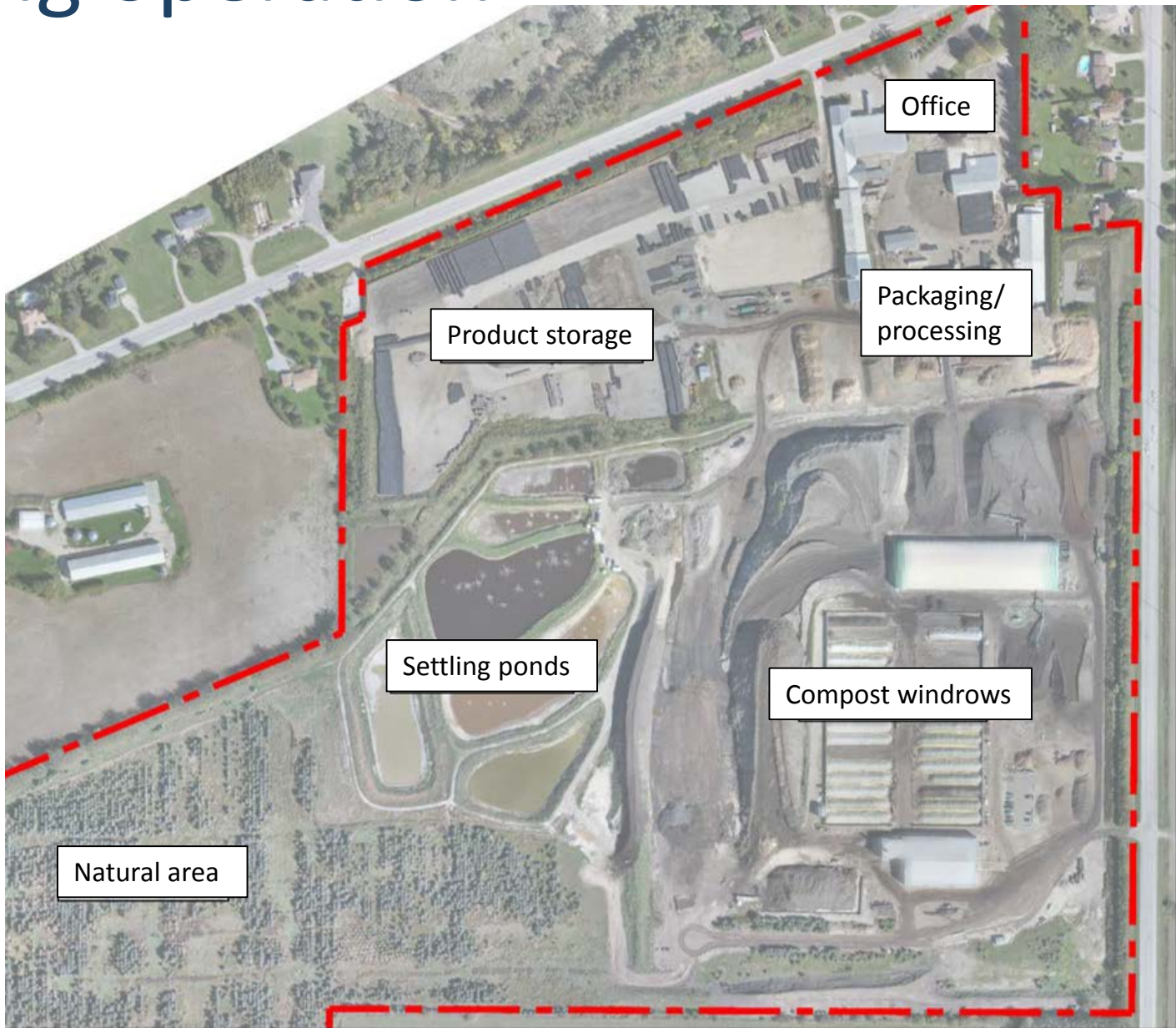
MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE



Site location

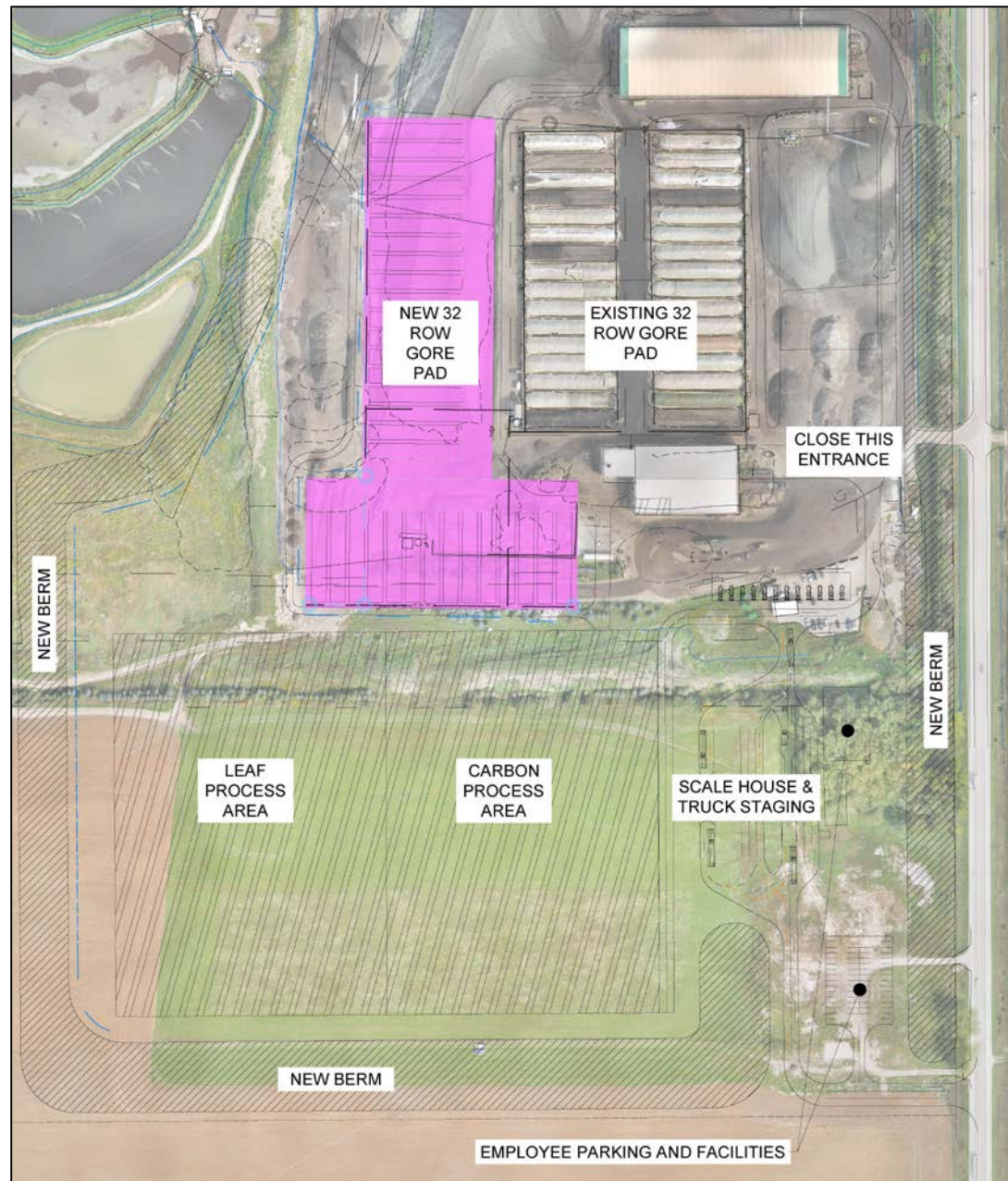


Existing operation



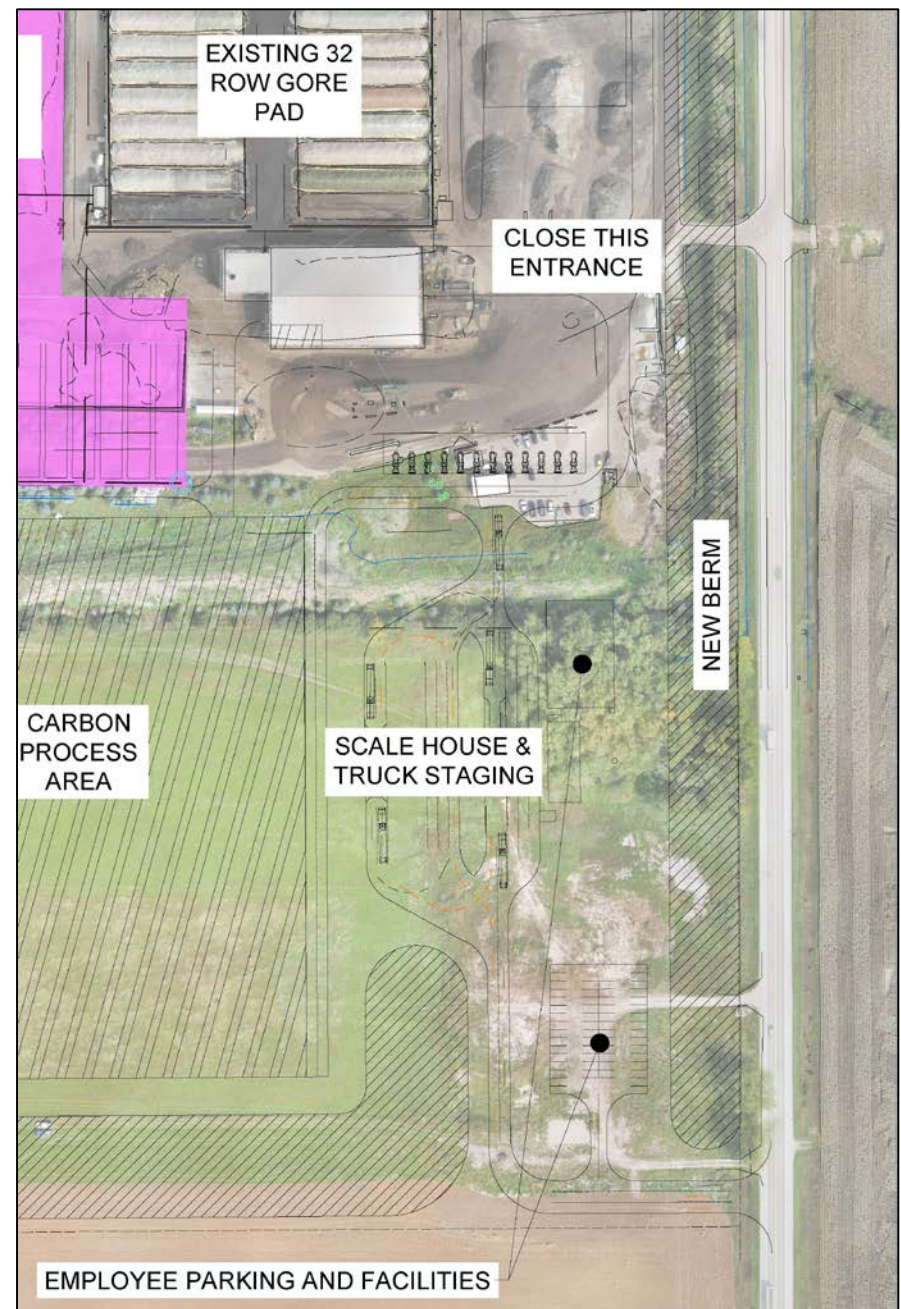
Proposal overview

- Proposal to optimize onsite operations.
- Adding incremental GORE cover system.
- Less material will be composted outside of GORE cover system in future.
- New leaf processing area.
- Relocated entrance and truck staging area.
- New employee facility and staff parking area.
- Perimeter berm to buffer.
- Improvements to operation will help reduce offsite impacts.

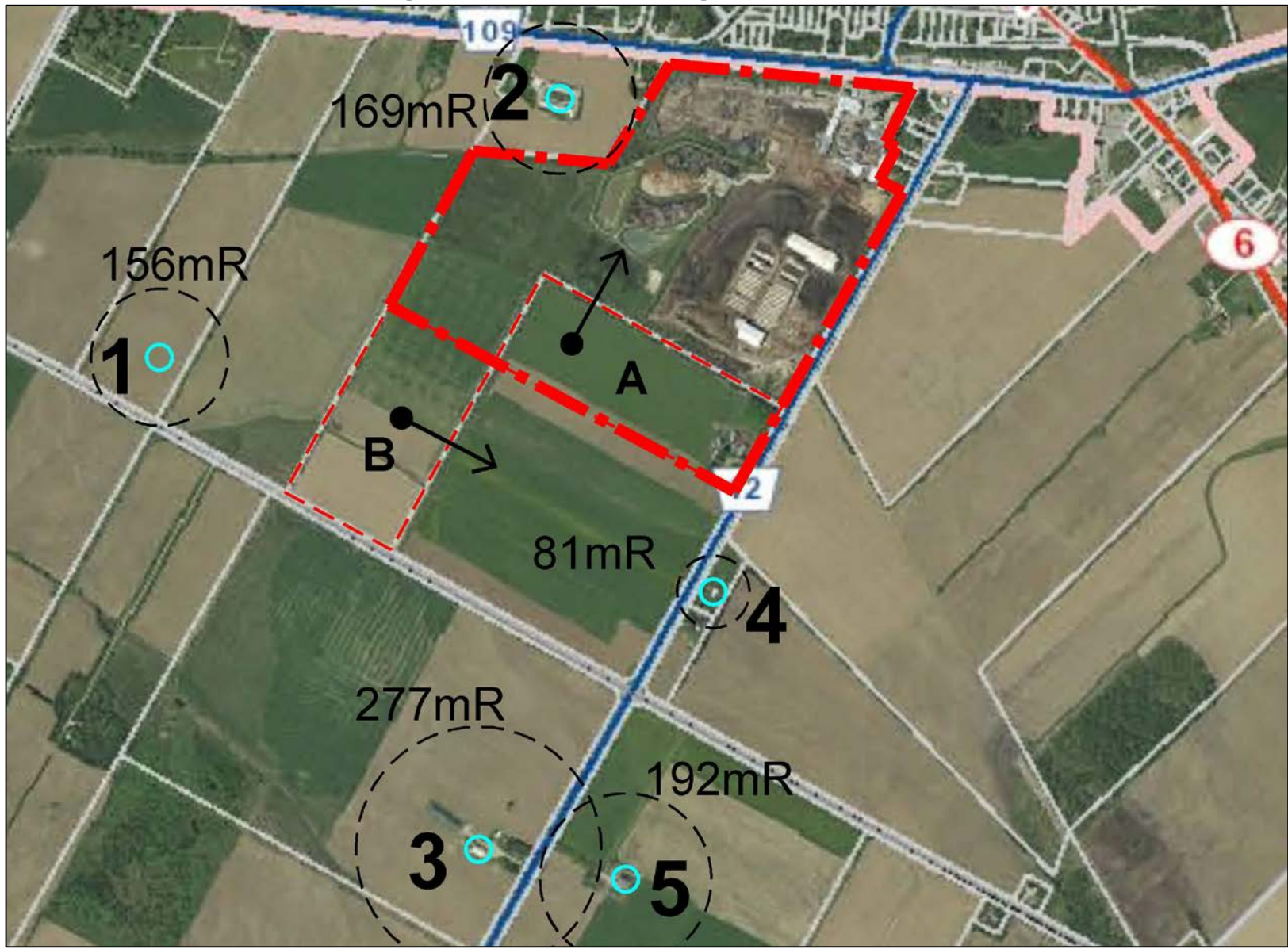


Traffic

- PTSL conducted transportation impact brief to understand potential impacts.
- Current traffic and site conditions examined.
- Future level of service reviewed.
- Projected traffic increase to result in one second or less delay during peak hours.
- Applicant has worked with County staff through site plan process to address any ongoing concerns with entrance.
- No outstanding traffic concerns.



Land use compatibility



CONCLUSION

- The proposed amendment will support the evolution of an important rural employer.
- Proposal will conform to the policy direction in the County of Wellington Official Plan for rural employment uses.
- Proposal will conform to Provincial policies.
- Proposed development has been designed to be compatible with existing land uses in the area.
- Is appropriate for the development of the land.

CLOSING

- Have reviewed County staff report and agenda package.
- No concerns raised with proposal, and no outstanding municipal or agency comments.
- Ask for Council endorsement of Official Plan amendment, so that County staff can bring recommendation forward to County Council.

Thank you.