

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING - NOVEMBER 9, 2020 @ 7:00 P.M.
VIA WEB CONFERENCING**

HOW TO JOIN

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/81205501448>

Description: Public Meeting Under the Planning Act

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

855 703 8985 (Toll Free)

Webinar ID: 812 0550 1448

**PAGE
NUMBER**

CALLING TO ORDER - Mayor Lennox

DISCLOSURE OF PECUNIARY INTEREST

OWNERS/APPLICANT

Harry John Mulder

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. *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 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

- Matthieu Daoust, Planner, County of Wellington, Township of Wellington North
 - Planning Report dated October 21, 2020

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CORRESPONDENCE FOR COUNCIL'S REVIEW

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

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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

DISCLOSURE OF PECUNIARY INTEREST

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. *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 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

Matthieu Daoust, Planner, County of Wellington, Township of Wellington North

- Planning Report dated October 23, 2020

14

CORRESPONDENCE FOR COUNCIL'S REVIEW

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

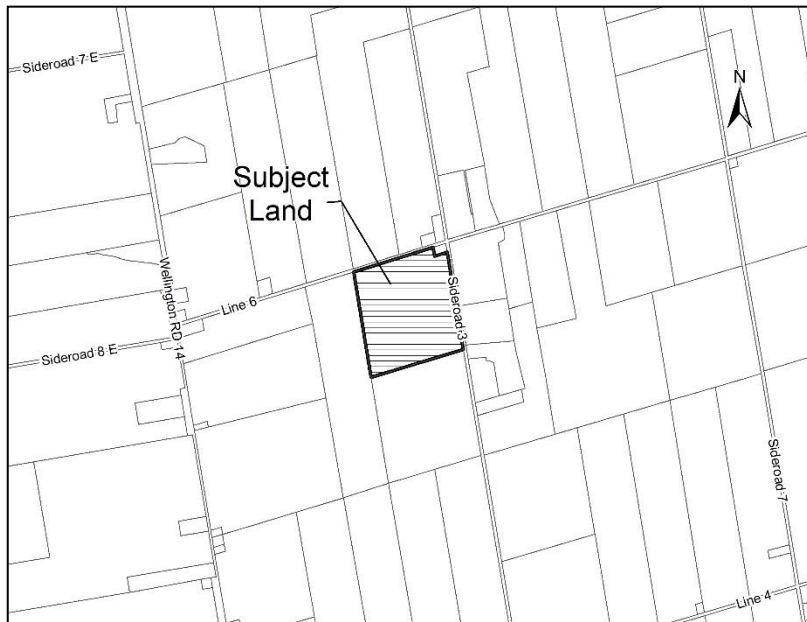
COMMENTS/QUESTIONS FROM COUNCIL

ADJOURNMENT

Recommendation:

THAT the Public Meeting of November 9, 2020 be adjourned at _____ pm.

HARRY JOHN MULDER





PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development
Department

DATE: October 21, 2020
TO: Darren Jones, C.B.O.
Township of Wellington North
FROM: Matthieu Daoust, Planner
County of Wellington
SUBJECT: **Harry John Mulder**
Part Lot 3, Concession 6 (West Luther)
8131 Line 6, West Luther
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. 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. The location of the property is shown on Figure 1.



Figure 1: Aerial photo

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.

Respectfully submitted

County of Wellington Planning and Development Department



Matthieu Daoust, RPP MCIP
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' of By-law 66-01 is amended by changing the zoning on lands described as Part Lot 3, Concession 6 West Luther, municipally known as 8131 Line 6 as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural (A)** to Site Specific **Agricultural (A-2)**;
2. 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.
3. 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 _____, 2020

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2020

_____.

MAYOR

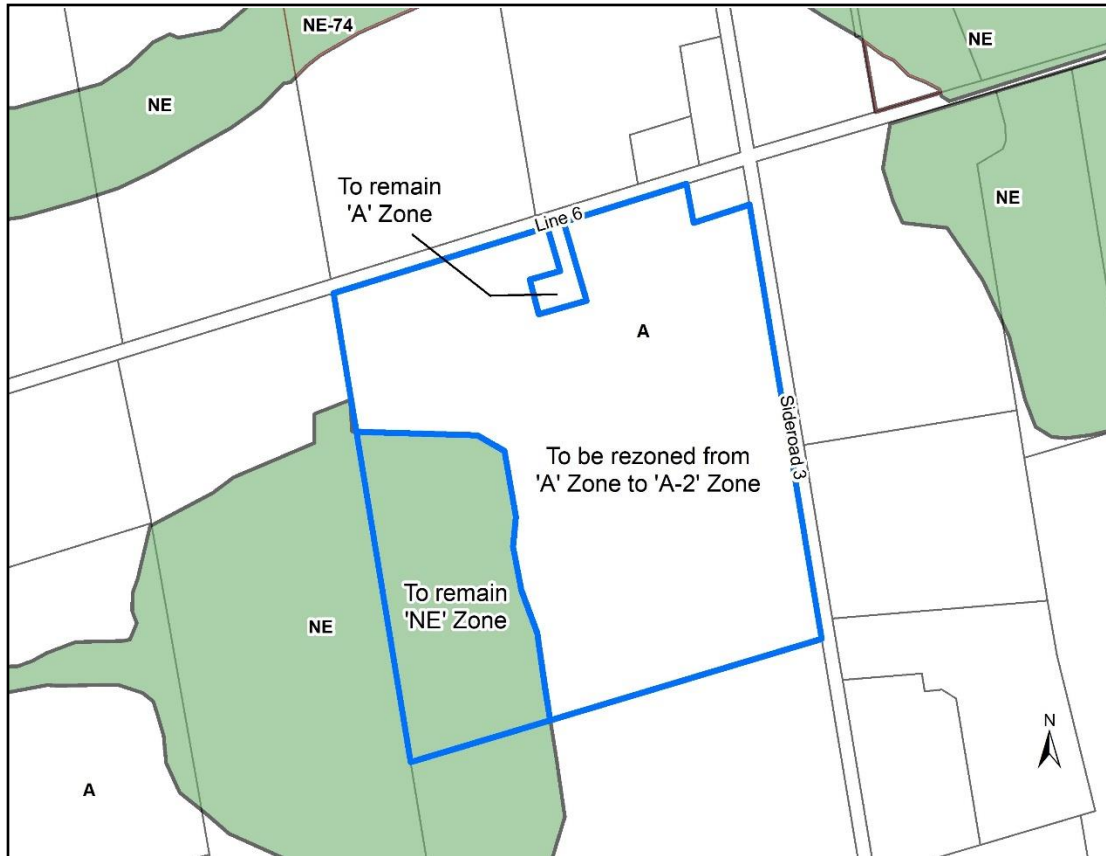
_____.

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule "A"



This is Schedule "A" to By-law _____.

Passed this ____ day of _____ 2020

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION OF THE SUBJECT LANDS

The subject property is legally described as Part Lot 3, Concession 6 (West Luther) with a civic address of 8131 Line 6. The lands subject to the amendment is 40.5 ha (100 ac) in size and are currently zoned Agriculture (A) and Natural Environment (NE).

THE PURPOSE AND EFFECT 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.



400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844 Online: www.grandriver.ca

**PLAN REVIEW REPORT: Township of Wellington North
Tammy Pringle, Development Clerk**

DATE: October 29, 2020

YOUR FILE: ZBA 09/20

RE: **Application for Zoning By-law Amendment**
8131 Line 6, Township of Wellington North

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the proposed zoning by-law amendment.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the subject parcel contains wetland and the regulatory allowance to this feature.

2. Legislative/Policy Requirements and Implications:

Portions of the subject lands contain natural heritage features as identified by the Provincial Policy Statement (PPS, 2020) and the Greenlands System in accordance to the County of Wellington Official Plan (2019). However, it is our understanding that the amendment is only to rezone the lands currently designated as Agricultural (A) to Site Specific Agricultural (A-2) to prevent the future construction of a residential dwelling on the property. Given that the lands designated as Natural Environment (NE) will remain unchanged, GRCA staff do not anticipate any negative impacts on the above noted features as a result of this application.

Due to the presence of the identified features, a portion of the subject lands are regulated by the GRCA under the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06). Any future development or site alteration within the regulated area will require a permit from our office.

3. Additional Information/Suggestions provided in an advisory capacity:

The applicant was previously invoiced on the related application B50-20. As plan review applications that fall into one or more categories will be charged one fee at the highest rate, a GRCA plan review fee is not required for processing this application.

We trust the above information is of assistance. Should you have any further questions please contact the undersigned at 519-621-2763 extension 2231.

Yours truly,

A handwritten signature in dark ink, appearing to read "Laura Warner". The signature is fluid and cursive, with the first name "Laura" and last name "Warner" clearly distinguishable.

Laura Warner
Resource Planner
Grand River Conservation Authority

cc: Harry Mulder (via email)
Black, Shoemaker, Robinson & Donaldson Limited (via email)

- ***These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.***



8131 Line 6, Wellington North

ZBA 09/20 Harry Mulder

Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Special Policy Area
- Slope Valley (GRCA)
 - Steep
 - Oversteep
 - Steep
- Slope Erosion (GRCA)
 - Oversteep
 - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

Copyright Grand River Conservation Authority, 2020.

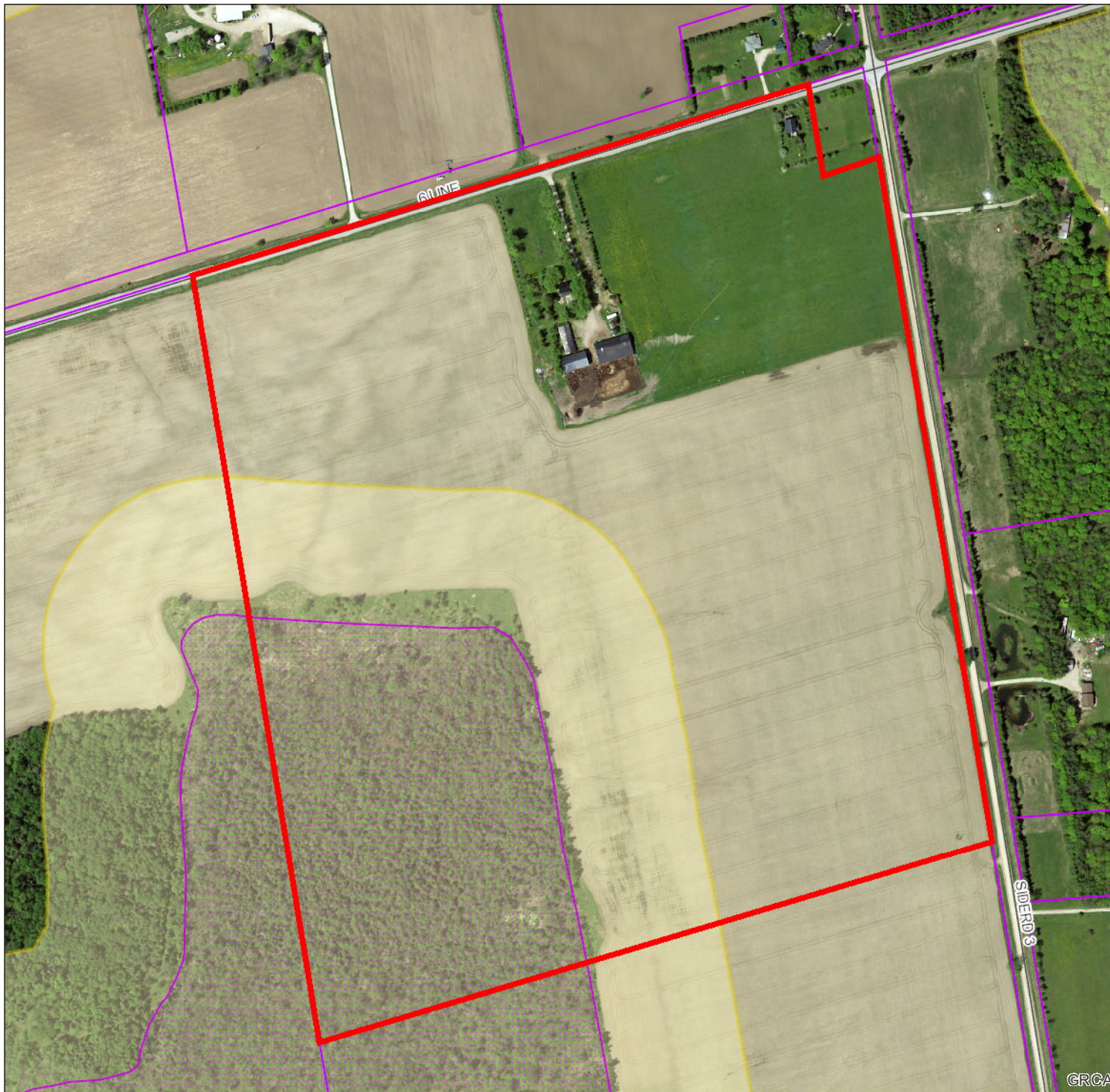
Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>

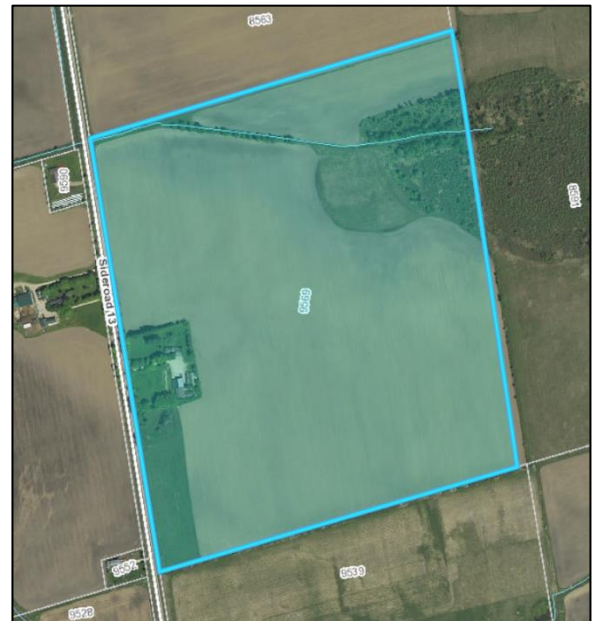
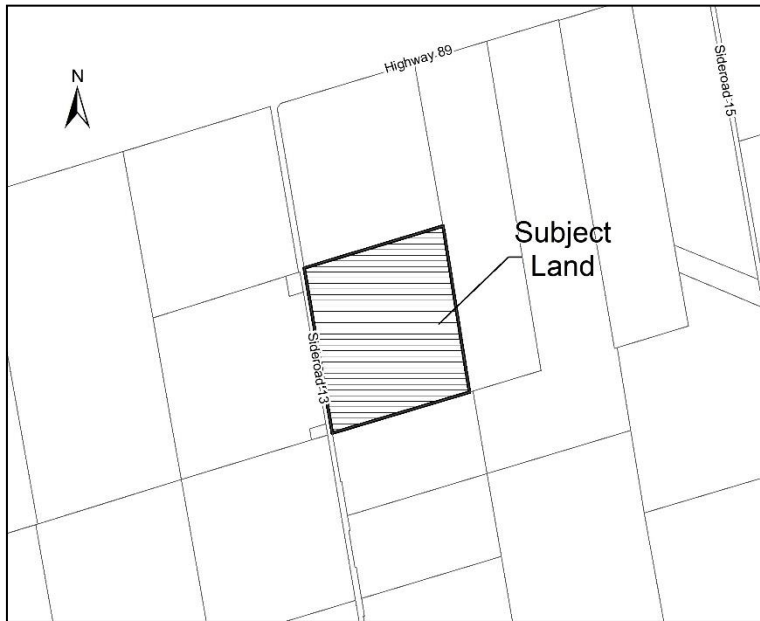
0 25 50 100 150 Metres

NAD 1983 UTM Zone 17N

Scale: 4,891



JOHN & MARY BETH VAN VEEN





PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development
Department

DATE: October 23, 2020
TO: Darren Jones, C.B.O.
Township of Wellington North
FROM: Matthieu Daoust, Planner
County of Wellington
SUBJECT: **John & Mary Beth Van Veen**
Part Lot 13, Concession 14 S
9569 Sideroad 13
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 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. 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 a reduced side yard setback and increase

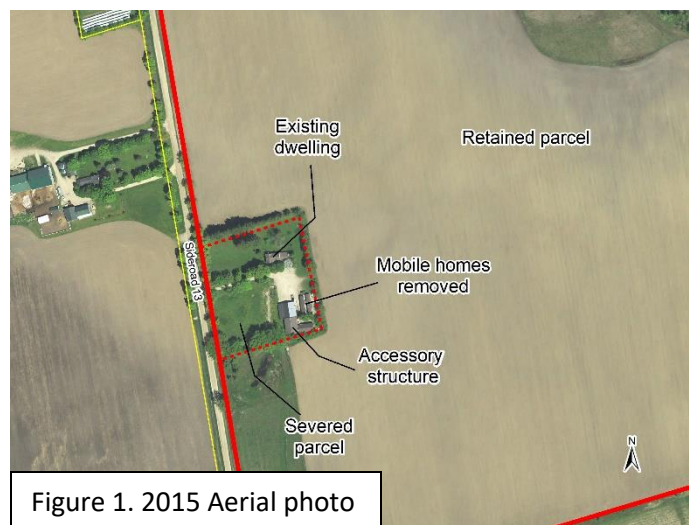


Figure 1. 2015 Aerial photo

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.

Respectfully submitted

County of Wellington Planning and Development Department



Matthieu Daoust, RPP MCIP
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 Part Lot 13, Concession 14 S with a civic address of 9569 Sideroad 13, 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-97)**
2. THAT Section 33, Exception Zone, is amended by the inclusion of the following new exceptions:

33-97 Part of Lot 13, Con 14 S 9569 Sideroad 13 (Van Veen)	A-97	Notwithstanding Section 6.1.4b or any other section of this by-law, the existing accessory structure on the day of passing of this by-law may have a maximum ground floor area of 550 m ² (5920.2 ft ²). Notwithstanding Section 8.5.2.5 or any other section of this by-law, the existing accessory structure on the day of passing of this by-law may have a minimum interior side yard setback of 1.5 m (4.9 ft), subject to the following conditions: <ol style="list-style-type: none">a) Enlargement of this accessory structure is not permitted.b) Additional accessory structures are not permitted including a hobby barn.c) Removal of the existing accessory structure shall void this provision.
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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 _____, 2020

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2020

_____.

MAYOR

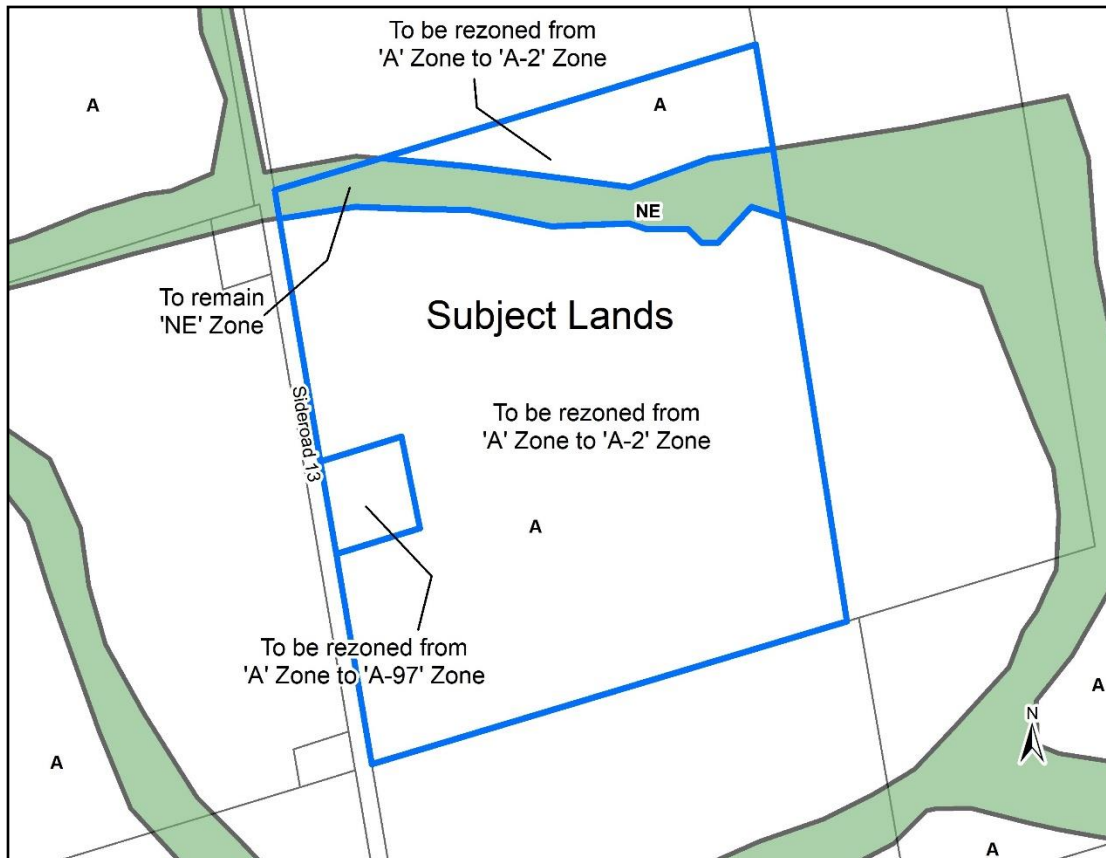
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CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule "A"



This is Schedule "A" to By-law _____.

Passed this ____ day of _____ 2020

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION OF THE SUBJECT LANDS

The subject property is legally described as Part Lot 13, Concession 14 S with a civic address of 9569 Sideroad 13. The lands subject to the amendment is 40 h (98.84 ac) in size and are currently zoned Agriculture (A) and Natural Environment (NE).

THE PURPOSE AND EFFECT 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 of 1.5 m (4.9 ft) and permit a maximum ground floor area of 550 m² (5920 ft²) for the accessory structure on the severed lands. This rezoning is a condition of severance application B29/20, that was granted provisional approval by the Wellington County Land Division Committee.