

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING – MARCH 22, 2021 @ 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/85472521768>

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: 854 7252 1768

**PAGE  
NUMBER**

**CALLING TO ORDER - Mayor Lennox**

**DISCLOSURE OF PECUNIARY INTEREST**

CCR Holdings Wells St. Inc. **(ZBA 05/21)**

**OWNERS/APPLICANT**

CCR Holdings Wells St. Inc. **(ZBA 05/21)**

**LOCATION OF THE SUBJECT LAND**

The land subject to the proposed amendment is described as Svy Crown Pt Park Lots 11-12; S/S Smith Pt Park Lots 6-7; N/S Catherine RP60R2465 Pt 1; RP 60R2514 Pt1 RP 602590 Pt 2 with a civic address of 10 Wells St W, Arthur. The property is 2.08 ha (5.14 ac) in size. *The location is shown on the map attached.*

5

**PURPOSE AND EFFECT OF THE APPLICATION**

The purpose and effect of the proposed amendment is to rezone the property to permit an indoor cannabis cultivation and processing facility. The applicants are proposing to retrofit the existing industrial building for the proposed use. Additional relief may be considered at this meeting.

**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 March 1, 2021.

**PRESENTATIONS**

- Matthieu Daoust, Planner, County of Wellington, Township of Wellington North
  - Planning Report dated March 17, 2021

6

**CORRESPONDENCE FOR COUNCIL'S REVIEW**

- Laura Warner, Grand River Conservation Authority
  - Email dated March 1, 2021 (No Comments) & GRCA Map

9

## 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

Karen & Michael Drabyk (ZBA 07-21)

## OWNERS/APPLICANT

Karen & Michael Drabyk (ZBA 07-21)

## LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Part Lot 33, EOSR, Division 3 & 4, with civic address of 8593 Highway 6, Arthur. The property is 39.3 ha (97.1 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) zone. This application is seeking to rezone the retained agricultural portion of the property to prohibit any future residential development. This rezoning is a condition of severance application B97/20, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 1.3 ha (3.2 ac) parcel with an existing dwelling, shop, shed and associated services. A vacant 39.3 ha (97.1 ac) agricultural parcel would be retained. Additional relief may be considered at this meeting.

## 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 March 1, 2021.

## PRESENTATIONS

- Matthieu Daoust, Planner & Asavari Jadhav, Junior Planner, County of Wellington, Township of Wellington North
  - Planning Report dated March 17, 2021

13

## CORRESPONDENCE FOR COUNCIL'S REVIEW

- Laura Warner, Grand River Conservation
  - Email dated March 1, 2021 (No Objections) & GRCA Map

18

## 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.

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## COMMENTS/QUESTIONS FROM COUNCIL

## DISCLOSURE OF PECUNIARY INTEREST

David Colvin, Margaret Elizabeth & Roger McAlister (ZBA 08-21)

## OWNERS/APPLICANT

David Colvin, Margaret Elizabeth & Roger McAlister (ZBA 08-21)

## LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Part Lot 18, Concession 2, with Civic address of 8737 Line 2, Arthur. 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 from Agricultural (A) zone to Site Specific Agricultural (A-2) zone. This application is seeking to rezone the retained agricultural portion of the property to prohibit any future residential development. This rezoning is a condition of severance application B76/20, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 0.8 ha (2 ac) rural residential parcel with an existing dwelling and garage. A 40 ha (98.8 ac) agricultural will be retained. Additional relief may be considered at this meeting.

## 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 March 1, 2021.

## PRESENTATIONS

- Matthieu Daoust, Planner & Asavari Jadhav, Junior Planner, County of Wellington, Township of Wellington North
  - Planning Report dated March 17, 2021 22

## CORRESPONDENCE FOR COUNCIL'S REVIEW

- Barbara M.J. Baranow, Enbridge Gas Inc.
  - Email dated March 1, 2021 (No Objections) 27
- Andrew Herreman, Grand River Conservation Authority
  - Letter dated March 15, 2021 (No Objections) 28

## REQUEST FOR NOTICE OF DECISION

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## MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

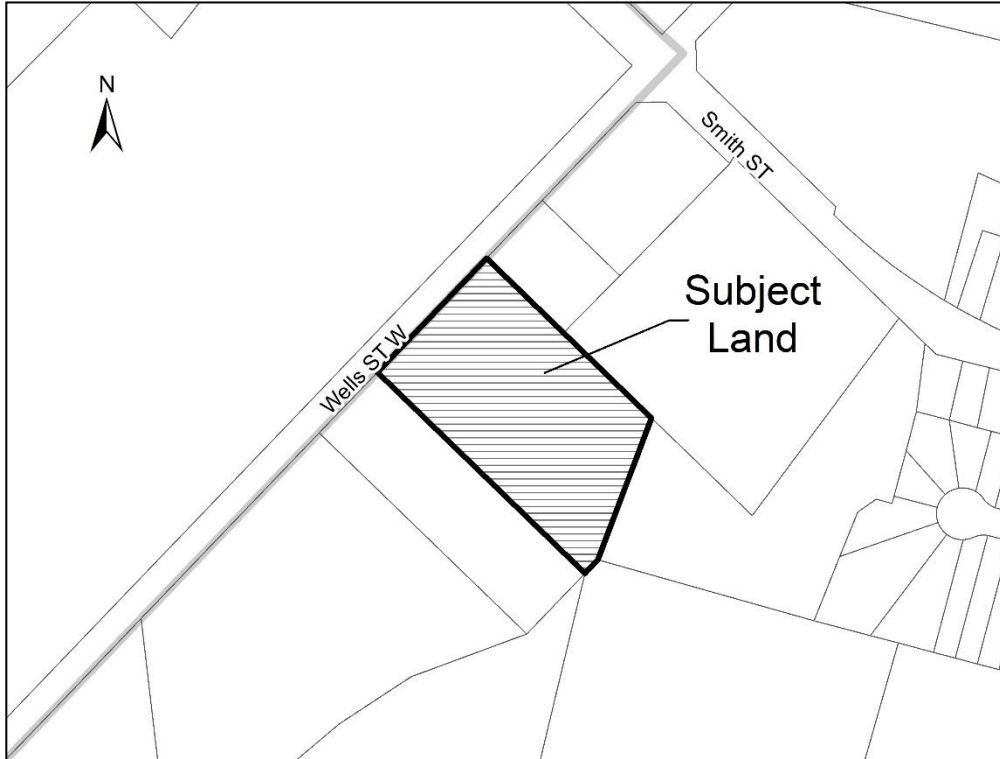
**COMMENTS/QUESTIONS FROM COUNCIL**

**ADJOURNMENT**

Recommendation:

THAT the Public Meeting of March 22, 2021 be adjourned at \_\_\_\_\_ pm.

CCR HOLDINGS WELLS ST. INC.





## **PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH**

Prepared by the County of Wellington Planning and Development  
Department

**DATE:** March 17, 2021  
**TO:** Mike Givens, C.A.O.  
Township of Wellington North  
**FROM:** Matthieu Daoust, Planner  
County of Wellington  
**SUBJECT:** **CCR Holdings Wells St Inc**  
**10 Wells St W (Town of Arthur)**  
**Zoning By-law Amendment**

### **PLANNING COMMENTS**

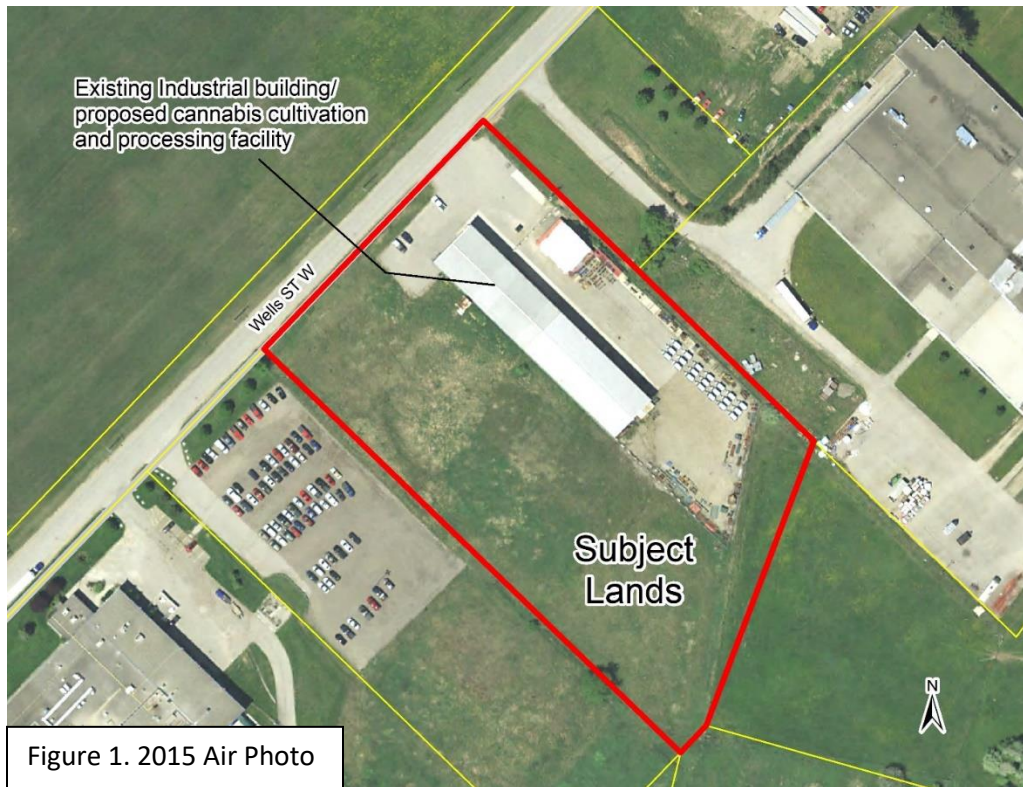
The purpose of the site specific zoning amendment is to permit the indoor cultivation and processing of cannabis on the subject property. The applicant is proposing to retrofit the existing 1,625 m<sup>2</sup> (17,491 ft<sup>2</sup>) industrial building on the property.

The initial application indicated the facility would be for a commercial/industrial operation however, new information has come to light on this application. On March 16<sup>th</sup>, the planners representing the client has informed planning staff that the zone amendment pertains to a personal medical cannabis growing operation with the flexibility to permit a commercial operator on subject lands in the future. The personal license would permit a single individual to grow up to 438 plants on site and only said individual can tend to the plants. Under the Health Canada regulations up to four (4) personal medical growing licenses can be located at one address. Through discussions with the applicant's planners it was explained that the Health Canada regulations/standards for a personal license differ from those required for a commercial license. Planning staff require additional information on the requirements which pertain to elements such as noise, security, ventilation, etc to formulate an accurate recommendation report for Council's consideration. This report has been drafted for information and to provide an opportunity for public consultation.

### **LOCATION**

The land subject to the proposed amendment is described as Svy Crown Pt Park Lots 11-12; S/S Smith Pt Park Lots 6-7; N/S Catherine RP60R2465 Pt 1; RP 60R2514 Pt 1 RP 602590 Pt 2 and is Municipally known as 10 Wells St W, Geographic Town of Arthur. The property is approximately 2.08 hectares (5.14 acres) in size. The subject property is located within an industrial area and within the Urban Center of Arthur. The property is adjacent to industrial/commercial uses. An air photo showing the property is provided below in Figure 1.





## PROPOSAL

The purpose of the site specific zoning amendment is to rezone the property to permit the indoor cultivation and processing of cannabis on the subject property. A cannabis cultivation and processing facility is being proposed on the subject property to be located within an existing 1,625 m<sup>2</sup> (17,491 ft<sup>2</sup>) industrial building on the property.

The proposed facility includes both industrial and agricultural components. The processing component of the operation (processing of harvested cannabis) is permitted by the Industrial (M1) zoning on the property as an industrial use, however it is the introduction of indoor cultivation of cannabis (an agricultural use) which requires an amendment to the zoning by-law. Health Canada identifies that it is the applicant's responsibility to address all local municipal requirements.

The proposed facility is subject to federal legislation and approval must be obtained from Health Canada above and beyond any municipal requirements in order for the proposal to proceed. The applicant has obtained the required personal licensing from Health Canada for the indoor production and cultivation of cannabis on the subject property. The Cannabis Act includes site design requirements which must be met for facilities related to security and air quality. It should be noted, the minimum requirements for the personal medical growing license differ from those for a commercial growing license.

## PROVINAL POLICY STATEMENT (PPS)

Under Section 1.3.1 (Employment) of the PPS, Planning authorities shall promote economic development and competitiveness by providing opportunities for a diversified economic base,

including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

### **GROWTH PLAN**

The Growth Plan for the Greater Golden Horseshoe (GGH) provides growth management policy direction for the GGH, which includes Wellington County. All planning decisions are required to conform to the applicable policies and provisions of the Growth Plan. According to Employment Policy 2.2.5.1 (a), "Economic development and competitiveness in the GGH will be promoted by: making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities."

Per Section 2.2.1.2 (a) of the Growth Plan directs a vast majority of growth to settlements areas with a delineated built boundary, existing water and wastewater servicing systems and can support the achievement of complete communities. Further, Section 2.2.1.2 (c) adds within settlement areas growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit, priority on higher order transit where it exists or is planned; and areas with existing or planned public service facilities. The subject lands are located within a Built-Up Area in the County Official Plan.

### **COUNTY OFFICIAL PLAN**

The subject property is designated Industrial and located within the Urban Center of Arthur. Permitted uses within the Industrial area may include manufacturing, processing, fabrication and assembly of raw materials or repair, servicing, distribution and storage of materials.

### **ZONING BY-LAW**

The subject lands are zoned Industrial (M1). Permitted uses within the Industrial zone include manufacturing, processing, assembly and warehouse. The growing of cannabis indoors is not considered a permitted use within the Industrial zone. A zoning by-law amendment is required to permit the indoor growing of cannabis as an Industrial use.

### **Site Plan Approval:**

The proposed industrial facility is subject to site plan approval according to Site Plan by-law 27-15.

### **NEXT STEPS**

Staff require direction from Council to prepare a recommendation report.

Respectfully submitted  
County of Wellington Planning and Development Department



Matthieu Daoust, MCIP RPP  
Planner



**From:** Laura Warner <lwarner@grandriver.ca>  
**Sent:** March 1, 2021 11:16 AM  
**To:** Tammy Pringle  
**Subject:** RE: NOTICE OF PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE COMPREHENSIVE ZONING BY-LAW 66-01: CCR Holdings Wells St. Inc.  
**Attachments:** 10 Wells St W\_Map.pdf

Hi Tammy,

GRCA will not be commenting on the subject application as the property at 10 Wells St W does not contain any features that are regulated by the GRCA. A copy of our mapping is attached for reference.

Kind regards,  
Laura



**Laura Warner** | Resource Planner  
Grand River Conservation Authority  
400 Clyde Road, Cambridge ON N1R 5W6  
P: (519) 621-2763 x 2231 | F: (519) 621-4844  
[lwarner@grandriver.ca](mailto:lwarner@grandriver.ca) | [www.grandriver.ca](http://www.grandriver.ca)

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**From:** Tammy Pringle <[tpringle@wellington-north.com](mailto:tpringle@wellington-north.com)>  
**Sent:** Monday, March 1, 2021 8:49 AM  
**Subject:** NOTICE OF PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE COMPREHENSIVE ZONING BY-LAW 66-01: CCR Holdings Wells St. Inc.

## **TOWNSHIP OF WELLINGTON NORTH**

### **A NOTICE OF A PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE COMPREHENSIVE ZONING BY-LAW 66-01**

**TAKE NOTICE** that the Council of the Corporation of the Township of Wellington North has received a complete application to consider a proposed amendment to the Comprehensive Zoning By-law 66-01, pursuant to Section 34 of the *Planning Act, R.S.O. 1990*, as amended.

**A Public Meeting** will be held by the Wellington North Council to consider this on:

**Monday, March 22, 2021 @ 7:00 p.m.**  
Via Zoom electronic meeting

The public is invited to watch the remote meeting:

#### **HOW TO JOIN**

Join from a PC, Mac, iPad, iPhone or Android device:  
Please click this URL to join. <https://us02web.zoom.us/j/85472521768>  
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: 854 7252 1768



**Tammy Pringle**

**Development Clerk, Township of Wellington North**

519.848.3620 ext. **4435** | 7490 Sideroad 7 W, PO Box 125, Kenilworth, ON N0G 2E0



WELLINGTON NORTH  
SIMPLY EXPLORE.

### ***Focused on Building Capacity***

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10 Wells St W

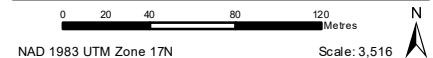


**Legend**

- 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)

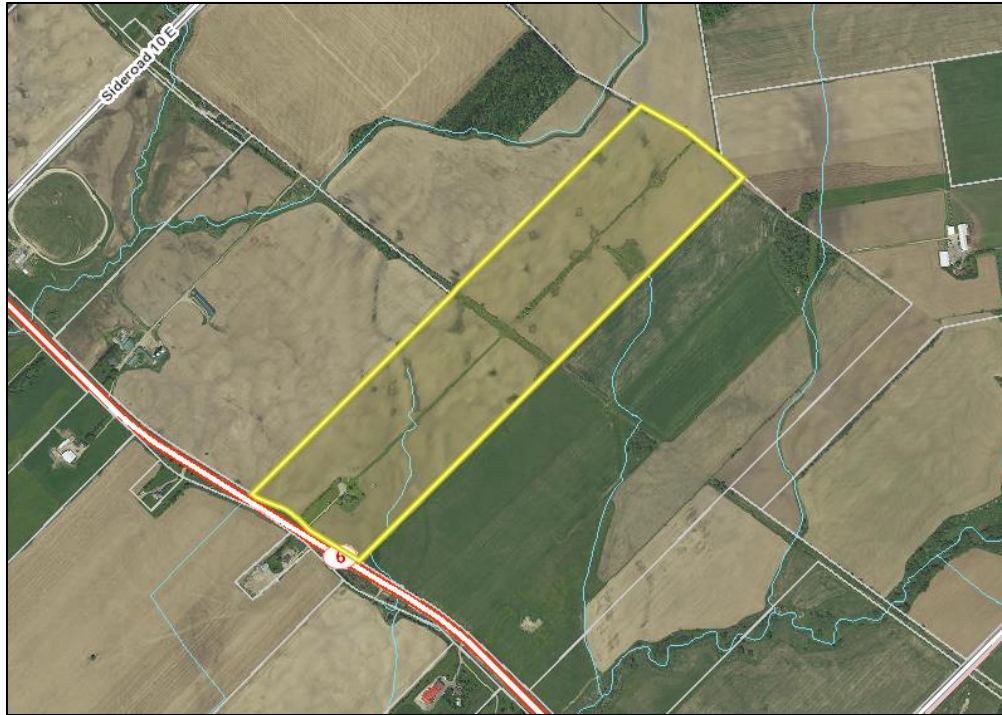
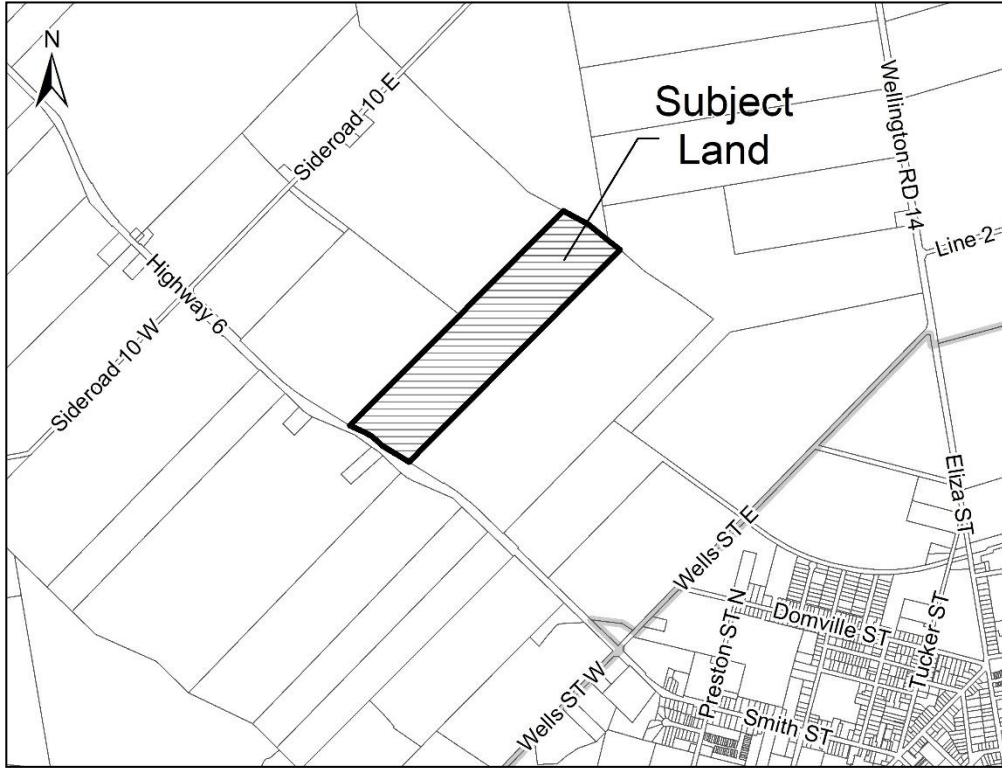
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 The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>





KAREN & MICHAEL DRABYK





**PLANNING REPORT  
for the TOWNSHIP OF WELLINGTON NORTH**

Prepared by the County of Wellington Planning and Development  
Department

**DATE:** March 17<sup>th</sup> , 2021  
**TO:** Darren Jones, C.B.O.  
Township of Wellington North  
**FROM:** Asavari Jadhav, Junior Planner  
Matthieu Daoust, Planner  
County of Wellington  
**SUBJECT:** **Karen & Michael Drabyk**  
**Part Lot 33, EOSR, Division 3 & 4**  
**Zoning By-law Amendment**

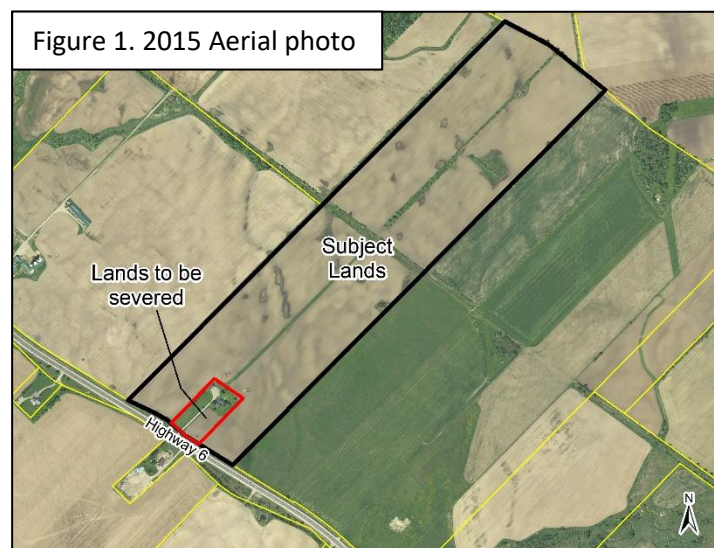
**Planning Opinion**

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 B97/20, that was granted provisional consent by the Wellington County Land Division Committee. The consent will sever a 1.3 ha (3.2 ac) parcel with an existing dwelling, shop, shed and associated services leaving a retained 39.3 ha (97.1 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 legally described as Part Lot 33, EOSR, Division 3 & 4 with a civic address of 8593 Highway 6. The proposal is a condition of a recent severance application on the property, B97/20. The proposed severed parcel is 1.3 ha (3.2 ac) with an existing dwelling, shop, shed and associated services. The retained parcel is 39.3 ha (97.1 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. This rezoning is a condition of severance application

B97/20, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the existing dwelling, shop, shed and associated services 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 B97/20. 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, which will restrict any future residential development on the retained vacant agricultural parcel.

**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



---

Asavari Jadhav  
Junior Planner



---

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 legally described as Part Lot 33, EOSR, Division 3 & 4 with civic address 8593 Highway 6, Arthur, as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural (A) to Agricultural Exception (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 \_\_\_\_\_, 2021

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

\_\_\_\_\_.

\_\_\_\_\_.

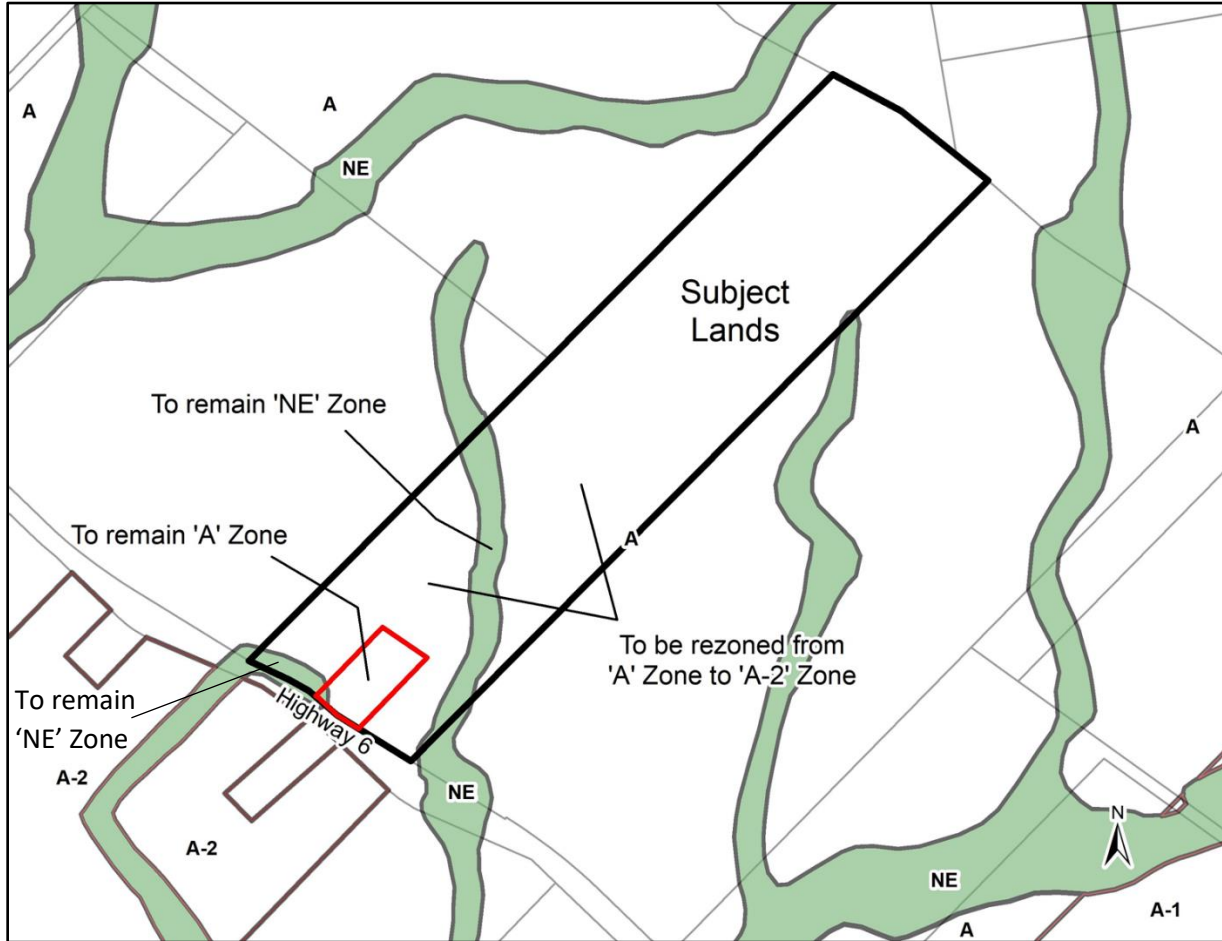
MAYOR

CLERK

**THE TOWNSHIP OF WELLINGTON NORTH**

**BY-LAW NO. \_\_\_\_\_**

**Schedule "A"**



This is Schedule "A" to By-law \_\_\_\_\_.

Passed this \_\_\_ day of \_\_\_\_\_ 2021

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

## EXPLANATORY NOTE

BY-LAW NUMBER \_\_\_\_\_.

### THE LOCATION OF THE SUBJECT LANDS

The subject property is legally described as Part Lot 33, EOSR, Division 3 & 4 with a civic address of 8593 Highway 6. The lands subject to the amendment is 39.3 ha (97.1 ac) in size and are currently zoned Agriculture (A).

**THE PURPOSE AND EFFECT** of the amendment is to rezone the subject lands to restrict future residential development on the retained agricultural parcel. This rezoning is a condition of severance application B97/20, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 1.3 ha (3.2 ac) parcel with an existing dwelling, shop shed and associated services leaving a retained 39.3 ha (97.1 ac) vacant agricultural parcel under the surplus farm dwelling policies.

**From:** Laura Warner <lwarner@grandriver.ca>  
**Sent:** March 1, 2021 11:27 AM  
**To:** Tammy Pringle  
**Subject:** RE: NOTICE OF PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE COMPREHENSIVE ZONING BY-LAW 66-01: Karen & Michael Drabyk  
**Attachments:** GRCA Map.pdf

Hi Tammy,

The GRCA has no objection to the approval of the zoning by-law amendment ZBA07/21 as the area to be re-zoned does not contain any features that are regulated by the GRCA. A copy of our mapping is attached for reference. Additionally, we provided comments on the related application B97/20 without objection.

Kind regards,  
Laura



**Laura Warner** | Resource Planner  
Grand River Conservation Authority  
400 Clyde Road, Cambridge ON N1R 5W6  
P: (519) 621-2763 x 2231 | F: (519) 621-4844  
[lwarner@grandriver.ca](mailto:lwarner@grandriver.ca) | [www.grandriver.ca](http://www.grandriver.ca)

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**From:** Tammy Pringle <[tpringle@wellington-north.com](mailto:tpringle@wellington-north.com)>  
**Sent:** Monday, March 1, 2021 8:54 AM  
**Subject:** NOTICE OF PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE COMPREHENSIVE ZONING BY-LAW 66-01: Karen & Michael Drabyk

## **TOWNSHIP OF WELLINGTON NORTH**

### **A NOTICE OF A PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE COMPREHENSIVE ZONING BY-LAW 66-01**

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**Tammy Pringle**

**Development Clerk, Township of Wellington North**

519.848.3620 ext. **4435** | 7490 Sideroad 7 W, PO Box 125, Kenilworth, ON N0G 2E0



WELLINGTON NORTH  
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### ***Focused on Building Capacity***

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8593 Highway 6, Wellington North

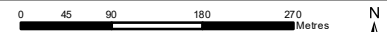


**Legend**

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  - Steep
- Slope Erosion (GRCA)
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- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

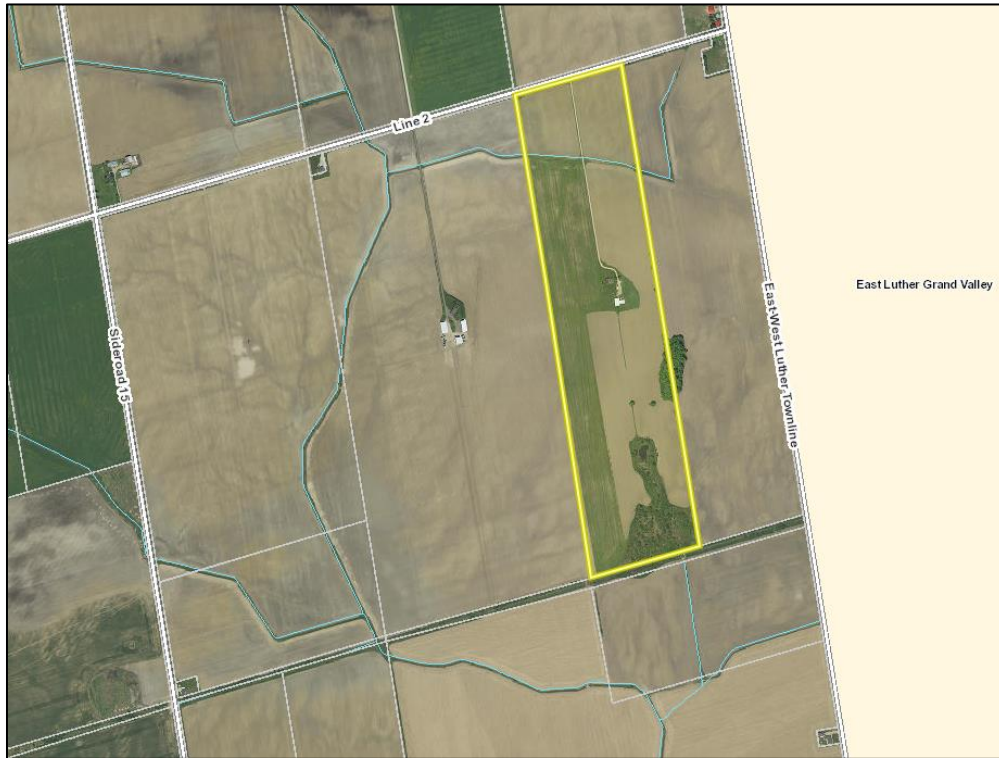
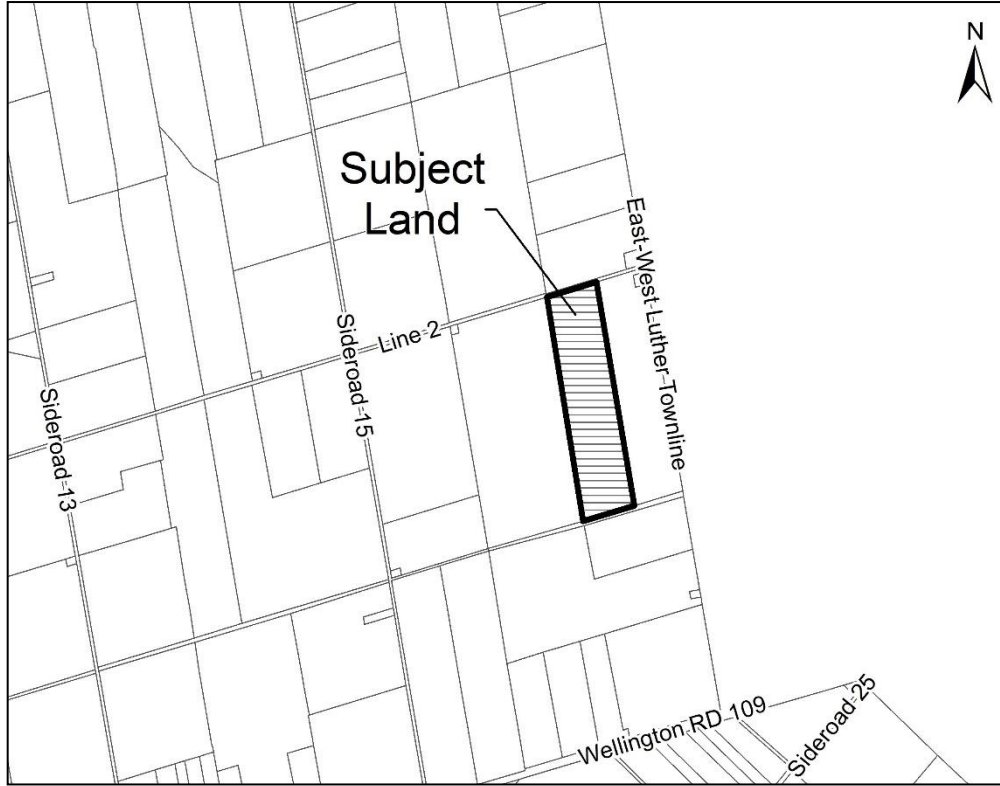
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DAVID COLVIN, MARGARET ELIZABETH & ROGER McALISTER





**PLANNING REPORT**  
**for the TOWNSHIP OF WELLINGTON NORTH**  
Prepared by the County of Wellington Planning and Development  
Department

**DATE:** March 17<sup>th</sup>, 2021  
**TO:** Darren Jones, C.B.O.  
Township of Wellington North  
**FROM:** Asavari Jadhav, Junior Planner  
Matthieu Daoust, Planner  
County of Wellington  
**SUBJECT:** **David Colton, Margaret Elizabeth & Roger McAlister**  
**Part Lot 18, Concession 2**  
**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 B76/20, that was granted provisional consent by the Wellington County Land Division Committee. The consent will sever a 0.8 ha (2 ac) parcel with an existing dwelling and garage leaving a retained 40 ha (98.8 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 legally described as Part Lot 18, Concession 2 with civic address 8737 Line 2, Arthur. The proposal is a condition of a recent severance application on the property, B76/20. The proposed severed parcel is 0.8 ha (2 ac) with an existing dwelling and garage. The retained parcel is 40 ha (98.8 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. This rezoning is a condition of severance application B76/20, that was granted provisional

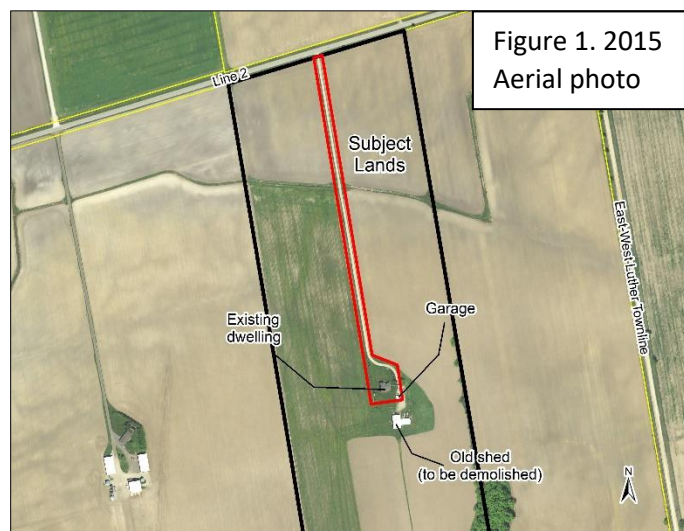


Figure 1. 2015  
Aerial photo

approval by the Wellington County Land Division Committee. The consent will sever the existing dwelling and garage from the agricultural parcel with shed under the surplus farm dwelling policies. The existing shed on the retained agricultural parcel will remain until the severed lot is sold.

**PROVINCIAL POLICY STATEMENT (PPS)**

The subject property is considered to be within a PRIME AGRICULTURAL and CORE GREENLANDS areas. 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 areas. Identified environmental features include a GRCA regulated Wetland and Flood Plain. This application is required as a result of a severance application B76/20. 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, which will restrict any future residential development on the retained vacant agricultural parcel.

**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



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Asavari Jadhav  
Junior Planner



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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 legally described as Part Lot 18, Concession 2 with civic address 8737 Line 2, Arthur, as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural (A) to Agricultural Exception (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 \_\_\_\_\_, 2021

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

\_\_\_\_\_.

\_\_\_\_\_.

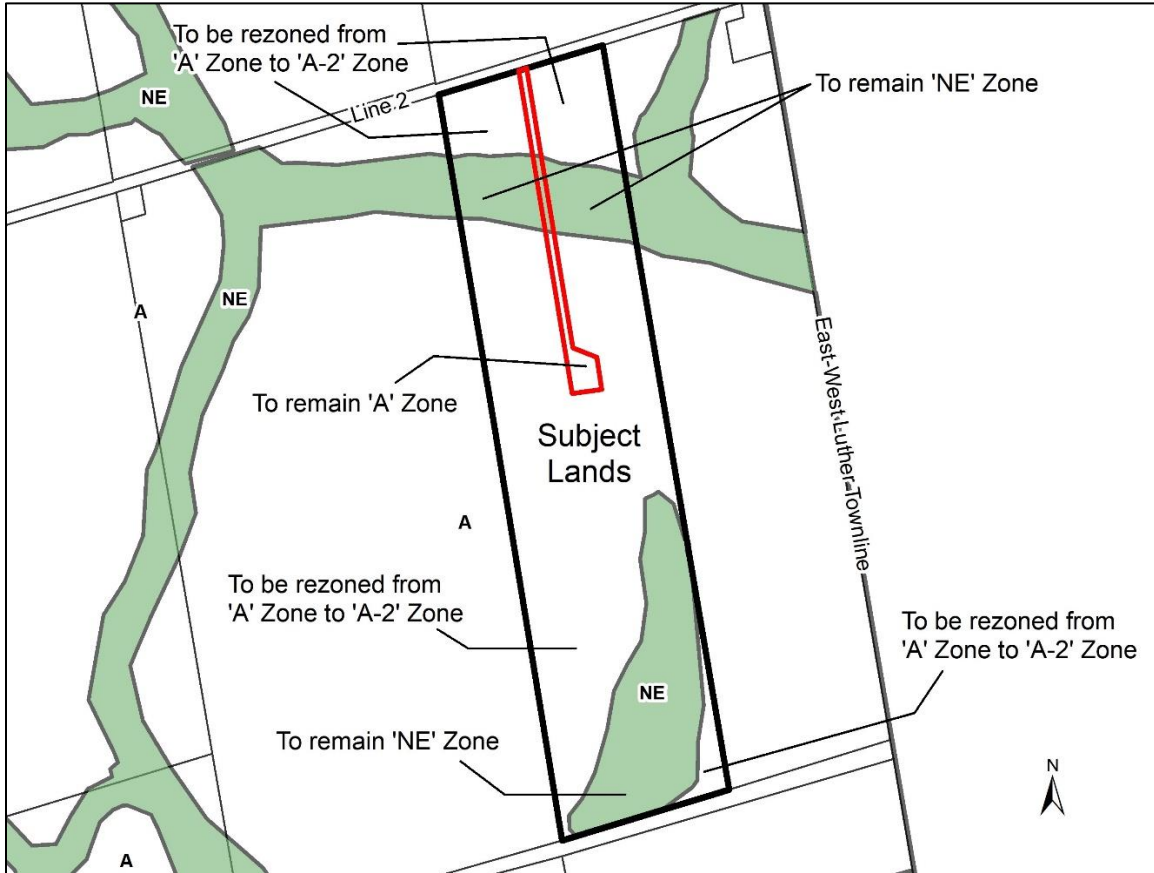
MAYOR

CLERK

**THE TOWNSHIP OF WELLINGTON NORTH**

**BY-LAW NO. \_\_\_\_\_**

**Schedule "A"**



This is Schedule "A" to By-law \_\_\_\_\_.

Passed this \_\_\_\_ day of \_\_\_\_\_ 2021

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

## EXPLANATORY NOTE

BY-LAW NUMBER \_\_\_\_\_.

### THE LOCATION OF THE SUBJECT LANDS

The subject property is legally described as Part Lot 18, Concession 2 with civic address 8737 Line 2, Arthur. The lands subject to the amendment is 40 ha (98.8 ac) in size and are currently zoned Agriculture (A).

**THE PURPOSE AND EFFECT** of the amendment is to rezone the subject lands to restrict future residential development on the retained agricultural parcel. This rezoning is a condition of severance application B76/20, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 0.8 ha (2 ac) parcel with an existing dwelling and garage leaving a retained 40 ha (98.8 ac) agricultural parcel under the surplus farm dwelling policies. The existing shed on the retained agricultural parcel will remain until the severed lot is sold



**From:** ONTUGLLandsINQ <ONTUGLLandsINQ@enbridge.com>  
**Sent:** March 1, 2021 3:14 PM  
**To:** Tammy Pringle  
**Subject:** RE: NOTICE OF PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE COMPREHENSIVE ZONING BY-LAW 66-01: McAlister

Thank you for your correspondence with regard to the proposed Severance. Enbridge Gas Inc, operating as Union Gas, does have service lines running within the area which may or may not be affected by the proposed severance.

Should the proposed severance impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required due to a severance would be at the cost of the property owner. Also, should future gas service be required to either the severed or retained parcel, a request for gas service needs to be submitted to the District Office.

Should you require any further information, please contact the undersigned.

**Barbara M.J. Baranow**  
**Analyst Land Support**

**Enbridge Gas Inc.**  
50 Keil Drive North, Chatham, ON N7M 5M1

Integrity. Safety. Respect.

---

**From:** Tammy Pringle <[tpringle@wellington-north.com](mailto:tpringle@wellington-north.com)>  
**Sent:** Monday, March 1, 2021 9:00 AM  
**Subject:** [External] NOTICE OF PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE COMPREHENSIVE ZONING BY-LAW 66-01: McAlister

**EXTERNAL: PLEASE PROCEED WITH CAUTION.**

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe.

## **TOWNSHIP OF WELLINGTON NORTH**

### **A NOTICE OF A PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE COMPREHENSIVE ZONING BY-LAW 66-01**

**TAKE NOTICE** that the Council of the Corporation of the Township of Wellington North has received a complete application to consider a proposed amendment to the Comprehensive Zoning By-law 66-01, pursuant to Section 34 of the *Planning Act, R.S.O. 1990*, as amended.

**A Public Meeting** will be held by the Wellington North Council to consider this on:

**Monday, March 22, 2021 @ 7:00 p.m.**  
Via Zoom electronic meeting

The public is invited to watch the remote meeting:

#### **HOW TO JOIN**

Join from a PC, Mac, iPad, iPhone or Android device:  
Please click this URL to join. <https://us02web.zoom.us/j/85472521768>  
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: 854 7252 1768



**Tammy Pringle**

**Development Clerk, Township of Wellington North**

519.848.3620 ext. **4435** | 7490 Sideroad 7 W, PO Box 125, Kenilworth, ON N0G 2E0



WELLINGTON NORTH  
SIMPLY EXPLORE.

### ***Focused on Building Capacity***

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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:** March 15, 2021

**YOUR FILE:** ZBA08-21

**RE:** **Application for Zoning By-law Amendment ZBA08-21**  
8737 Line 2, Arthur, Township of Wellington North  
David, Margaret & Roger McAlister

**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 property contains wetland, a watercourse, floodplain, and the regulated allowances adjacent to these features.

**2. Legislative/Policy Requirements and Implications:**

The purpose of this application is rezone the retained parcel to prohibit a residential dwelling to satisfy the conditions of the approved severance application B79-20.

Due to the presence of the above-noted features, portions 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 prior written approval from the GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

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

We wish to acknowledge receipt of the applicable plan review fee in the amount of \$420.00 for the processing of the related consent application B76-20. As such, a plan review fee for this application is not required.

We trust the above information is of assistance. Should you have any further questions please contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "Andrew Herreman".

Andrew Herreman, CPT  
Resource Planning Technician  
Grand River Conservation Authority

Encl (1)

cc: David, Margaret & Roger McAlister (via email)  
VanHarten Surveying Inc. c/o Jeff Buisman (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.***