

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING AGENDA - JUNE 27, 2022 @ 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/84707148803>

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) or 1 438 809 7799 (*long distance charges may apply*)

Webinar ID: 847 0714 8803

**PAGE
NUMBER**

CALLING TO ORDER - Mayor Lennox

DISCLOSURE OF PECUNIARY INTEREST

ZBA 10/22 Christian F. Martin

OWNERS/APPLICANT

Christian F. Martin

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Part Lot 16, Con 14, Con 13, Part Lot 16 & 17, and known municipally as 9583 Sideroad 15. The property is approximately 104.95 ha (259.3 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 amend the existing Site Specific Agricultural (A-104) Zone. This application is seeking to rezone the subject lands to permit 10,000 ft² of outdoor storage for an existing on farm diversified 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 May 17, 2022.

PRESENTATIONS

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

- Planning Report dated June 16, 2022

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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

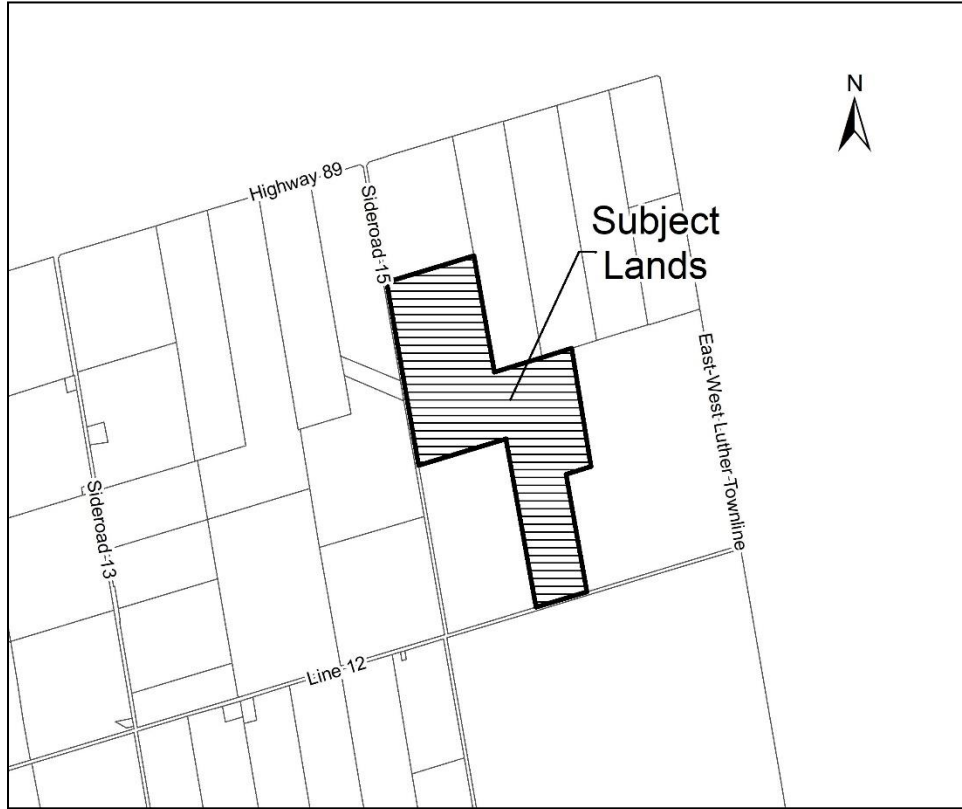
COMMENTS/QUESTIONS FROM COUNCIL

ADJOURNMENT

Recommendation:

THAT the Public Meeting of June 27, 2022 be adjourned at _____ pm.

CHRISTIAN F. MARTIN





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

DATE: June 16, 2022
TO: Darren Jones, Interim CAO
 Township of Wellington North
FROM: Matthieu Daoust, Senior Planner
 County of Wellington
SUBJECT: **Christian Martin**
Con 14, Pt Lot 16, Con 13, Pt Lot 16 & 17
Zoning By-law Amendment (ZBA 2022-10)

Planning Opinion

The proposed zoning amendment would provide relief from the regulations of the home industry to establish a 929 m² (10,000 ft²) outdoor storage area for an existing metal workshop. The property is currently zoned Agricultural (A-104) and Natural Environment (NE).

Planning Staff generally have no concerns with the application. The proposed outdoor storage is located behind the existing home industry and shall be visually screened from Sideroad 15. Further, the surrounding land uses are agricultural uses. The application is consistent with applicable Provincial Policy and generally conforms with the Official Plan. A draft zoning by-law has been attached to this report for public viewing and Councils consideration.

INTRODUCTION

The subject property is legally described as Con 14, Pt Lot 16, Con 13, Pt Lot 16 & 17. The property is approximately 104.95 ha (259.36 ac) in size. The subject lands are agricultural with an existing home industry.

PROPOSAL

The proposed amendment is to amend the existing Agricultural Site Specific (A-104) Zone to provide relief from the regulations of the home industry to establish a 929 m² (10,000 ft²) outdoor storage area for an existing metal workshop. The proposal would amend the current Agricultural Site Specific (A-104) Zone

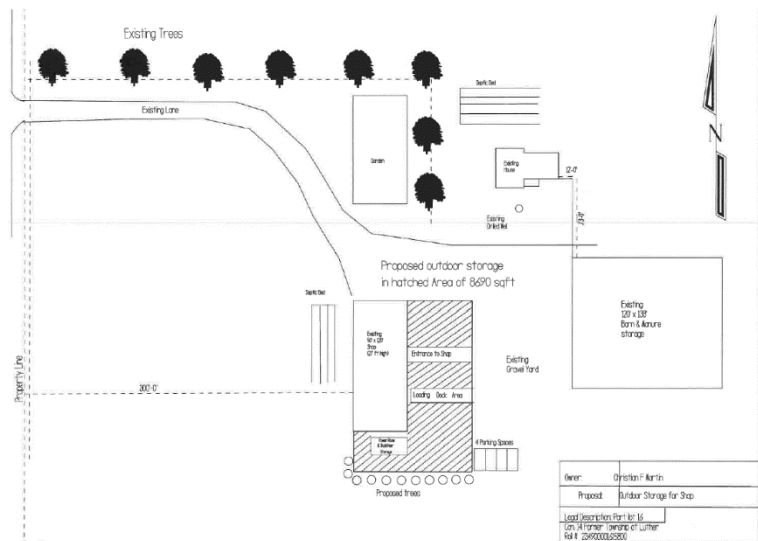


Figure 1: Proposed site plan

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated PRIME AGRICULTURE, GREENLANDS and CORE GREENLANDS. Identified environmental features include a Provincial Significant Wetland, Significant Wooded Area, an Environmental Sensitive Area and a Saugeen Valley Conservation Authority regulated Hazard Lands. The proposed use is beyond the required 30m set back from the environmental feature on the subject property.

Under section 6.4.3 of the Plan, secondary uses including home businesses and farm businesses are permitted. Section 6.4.4 further outlines that a home business includes home industries which “are small in scale with a limited number of employees, and minimal off site impacts – examples include minor equipment repair, woodworking, crafts, and welding”.

ZONING BY-LAW

The subject property is zoned Agricultural Site Specific (A-104) and Natural Environmental (NE). Home Industries are permitted within the Agricultural zone subject to criteria outlined in Section 6.14. Section 6.14 c) there is no outside storage of materials, containers or finished products.

An amendment to the zoning by-law is necessary to permit the proposed outdoor storage area for the existing home industry. The applicant is proposing to utilize 929 m² (10,000 ft²) of outdoor storage area for an existing metal workshop.

Draft Zoning By-law:

Planning Staff have prepared a draft site specific by-law that provides relief from the regulations of the home industry to establish a 929 m² (10,000 ft²) outdoor storage area for an existing metal workshop. The draft by-law is attached to this report for public viewing and Council’s consideration.

We trust these comments will be of assistance to Council in their consideration of this matter.

Respectfully submitted
County of Wellington Planning and Development Department



Matthieu Daoust, MCIP RPP
Senior 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 Section 31.104 to By-law 66-01 is amended by deleting the existing text in its entirety and replacing it with the following - on lands legally described as Part Lot 16 Concession 14, Concession 13 Part Lot 16 & 17:

<p>31.104 Part Lot 16 Con 14, Con 13 Part Lot 16 & 17 Christian Martin</p>	<p>A-104</p>	<p>Notwithstanding Section 6.14 d) of this By-law, a maximum floor area of 557.4 m² (6,000 ft²) for all buildings is permitted for a home industry which shall include but is not limited to; generator room, lunchroom, office, mechanical room, basement area and inside storage areas.</p> <p>Notwithstanding Section 6.14 f) of this By-law, a maximum of six (6) employees who are not permanent residents on the property shall be engaged in the Home Industry.</p> <p>Notwithstanding Section 6.14 c) of this By-law, a maximum area of 929 m² (10,000 ft²) for an outdoor storage area is permitted. This area shall be visually screened and shall be solely permitted for the home industry.</p>
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2. 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 _____, 2022

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2022

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION OF THE SUBJECT LANDS

The subject property is legally described as Part Lot 16 Concession 14, Concession 13 Pt Lot 16 & 17. The lands subject to the amendment is 104.95 ha (259.36 ac) in size and are currently zoned Agriculture (A-104) and Natural Environment (NE).

THE PURPOSE AND EFFECT of the amendment is to amend the Agricultural Site Specific (A-104) Zone to permit a 929 m² (10,000 ft²) outdoor storage area for an existing metal workshop.