

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING AGENDA – JULY 11, 2022 @ 2:00 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/89550632869>

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: 895 5063 2869

**PAGE
NUMBER**

CALLING TO ORDER - Mayor Lennox

DISCLOSURE OF PECUNIARY INTEREST

ZBA 11/22 Brian Smith

ZBA 12/22 Dwayne L'Heureux

ZBA 13/22 Richard Piller

OWNERS/APPLICANT

Brian Smith

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as 8046 Line 8
Concession 9 Part Lot 1 Part Lot 2 with civic address of 9131 Wellington Road 14.
The property is 115.8 ha (286.1 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 retained 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. Additionally, the applicant is seeking to rezone the severed lands from Agricultural (A) Zone to Site Specific Agricultural (A-52) Zone to permit a reduced rear yard setback for the existing dwelling on the severed parcel. This rezoning is a condition of severance application B88/22, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 0.8 ha (1.97 ac) rural residential parcel with an existing dwelling and shed. A 115 ha (284.1 ac) agricultural parcel will be retained with three sheds. 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 June 15, 2022.

PRESENTATIONS

- Matthieu Daoust, Senior Planner, County of Wellington, Township of Wellington North
- Planning Report dated July 11, 2022 6

CORRESPONDENCE FOR COUNCIL'S REVIEW

- Benjamin Kissner, Resource Planner, Grand River Conservation Authority
- Letter dated July 4, 2022 (No Objection) 11

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

OWNERS/APPLICANT

Dwayne L'Heureux

LOCATION OF THE SUBJECT LAND

- The land subject to the proposed amendment is described as N Part Lot 25, Concession 5, with civic address of 7527 Sideroad 9 W. The property is 40.4 ha (99.8 ac) in size. *The location is shown on the map attached.* 14

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 B29/22, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 0.93 ha (2.29 ac) rural residential parcel with an existing dwelling and a garage. A 40.4 ha (99.8 ac) vacant agricultural parcel 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 June 15, 2022.

PRESENTATIONS

- Matthieu Daoust, Senior Planner, County of Wellington, Township of Wellington North
- Planning Report dated July 11, 2022 15

CORRESPONDENCE FOR COUNCIL'S REVIEW

Ben Kissner, Resource Planner, Grand River Conservation Authority
Email received June 15, 2022 (No Objection)

REQUEST FOR NOTICE OF DECISION

The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the by-law must submit a written request.

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

COMMENTS/QUESTIONS FROM COUNCIL

OWNERS/APPLICANT

Richard Piller

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as N Part Lot 13, Concession 3, with civic address of 7751 Sideroad 6 E. The property is 38.45 ha (95 ac) in size. *The location is shown on the map attached.* 20

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 B116/21, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 0.45 ha (1.11 ac) rural residential parcel with an existing dwelling and shop. A 38 ha (93.9 ac) vacant agricultural parcel 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 June 15, 2022.

PRESENTATIONS

Matthieu Daoust, Senior Planner and Asavari Jadhav, Junior Planner, County of Wellington, Township of Wellington North 21

- Planning Report dated July 5, 2022

CORRESPONDENCE FOR COUNCIL'S REVIEW

Ben Kissner, Resource Planner, Grand River Conservation Authority
Email received June 15, 2022 (No Objection)

REQUEST FOR NOTICE OF DECISION

The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the by-law must submit a written request.

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

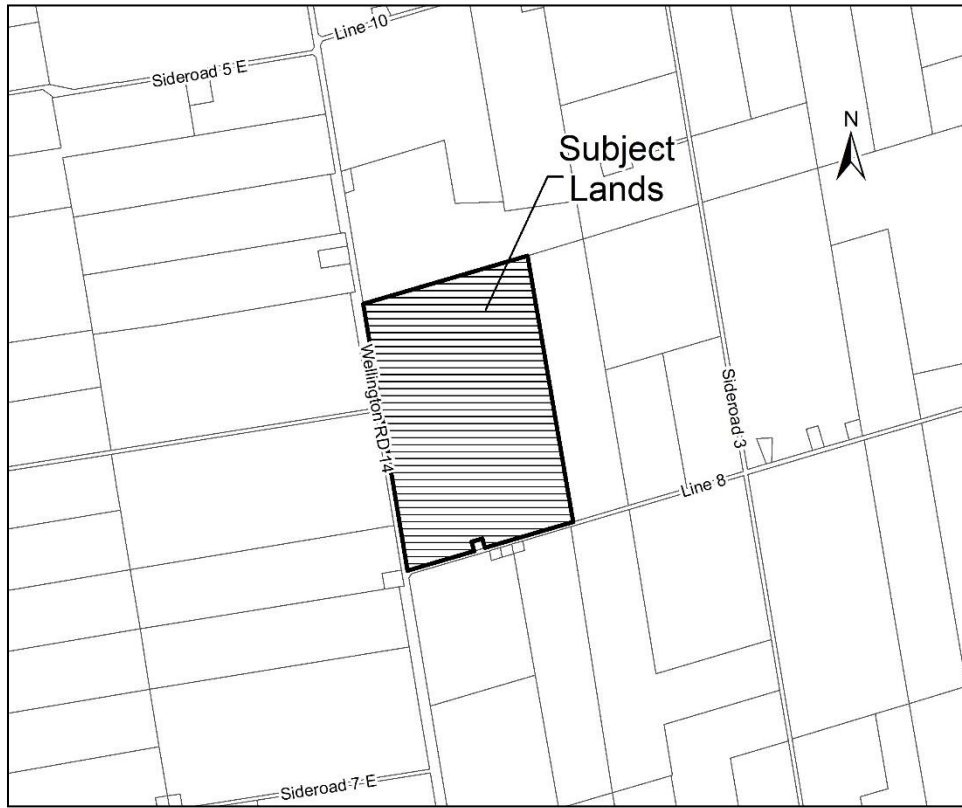
COMMENTS/QUESTIONS FROM COUNCIL

ADJOURNMENT

Recommendation:

THAT the Public Meeting of July 11, 2022 be adjourned at _____ pm.

BRIAN SMITH





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

Prepared by the County of Wellington Planning and Development
Department

DATE: July 11th, 2022
TO: Darren Jones, CAO
Township of Wellington North
FROM: Matthieu Daoust, Senior Planner
County of Wellington
SUBJECT: **Brian Smith**
8046 Line 8 Part Lot 1 & 2, Concession 9
9131 Wellington Road 14
Zoning By-law Amendment (ZBA 11/22)

Planning Opinion

The purpose of this zoning amendment is to prohibit future residential development on the retained agricultural portion of the subject land. Further, to permit a reduced rear yard setback for the existing dwelling on the severed parcel. This rezoning is a condition of severance application B88/21, that was granted provisional consent by the Wellington County Land Division Committee. The consent will sever 0.8 ha (1.97 ac) rural residential parcel with an existing dwelling and shed from the retained 115 ha (284.1 ac) agricultural parcel with three existing sheds.

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 8046 Line 8 Part Lot 1 & 2, Concession 9 with civic address of 9131 Wellington Road 14. The proposal is a condition of a recent severance application B88/21 on the property. The proposed severed parcel is 0.8 ha (1.97 ac) with an existing dwelling and a shed. A 115 ha (284.1 ac) agricultural parcel with three sheds is retained. The location of the property is shown on Figure 1.



Figure 1. 2020 Aerial photo

PROPOSAL

The purpose of this zoning amendment is to prohibit future residential development on the retained agricultural portion of the subject land. Further, to permit a reduced rear yard setback for the existing dwelling on the severed parcel. This rezoning is a condition of severance application B88/21, that was granted provisional consent by the Wellington County Land Division Committee. The consent will sever the existing dwelling and shed 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 as PRIME AGRICULTURE, GREENLANDS and CORE GREENLANDS. This application is submitted to facilitate a condition of the proposed severance application B88/21. 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 agricultural parcel. Further relief is required on the severed parcel, to permit a reduced rear yard setback of 5.6 m (18.3 ft) for the existing dwelling, whereas the Zoning By-law requires a minimum rear yard setback of 7.6 m (24.9 ft).

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
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:

THAT Schedule 'A' Map 1 to By-law 66-01 is amended by changing the zoning on lands legally described as 8046 Line 8 Part Lot 1 & 2, Concession 9 with civic address of 9131 Wellington Rd 14 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-52)**

THAT Section 33, Rural Area Exception Zones, is hereby amended by adding the following new exceptions:

33.52 CON 9, PT LOT 1 & 2	A-52	Notwithstanding, Section 8.5.2.4, the minimum rear yard for the existing dwelling within the lands zoned A-52 shall be 7.6 m (24.9 ft).
---	-------------	--

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

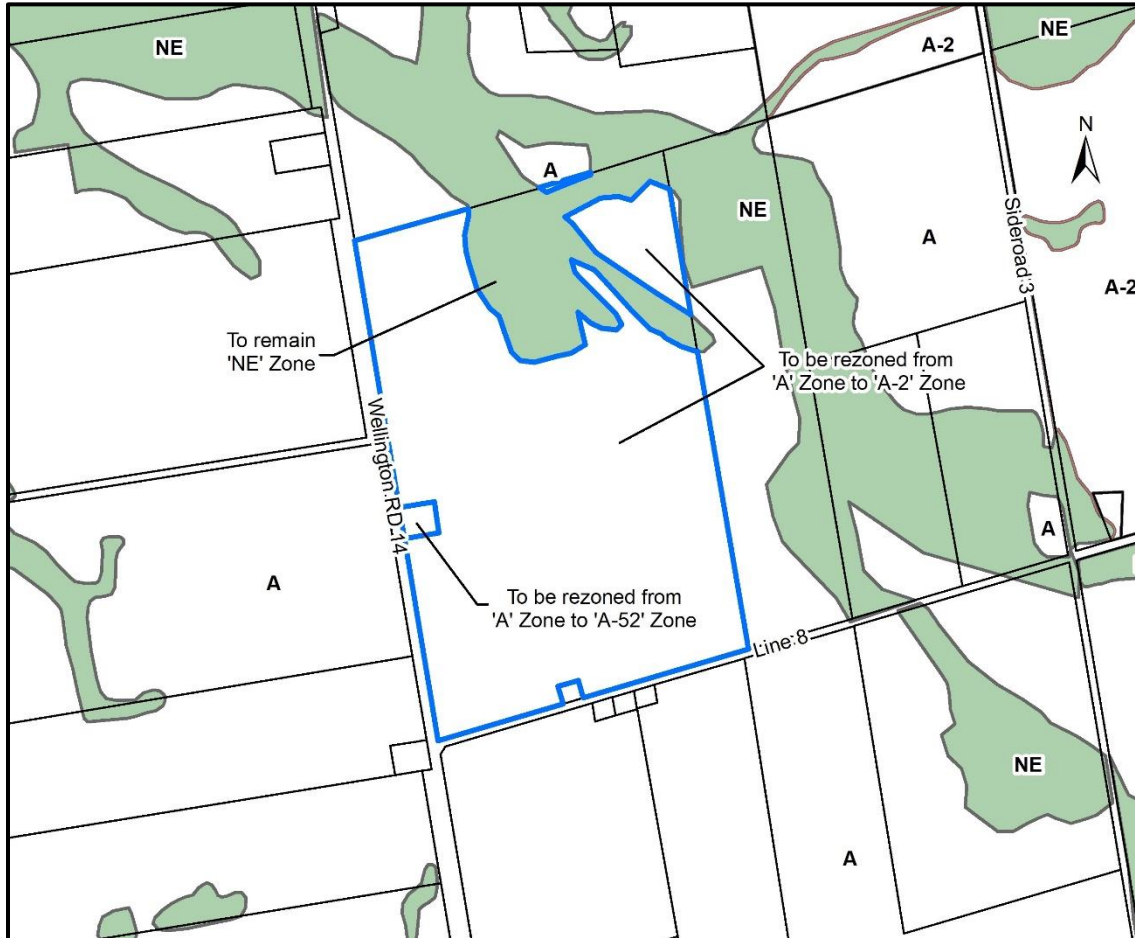
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule "A"



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

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 8046 Line 8 Part Lot 1 & 2, Concession 9 with civic address of 9131 Wellington Road 14. The proposed severed parcel is 0.8 ha (1.97 ac) with an existing dwelling and a shed. A 115 ha (284.1 ac) agricultural parcel with three sheds is retained. The subject lands are currently zoned Agricultural (A) and Natural Environment (NE).

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to prohibit future residential development on the retained agricultural portion of the subject land. Further, to permit a reduced rear yard setback for the existing dwelling on the severed parcel. This rezoning is a condition of severance application B88/21, that was granted provisional consent by the Wellington County Land Division Committee. The consent will sever the existing dwelling and shed from the agricultural parcel under the surplus farm dwelling policies.



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

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

July 4, 2022

Via email

ZBA 11-22 – 9131 Wellington Road 14

Tammy Pringle, Development Clerk
Wellington North
Kenilworth ON, N0G 2E0

Dear Ms. Pringle,

**Re: Application for Zoning By-law Amendment ZBA 11-22
9131 Wellington Road 14
Brian Smith**

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted consent application to sever a surplus farm dwelling.

Recommendation

The Grand River Conservation Authority (GRCA) has no objection to the above-noted consent application.

GRCA Comments

GRCA has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 150/06. GRCA has also provided comments as per our Memorandum of Understanding with the County of Wellington and as a public body under the Planning Act as per our CA Board approved policies.

Information currently available at this office indicates that the subject property contains floodplain associated with a nearby watercourse, wetlands and the adjacent regulated allowances to these features.

Due to the presence of the features noted above, portions of the subject property are regulated by the GRCA under Ontario Regulation 150/06 – Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development within any of the regulated areas on the subject property will require the prior issuance of a permit pursuant to Ontario Regulation 150/06.

The subject lands do not contain any features regulated by the GRCA. As such, GRCA staff do not anticipate negative impacts to the above-noted features and we have no objection to the approval of this consent application.

Consistent with GRCA's 2022 approved fee schedule, this application is considered a 'minor' consent application. GRCA staff have received payment in the amount of \$445.00 for our review of this application.

Should you have any questions, please contact Ben Kissner at 519-621-2763 ext. 2237 or bkissner@grandriver.ca.

Sincerely,

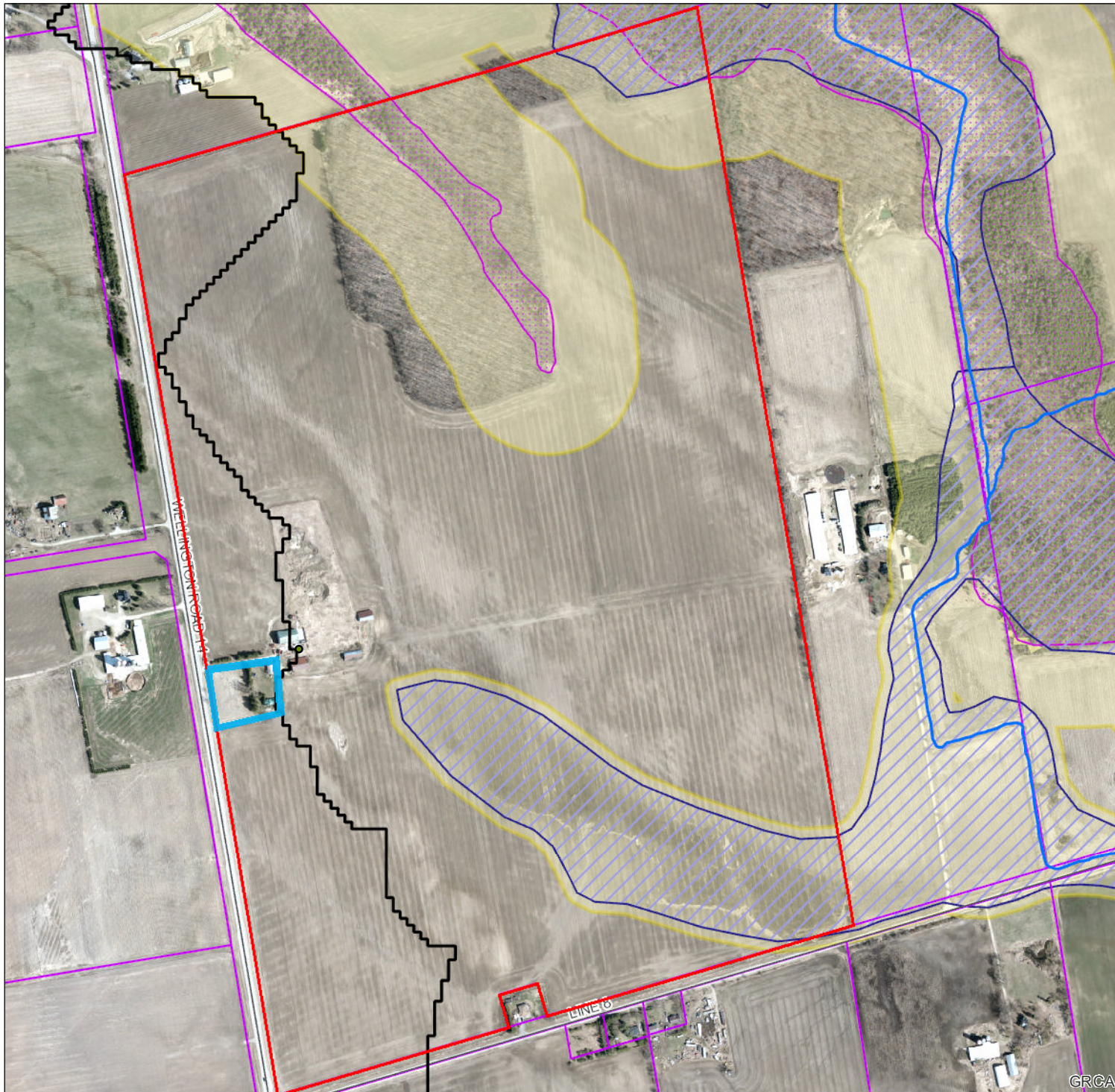
A handwritten signature in blue ink, appearing to read "Ben Kissner", with a long horizontal flourish extending to the right.

Benjamin Kissner, M.Sc., MCIP, RPP
Resource Planner
Grand River Conservation Authority

Enclosed: GRCA Map



9131 Wellington Road 14



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, 2022.
 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>



DWAYNE L'HEUREUX





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

Prepared by the County of Wellington Planning and Development
Department

DATE: July 11th, 2022
TO: Darren Jones, C.B.O.
Township of Wellington North
FROM: Matthieu Daoust, Senior Planner
County of Wellington
SUBJECT: **Dwayne L'Heureux**
Part Lot 25, Concession 5
7527 Sideroad 9 W
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 land. This rezoning is a condition of severance application B29/22, that was granted provisional consent by the Wellington County Land Division Committee in May 2022. The consent will sever 0.93 ha (2.29 ac) rural residential parcel with an existing dwelling and garage from the retained 40.4 ha (99.8 ac) 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 N Part Lot 25, Concession 5 with civic address of 7527 Sideroad 9 W. The proposal is a condition of a recent severance application B29/22 on the property. The proposed severed parcel is 0.93 ha (2.29 ac) with an existing dwelling and a garage. A 40.4 ha (99.8 ac) vacant agricultural parcel is retained. The location of the property is shown on Figure 1.

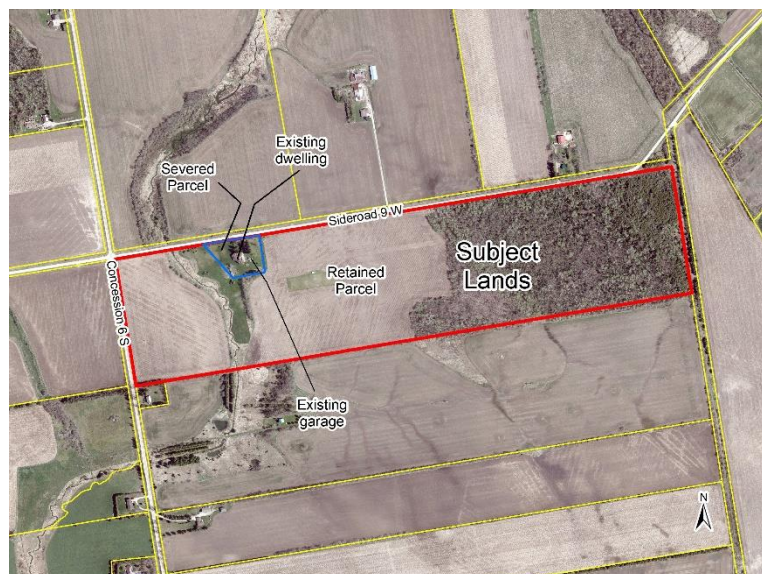


Figure 1. 2020 Aerial photo

PROPOSAL

The purpose of the application is to rezone the subject land to restrict future residential development on the retained agricultural lot. This rezoning is a condition of severance application B29/22, that was granted provisional approval by the Wellington County Land Division Committee in May 2022. The consent will sever the existing dwelling and garage 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 as PRIME AGRICULTURE, GREENLANDS and CORE GREENLANDS. This application is submitted to facilitate a condition of the proposed severance application B29/22. 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 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



Matthieu Daoust, RPP MCIP
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 Schedule 'A' Map 1 to By-law 66-01 is amended by changing the zoning on lands legally described as N Part Lot 25, Concession 5 with civic address of 7527 Sideroad 9 W 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 _____, 2022

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

_____.

MAYOR

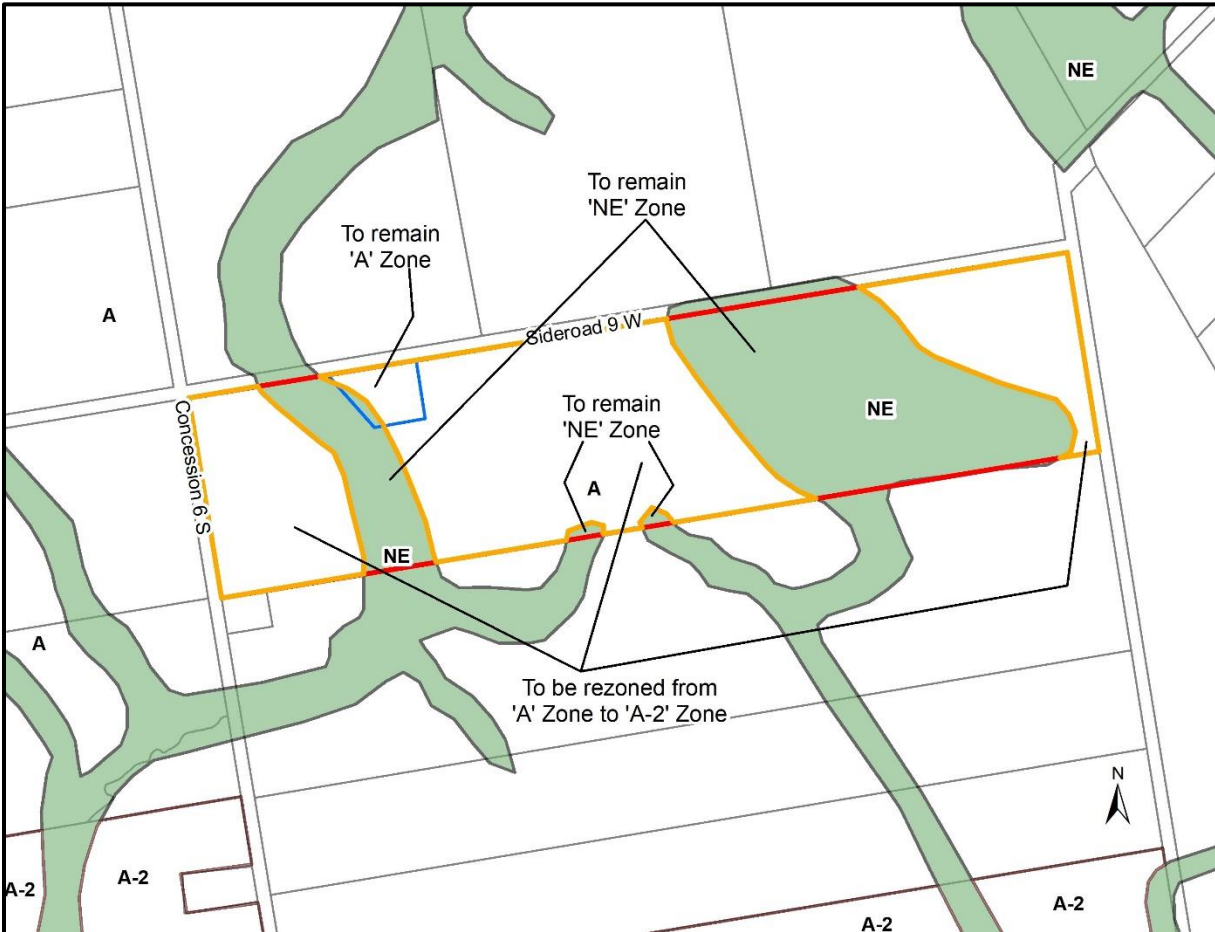
_____.

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule "A"



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

Passed this ___ day of _____ 2022

MAYOR

CLERK

EXPLANATORY NOTE

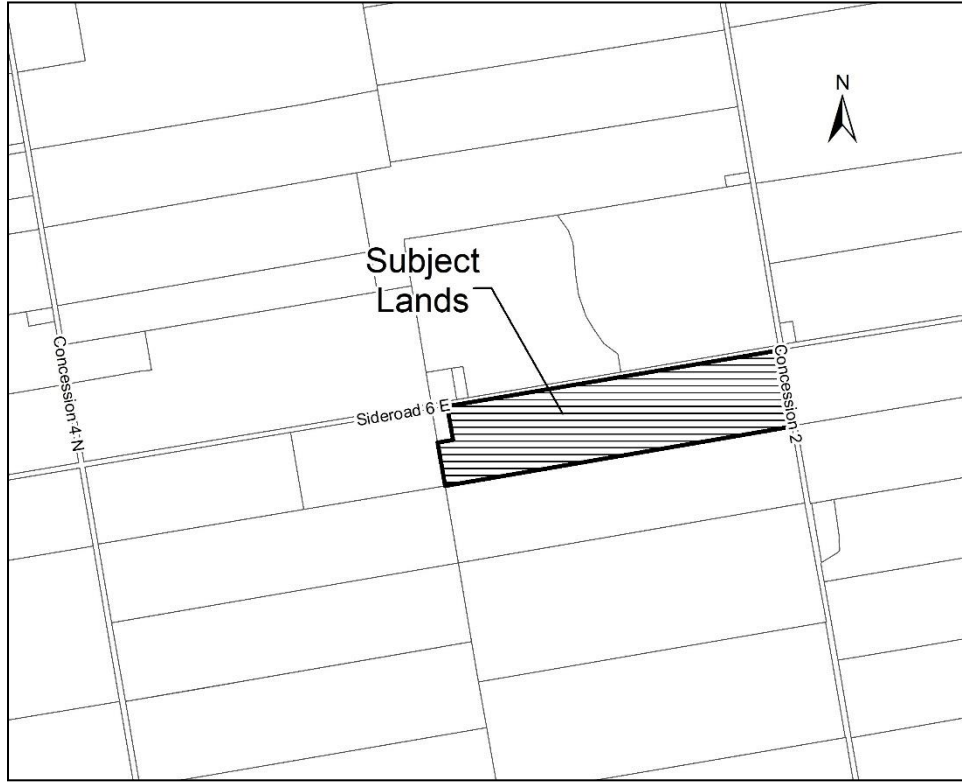
BY-LAW NUMBER _____.

THE LOCATION OF THE SUBJECT LANDS

The subject property is legally described as N Part Lot 25, Concession 5 with civic address of 7527 Sideroad 9 W. The lands subject to the amendment is 40.4 ha (99.8 ac) in size and are currently zoned Agriculture (A) and Natural Environment (NE).

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 B29/22, that is granted provisional approval by the Wellington County Land Division Committee in May 2022. The consent will sever a 0.93 ha (2.29 ac) parcel with an existing dwelling from the retained 40.4 ha (99.8 ac) agricultural parcel under the surplus farm dwelling policies.

RICHARD PILLER





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

Prepared by the County of Wellington Planning and Development
Department

DATE: July 5th, 2022
TO: Darren Jones, C.B.O.
Township of Wellington North
FROM: Asavari Jadhav, Junior Planner
Matthieu Daoust, Senior Planner
County of Wellington
SUBJECT: **Richard Wade Piller**
N Part Lot 13, Concession 3
7751 Sideroad 6 East
Zoning By-law Amendment

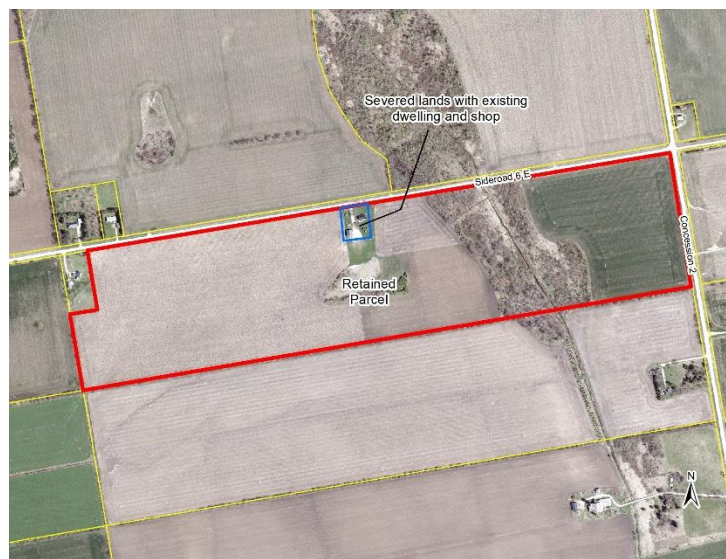
Planning Opinion

The purpose of this zoning amendment is to prohibit future residential development on the retained agricultural portion of the subject land. This rezoning is a condition of severance application B116/21, that was granted provisional consent by the Wellington County Land Division Committee. The consent will sever a 0.45 ha (1.11 ac) rural residential parcel with an existing dwelling and shop. A 38 ha (93.9 ac) vacant agricultural parcel will be retained.

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 N Part Lot 13, Concession 3 with civic address of 7751 Side Road 6 E. The proposal is a condition of a recent severance application B116/21 on the property. The proposed severed parcel is 0.45 ha (1.11 ac) with an existing dwelling and shop. A vacant agricultural parcel of 38 ha (93.9 ac) is retained. The location of the property is shown on Figure 1.



PROPOSAL

The purpose of the application is to rezone the subject land to restrict future

Figure 1. 2020 Aerial photo

residential development on the retained agricultural lot. This rezoning is a condition of severance application B116/21, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the existing dwelling and shop 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 as PRIME AGRICULTURE and CORE GREENLANDS. This application is submitted to facilitate a condition of the proposed severance application B116/21. 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 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
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 Schedule 'A' Map 1 to By-law 66-01 is amended by changing the zoning on lands legally described as N Part Lot 13, Concession 3 with civic address of 7751 Side Road 6 East 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 _____, 2022

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

_____.

MAYOR

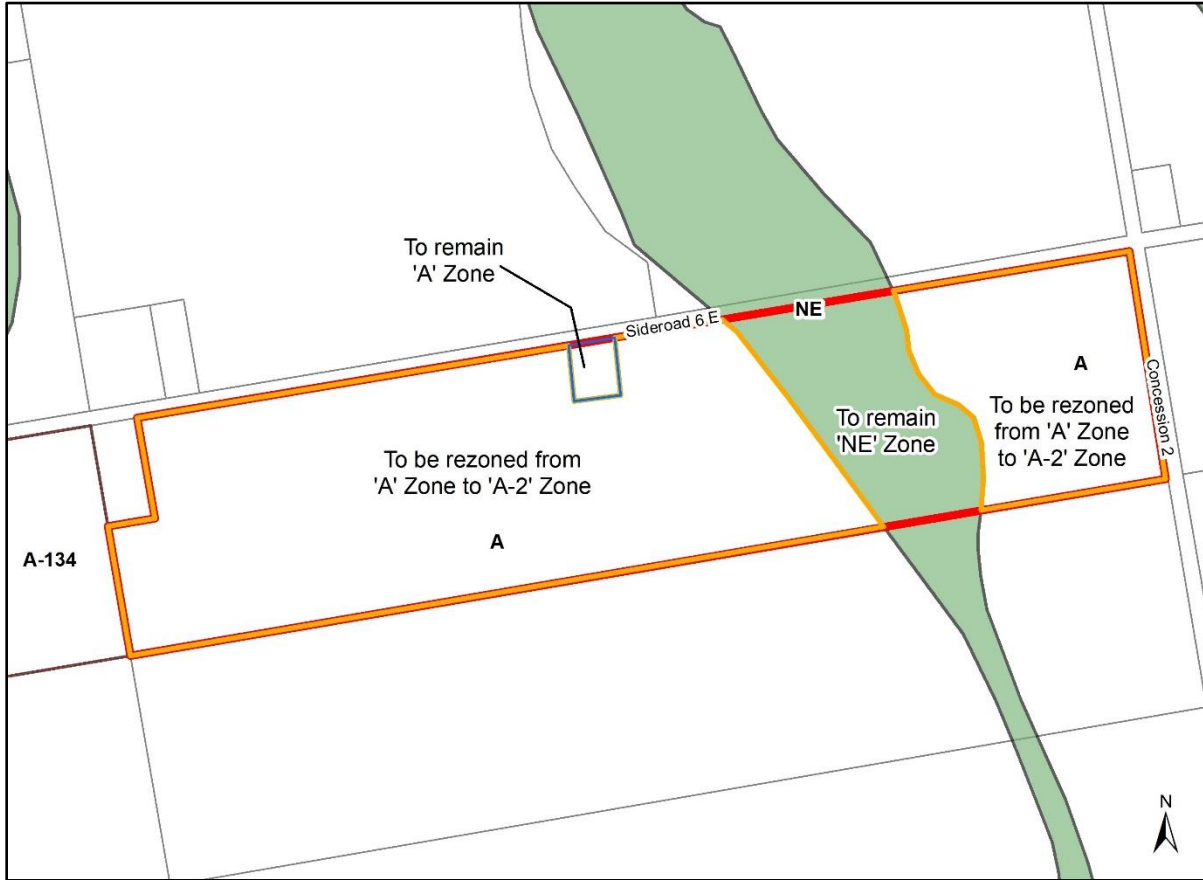
_____.

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule "A"



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

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 N Part Lot 13, Concession 3 with civic address of 7751 Side Road 6 East. The lands subject to the amendment is 38 ha (93.9 ac) in size and are currently zoned Agriculture (A) and Natural Environment (NE).

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 B116/21, that is granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 0.45 ha (1.11 ac) rural residential parcel with an existing dwelling and a shop from the retained 38 ha (93.9 ac) agricultural parcel under the surplus farm dwelling policies.