

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING AGENDA – AUGUST 29,2022 AT 7:00 PM  
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/87617916639>

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: 876 1791 6639

**PAGE  
NUMBER**

**CALLING TO ORDER - Mayor Lennox**

**DISCLOSURE OF PECUNIARY INTEREST**

- ZBA 17/22 Parkbridge Lifestyles Communities Inc.

**OWNERS/APPLICANT**

ZBA 17/22 Parkbridge Lifestyles Communities Inc.

**LOCATION OF THE SUBJECT LAND**

The land subject to the proposed amendment is described as Lot 11, Concession 6, and known Municipally as 7445 Sideroad 5 E. The property subject to the proposed amendment is approximately 40.62 ha (437.2 ac) in size. *The location is shown on the map attached.*

3

**PURPOSE AND EFFECT OF THE APPLICATION**

The purpose and effect of the proposed amendment is to rezone the subject lands to permit a septic system benefitting an abutting parcel (Part Lot 10, Concession 6). 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 July 29, 2022.

**PRESENTATIONS**

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

- Planning Report dated August 29, 2022

4

**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**

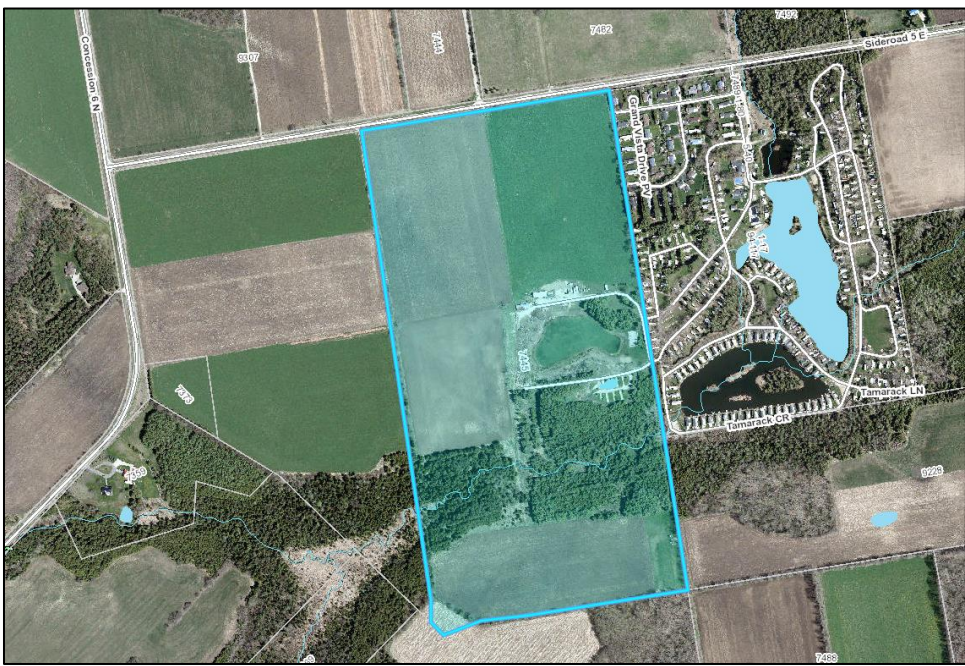
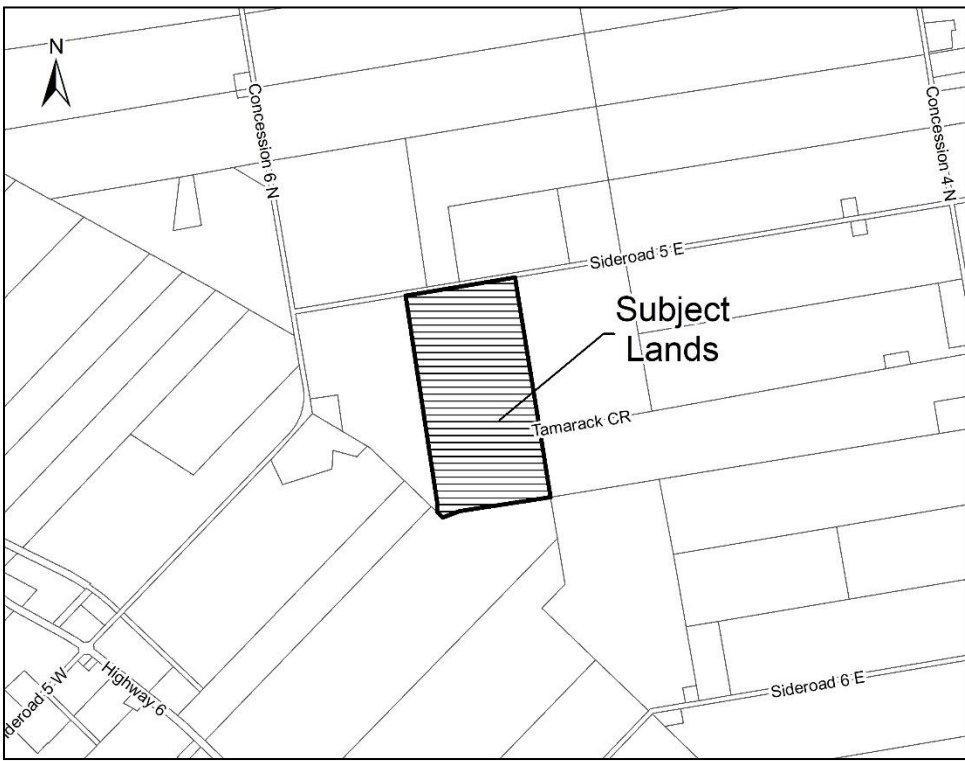
## **COMMENTS/QUESTIONS FROM COUNCIL**

## **ADJOURNMENT**

Recommendation:

THAT the Public Meeting of August 29, 2022 be adjourned at \_\_\_\_\_ pm.

PARKBRIDGE LIFESTYLES COMMUNITIES INC.





## PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

**DATE:** August 29<sup>th</sup>, 2022  
**TO:** Darren Jones, C.A.O.  
Township of Wellington North  
**FROM:** Matthieu Daoust, Senior Planner  
County of Wellington  
**SUBJECT:** **Parkbridge Lifestyle Communities Inc**  
**7445 Sideroad 5 E**  
**Zoning By-law Amendment (ZBA 17-22)**

### PLANNING OPINION

The purpose of this zone amendment is to rezone 7 ha (17.3 ac) from Agriculture (A) to Site Specific Agricultural (A-91) to be used exclusively for a new septic system benefitting the abutting parcel (Parkbridge Lifestyles Communities). The applicants are proposing to replace an existing septic system from 2004 on the subject lands. The subject property is approximately 40.62 ha (100 ac) in size.

Planning Staff note the septic system is required to replace an existing failing system, which will be decommissioned (Figure 1). Further, the applicant has stated there is no viable location on the Parkbridge Communities lands. Planning Staff note the new septic system will not facilitate any expansion to the resort.

Planning staff have no concerns with the application. 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 land is legally described as Part Lot 11, Concession 6. The subject property is approximately 40.62 ha (100 ac) in size and is currently vacant and farmed. An air photo is shown below in Figure 1.

### PROPOSAL

The purpose of this zone amendment is to rezone 7 ha (17.3 ac) from Agriculture (A) to Site Specific Agricultural (A-91) to be used exclusively for a new septic system benefitting the abutting parcel (Parkbridge Lifestyles Communities).

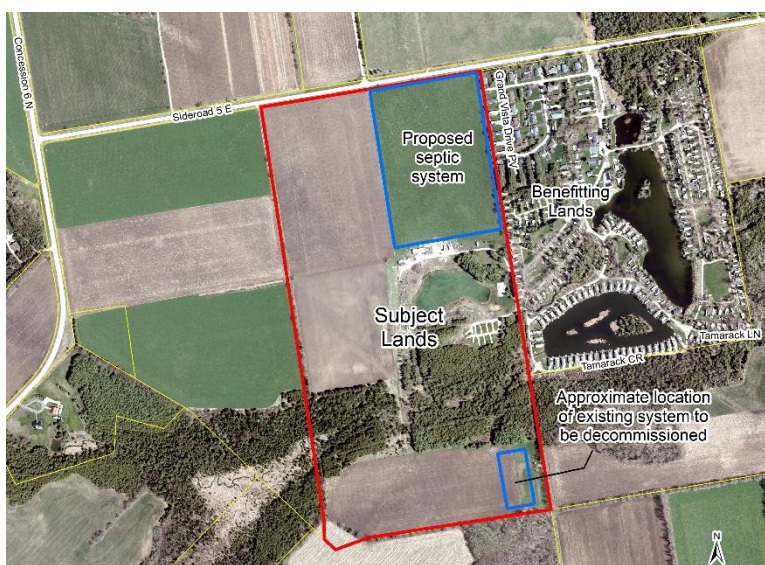


Figure 1 – Air Photo 2020

### **PROVINCIAL PLANNING POLICY**

Rezoning's are subject to the Provincial Policy Statement and decisions of a Council are required to be "consistent" with it (Section 4.2). The subject property is considered to be within a PRIME AGRICULTURAL area. Section 2.3.3.1 of the PPS allows for agriculture-related uses provided those uses are compatible with, and shall not hinder surrounding agricultural operations.

### **COUNTY OFFICIAL PLAN**

The subject property is designated PRIME AGRICULTURE and CORE GREENLANDS. The identified feature include Saugeen Valley Conservation Authority regulated Hazard Lands.

Section 13.8.2 of the County Official Plan States "a legally established use which does not conform with the policies of an Official Plan may be recognized as a permitted use in the Zoning By-law. A Council may also consider zoning the property to allow a similar or more compatible use". Council shall have regard for the following:

- a) the need for the change or extension of use;
- b) the proposed use is not offensive with regard to noise, vibration, smoke, dust, fumes, odour, lighting and complies with the Health Protection and Promotions Act;
- c) compatibility;
- d) the need for landscaping, screening, buffering and setbacks;
- e) traffic impacts and parking;
- f) the adequacy of services;
- g) impacts on the natural environment;
- h) impacts on groundwater and surface water quality and quantity in accordance with Sections 4.9.5 and 4.9.5.13 of this Plan.

### **ZONING BY-LAW**

The subject lands are zoned Agriculture (A) and Natural Environment (NE). Based on the site plan it appears that the proposed septic system is located on the lands zoned Agricultural. The draft by-law proposes to rezone 7 ha (17.3 ac) from Agriculture (A) to Site Specific Agricultural (A-91) to be used exclusively for a new septic system benefitting the abutting parcel (Parkbridge Lifestyles Communities).

### **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, 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:

THAT Schedule 'A' Map 1 to By-law 66-01 is amended by changing the zoning on lands legally described as Lot 11, Concession 6 with civic address of 7445 Sideroad 5 E as shown on Schedule "A" attached to and forming part of this By-law from:

- **Agricultural (A) to Agricultural Exception (A-91)**

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

<b>33.91</b> CON 6, Lot 11	<b>A-91</b>	Notwithstanding Section 8.1, a septic system benefitting the abutting lands (Part Lot 10, Concession 6) is permitted within the lands zoned <b>A-91</b> to service the existing homes on the date of passing of this By-law. a)Expansion of the resort property located on Part Lot 10, Concession 6 is not permitted.
----------------------------------	-------------	---

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

\_\_\_\_\_

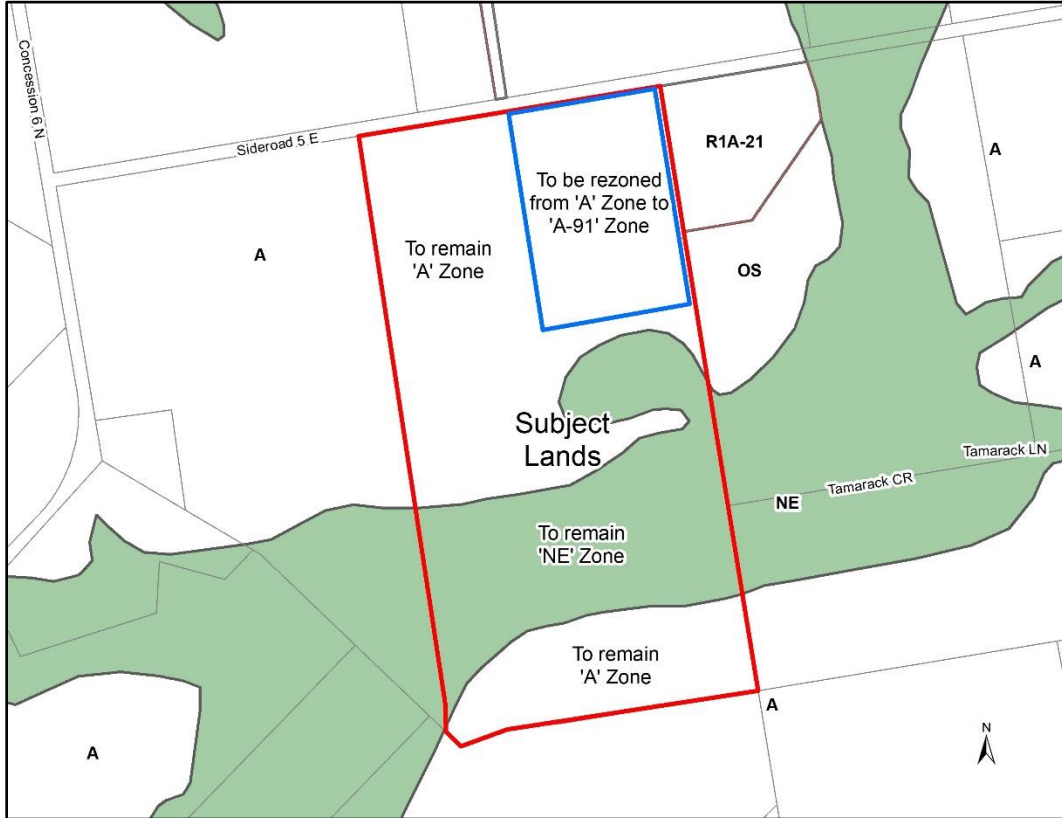
CLERK



**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 Lot 11, Concession 6 and municipally known as 7445 Sideroad 5 E. The subject lands are 40.62 ha (100 ac) in size and are currently zoned Agriculture (A) and Natural Environment (NE).

**THE PURPOSE AND EFFECT** of the amendment is to rezone 7 ha (17.3 ac) from Agriculture (A) to Site Specific Agricultural (A-91) to be used exclusively for a new septic system benefitting the abutting parcel (Parkbridge Lifestyles Communities).