

**TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING - MINUTES
MONDAY, APRIL 18, 2016 AT 7:00 P.M.**

The Public Meeting was held at the Municipal Office Council Chambers, Kenilworth to consider a Zoning Amendment application.

Present:

**Mayor: Andy Lennox
Councillors: Sherry Burke
Lisa Hern
Steve McCabe
Dan Yake**

Staff:

**C.A.O./Deputy Clerk: Michael Givens
Clerk: Karren Wallace
Executive Assistant: Cathy Conrad
Chief Building Official: Darren Jones
Director of Recreation Parks & Facilities: Barry Lavers
Director of Public Works: Matthew Aston
Economic Development Officer: Dale Small
Fire Chief: Dave Guilbault**

Absent:

Senior Planner: Linda Redmond

Mayor Lennox called the meeting to order.

Declaration of Pecuniary Interest:

No pecuniary interest declared.

OWNER/APPLICANT: Jan Roesink and Helen Roesink-Crijns

LOCATION OF THE SUBJECT LAND

The property subject to the proposed amendment is described as Lot 21, Concession 6, Geographic Township of Arthur, with a civic address of 7470 Sideroad 8 W. The property is 34.26 hectares (84.68 acres) in size.

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to restrict residential development on the retained agricultural lands, and to permit the existing 2,488 sq. ft. barn on the severed residential lot. This rezoning is a condition of severance application B109/15, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the existing dwelling (2.2 acres) from the agricultural parcel under the surplus farm dwelling policies.

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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 23, 2016 pursuant to requirements in the *Planning Act*.

PRESENTATIONS

Comments were provided by Linda Redmond, Senior Planner, dated April 12, 2016.

Planning Opinion - The zoning amendment is required as a condition of provisional consent (B109/15) by the Wellington County Land Division Committee. The Planning Department had no objections to implementing this decision. Both the Provincial Policy Statement and Wellington County Official Plan provide for surplus farm dwelling severances, provided the agricultural lands are rezoned to prohibit future residential 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.

Additional zoning relief is also required for the existing barn on the severed residential parcel. The applicant would like to retain the 2,488 sq.ft barn on the residential lot. There are no concerns with the relief requested provided Council is satisfied that the accessory building is intended for personal use and not for commercial purposes.

Introduction

The property subject to the proposed amendment is described as Lot 21, Concession 6, Geographic Township of Arthur, with a civic address of 7470 Sideroad 8 W. The property is 34.26 hectares (84.68 acres) in size.

Proposal

The purpose of the application is to rezone the subject lands to restrict future residential development and to permit the existing 2,488 sq. ft. barn on the severed residential lot. This rezoning is a condition of severance application B109/15, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the existing dwelling (2.2 acres) 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

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remnant parcel of farmland.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated PRIME AGRICULTURE and CORE GREENLANDS. This application is required as a result of a severance application. Section 10.3.4 of the Official Plan implements the PPS and requires that the remnant parcel be rezoned to prohibit dwellings.

ZONING BY-LAW

The subject lands are zoned Agricultural (A). Two site specific zonings are required in order to accommodate the proposal. The first site specific (A-180) will prohibit a dwelling on the retained agricultural parcel. The second site specific (A-181) will recognize the floor area of the existing barn (231.13 m² (2,488 sq.ft) on the severed residential parcel.

CORRESPONDENCE FOR COUNCIL'S REVIEW

Ashley Rye, Resource Planner – North, Grand River Conservation Authority
- No objection.

REQUEST FOR NOTICE OF DECISION

The by-law will be considered at a regular council meeting at the 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

There were no comments or questions from the floor.

COMMENTS/QUESTIONS FROM COUNCIL

There were no comments or questions from Council.

ADJOURNMENT

RESOLUTION 03

Moved by: Councillor Hern

Seconded by: Councillor Yake

THAT the Public Meeting of April 18, 2016 be adjourned at 7 04: p.m.

CARRIED

CLERK

MAYOR