

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, May 12, 2014

The Public Meeting was held Monday, May 12, 2014 at 7:00 p.m. at the Township of Wellington North Council Chambers, Kenilworth to consider a Plan of Subdivision and a Zoning Amendment application.

Present:

Mayor: Raymond Tout
Councillors: Sherry Burke
Mark Goetz
Andy Lennox
Dan Yake

Also Present:

C.A.O./Clerk: Michael Givens
Deputy Clerk: Catherine More
Executive Assistant: Cathy Conrad
Township Planner: Linda Redmond
Treasurer: Paul Dowber

Mayor Tout called the meeting to order.

Declaration of Pecuniary Interest:

None declared.

Owner/Applicant: Reeves Construction Ltd.

The property subject to the proposed amendment is described as Part Park Lot 3, South of King St and Part of Park Lot 3, North of Albert Street, Geographic Town of Mount Forest. The property is 2.46 hectares (6.1 acres) in size.

The purpose and effect of the proposed amendment is to rezone the subject property from Residential (R1B) and Residential (R2) to a Residential (R2) category to accommodate the construction of a proposed subdivision. Yard, frontage and area variances may be considered where deemed appropriate, rezone the “retained” agricultural (40.3 ha) portion of the subject lands to restrict future residential development. This rezoning is a condition of a surplus farm dwelling severance B99/13, granted by the Wellington County Land Division Committee November 14th, 2013.

Please note – Section 34 (12) of the Planning Act.

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(12) Information. – At a meeting under subsection (12), the council shall ensure that information is made available to the public regarding the power of the Municipal Board under subsection (14.1) to dismiss an appeal if an appellant has not provided the council with oral submissions at a public meeting or written submissions before a By-law is passed.

1. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on April 16, 2014.

2. Presentations by:

Linda Redmond, Township Planner reviewed comments prepared by Mark Van Patter, dated May 1, 2014.

Mr. Van Patter did not have any concerns with the proposed Residential (R2) rezoning. He advised that Council may wish to wait to give third reading to the by-law until the revisions to the draft plan have been approved by the County.

The property subject to the proposed amendment is described as Part Park Lot 3, South of King St and Part of Park Lot 3, North of Albert Street, Town of Mount Forest. The property is 2.46 hectares (6.1 acres) in size.

The Purpose and Effect of the Application is to rezone the subject property from Residential (R1B) and Residential (R2) to a Residential (R2) category to accommodate development of a subdivision and possible semi-detached dwellings. Yard, frontage and area variances may be considered where deemed appropriate.

Plan 23T-79087 was given “draft” approval by the Province on March 31, 1980 for a subdivision of 31 single detached lots. The draft plan fronts on Albert Street and goes just over half-way to King Street.

A second parcel of land owned by John Padfield was purchased by Reeves Construction. This is the land immediately north of 23T-79087 and is to be added to the draft plan area. On November 16, 2009, Reeves Construction applied to Wellington County for a major revision to draft Plan 23T-79087. A subsequent revised plan has provided to the County.

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The following changes are proposed:

- Deletion of 5 lots fronting on Albert Street previously severed (south part)
- Addition of stormwater management Block 32 (north part)
- Extension of internal Road 'A' up to King Street with 5 new lots (north part)
- The net result is still 31 lots

The County also received a Stormwater Management Report prepared by WSP (April, 2014). The revised plan will be circulated for comments in the near future.

The subject land is designated Residential in the Official Plan

The lower portion of the subject land is zoned Residential (R1B), which permits single detached dwellings. The upper portion (former Padfield land) is zoned Residential (R2), which permits from 1 to 4 units.

Even though the upper portion is already zoned Residential (R2), it was included in the Notice, just in case any lot deficiencies emerge from the subdivision process and need to be recognized.

There are no concerns with the rezoning proposed. Council may wish to wait to give third reading to the by-law until the revisions to the draft plan have been approved by the County.

3. Review of Correspondence received by the Township:
 - Emily Bumbaco, Planning Department, Upper Grand District School Board
 - No objections, subject to conditions
 - Jennifer Prenger, Planning Technician, SVCA
 - Proposal Acceptable.
4. 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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5. Mayor opens floor for any questions/comments.

The Bob Reeves, applicant, was present to answer any questions and requested Council support. Under the zone change he would like the lots to stay as they are for single family dwellings. He does not want multiples.

Doug McLellan, 434 King Street East, questioned if the previous registration showed five lots to be used for single family dwellings. Mr. Reeves confirmed this.

6. Comments/questions from Council.

None

Owner/Applicant: Amos and Malinda Martin

The property subject to the proposed amendment is described as Division 3 to 4, Lot 6 EOSR, Geographic Township of Arthur with a civic address of 9723 Highway 6. The property is 37.63 hectares (93 acres) in size.

The purpose and effect is to rezone the subject property to allow for the operation of an existing grain drying facility and proposed truck weigh station. Other zoning relief may be considered where deemed appropriate. The subject property is currently zone Agricultural (A).

Please note – Section 34 (12) of the Planning Act.

(12) Information. – At a meeting under subsection (12), the council shall ensure that information is made available to the public regarding the power of the Municipal Board under subsection (14.1) to dismiss an appeal if an appellant has not provided the council with oral submissions at a public meeting or written submissions before a By-law is passed.

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7. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on April 16, 2014.

8. Presentations by:

Linda Redmond, Township Planner reviewed her comments dated May 7, 2014.

Staff had no concerns with this application to rezone the lands to permit a commercial grain elevator. The proposed rezoning conforms to the Official Plan and is in keeping with applicable Provincial policies. A draft amending by-law is enclosed for Council's consideration.

The subject land is legally described as Division 3 to 4, Lot 6 EOSR, Geographic Township of Arthur with a civic address of 9723 Highway 6. The entire property is 37.63 hectares (93 acres) in size. The portion of land subject to the zone amendment consists of 2.4 ha (6 ac).

The purpose of the amendment is to rezone the subject lands to allow a commercial grain elevator operation. The property is currently zoned Agricultural.

Rezoning is 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. Within prime agricultural areas, permitted uses include agricultural uses, secondary uses and agriculture-related uses. Agricultural-related uses include "*farm related commercial and industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation*".

The subject lands are designated PRIME AGRICULTURE. Section 6.4.3 (b) and (c), of the Wellington County Official Plan provides consideration for secondary uses and agriculture-related uses. Agricultural-related uses include "farm related commercial and industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation".

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Agriculture First policy of Section 6.4.2 which states that “As a general rule, land use activities that support agriculture will be encouraged and land use activities that do not support agriculture will be discouraged”. We believe that the proposed use meets this intent.

The subject property is zoned Agricultural (A). The use as a commercial grain elevator operation would adequately fall under the Agricultural Commercial zone criteria. The AC zoning permits a residence as an accessory use and also provides some flexibility for future agriculture related uses on the site should this operation cease to exist.

According to Township of Wellington North Site Plan Control By-law establishing a Site Plan Control Area, this proposal will be subject to Site Plan approval.

9. Review of Correspondence received by the Township:
 - John Morrissey, Corridor Management Planner, MTO
 - No objection.
 - Valerie Lamont, Resources Information Technician, Saugeen Conservation
 - Proposal Acceptable
10. 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.
11. Mayor opens floor for any questions/comments.

Amos Martin, applicant, was present to answer any questions regarding the application. He expects there will be three or four tractor trailer loads of corn per day in the fall. The scale could be used occasionally by the public. The Ministry of Transportation has given him a letter supporting the application.

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12. Comments/questions from Council.

None

13. Adjournment 7:13 p.m.

C.A.O./CLERK

MAYOR