

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING MINUTES – AUGUST 29,2022 AT 7:00 PM
HYBRID MEETNG WITH IN PERSON AND VIA WEB CONFERENCING**

Members Present:

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

Staff Present:

Interim Chief Administrative Officer/Chief Building Official: Darren Jones
Interim Chief Administrative Officer/Director of Operations: Matthew Aston
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Director of Finance: Farhad Hossain
Human Resources Manager: Amy Tollefson
Interim Manager Programming & Community Engagement: Mandy Jones
Incoming Chief Administrative Officer: Brooke Lambert
Senior Planner: Matthieu Daoust

CALLING TO ORDER - Mayor Lennox

Mayor Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest declared.

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.

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

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).

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.

CORRESPONDENCE FOR COUNCIL'S REVIEW

No correspondence received.

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

Tom DeBoer, Applicant's Agent, was available to answer questions regarding the application.

Greg Dineen, 9208 Concession Rd 4 N., owns land abutting the subject property spoke positively to the character of the owners, noting they have been respectful of the property lines. As a member of Wellington Federation of Agriculture, they like to see farmland kept in production wherever possible he noted they like the reasonable footprint this community has. He asked if Parkridge intends to continue to farm the surrounding land and expressed his support for the application. Mr. DeBoer confirmed that the balance of the land remains rented to a local farmer who will continue to farm the land.

Kent Benson, 9357 Highway 6, neighbouring landowner, stated that he has had past issues with the camp with crops trampled. He asked why the septic system is so large, what is the timeline for decommissioning the old system and will it be turned back to farmland. Mr. DeBoer responded that the septic system has been designed as conventional bed that is larger and is more passive in nature as it relates to the effluent dissolving both in the air and the land. The system has been designed to meet all Ministry regulations and therefore it is the smallest footprint available based on the design parameters required by the Ministry. The existing septic system will be decommissioned once the new system is on-line and functioning property, as per Ministry of Environment regulations. The land will remain fallow for a duration and/or turned back into agricultural resource in the foreseeable future. Mr. deBoer explained that the parts and pieces that are physical, the tank and pipe network will be removed. The soil in which the septic system resides on, whether it's the granular material, sand mantle, or other will become inert after three months of stopping use of it and the earth itself will take care of it and evaporation will take care of the rest. The cleaning up and removal of the bed will happen in the spring, shortly after the commissioning of the system.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor Hern asked for clarification of why a new septic system cannot happen on that existing property as opposed to the adjacent land, noting the proposed system is conventional and inquired if another system was used would it use a smaller footprint. Mr. deBoer explained that a tertiary system might have a smaller footprint; however, the conventional system over a long period of time is far better from an environmental standpoint and because they have the land available to spread the effluent over a larger area as opposed to a concentrated area, especially with the high occupancy load on this development. The Ministry has very limited resources in term of alternatives, which is why they have been forced to the adjacent property. The Ministry prefers that if we have the area for a conventional system that it is the best and most effective use of a septic system.

Councillor Yake inquired how the sewage is moved from the community to the septic system. Mr. deBoer stated that both gravity and pumping are used explain there are a series of gravity systems that go to a chamber that will be pumping from one chamber to the next and then to a communal and then eventually to the bed proper. For the most part is gravity fed from the sites to the communal tank and then pumped to the main chamber before it goes to the bed.

ADJOURNMENT

RESOLUTION: 008-2022

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Public Meeting of August 29, 2022 be adjourned at 7:35 pm.

CARRIED

MAYOR

CLERK