

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, September 8, 2014

The Public Meeting was held Monday, September 8, 2014 at 7:00 p.m. at the Township of Wellington North Council Chambers, Kenilworth to consider 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: Mark Van Patter
Chief Building Official: Darren Jones
Business Economic Manager: Dale Small
Treasurer: Paul Dowber
Acting Fire Chief: Dave Guilbault

Mayor Tout called the meeting to order.

Declaration of Pecuniary Interest:

None declared.

Owner/Applicant: Christopher and Tanja Checkley

Location of the Subject Land

The property subject to the proposed amendment is described as Part Lot 31, Concession 4, Geographic Township of West Garafraxa, with a municipal address of 7413 Third Line. The property is 37.87 hectares (93.57 acres) in size.

The Purpose and Effect of the Application is to rezone the subject lands to restrict future residential development on the agricultural portion of property, and to recognize the oversized accessory structures. This rezoning is a condition of severance application B147/13, that has been granted provisional consent by the Wellington County Land Division Committee. The consent will sever the existing dwelling (0.87 ha) from the agricultural parcel (37 ha). The property is currently zoned Agricultural and Natural Environment.

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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.

1. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on August 15, 2014.
2. Presentations by:

Comments prepared by Jameson Pickard, Junior Planner, dated August 27, 2014 were reviewed.

The zoning amendment is required as a condition of provisional consent (B147/13) by the Wellington County Land Division Committee. The Planning Department had no objections to implementing this decision. Both the Provincial Policy Statement and County Plan provide for surplus farm dwelling severances, provided the agricultural lands (the retained parcel) 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 severed parcel's existing accessory buildings. The applicant would like to retain an accessory structure with a ground floor area of 2,637 ft², for personal use, whereas 1,100 ft² is permitted on a lot this size. Council should be satisfied that the accessory buildings are intended for personal use and not for commercial purposes.

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The purpose and effect of the proposed amendment is to rezone the subject lands to restrict any future residential development on the agricultural, “retained” portion of the property. Additionally, relief from the zoning by-law’s regulations pertaining to maximum floor area for accessory buildings on the severed portion is required. This rezoning is a condition of severance application B147/13 under the surplus farm dwelling policies that was granted provisional approval by the Wellington County Land Division Committee February 19th, 2014.

The subject property is considered to be within a PRIME AGRICULTURAL area. Section 2.3.4.1(c) of the Provincial Policy Statement provides consideration for the severance of a surplus residence, provided that new residential dwellings are prohibited on the remnant parcel of farmland.

The subject land is designated PRIME AGRICULTURE. Section 10.3.4 of the Wellington County Official Plan implements the PPS and requires that the remnant parcel be rezoned to prohibit dwellings.

The subject lands are zoned Agricultural (A) and Natural Environment (NE). There will be two site specific zones required on the subject lands. The first site specific zone will prohibit a dwelling on the 91 acre, retained agricultural parcel. The second one will address the accessory structures on the 0.87 ha (2.14 ac) residential parcel. The Natural Environment (NE) zone will remain unchanged.

As a result of the severance, the residential dwelling would be considered the main use and the existing accessory building would be reviewed under section 6.1. In this case there are the following accessory buildings – shop 2,637 ft² which exceeds the allowable ground floor area of 1,100 ft² for a 2.14 acre parcel. (Section 6.1.4 (b) has a sliding scale for permitted ground floor area depending on the parcel size).

3. Review of Correspondence received by the Township:
 - Nathan Garland, Resource Planner, GRCA
 - No objection.

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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.

5. Mayor opens floor for any questions/comments.

Frank Tabone stated that he is in favour of the application.

6. Comments/questions from Council.

None.

7. Adjournment 7:09 p.m.

C.A.O./CLERK

MAYOR