

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING AGENDA – TUESDAY, MAY 23, 2023 @ 7:00 P.M.  
HYBRID MEETING – IN PERSON AND 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/81506333284>

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: 815 0633 3284

**PAGE  
NUMBER**

**CALLING TO ORDER - Mayor Lennox**

**DISCLOSURE OF PECUNIARY INTEREST**

**ZBA 25/22 - 2763605 Ontario Inc.**

**ZBA 05/23 - Schill-Land Holdings Inc.**

**OWNERS/APPLICANT**

ZBA 25/22: 2763605 Ontario Inc.

**LOCATION OF THE SUBJECT LAND**

The lands subject to the proposed amendment is described as Concession 5 Part Lot 28 Part Lot 29 and known Municipally as 7514 Wellington Rd 109, geographic Township of Arthur. The property subject to the proposed amendment is approximately 34.8 ha (85.99 ac) in size. *The location is shown on the map attached.* 4

**PURPOSE AND EFFECT OF THE APPLICATION**

The proposed amendment will revise the site specific zoning (A-13) on the subject lands to permit an expansion of the existing abattoir facility. The current zoning permits a licensed abattoir facility on a 0.4 ha (1 ac) portion of the subject lands. The applicants are proposing to expand the abattoir facility lot area to 0.8 ha (2 ac) in size. 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 April 26th, 2023.

**PRESENTATIONS**

Matthieu Daoust, Senior Planner and Asavari Jadhav, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated May 23, 2023

5

## CORRESPONDENCE FOR COUNCIL'S REVIEW

Jessica Conroy, Resource Planner, Grand River Conservation Authority

- Letter dated May 15, 2023 (No Objection)

10

## 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

## OWNERS/APPLICANT

ZBA 05/23: Schill-Land Holdings Inc.

## LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Concession 3 Part Lot 14 Part Lot 15 with civic address of 9088 Concession 2. The subject property is approximately 61.47 ha (151.89 ac) in size. *The location is shown on the map attached.*

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## PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone the subject lands from Agricultural (A) Zone to Site Specific Agricultural (A-2) Zone. This application is seeking to rezone the retained agricultural portion of the property to prohibit any future residential development. This rezoning is a condition of severance application B147-22, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 0.77 ha (1.9 ac) rural residential parcel with an existing dwelling and a drive shed. A 60.7 ha (150 ac) vacant agricultural parcel will be retained. 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 April 26th, 2023.

## PRESENTATIONS

Matthieu Daoust, Senior Planner and Asavari Jadhav, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated May 23, 2023

14

## **CORRESPONDENCE FOR COUNCIL'S REVIEW**

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated May 15, 2023 (No Objection)

19

## **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**

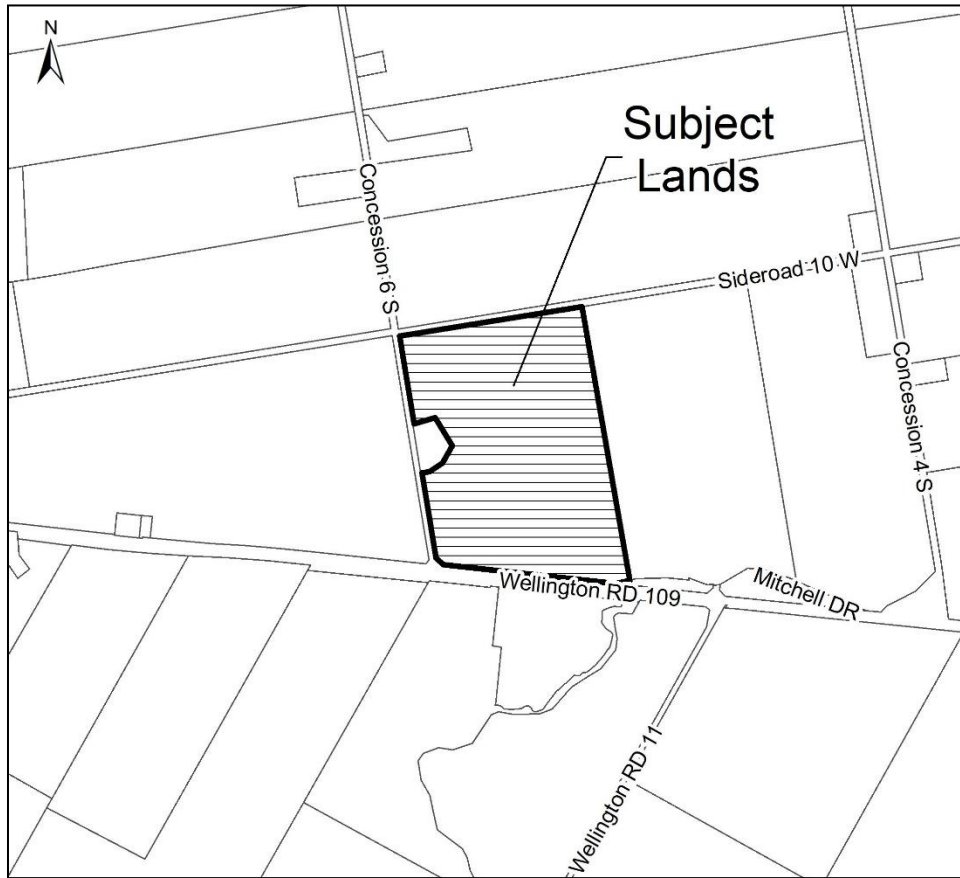
## **COMMENTS/QUESTIONS FROM COUNCIL**

## **ADJOURNMENT**

Recommendation:

THAT the Public Meeting of May 23, 2023 be adjourned at \_\_\_\_\_ pm.

2763605 ONTARIO INC.





## PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

**DATE:** May 23<sup>rd</sup>, 2023  
**TO:** Darren Jones, C.B.O  
Township of Wellington North  
**FROM:** Asavari Jadhav, Junior Planner  
Matthieu Daoust, Senior Planner  
County of Wellington  
**SUBJECT:** **2763605 Ontario Inc.**  
**7514 Wellington Rd 109**  
**Concession 5 Part Lot 28 Part Lot 29**  
**Zoning By-law Amendment (ZBA 25/22)**

### Planning Opinion

The purpose of this zoning amendment is to revise the Agricultural Site Specific (A-13) to permit an expansion of the existing abattoir facility. The applicants are proposing to expand the existing abattoir facility lot area from 0.4 ha (1 ac) to 0.8 ha (2 ac) in size.

Planning Staff generally have no concerns with the application provided that the business remains small scale and secondary to the primary use of the subject property. 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 property subject to the proposed amendment is described as Concession 5 Part Lot 28 Part lot 29 and known municipally as 7514 Wellington Rd 109. The subject property is 34.8 ha (85.99 ac) in size. The location of the property is shown on Figure 1.

### PROPOSAL

The purpose of this zoning amendment is to rezone a portion of the subject property from Agricultural (A) Zone to Agricultural Site Specific (A-13) Zone to facilitate the expansion of an existing abattoir facility lot area from 0.4 ha (1 ac) to 0.8 ha (2 ac) in size. The applicants are proposing to construct a new shop with an office that is approximately 2,371 m<sup>2</sup> (25,521.23 ft<sup>2</sup>) in size. Details of the proposal can be found in Figure 2.

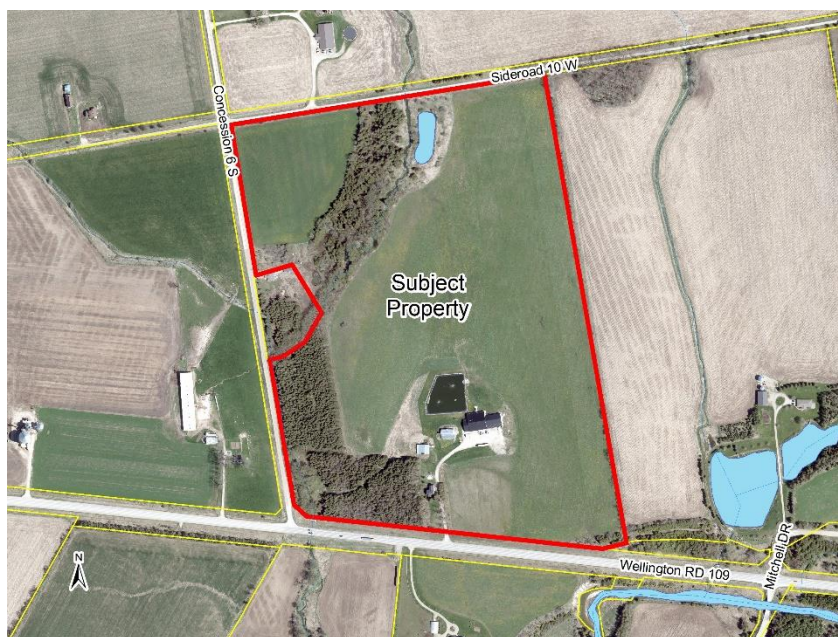


Figure 1: 2020 Aerial Photo



**PROVINCIAL POLICY STATEMENT (PPS)**

The subject property is located within a PRIME AGRICULTURAL area. Section 2.3.3.1 states that in Prime Agricultural areas, permitted uses and activities are: agricultural uses, agricultural related uses and on farm-diversified uses. Proposed *agriculture-related uses* and *on-farm diversified uses* shall be compatible with, and shall not hinder, surrounding agricultural operations.

An agriculture-related use is defined as follows: “those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity”.

**WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS in the Wellington County Official Plan. Identified features include a GRCA regulated Flood Plain and Slope Valley. Under section 6.4.3 of the County Official Plan, secondary uses including home businesses and farm businesses are permitted as agricultural 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*”. Further, Section 6.4.5 of the Plan allows small scale agricultural-related businesses to serve agriculture and benefits from being in close proximity that are directly related to the farm operations.

**ZONING BY-LAW**

The subject lands are zoned Agricultural (A), Natural Environment (NE) and Agricultural Site Specific (A-13) Zone to permit an abattoir including uses, buildings and structures accessory hereto within a defined area of 0.4 hectares (1 acre). The applicant is seeking to amend the site specific zone on the property to capture the location of the Abattoir on the subject lands and permit an office space within the proposed shop. There are no proposed buildings to be built within the NE zone.

**Draft Zoning By-law Amendment**

A draft Zoning By-law amendment has been prepared for public review and Council’s consideration, and is attached to this report. The proposed by-law revises the Site Specific A-13 Zone.

Respectfully submitted

County of Wellington Planning and Development Department



Asavari Jadhav,  
Junior Planner



Matthieu Daoust, RPP MCIP  
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:

1. THAT Schedule 'A' of By-law 66-01 is amended by changing the zoning on lands described as Concession 5 Part Lot 28 Part Lot 29 and Municipally know as 7514 Wellington Rd 109, as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural (A)** to **Agricultural Site Specific (A-13)**;
2. That Section 33, Exception Zone 3 – Rural Areas, 33.13 be deleted and replaced with the following:

33.13 Lot 28, Conc. 5	<b>A-13</b>	Notwithstanding Section 6.35.2 or any other provisions to the contrary, the land zoned A-13 may only be used for an abattoir including uses, buildings and structures accessory hereto within a defined area of 0.8 hectares (2 acre) as shown on Schedule A – Map 1.
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3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
4. 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 \_\_\_\_\_, 2023

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

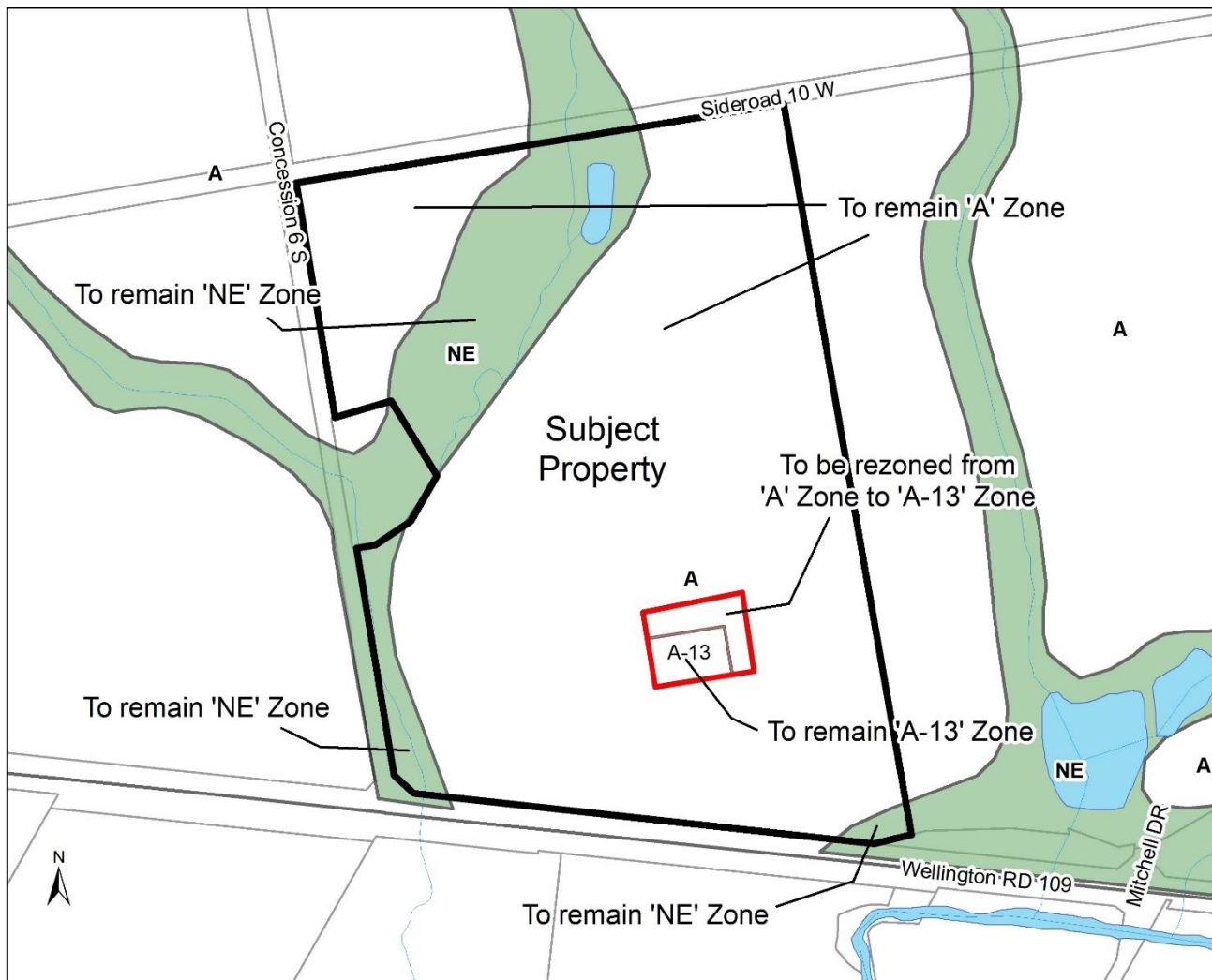
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. \_\_\_\_\_

Schedule "A"



This is Schedule "A" to By-law \_\_\_\_\_.

Passed this \_\_\_ day of \_\_\_\_\_ 2023

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



**EXPLANATORY NOTE**

**BY-LAW NUMBER** \_\_\_\_\_.

**THE LOCATION OF THE SUBJECT LANDS**

The property subject to the proposed amendment is described as Concession 5 Part Lot 28 Part Lot 29 and Municipally know as 7514 Wellington Rd 109. The property is approximately 34.8 ha (85.99 ac) in size and currently zoned Agricultural (A), Natural Environment (NE) and Agricultural Site Specific (A-31).

**THE PURPOSE AND EFFECT** of the proposed amendment is to rezone a portion of the subject lands from Agricultural (A) to Agricultural Site Specific (A-13) to expand the area of operation of the existing abattoir facility.



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 [www.grandriver.ca](http://www.grandriver.ca)

May 15, 2023

Via email

GRCA File: ZBA 25-22 - 7514 Wellington Road 109

Tammy Pringle  
Development Clerk  
Township of Wellington North  
7490 Sideroad 7 West, PO Box 125  
Kenilworth, ON N0G 2E0

Dear Tammy Pringle,

**Re: Application for Zoning By-law Amendment ZBA 25/22**  
7514 Wellington Road 109, Township of Wellington North  
2763605 Ontario Inc./Mohamed Abdelwahed

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted zoning by-law amendment application to permit an expansion of the existing abattoir facility.

### **Recommendation**

The GRCA has no objection to this zoning by-law amendment application.

### **Documents Reviewed by Staff**

GRCA staff have reviewed the following documents submitted with this application, received on April 27, 2023 from the Township of Wellington North:

- Notice of Public Meeting (Township of Wellington North, April 26 2023);
- Application for Zoning By-law Amendment (Township of Wellington North, March 30 2023); and
- Site Plan Drawings (coldbox, March 24 2023).

### **GRCA Comments**

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (O.R. 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 150/06 and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the subject lands contain watercourses, floodplain, a wetland, slope valley, and the associated regulated allowances to these features. A copy of our resource mapping is attached.

Due to the presence of these features, a portion of property is regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

We understand the purpose of the zoning by-law amendment is to revise the site specific zoning (A-13) on the subject lands to permit an expansion of the existing abattoir facility. The current zoning permits a licensed abattoir facility on a one acre portion of the subject lands, whereas the applicants are proposing to expand the abattoir facility lot area to two acres. This application pertains to an area of the subject property that is outside of GRCA's regulated area. As such, GRCA has no objection to this application and a GRCA permit is not required.

Consistent with GRCA's 2023 approved fee schedule, this application is considered a minor zoning by-law amendment application, and the applicant will be invoiced in the amount of \$465.00 for the GRCA's review of this application.

**For municipal consideration**

Please be advised that on January 1, 2023, a new Minister's regulation (Ontario Regulation 596/22: Prescribed Acts – Subsections 21.1.1 (1.1) and 21.1.2 (1.1) of the Conservation Authorities Act) came into effect. As a result, non-mandatory technical review services that the GRCA formerly provided under agreement with some municipalities (e.g., technical reviews related to natural heritage and select aspects of stormwater management) will no longer be provided.

Should you have any questions, please contact me at [jconroy@grandriver.ca](mailto:jconroy@grandriver.ca) or 519-621-2763 extension 2230.

Sincerely,



Jessica Conroy, MES Pl.  
Resource Planner  
Grand River Conservation Authority

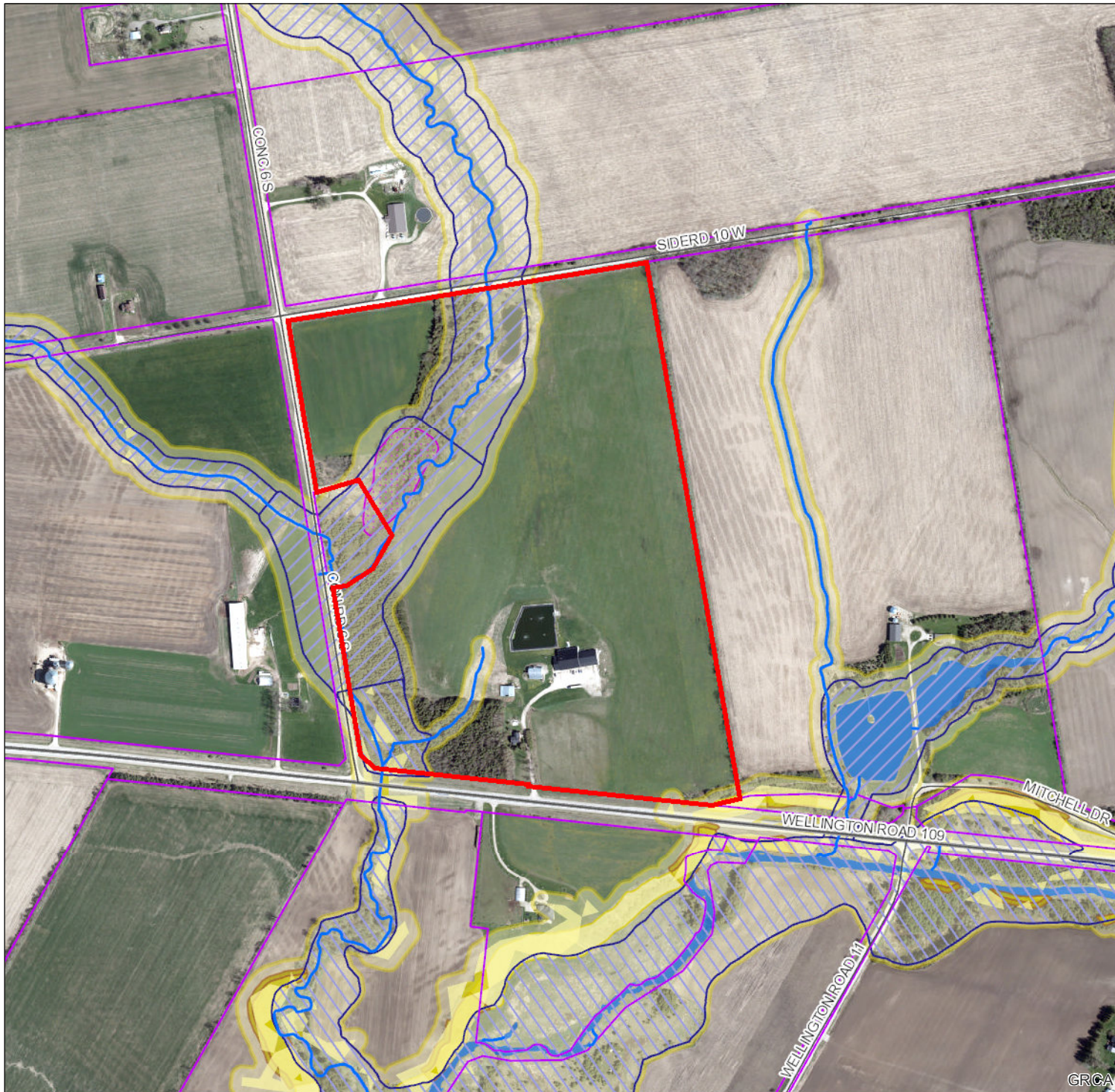
Enclosed: GRCA Map of Subject Property

Copy: 2763605 Ontario Inc. – Owner (via email)  
Mohamed Abdelwahed – Applicant (via email)





7514 Wellington Road 109,  
 Arthur

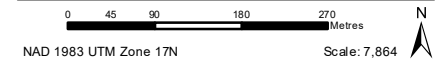


**Legend**

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)**
  - Engineered
  - Estimated
  - Approximate
  - Special Policy Area
- Slope Valley (GRCA)**
  - Steep
  - Oversteep
  - Steep
- Slope Erosion (GRCA)**
  - Oversteep
  - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

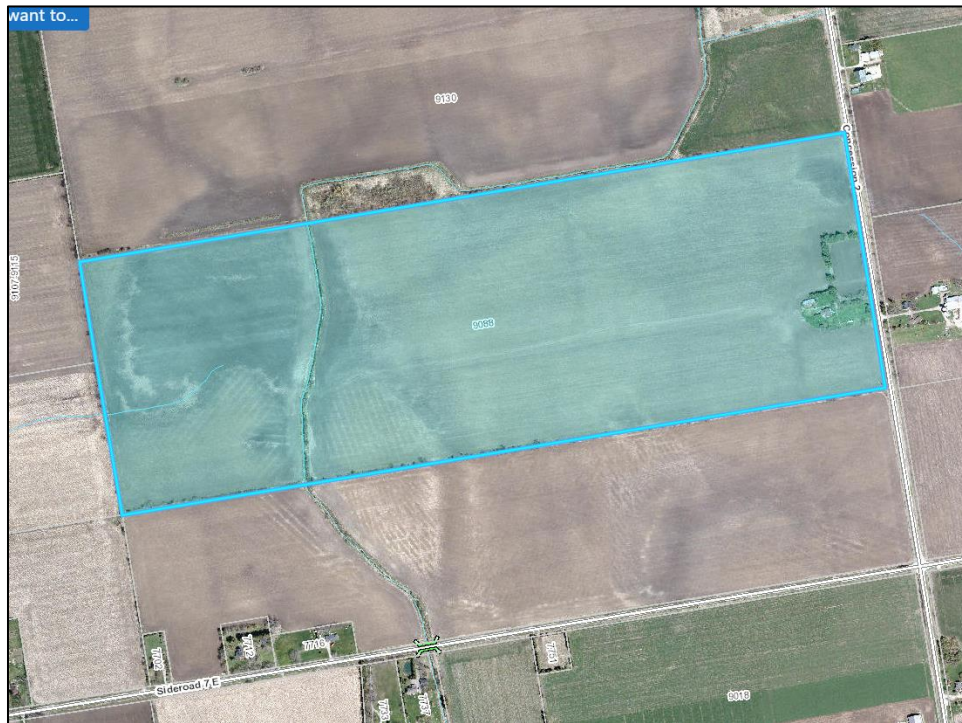
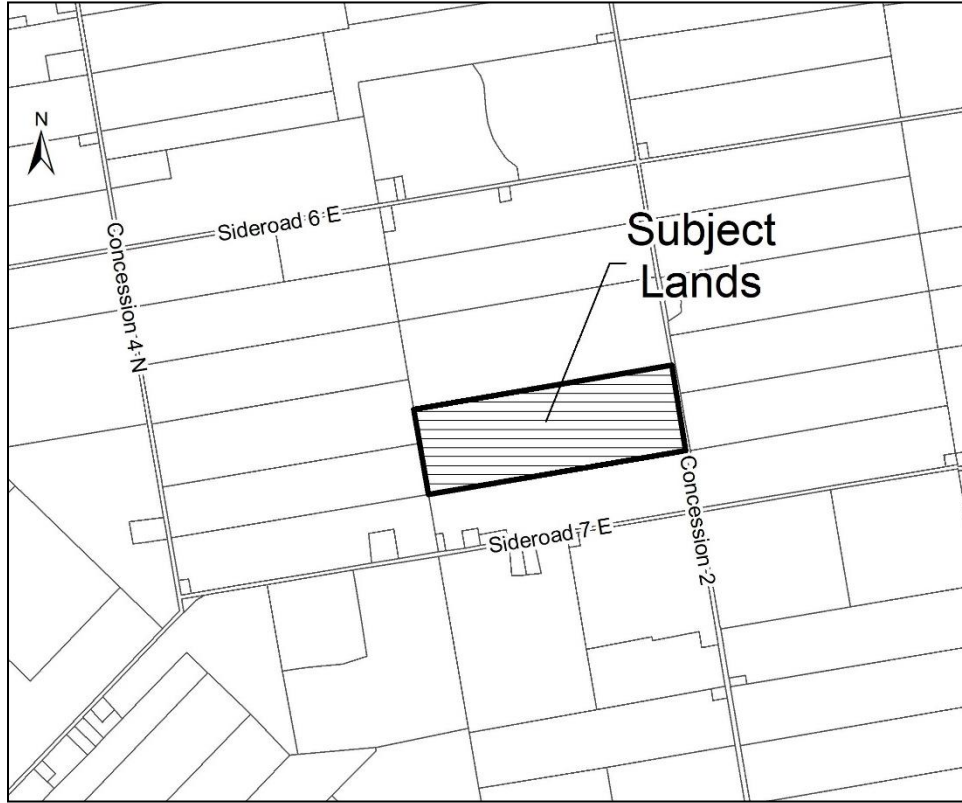
This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

**Copyright Grand River Conservation Authority, 2023.**  
 Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.  
 The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>





SCHILL-LAND HOLDINGS INC.





**PLANNING REPORT**  
**for the TOWNSHIP OF WELLINGTON NORTH**  
Prepared by the County of Wellington Planning and Development  
Department

**DATE:** May 23<sup>rd</sup>, 2023  
**TO:** Darren Jones, C.B.O.  
Township of Wellington North  
**FROM:** Asavari Jadhav, Junior Planner  
Matthieu Daoust, Senior Planner  
County of Wellington  
**SUBJECT:** **Schill-Land Holdings Inc., and Peter and Danielle Schill**  
**Concession 3 Part Lot 14 Part Lot 15**  
**9088 Concession 2**  
**Zoning By-law Amendment (ZBA 05/23)**

**Planning Opinion**

The purpose of this zoning amendment is to prohibit future residential development on the retained agricultural portion of the subject land. Upon further review it is identified that additional relief is required to recognize the existing drive shed as an accessory building on the severed parcel. This rezoning is a condition of severance application B147-22, that was granted provisional consent by the Wellington County Land Division Committee in February 2023. The consent will sever 0.77 ha (1.9 ac) rural residential parcel with an existing dwelling and a drive shed from the retained 60.7 ha (150 ac) vacant agricultural.

We have no objections to the zoning amendment. Both the PPS and County Official Plan provide for surplus farm dwelling severances, provided the agricultural lands are rezoned to prohibit future development dwellings.

**INTRODUCTION**

The property subject to the proposed amendment is legally described as Concession 3 Part Lot 14 Part Lot 15 with civic address of 9088 Concession 2. The proposal is a condition of a recent severance application B147-22 on the property. The proposed severed parcel is 0.77 ha (1.9 ac) with an existing dwelling and a drive shed. A vacant agricultural parcel of 60.7 ha (150 ac) is retained. The location of the property is shown on Figure 1.

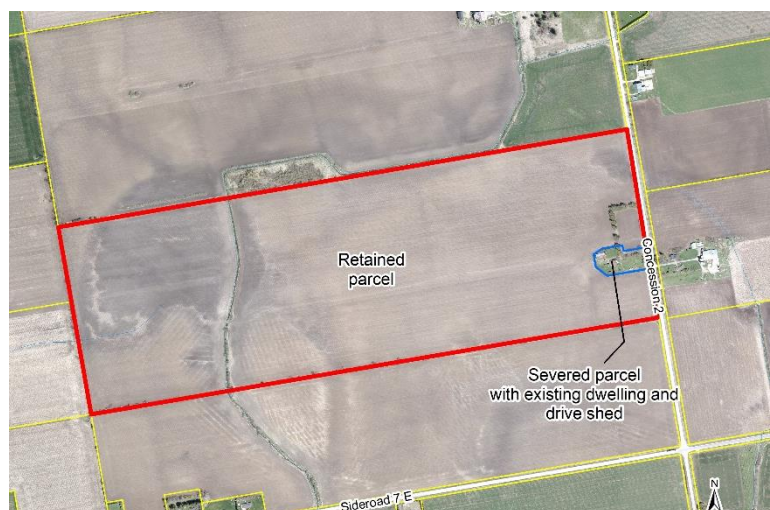


Figure 1. 2020 Aerial photo

**PROPOSAL**



The proposal of this zoning amendment application is to prohibit future residential development on the retained agricultural portion of the subject land. Further, to recognize the existing drive shed as an accessory building on the severed parcel. This rezoning is a condition of severance application B147-22, that was granted provisional approval by the Wellington County Land Division Committee in February 2023. The consent will sever the existing dwelling and a drive shed 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 remnant parcel of farmland.

### **WELLINGTON COUNTY OFFICIAL PLAN**

The subject lands are designated as PRIME AGRICULTURE and CORE GREENLANDS. Identified features include a GRCA regulated Flood Plain. This application is submitted to facilitate condition of the proposed severance application B147-22. Section 10.3.4 of the Official Plan implements the PPS and requires that the remnant parcel be rezoned to prohibit 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.

### **WELLINGTON NORTH ZONING BY-LAW**

The subject lands are zoned Agricultural (A) and Natural Environment (NE). Permitted uses in the Agricultural zone include agricultural uses, single detached dwellings and accessory uses, buildings and structures. This zoning amendment will apply the standard A-2 which will restrict any future residential development on the retained agricultural parcel. Further Site Specific Agricultural (A-116) will be applied which will recognize the existing drive shed as an accessory building on the severed parcel.

### **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



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Asavari Jadhav  
Junior Planner



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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:

1. THAT Schedule 'A' Map 1 to By-law 66-01 is amended by changing the zoning on lands legally described as Concession 3 Part Lot 14 Part Lot 15 with civic address of 9088 Concession 2 as shown on Schedule "A" attached to and forming part of this By-law from:
  - **Agricultural (A) to Agricultural Exception (A-2)**
  - **Agricultural (A) to Agricultural Exception (A-116)**

<b>33.116</b> CON 2, PT LOT 14 PT LOT 14	<b>A-116</b>	Notwithstanding, any other section of this By-law to the contrary, the existing 193.25 m <sup>2</sup> (2,080 ft <sup>2</sup> ) drive shed on the subject property is permitted subject to the following conditions: <ol style="list-style-type: none"> <li>a) Enlargement of any accessory structure is not permitted; and</li> <li>b) Additional accessory structures are not permitted including a hobby barn.</li> </ol>
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2. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
3. 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 \_\_\_\_\_, 2023

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

\_\_\_\_\_.

\_\_\_\_\_.

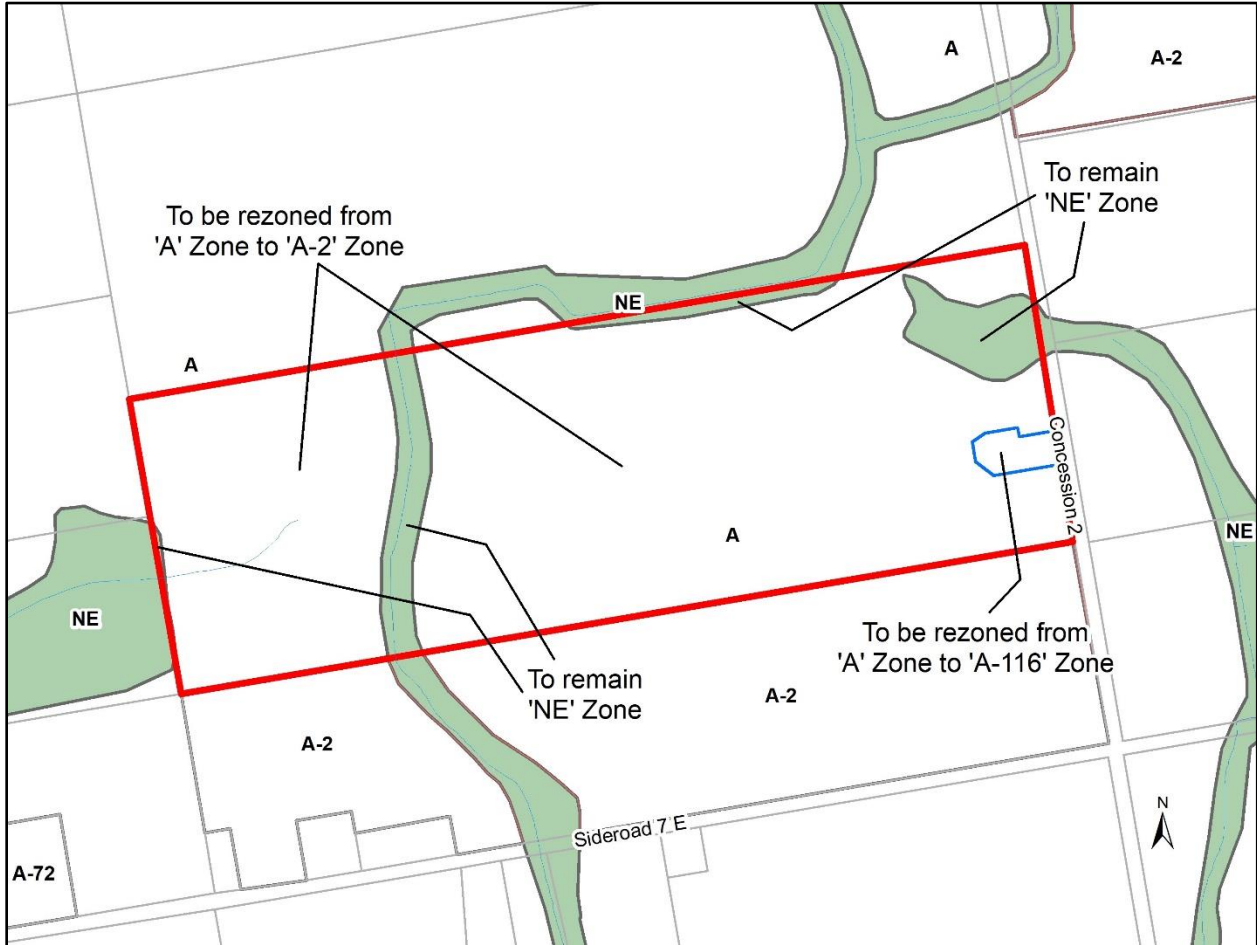
MAYOR

CLERK

**THE TOWNSHIP OF WELLINGTON NORTH**

**BY-LAW NO. \_\_\_\_\_**

**Schedule "A"**



This is Schedule "A" to By-law \_\_\_\_\_.

Passed this \_\_\_ day of \_\_\_\_\_ 2023

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

## EXPLANATORY NOTE

BY-LAW NUMBER \_\_\_\_\_.

### THE LOCATION OF THE SUBJECT LANDS

The subject property is legally described as Concession 3 Part Lot 14 Part Lot 15 with civic address of 9088 Concession 2. The lands subject to the amendment is 61.54 ha (152 ac) in size and are currently zoned Agriculture (A) and Natural Environment (NE).

**THE PURPOSE AND EFFECT** of the amendment is to rezone the subject lands to restrict future residential development on the retained agricultural parcel and recognize an existing accessory structure on the severed parcel. This rezoning is a condition of severance application B147-22, that is granted provisional approval by the Wellington County Land Division Committee in February 2023. The consent will sever a 0.77 ha (1.9 ac) with an existing dwelling and a drive shed from the retained 60.7 ha (150 ac) agricultural parcel under the surplus farm dwelling policies.



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 [www.grandriver.ca](http://www.grandriver.ca)

May 15, 2023

via email

GRCA File: ZBA05-23 – 9088 Concession 2

Tammy Pringle, Development Clerk  
Township of Wellington North  
7490 Sideroad 7 West  
Kenilworth, ON N0G 2E0

Dear Ms. Pringle,

**Re: Zoning By-law Amendment ZBA 05/23**  
9088 Concession 2, Township of Wellington North  
Schill-Land Holdings Inc.

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted zoning by-law amendment.

**Recommendation**

The Grand River Conservation Authority (GRCA) has no objection to the proposed zoning by-law amendment. It is our understanding that the Natural Environment (NE) Zone will remain unchanged.

**GRCA Comments**

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 150/06, and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the subject property contains a watercourse, floodplain, and the regulated allowance adjacent to these features. A copy of our resource mapping is attached.

Due to the presence of the features noted above, a portion of the subject property is regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

The proposed zone change application will rezone a portion of the property from Agricultural (A) Zone to Site Specific Agricultural (A-2) Zone. The retained portion of the property will be rezoned to prohibit any future residential development and the application is required to satisfy a condition of approval for the related consent application B147-22. The severed parcel does not contain any natural hazard features

and no changes to the agricultural uses on the retained lands are proposed. As such, GRCA has no objection to the proposed zoning by-law amendment.

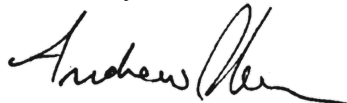
We wish to acknowledge receipt of the applicable plan review fee associated with B147-22. As such, a plan review fee for this application is not required.

**For Municipal Consideration**

Please be advised that on January 1, 2023, a new Minister's regulation (Ontario Regulation 596/22: Prescribed Acts – Subsections 21.1.1 (1.1) and 21.1.2 (1.1) of the Conservation Authorities Act) came into effect. As a result, non-mandatory technical review services that the GRCA formerly provided under agreement with some municipalities (e.g., technical reviews related to natural heritage and select aspects of stormwater management) will no longer be provided.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or [aherreman@grandriver.ca](mailto:aherreman@grandriver.ca).

Sincerely,

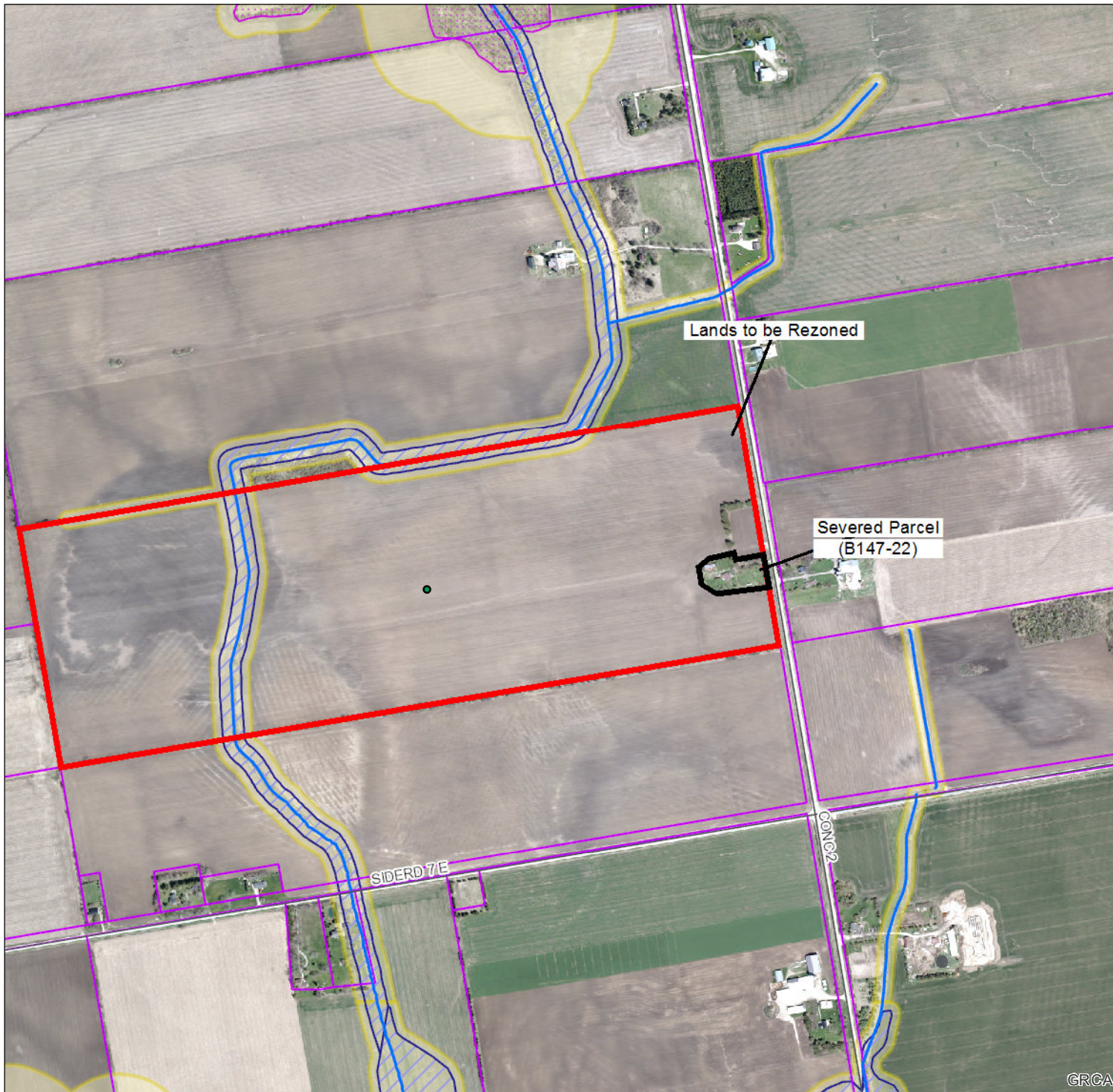


Andrew Herreman, CPT  
Resource Planning Technician  
Grand River Conservation Authority

Enclosed: GRCA Mapping

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**Legend**

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
  - Engineered
  - Estimated
  - Approximate
  - Special Policy Area
- Slope Valley (GRCA)
  - Steep
  - Oversteep
  - Steep
- Slope Erosion (GRCA)
  - Oversteep
  - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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 Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.  
 The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>

