

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING MINUTES – TUESDAY, MAY 23, 2023 AT 7:00 P.M.  
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING**

**Members Present:**

**Mayor: Andrew Lennox  
Councillors: Sherry Burke  
Lisa Hern  
Steve McCabe  
Penny Renken**

**Staff Present:**

**Chief Administrative Officer: Brooke Lambert  
Director of Legislative Services/Clerk: Karren Wallace  
Deputy Clerk: Catherine Conrad  
Human Resources Manager: Amy Tollefson  
Economic Development Officer: Dale Small  
Chief Building Official: Darren Jones  
Recreation Community Coordinator: Tasha Grafos  
Senior Planner: Matthieu Daoust  
Manager of Development Planning: Curtis Marshall**

**CALLING TO ORDER - Mayor Lennox**

Mayor Lennox called the meeting to order.

**DISCLOSURE OF PECUNIARY INTEREST**

Councillor Burke declared an indirect pecuniary interest with application ZBA 05/23 Schill-Land Holdings Inc. as her employer is the agent for the applicant.

**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.

**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 presented the report prepared by himself and Asavari Jadhav, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated May 23, 2023

### 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.

### 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.

### 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.

Agriculture-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 agriculture-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.

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

Jessica Conroy, Resource Planner, Grand River Conservation Authority

- Letter dated May 15, 2023 (No Objection)

### **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**

Sabastian Altena, 7904 16<sup>th</sup> Line, nearby poultry producer, expressed concern with his expansion regarding biosecurity, specifically with avian influenza, and questioned if this would be better suited in an industrial area.

Sherry Aziz, Tony Aziz, Shamir Aziz and Adam Aziz, applicants, attended virtually. Tony Aziz responded that everyone in the industry shares concerns regarding avian influenza. Part of the reason for the expansion is to allow them to do packaging and include value added services to their business. There will be a small increase in the number of birds coming in. The additional space will allow for further processing and packaging of raw materials.

### **COMMENTS/QUESTIONS FROM COUNCIL**

Councillor McCabe inquired what measures will be taken to mitigate avian influenza. Adam Aziz responded that as part of the expansion plan the plant will be upgraded from its current provincial licencing to a federal licence. With that comes an expansion of the food safety program, animal welfare program and bio-security program. All of that will be taken into consideration and will be bolstered and upgraded in order to comply with the federal regulations. Will be an increase and more measures taken to comply with CFI regulations as the plant is currently governed by OMFRA.

Mayor Lennox commented that we often talk about not wanting to use agricultural land for other uses, and the bio-security issues is a poignant one today, but this is a good use for this land for this purpose. It is good to see the additional investment in this property to allow that to be a viable business in the long run.

### **OWNERS/APPLICANT**

ZBA 05/23: Schill-Land Holdings Inc.

Councillor Burke left the meeting as she had previously declared an indirect interest with ZBA 05/23.

## **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.

## **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 presented the report prepared by himself and Asavari Jadhav, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated May 23, 2023

### **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.

### **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.

## CORRESPONDENCE FOR COUNCIL'S REVIEW

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated May 15, 2023 (No Objection)

## 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

No one was present to provide comments, ask or answer questions regarding the application.

## COMMENTS/QUESTIONS FROM COUNCIL

No comments or questions from Council.

Councillor Burke returned to the meeting.

## ADJOURNMENT

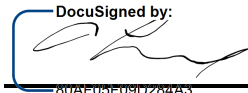
RESOLUTION: 005-2023

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Public Meeting of May 23, 2023 be adjourned at 7:25 pm.

CARRIED

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MAYOR

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CLERK