

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING MINUTES – MARCH 6, 2023 AT 2:00 P.M.  
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING**

**Members Present:** Mayor: Andrew Lennox  
Councillors: Sherry Burke  
Lisa Hern (via Zoom)  
Penny Renken

**Member Absent:** Councillor: Steve McCabe

**Staff Present:**

Chief Administrative Officer:	Brooke Lambert
Director of Legislative Services/Clerk:	Karren Wallace
Deputy Clerk:	Catherine Conrad
Human Resources Manager:	Amy Tollefson
Director of Finance:	Farhad Hossain
Deputy Treasurer:	Mary Jo Marshall
Payroll Administrator:	Laura Rooney
Chief Building Official:	Darren Jones
Director of Operations:	Matthew Aston
Manager of Transportation Services:	Dale Clark
Manager of Environment and Development Services:	Corey Schmidt
Recreation Services Manager:	Tom Bowden
Community Recreation Coordinator:	Tasha Grafos
Director of Fire Services:	Chris Harrow
Deputy Fire Chief:	Marco Guidotti
Senior Planner:	Matthieu Daoust

**CALLING TO ORDER - Mayor Lennox**

Mayor Lennox called the meeting to order.

**DISCLOSURE OF PECUNIARY INTEREST**

Councillor Burke disclosed an indirect pecuniary interest as her employer is involved with the application.

**OWNERS/APPLICANT**

ZBA 02/23 BJ Industries Inc.

**LOCATION OF THE SUBJECT LAND**

The land subject to the proposed amendment is described as EOSR DIV 1 Pt Lot 21 RP 60R2426 Pt 1 and municipally known as 7519 Sideroad 7 E. The property subject of the amendment is approximately 0.8 ha (1.97 ac) in size and is currently vacant.

**PURPOSE AND EFFECT OF THE APPLICATION**

The property is currently zoned Hamlet Commercial (C5) zone. The purpose and effect of the amendment is to rezone the lands from Hamlet Commercial (C5) zone to Site Specific Industrial (M1-115) to permit a self-storage facility. 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 February 8, 2023.

**PRESENTATIONS**

Matthieu Daoust, Senior Planner, County of Wellington, Township of Wellington North

- Planning Report dated February 7, 2023

**PLANNING OPINION**

The purpose of this zone amendment is to rezone a portion of the subject land, approximately 0.8 ha (1.97 ac) from Hamlet Commercial (C5) zone to Site Specific Industrial (M1-115) zone to permit a self storage facility. The applicant is proposing to construct three 4,500 self storage buildings on the subject lands and scale the business to include eight to nine storage buildings.

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 EOSR Div 1 Pt Lot 21 RP 60R2426 Pt 1 and municipality known as 7519 Sideroad 7 E. The subject property is approximately 0.8 ha (1.97 ac) in size and is currently vacant and farmed.

**PROPOSAL**

The purpose of this zone amendment is to rezone a portion of subject property approximately 0.8 ha (1.97 ac) from Hamlet Commercial (C5) to Site Specific Industrial (M1-115) to permit a self storage facility on the subject lands.

**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 located within the settlement area of Arthur. Section 1.1.3.1 of the PPS states that "settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted." Settlement areas are encouraged to include a mix of densities and land uses.

**COUNTY OFFICIAL PLAN**

The subject property is located within the HAMLET of Kenilworth. Section 7.4.1 outlines the permitted uses "including local commercial, small scale industrial, institutional may also per permitted where compatible and where adequate levels of service can be provided".

**ZONING BY-LAW**

The subject lands are zoned Hamlet Commercial (C-5) zone. The purpose of the application is to rezone the subject lands to a site specific Industrial (M1-115) to permit a self storage facility.

**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 site specific zoning for the property includes the following provisions:

- The permitted uses on the subject lands will be limited to a self storage facility.
- Buffering which may include berming, tree plantings, and/or fencing shall be required adjacent to any existing residential dwellings and road allowances.

#### Site Plan Approval

Planning Staff note that site plan approval will be required for the proposed development which will finalize details relating to tree planting and retention, buffering, fencing, snow storage etc. and address compatibility of the building with the adjacent properties.

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

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated February 16, 2023 (No Objection)

Jim Martin, JKW Farms

- Email dated February 23, 2023 (concerns)

### **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**

Brad Reist, BJ Industries Inc., and Robert Major, agent, were present to answer questions regarding the application.

Cathy Conrad, representing JKW Farms, expressed concerns with potential trespassing and dumping of garbage onto their surrounding agricultural lands. They would like to see fencing installed to prevent this from happening.

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

Renken inquired if the neighbouring farm around this property has a residence near the proposed storage. Ms. Conrad explained there is no residence, it's vacant farmland. At this time there is no plan to build a residence. It's the trespassing and dumping of garbage they would like to prevent.

Councillor Hern shared the concerns raised and asked if the applicants would consider something to prevent trespassing. Is the applicant going to have 24-hour cameras, similar to most self storage facilities. Robert Major, agent, stated that they are planning on installing fencing to help prevent trespassing. These projects usually are not high traffic areas. Something of this scale will attract approximately 2 people per hour. As far as security cameras, they haven't looked into surveillance. It is something they could look into; but they don't think it will be an issue.

Councillor Hern inquired if fencing can be required by the Committee. Mr. Daoust, Senior Planner stated that at the site plan stage it will be looked at and ultimately be required at that stage. Mayor Lennox commented that in terms of surveillance the users of it may appreciate that as much as the neighbours in terms of catching illegal behaviour.

**ADJOURNMENT**

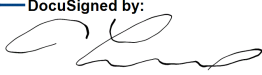
RESOLUTION: 003-2023

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Public Meeting of March 6, 2023 be adjourned at 4:04 pm.

CARRIED

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**MAYOR**

DocuSigned by:  
*Karren Wallace*  
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**CLERK**