

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING AGENDA MARCH 11, 2024 @ 2:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING**

HOW TO JOIN

Join from a PC, Mac, iPad, iPhone or Android device:

<https://us02web.zoom.us/j/84905514002>

Please click this URL to join.

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: 849 0551 4002

**PAGE
NUMBER**

CALLING TO ORDER

DISCLOSURE OF PECUNIARY INTEREST

ZBA 01/24 Wriighthaven Farms Ltd.

ZBA 02/24 Mapleton Pork Ltd.

OWNERS/APPLICANT

ZBA 01/24 Wriighthaven Farms Ltd. (Stuart Wright)

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Concession 5, Lot 24 with civic address of 7582 Sideroad 9 W. The subject property is approximately 35.55 ha (87.84 ac) in size. *The location is shown on the map attached.*

4

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 B79/23, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 0.8 ha (1.97ac) rural residential parcel with an existing dwelling and barn which is to be demolished. A 34.0 ha (84.0 ac) vacant agricultural parcel will be retained. Additional relief may be considered at this meeting.

NOTICE

Notices were mailed to property owners within 120 meters of the subject property as well as the applicable agencies and posted on the subject property on February 15, 2024.

PRESENTATIONS

Jessica Rahim, Senior Planner AND Jamie Barnes, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated February 23, 2024 5

CORRESPONDENCE FOR COUNCIL'S REVIEW

Allan Hodgins, Corridor Management Planner, Ministry of Transportation of Ontario

- Email received February 14, 2024 (No Objection) 10

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated March 1, 2024 (No Objection) 11

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 COMMENTS/QUESTIONS

COMMENTS/QUESTIONS FROM COUNCIL

OWNERS/APPLICANT

ZBA 02/24 Mapleton Pork Ltd. (Rik Altena)

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Part of Lot 18, Concession 3; Part of Lot 24, EOSR, Divisions 1-4 PIN 71090-0054, Geographic Township of Arthur, Township of Wellington North with civic address of 7738 Sideroad 8 East. The subject property is approximately 65.8 ha (162.6 ac) in size. *The location is shown on the map attached.* 14

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 B101/23, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 1.2 ha (2.9 ac) rural residential parcel with an existing dwelling and shed. A 64.6 ha (159.6 ac) vacant agricultural parcel will be retained. Additional relief may be considered at this meeting.

NOTICE

Notices were mailed to property owners within 120 meters of the subject property as well as the applicable agencies and posted on the subject property on February 15, 2024.

PRESENTATIONS

Jessica Rahim, Senior Planner and Jamie Barnes, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated February 26, 2024 15

CORRESPONDENCE FOR COUNCIL'S REVIEW

Allan Hodgins, Corridor Management Planner, Ministry of Transportation of Ontario

- Email received February 14, 2024 (No Objection) 20

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated March 1, 2024 (No Objection) 21

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 COMMENTS/QUESTIONS

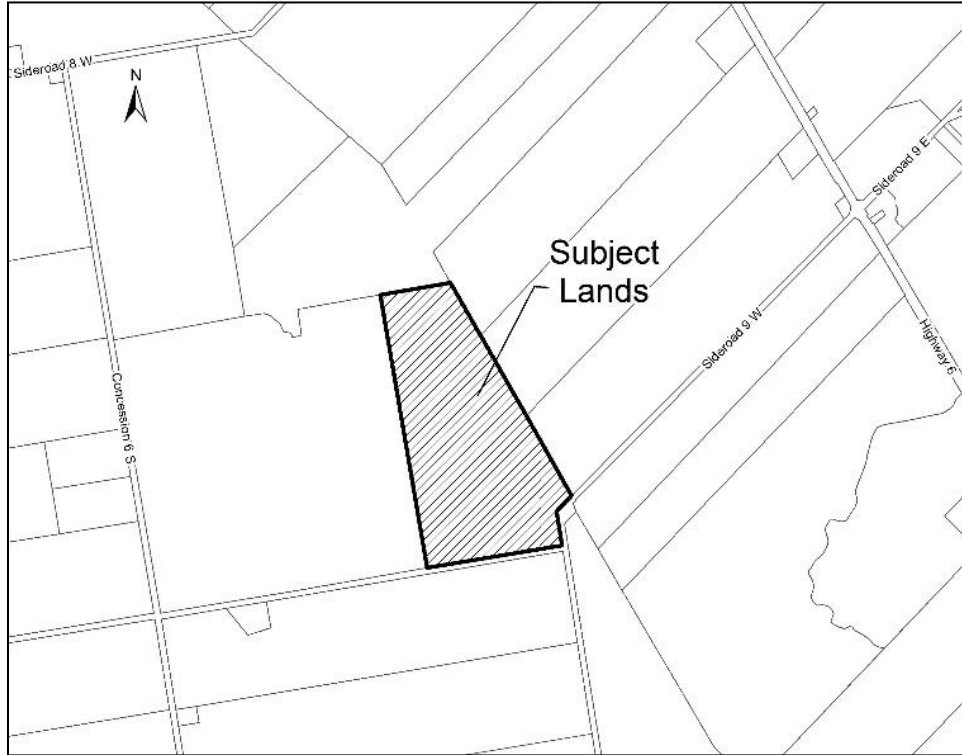
COMMENTS/QUESTIONS FROM COUNCIL

ADJOURNMENT

Recommendation:

THAT the Public meeting of March 11, 2024 be adjourned at _____ pm.

7582 SIDEROAD 9 W. (WRIGHTHAVEN FARMS LTD.)





**PLANNING REPORT
for the TOWNSHIP OF WELLINGTON NORTH**

Prepared by the County of Wellington Planning and Development
Department

DATE: February 23rd, 2024
TO: Darren Jones, C.B.O.
Township of Wellington North
FROM: Jamie Barnes, Junior Planner
Jessica Rahim, Senior Planner
County of Wellington
SUBJECT: **Stuart Wright & Wriighthaven Farms Ltd**
Concession 5, Lot 24
7582 Sideroad 9 W
Zoning By-law Amendment (ZAB01-24)

Planning Opinion

The purpose of this zoning amendment is to prohibit future residential development on the retained agricultural portion of the subject land. This rezoning is a condition of severance application B79/23, that was granted provisional consent by the Wellington County Land Division Committee in December 2023. The consent will sever 0.8 ha (1.97 ac) rural residential parcel with an existing dwelling and barn to be demolished from the retained 34.0 ha (84.0 ac) agricultural parcel.

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 5, Lot 24 with civic address of 7582 Sideroad 9 W. The proposal is a condition of a recent severance application B79/23 on the property. The proposed severed parcel is 0.8 ha (1.97 ac) with an existing dwelling and barn which is to be demolished. A vacant agricultural parcel of 34.0 ha (84.0 ac) is retained. The location of the property is shown on Figure 1.

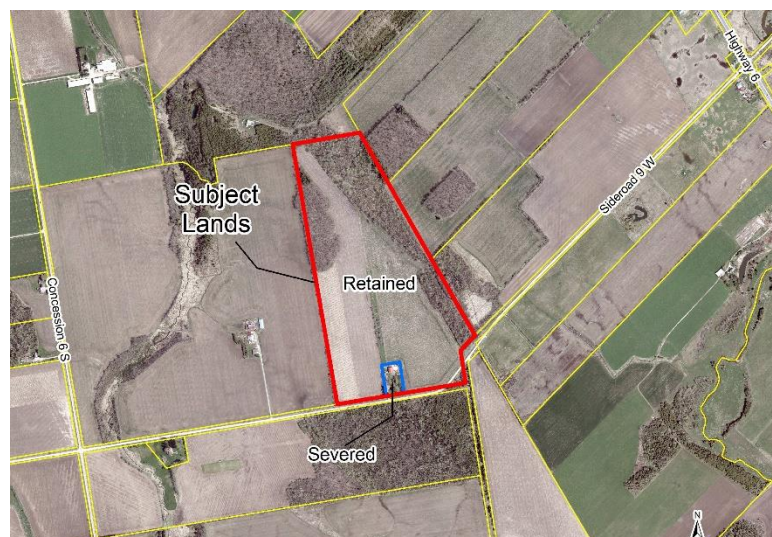


Figure 1. 2020 Aerial photo

PROPOSAL

The purpose of the application is to rezone the subject land to restrict future residential development on the retained agricultural lot. This rezoning is a condition of severance application B79/23, that was granted provisional approval by the Wellington County Land Division Committee in December 2023. The consent will sever the existing dwelling 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, CORE GREENLANDS, and GREENLANDS. Identifying features include Significant Wooded Areas and Grand River Conservation Authority Wetlands. This application is submitted to facilitate a condition of the proposed severance application B79/23. 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.

Draft Zoning By-law Amendment

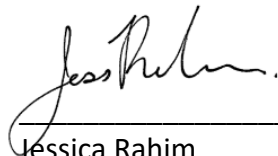
A draft zoning by-law amendment has been prepared and attached to this report for Council's consideration.

Respectfully submitted

County of Wellington Planning and Development Department



Jamie Barnes
Junior Planner



Jessica Rahim
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 5, Lot 24 with civic address of 7582 Sideroad 9 W as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural (A) to Agricultural Exception (A-2)**.
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 _____, 2024

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2024

_____.

MAYOR

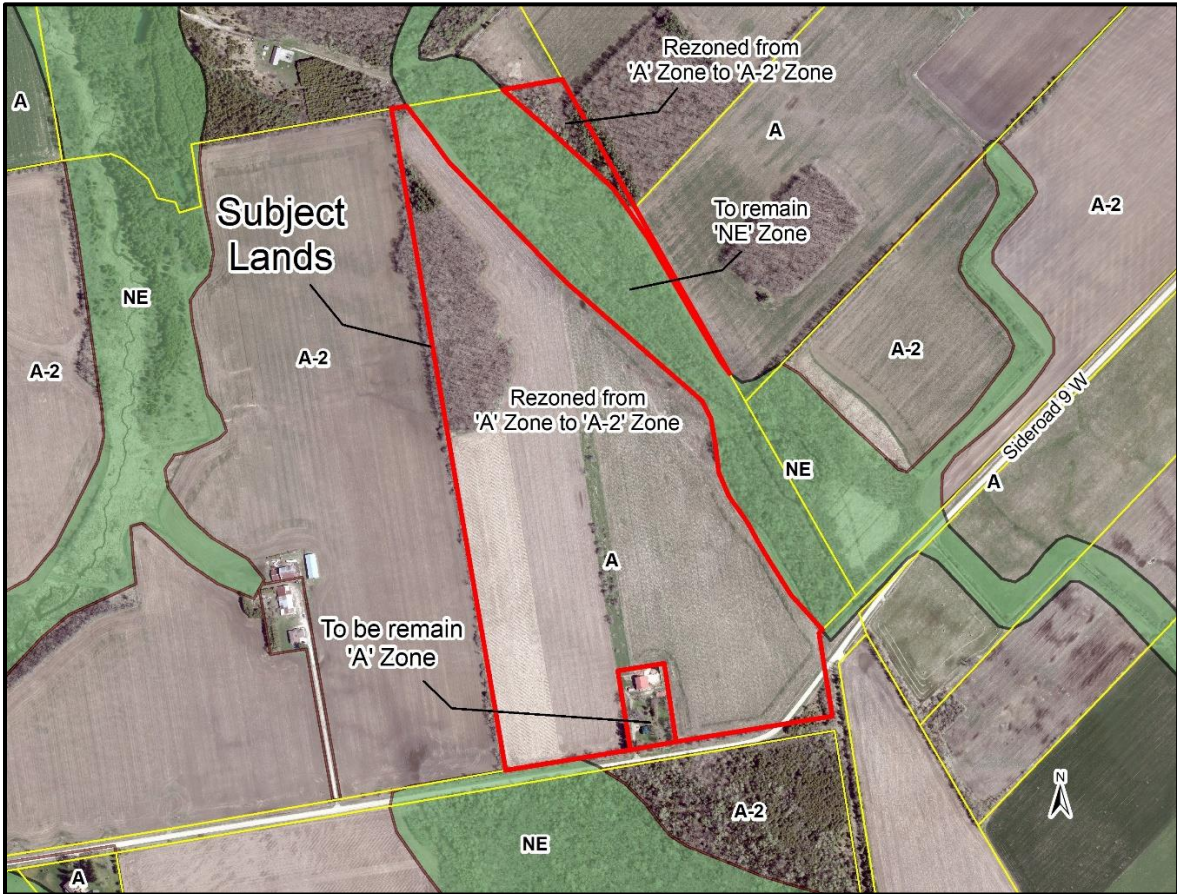
_____.

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule "A"



This is Schedule "A" to By-law _____.

Passed this ___ day of _____ 2024

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION OF THE SUBJECT LANDS

The subject property is legally described as Concession 5, Lot 24 with civic address of 7582 Sideroad 9 W. The lands subject to the amendment is 34 ha (1.97 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. This rezoning is a condition of severance application B79/23, that is granted provisional approval by the Wellington County Land Division Committee in December 2023. The consent will sever a 0.8 ha (1.97 ac) parcel with an existing dwelling from the retained 34.0 ha (84.0 ac) agricultural parcel under the surplus farm dwelling policies.

Tammy Pringle

From: Hodgins, Allan (MTO) <Allan.Hodgins@ontario.ca>
Sent: February 14, 2024 2:22 PM
To: Karren Wallace
Cc: Tammy Pringle
Subject: RE: NOTICE OF PUBLIC MEETING TO CONSIDER ZONING BY-LAW AMENDMENTS: ZBA 01/24 7582 Sideroad 9 W
Attachments: APPLICATION ZBA 01-24 Stuart Wright.pdf; Cover Letter - Van Harten ZBA 01-24 Stuart Wright.pdf; ZONE LOT 24 (WRIGHT) UTM.pdf; NOTICE OF PUBLIC MTG ZBA 01-24 Wrihthaven Farms.pdf

Hello Karren & Tammy,

The Ministry of Transportation (MTO) has no objection to this application (ZBA 01/24). The subject property (7582 Sideroad 9 W, Kenilworth, ON) is located beyond our limits of permit control and therefore MTO review, approval and permits will not be required.

Thank you for the opportunity to review and comment.

Regards,

Allan Hodgins | Corridor Management Planner

Ph. (226) 973-8580 | Fax (519) 873-4228

E-mail: allan.hodgins@ontario.ca



The Ministry of Transportation of Ontario

West Operations Branch | Corridor Management Section, West

4th Floor | 659 Exeter Road, London, Ontario, N6E 1L3

For General Inquiries, Pre-consultations or Permit Application, please see our automated system: <https://www.hcms.mto.gov.on.ca>

From: Tammy Pringle <tpringle@wellington-north.com>

Sent: February 14, 2024 2:08 PM

Subject: NOTICE OF PUBLIC MEETING TO CONSIDER ZONING BY-LAW AMENDMENTS: ZBA 01/24 7582 Sideroad 9 W

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.



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

March 1, 2024

via email

GRCA File: ZBA01-24 – 7582 Sideroad 9 West

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 01/24
7582 Sideroad 9 West, Township of Wellington North
Stuart Wright & Wriighthaven Farms Ltd.

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 watercourses, wetland, and the regulated allowance adjacent to these features. A copy of GRCA's 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 to prohibit any future residential development on the retained parcel. This application is required to satisfy a condition of approval for the related consent application B79-23. 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 B79-23. 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.

Sincerely,



Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Stuart Wright & Wriighthaven Farms Ltd. (via email)
Jeff Buisman, Van Harten Surveying Inc. (via email)



Date: Mar 01, 2024
 Author: ah

ZBA 01/24 - 7582 Sideroad 9 West

Legend

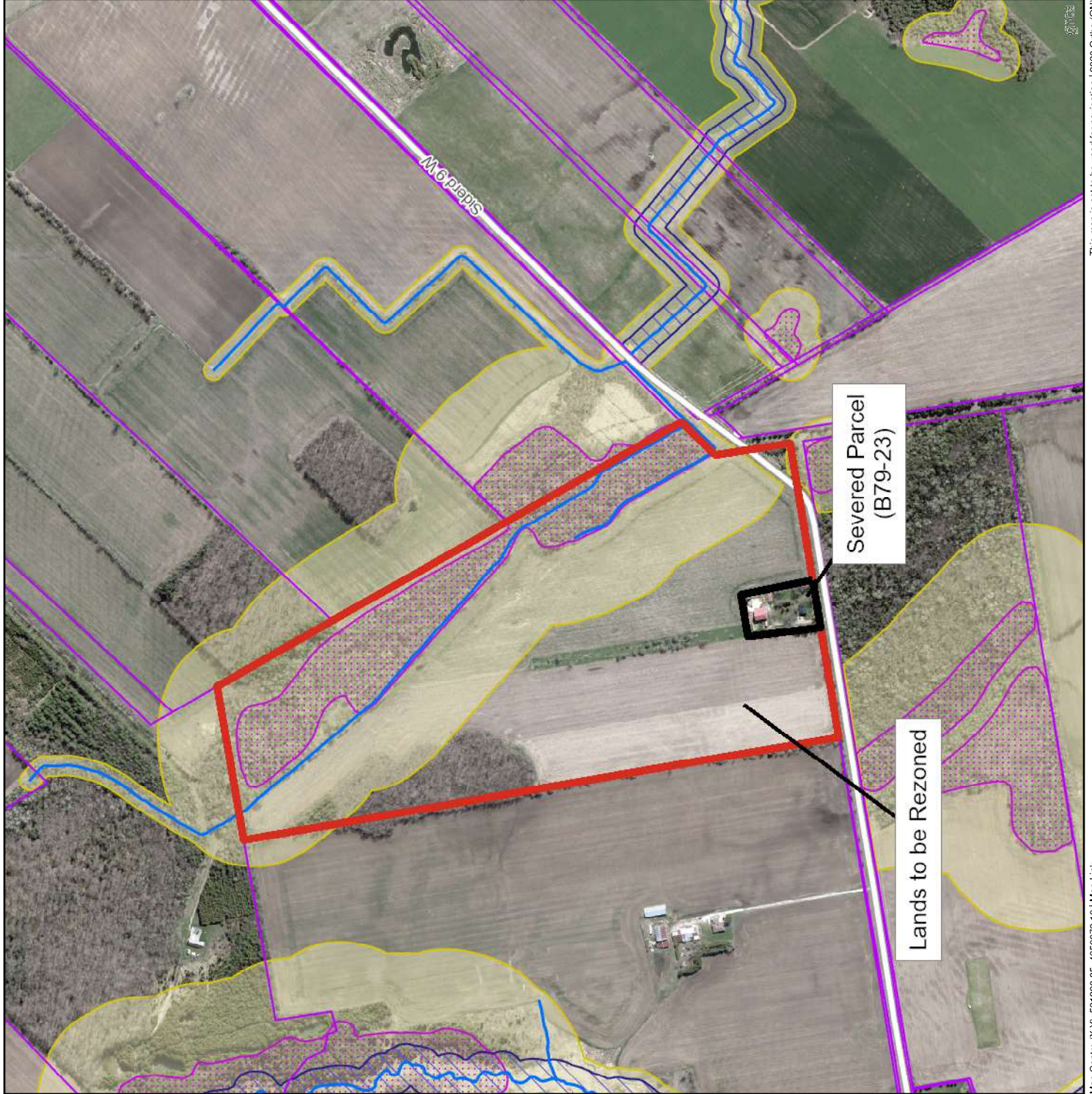
- Regulation Limit (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)
 - Steep
 - Oversteep
 - Toe
- Slope Valley (GRCA)
 - Steep
 - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)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

Copyright Grand River Conservation Authority, 2024.

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. See Sources and Citations for details.

Scale 1:8,436

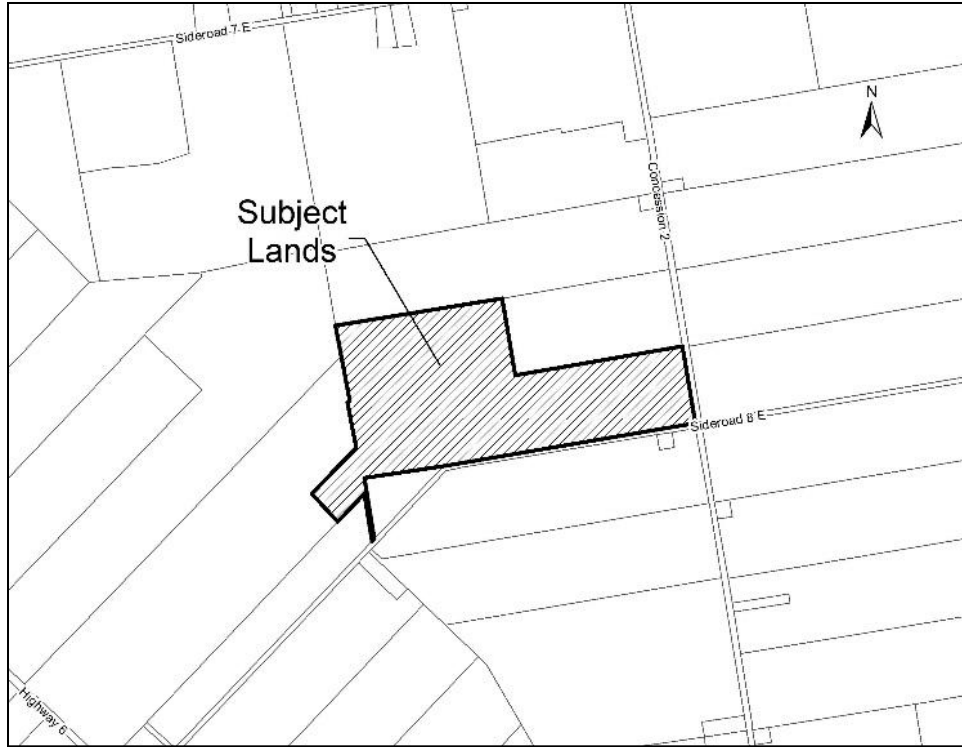
NAD83 UTM zone 17 (EPSG:26917)



Severed Parcel
(B79-23)

Lands to be Rezoned

7738 SIDEROAD 8 E. (MAPLETON PORK LTD.)





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

DATE: February 26th, 2024
TO: Darren Jones, C.B.O.
Township of Wellington North
FROM: Jamie Barnes, Junior Planner
Jessica Rahim, Senior Planner
County of Wellington
SUBJECT: **Mapleton Pork Ltd c/o Rik Altena**
Part of Lot 18, Concession 3; Part of Lot 24, EOSR, Divisions 1-4
7738 Sideroad 8 E
Zoning By-law Amendment (ZBA02-24)

Planning Opinion

The purpose of this zoning amendment is to prohibit future residential development on the retained agricultural portion of the subject land. This rezoning is a condition of severance application B101/23, that was granted provisional consent by the Wellington County Land Division Committee in December 2023. The consent will sever 1.2 ha (2.9 ac) rural residential parcel with an existing dwelling and garage from the retained 64.6 ha (159.6 ac) agricultural parcel.

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, Part of Lot 18, Concession 3; Part of Lot 24, EOSR, Divisions 1-4 with civic address of 7738 Sideroad 8 E. The proposal is a condition of a recent severance application B101/23 on the property. The proposed severed parcel is 1.2 ha (2.9 ac) with an existing dwelling and shed. An agricultural parcel of 64.6 ha (159.6 ac) with a barn to be demolished is retained. The location of the property is shown on Figure 1.

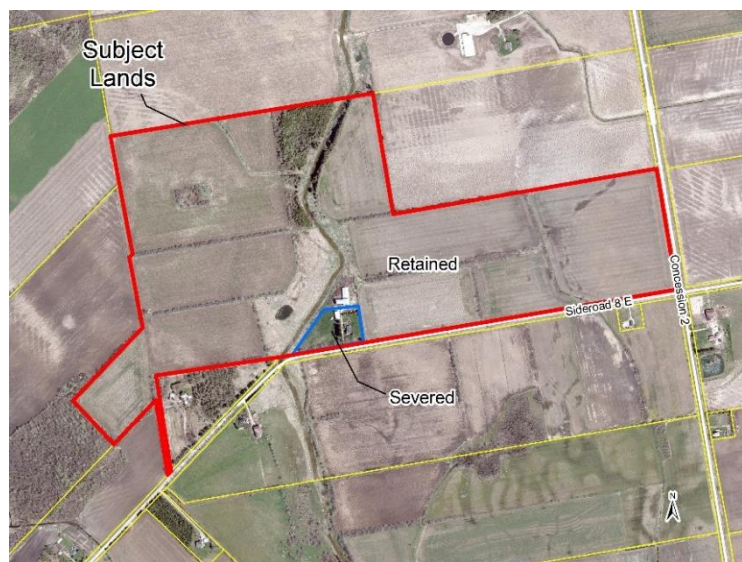


Figure 1. 2020 Aerial photo

PROPOSAL

The purpose of the application is to rezone the subject land to restrict future residential development on the retained agricultural lot. This rezoning is a condition of severance application B101/23, that was granted provisional approval by the Wellington County Land Division Committee in December 2023. The consent will sever the existing dwelling 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, CORE GREENLANDS and GREENLANDS. Identifying features include Significant Wooded Areas as well as Grand River Conservation Authority Wetlands, Floodplain and Slope Valley. This application is submitted to facilitate a condition of the proposed severance application B101/23. 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.

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



Jamie Barnes
Junior Planner



Jessica Rahim
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 Part of Lot 18, Concession 3; Part of Lot 24, EOSR, Divisions 1-4 with civic address of 7738 Sideroad 8 E as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural (A) to Agricultural Exception (A-2)**.
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 _____, 2024

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2024

_____.

MAYOR

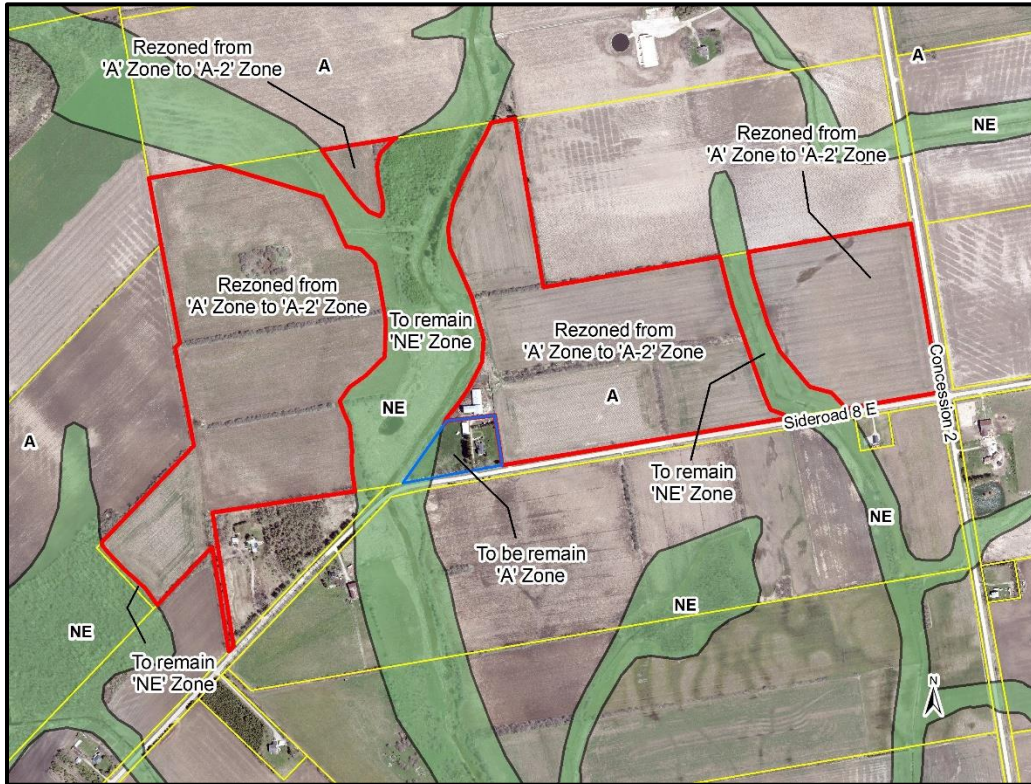
_____.

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule "A"



This is Schedule "A" to By-law _____.

Passed this ___ day of _____ 2024

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION OF THE SUBJECT LANDS

The subject property is legally described as Part of Lot 18, Concession 3; Part of Lot 24, EOSR, Divisions 1-4 with civic address of 7738 Sideroad 8 E. The lands subject to the amendment is 64.6 ha (159.6 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. This rezoning is a condition of severance application B101/23, that is granted provisional approval by the Wellington County Land Division Committee in December 2023. The consent will sever a 1.2ha (2.9 ac) parcel with an existing dwelling and garage from the retained 64.6 ha (159.6 ac) agricultural parcel under the surplus farm dwelling policies.

Tammy Pringle

From: Hodgins, Allan (MTO) <Allan.Hodgins@ontario.ca>
Sent: February 14, 2024 2:41 PM
To: Karren Wallace
Cc: Tammy Pringle
Subject: RE: NOTICE OF PUBLIC MEETING TO CONSIDER AMENDMENTS TO ZONING BY-LAW: ZBA 02/24 7738 Sideroad 8 E
Attachments: NOTICE OF PUBLIC MTG ZBA 02-24 Mapleton Pork.pdf; Cover Letter Van Harten ZBA 02-24 Mapleton Port.pdf; APPLICATION ZBA 02-24 Mapleton Pork (redacted).pdf; ZONE PTLOT 18 (ALTENA) UTM 2010.pdf

Hello Karren & Tammy,

The Ministry of Transportation (MTO) has no objection to this application (ZBA 02/24). The subject property (7738 Sideroad 8 E, Kenilworth ON) is located beyond our limits of permit control and therefore MTO review, approval and permits will not be required.

Thank you for the opportunity to review and comment.

Regards,

Allan Hodgins | **Corridor Management Planner**

Ph. (226) 973-8580 | Fax (519) 873-4228

E-mail: allan.hodgins@ontario.ca



The Ministry of Transportation of Ontario

West Operations Branch | Corridor Management Section, West

4th Floor | 659 Exeter Road, London, Ontario, N6E 1L3

For General Inquiries, Pre-consultations or Permit Application, please see our automated system: <https://www.hcms.mto.gov.on.ca>

From: Tammy Pringle <tpringle@wellington-north.com>
Sent: February 14, 2024 2:37 PM
Subject: NOTICE OF PUBLIC MEETING TO CONSIDER AMENDMENTS TO ZONING BY-LAW: ZBA 02/24 7738 Sideroad 8 E

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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

March 1, 2024

via email

GRCA File: ZBA02-24 – 7738 Sideroad 8 East

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 02/24
7738 Sideroad 8 East, Township of Wellington North
Mapleton Pork Ltd.

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 lands contain watercourses, floodplain, wetlands, and the regulated allowance adjacent to these features. A copy of GRCA's resource mapping is attached.

Due to the presence of the features noted above, portions of the subject lands are 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 to prohibit any future residential development on the retained parcel. This application is required to satisfy a condition of approval for the related consent application B101-23. The existing rural residential uses will continue on the severed parcel 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 B101-23. 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.

Sincerely,



Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Mapleton Pork Ltd. c/o Rik Altena (via email)
Jeff Buisman, Van Harten Surveying Inc. (via email)



Date: Mar 01, 2024
 Author: ah

ZBA 02/24 - 7738 Sideroad 8 East

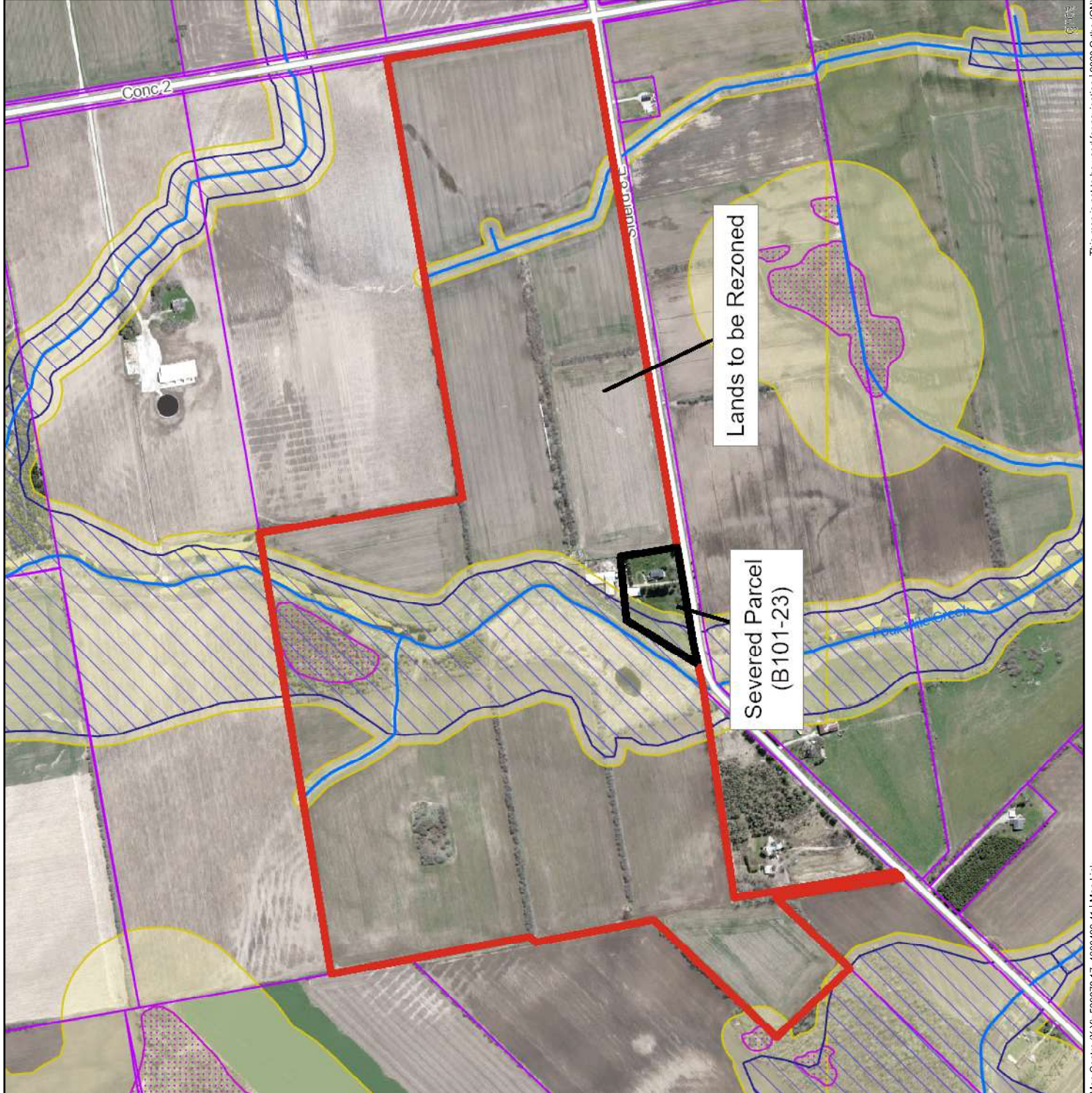
- Legend**
- Regulation Limit (GRCA)
 - Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Floodplain - Special Policy Area (GRCA)
 - Slope Erosion (GRCA)
 - Steep
 - Oversteep
 - Toe
 - Slope Valley (GRCA)
 - Steep
 - Oversteep
 - Regulated Watercourse (GRCA)
 - Regulated Waterbody (GRCA)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

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Scale 1:8,357

NAD83 UTM zone 17 (EPSG:26917)



This map is not to be used for navigation | 2020 Ortho (ON)

Map Centre (X,Y): 532878.17, 4860498.41 | Map_Link