

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING AGENDA MARCH 25, 2024 @ 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:

<https://us02web.zoom.us/j/84419948726>

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: 844 1994 8726

**PAGE  
NUMBER**

**CALLING TO ORDER**

**DISCLOSURE OF PECUNIARY INTEREST**

ZBA 03/24 Lloyd G Martin

**OWNERS/APPLICANT**

ZBA 03/24 Lloyd G Martin

**LOCATION OF THE SUBJECT LAND**

The land subject to the proposed amendment is described as Part of Lot 13, Concession 5 N with the civic address of 7517 Sideroad 6 East. The subject property is approximately 41.4 ha (102.3 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 a portion of the subject lands (approx. 0.8 ha) from Agricultural (A) Zone to Agricultural Site Specific (A-xx) Zone, in order to permit the construction of a Parochial School. 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 March 4, 2024.

## **PRESENTATIONS**

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

- Planning Report dated March 15, 2024

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

## **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**

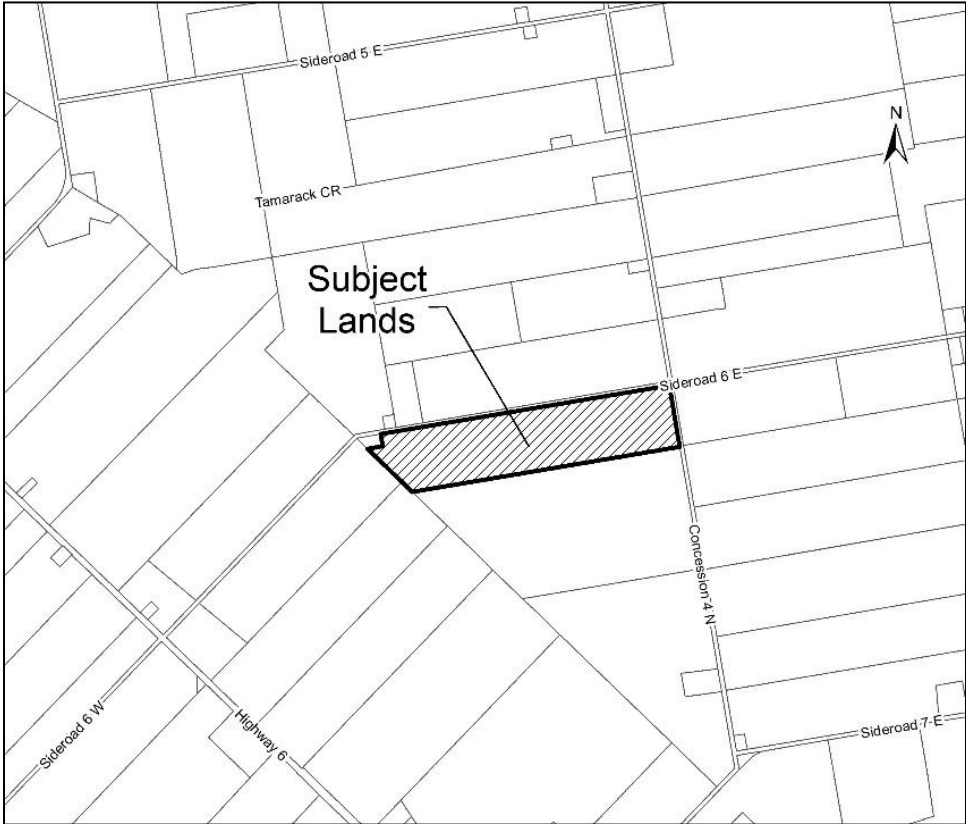
## **COMMENTS/QUESTIONS FROM COUNCIL**

## **ADJOURNMENT**

Recommendation:

THAT the Public meeting of March 25, 2024 be adjourned at

ZBA 03/24 7517 SIDEROAD 6 E – LLOYD G MARTIN





## PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

DATE: March 15<sup>th</sup>, 2024  
TO: Darren Jones, C.B.O.  
Township of Wellington North  
FROM: Jessica Rahim, Senior Planner  
Jamie Barnes, Junior Planner  
County of Wellington  
SUBJECT: Parochial School (Lloyd Martin)  
7517 Sideroad 6 E  
Zoning By-law Amendment (ZBA 03/24)

### PLANNING OPINION

This purpose of this zoning amendment is to rezone a portion of the lands (approximately 0.8 ha) from Agricultural (A) to Agricultural Exception Zone to facilitate the development of a new parochial school. The Official Plan provides policies to address this type of development in the prime agricultural area.

Planning Staff are of the opinion that the zoning by-law amendment to permit a parochial school on the property is consistent with Provincial Policy and conforms with the County Official Plan.

Planning Staff have also prepared a draft zoning by-law amendment for Council's consideration. A copy of the draft by-law is attached as Schedule 1 to this report.

### INTRODUCTION

The land subject to the proposed amendment is described as Part Lot 13, Concession 5 N, with a civic address of 7517 Sideroad 6 East. The property is approximately 41.4 hectares (102.3 acres) in size with an existing dwelling, shed, barn and manure tank.

### PROPOSAL

The purpose of the amendment is to rezone a portion of the subject lands (approx. 0.8 ha) from Agriculture (A) Zone to Site Specific Agriculture (A-124) Zone to allow the construction of a new parochial school.



Figure 1. 2020 Aerial photo

## **PROVINCIAL POLICY STATEMENT (PPS)**

The subject property is considered to be within the RURAL AREA. Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Ontario's rural areas have diverse population levels, natural resources, geographies and physical characteristics, and economies. Across rural Ontario, local circumstances vary by region.

Section 1.1.4.1 states that:

Healthy, integrated and viable areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;

And Section 1.1.5.4 states that:

Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

## **WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS. Identifying features include Grand River Conservation Authority Flood Plain, Wetlands, and Slope Valley in the Wellington County Official Plan. The proposed parochial school is located outside the Core Greenland features on the property. Section 6.4.8, permits Community Services Facilities. This includes schools for "...schools, churches and cemeteries required for local communities that rely extensively on horse drawn vehicles as their sole means of transportation." It is our understanding that the proposed parochial school will be servicing the local Mennonite Community, who rely exclusively on horse and buggy transportation.

The establishment of new community service facilities may only be allowed through a zoning by-law amendment where need and alternative locations have been adequately addressed. Section 4.3.3 of the Official Plan provides policy direction in this regard. The surrounding livestock facilities are not further impacted or limited with respect to MDS 1 or MDS 11.

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

The subject lands are currently zoned Agricultural (A) and Natural Environment (NE). The draft by-law will place a portion of the subject property approximately 0.8 ha (2 ac) within the Agricultural Exception Zone. The site specific provision will allow for an additional use of a parochial school and associated accessory uses subject to the regulations for reduced lots in an Agricultural zone.

## **PLANNING DISCUSSION**

### **Land Use Compatibility**

It is the County's position that an Agricultural Exception zone is preferable to an Institution (IN) zone for regulating parochial schools. Applying a site specific agricultural zone will not further affect MDS since it is still considered an agricultural use, however it will limit any other institutional uses which may not be compatible in a Prime Agricultural area.

### **Minimum Distance Separation (MDS) Document**

Section 2.3.3.3 of the PPS requires that new land uses in prime agricultural areas, shall comply with the minimum distance separation formulae. MDS guideline 37 (MDS Setbacks for Churches, Schools, and Cemeteries Used Primarily by Community Reliant on Horse-Drawn Transportation) states:

*“Normally churches, schools and cemetery are considered Type B land uses as they are institutional uses; however, existing, new and expanding churches, school and cemeteries intended to primarily serve a community which relies on horse-drawn vehicles as a predominate mode of transportation, shall be considered as Type A land uses for the purpose of both MDS I and MDS II.”*

Planning Staff are satisfied that MDS I setbacks are met to the Type A (parochial school) use and we have no concerns.

**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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Jamie Barnes,  
Junior Planner



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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 a portion of the lands described as Part Lot 13, Concession 5 N, with a civic address of 7517 Sideroad 6 E, as shown on Schedule "A" attached to and forming part of this By-law from: **Agricultural (A) to Agriculture Exception (A-124).**
- 2. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

<p><b>33.124</b></p> <p><b>Part Lot 13, Conc 5 N</b></p>	<p><b>A-124</b></p>	<p>In addition to the uses permitted in the Agriculture (A) Zone, and notwithstanding any other sections of this by-law to the contrary, a parochial school is also permitted, serving a local community that relies extensively on horse drawn vehicles as their sole means of transportation.</p>
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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.
- 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

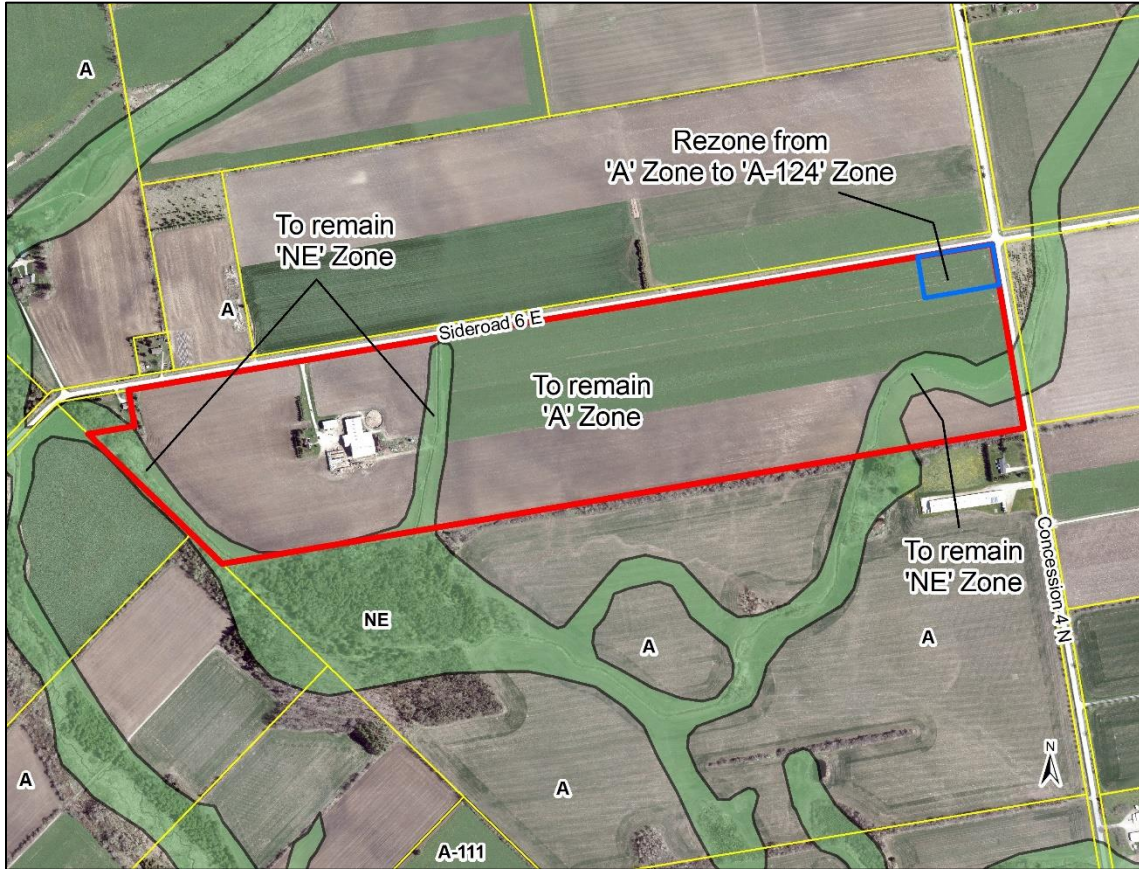
\_\_\_\_\_  
CLERK



THE TOWNSHIP OF WELLINGTON NORTH

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

Schedule "A"



Passed this \_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



## EXPLANATORY NOTE

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

**THE SUBJECT LANDS** being rezoned is described as Part Lot 13, Concession 5 N, with a civic address of 7517 Sideroad 6 East. The subject property is approximately 41.4 ha (102.3 ac) in size and is currently zoned Agricultural (A) and Natural Environment (NE) zone.

**THE PURPOSE AND EFFECT** of the amendment is to rezone a portion of the property from Agricultural (A) to Agricultural Site Specific (A-124) to permit the development of a parochial school.