

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING MINUTES APRIL 8, 2024 AT 2:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING
<https://www.youtube.com/watch?v=1k-caIMLZkM>**

Members Present: Mayor: Andrew Lennox
Councillors: Lisa Hern
Steve McCabe
Penny Renken

Members Absent: Councillor: Sherry Burke

Staff Present:

Chief Administrative Officer: Brooke Lambert
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Executive Assistant to CAO: Tasha Grafos
Director of Finance: Jeremiah Idialu
Human Resources Manager: Amy Tollefson
Chief Building Official: Darren Jones
Manager of Transportation Services: Dale Clark
Manager Community & Economic Development: Mandy Jones
Economic Development Officer: Robyn Mulder
Economic Development Officer: Dale Small
Recreation Service Manager: Tom Bowden
Senior Planner: Jessica Rahim

CALLING TO ORDER

Mayor Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

OWNERS/APPLICANT

ZBA 04/24 Alette Holsteins Inc.

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Concession 5, East Part Lot 6 with civic address of 7572 Sideroad 3 E. The subject property is approximately 40 ha (98.84 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 severed agricultural portion of the property to prohibit any future residential development. This rezoning is a condition of severance application B90/23, that was granted provisional approval by the Wellington County Land Division Committee. This application would sever a 37.13 ha (91.8 ac) vacant agricultural parcel for existing and proposed agricultural uses. A 4.16 ha (10.3 ac) rural residential parcel would be retained with an existing dwelling. 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 14, 2024.

PRESENTATIONS

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

- Planning Report dated March 28, 2024

Planning Opinion

The purpose of this zoning amendment is to prohibit future residential development on the severed agricultural portion of the subject land. This rezoning is a condition of severance application B90/23, that was granted provisional consent by the Wellington County Land Division Committee. The consent will sever a 37.13 ha (91.8 ac) agriculture parcel from the retained 4.16 ha (10.3 ac) rural residential parcel with an existing dwelling.

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, East Part Lot 6 with civic address of 7572 Sideroad 3 E. The proposal is a condition of a recent severance application B90/23 on the property. The proposed severed parcel is a 37.13 (91.8 ac) vacant agricultural parcel. A rural residential parcel of 4.16 ha (10.3 ac) with an existing dwelling is retained.

PROPOSAL

The purpose of the application is to rezone a portion of the subject land to restrict future residential development on the severed agricultural lot. This rezoning is a condition of severance application B90/23, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the vacant agriculture lot from the retained rural residential lot with an existing dwelling 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, GREENLANDS and MINERAL AGGREGATE AREA (Ghent pit). The identified environmental features are a Significant Wooded Area and Saugeen Valley Conservation Authority regulated Hazard Lands. 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), Natural Environment (NE), and Mineral Aggregate Area Exception (EI-117). 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 zone, which will restrict any future residential development on the severed agricultural parcel. The portion of the subject land that is zoned EI-117 will remain on the proposed severed parcel as it falls in line with the mineral aggregate official plan designation on the subject property. The EI-117 zone also restricts residential dwellings.

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

Michael Oberle, Environmental Planning Coordinator, Saugeen Valley Conservation Authority

- Email dated March 28, 2024 (No Objections)

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

Bill Nelson, Agent, explained that the parcel with the extractive designation and the one with the house had inadvertently been merged in the past. This amendment will tidy things up and allow the surplus farm dwelling.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor Hern inquired what happens if the zoning by-law amendment is not approved, stating the size seems excessively large, but she understood that it is not prime farmland. It's not class 1, 2 or 3 farmlands. Ms. Rahim responded that if the zoning amendment isn't approved the condition of severance would not be met and the consent would not be finalized. In terms of the size of the parcel, they start with the PPS, then the County OP and then the Zoning By-law, with each document being more specific. It has been consistent across Wellington County to allow for larger residential parcels if it follows the natural features on the property.

Mayor Lennox reminded Council that they have the opportunity to comment on the severance applications before they go to the Land Division Committee. There is a public open process to comment. There was concern raised at Land Division about the size of the parcel in this case, but it was approved largely because it is along the stream and the natural features as opposed to the farmable land.

ADJOURNMENT

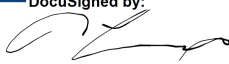
RESOLUTION: PM-2024-004

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Public meeting of April 8, 2024 be adjourned at 2:47 p.m.

CARRIED

DocuSigned by:

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MAYOR

DocuSigned by:
Karren Wallace
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CLERK