

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING AGENDA APRIL 8, 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/85259245753>

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: 852 5924 5753

**PAGE  
NUMBER**

**CALLING TO ORDER**

**DISCLOSURE OF PECUNIARY INTEREST**

**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. *The location is shown on the map attached.* 3

**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 4

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

Michael Oberle, Environmental Planning Coordinator, Saugeen Valley Conservation Authority

- Email dated March 28, 2024 (No Objections) 9

## **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**

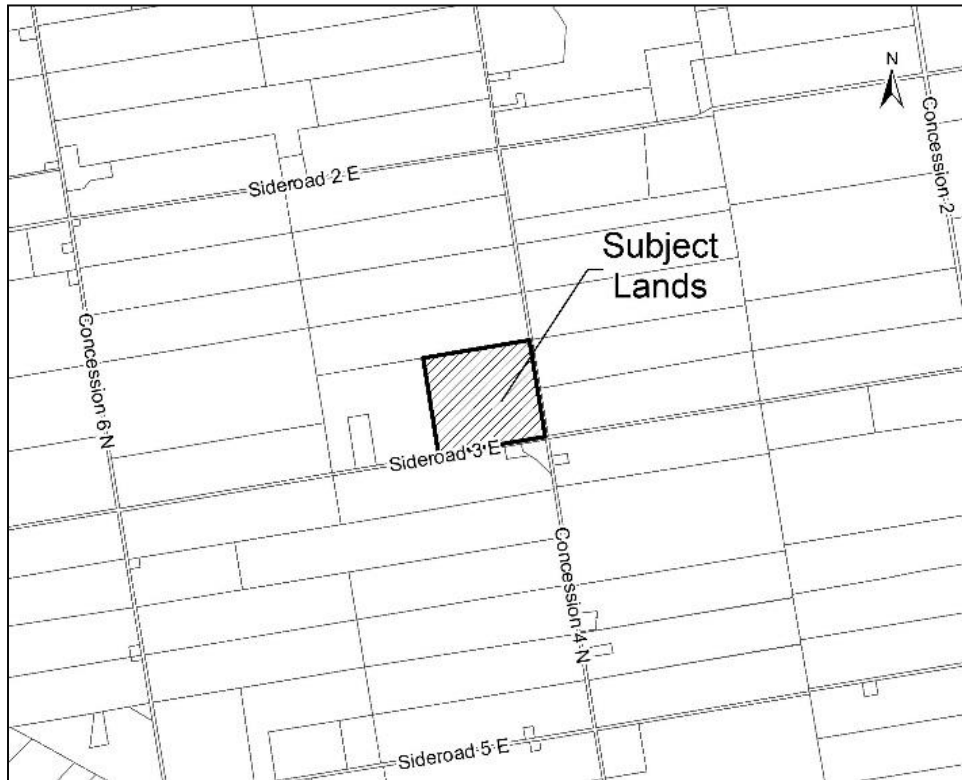
## **COMMENTS/QUESTIONS FROM COUNCIL**

## **ADJOURNMENT**

Recommendation:

THAT the Public meeting of April 8, 2024 be adjourned at

ZBA 04/24 7572 SIDEROAD 3 EAST (ALETTE HOLSTEINS INC.)





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

**DATE:** March 28<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:** **Alette Holsteins Inc.**  
**Concession 5, East Part Lot 6**  
**7572 Sideroad 3 E**  
**Zoning By-law Amendment (ZBA 04/24)**

**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. The location of the property is shown on Figure 1.

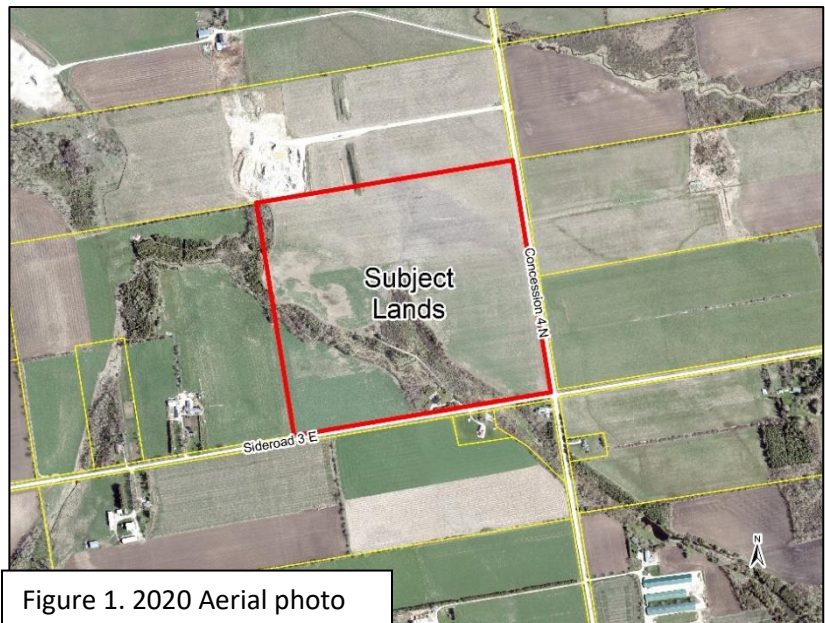


Figure 1. 2020 Aerial photo

## **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**

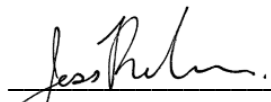
The subject lands are zoned Agricultural (A), Natural Environment (NE), and Mineral Aggregate Area Exception (EI-117). Permitted uses in the Agricultural zone include agricultural uses, single detached dwellings and accessory uses, buildings and structures. This zoning amendment will apply the standard 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.

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, East Part Lot 6 with civic address of 7572 Sideroad 3 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 from the date of passing by Council and come into force in accordance with the requirements 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

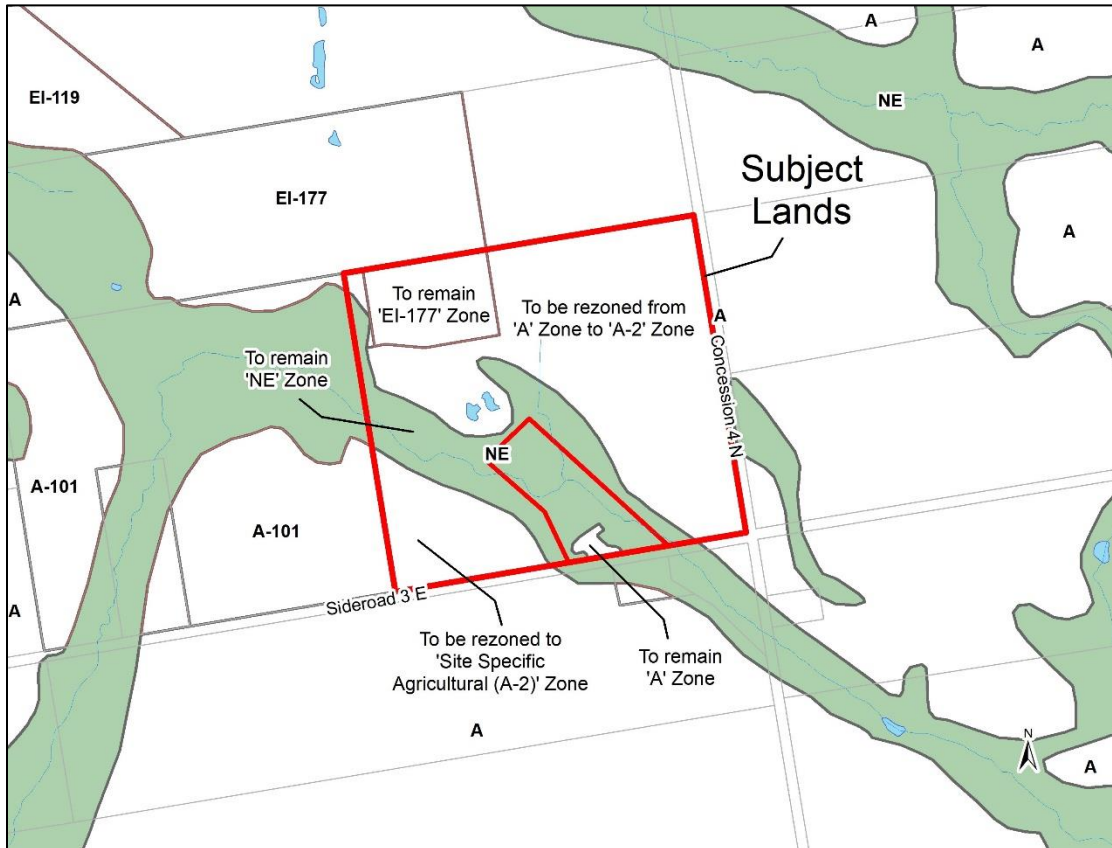
\_\_\_\_\_.

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, Part Lot 6 with civic address of 7572 Sideroad 3 E. The lands subject to the amendment is 37.13ha (91.8 ac) in size and are currently zoned Agriculture (A), Natural Environment (NE) and Agricultural Exception (E1-117) zone.

**THE PURPOSE AND EFFECT** of the amendment is to rezone the subject lands to restrict future residential development on the severed agricultural parcel. This rezoning is a condition of severance application B90/23, that is granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 37.13 ha (91.8 ac) vacant agriculture parcel from the retained 4.16 ha (10.3 ac) rural residential parcel with an existing dwelling under the surplus farm dwelling policies.



## Tammy Pringle

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**From:** Michael Oberle <m.oberle@SVCA.ON.CA>  
**Sent:** March 28, 2024 12:12 PM  
**To:** Tammy Pringle  
**Cc:** Karren Wallace; Darren Jones; Steve McCabe  
**Subject:** SVCA comments - ZBA 04/24 7572 Sideroad 3 E

Good afternoon,

SVCA provided comments dated December 6, 2023 regarding the related B90-23 file that is directly related to the current application.

SVCA does not have any additional comments to provide for the ZBA 04/24 file.

The ZBA 04/24 application is generally acceptable to the SVCA.

I trust that the above is helpful, any questions, please do not hesitate to contact me.

Kind regards,

Mike

Michael Oberle

*Environmental Planning Coordinator*

Cell: 519-373-4175

1078 Bruce Road 12, PO Box 150, Formosa, ON N0G 1W0

m.oberle@svca.on.ca

[www.saugeenconservation.ca](http://www.saugeenconservation.ca)

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**From:** Tammy Pringle <tpringle@wellington-north.com>  
**Sent:** Wednesday, March 13, 2024 3:17 PM  
**Subject:** NOTICE OF PUBLIC MEETING TO CONSIDER ZONING BY-LAW AMENDMENT: ZBA 04/24 7572 Sideroad 3 E

**\*\*[CAUTION]: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.**

## **TOWNSHIP OF WELLINGTON NORTH**

### **A NOTICE OF A PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE COMPREHENSIVE ZONING BY-LAW 66-01**

**APPLICATION NUMBER: ZBA 04/24**

**TAKE NOTICE** that the Council of the Corporation of the Township of Wellington North has received a complete application to consider a proposed amendment to the Comprehensive Zoning By-law 66-01, pursuant to Section 34 of the *Planning Act, R.S.O. 1990*, as amended.

**A Public Meeting** will be held by the Wellington North Council to consider this on:

**Monday, April 8, 2024 @ 2:00 p.m.**

#### **HOW TO JOIN**

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

Please click this URL to join. <https://us02web.zoom.us/j/85259245753>

Description: Public Meeting Under the Planning Act

Join by phone:

Dial: 855 703 8985 (Toll Free) or 1 438 809 7799 (*long distance charges may apply*)

Webinar ID: 852 5924 5753

Or

Attend in person:

Township of Wellington North, Administration Office, Council Chambers

7490 Sideroad 7 West, Kenilworth

#### **Location of the Subject Land**

The lands 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. The location is shown on the map below.

#### **The 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.