

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING MINUTES MARCH 11, 2024 AT 2:00 P.M.  
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH  
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING  
<https://www.youtube.com/watch?v=ksmH8b4rCqM>**

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

**Staff Present:**  
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  
Senior Project Manager: Tammy Stevenson  
Manager of Transportation Services: Dale Clark  
Manager Environment & Development Services: Corey Schmidt  
Manager Community & Economic Development: Mandy Jones  
Economic Development Officer: Robyn Mulder  
Economic Development Officer: Dale Small  
Community Development Coordinator: Mike Wilson  
Deputy Fire Chief: Callise Loos  
Senior Planner: Jessica Rahim

#### **CALLING TO ORDER**

Mayor Lennox called the meeting to order.

#### **DISCLOSURE OF PECUNIARY INTEREST**

Councillor Hern declared an indirect pecuniary interest with Application ZBQ 01/24 Wriighthaven Farms Ltd. (Stuart Wright) as she is in the prescribed notification area of the consent application.

#### **OWNERS/APPLICANT**

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

Councillor Hern left the meeting as she had declared a pecuniary interest.

#### **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.

#### **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

### **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.

### **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.

**CORRESPONDENCE FOR COUNCIL'S REVIEW**

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

- Email received February 14, 2024 (No Objection)

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated March 1, 2024 (No Objection)

**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**

Haily Keast, Van Harten Surveying Inc., Agent for the Applicant, was present to answer any questions.

**COMMENTS/QUESTIONS FROM COUNCIL**

Councillor McCabe inquired about the status of the portion of property that the Township Road went through. Darren Jones, CBO, stated that it is another step that the applicants are working towards with Township staff and is outside of this application.

Council McCabe questioned if there is any way that the bank barn can stay with the severed parcel rather than have it demolished. CBO Jones stated that Council could amend the by-law to allow the bank barn to stay. Council will want to consider if it

appropriate to have an agricultural building on a residential lot, and the maintenance of a bank barn left empty.

Councillor McCabe asked if the family would have use of the barn after it is severed. Andrew Wright, Applicant Representative, stated that they were not planning to use it for animals. Ms. Keast commented that originally the intention was to keep it, but it is over the area allowance for a hobby barn. They talked with Township staff and their client, who was okay with demolishing it.

Mayor Lennox explained that Council could amend the by-law but there is some potential concern about a livestock facility on a small residential parcel of land. If it is on the agricultural parcel, then it has an MDS issue if it's a barn. Or it should go through a change of use process to declare it not a barn. Ms. Rahim stated that it is typical to request the barn be demolished.

Janet Harrop, WFA, Past Chair, stated that it is usually recommended that anything larger than hobby barn and other buildings demolished because from a by-law perspective to enforce if you are only going to permit a few nutrient units in the barn. It may be in the family now but, with a barn of that size and another land owner owning the parcel in the future having a large barn that is not classified as a hobby barn in the provincial policy is setting up potential future conflict.

Councillor Hern returned to the meeting.

#### **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.

#### **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

### 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.

### 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.

**CORRESPONDENCE FOR COUNCIL'S REVIEW**

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

- Email received February 14, 2024 (No Objection)

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated March 1, 2024 (No Objection)

**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**

Haily Keast, Van Harten Surveying Inc., Agent for the Applicant, was present to answer any questions, and commented that the shed on the severed parcel will remain, but the barn will be demolished.

**COMMENTS/QUESTIONS FROM COUNCIL**

No comments or questions from Council.

**ADJOURNMENT**

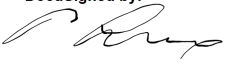
RESOLUTION: PM-2024-002

Moved: Councillor Burke

Seconded: Councillor Renken

THAT the Public Meeting of March 11, 2024 be adjourned at 2:23 pm.

CARRIED

DocuSigned by:  
  
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**MAYOR**

DocuSigned by:  
*Karren Wallace*  
F60A115C71924C9...  
**CLERK**