

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING AGENDA JULY 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/84972325088>

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 7232 5088

**PAGE
NUMBER**

CALLING TO ORDER

DISCLOSURE OF PECUNIARY INTEREST

ZBA 10/24 Clark Brothers Contracting Ltd.

ZBA 11/24 Shirley & Reg Small

OWNERS/APPLICANT

ZBA 10/24 Clark Brothers Contracting Ltd.

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Plan Crown Svy Part Park Lots 1 and 2, S Macaulay St, RP;61R20566, Part 1. with a civic address of 510 Eliza St, Arthur, Wellington North. The subject property is approximately 2.04 ha (5.04 ac). *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 Industrial (M1) to a Site Specific Industrial (M1-x) Zone to facilitate the construction of a ready-mix concrete plant and recognize a reduced lot frontage. 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 June 13, 2024.

PRESENTATIONS

Jessica Rahim, Senior Planner, County of Wellington, Township of Wellington North

- Planning Report dated June 28, 2024 5

Teeswater Concrete Presentation

- Ron Davidson, Ron Davidson Land Use Planning Consultant Inc – Planning Justification Report;
- Matt Nelson, GEI Consultants – Site Servicing, ECA and Concrete Ontario Audit Process;
- Slavi Grozev, RWDI Consulting Engineers and Scientists – Noise Expert; and
- Sarah Pellat, RWDI Consulting Engineers and Scientist – Air Quality Expert

CORRESPONDENCE FOR COUNCIL'S REVIEW

Jessica Conroy, Resource Planner, grand River Conservation Authority

- Email dated June 26, 2024 (No Objection) 11

REQUEST FOR NOTICE OF DECISION

The by-law will be considered at a future council 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 11/24 Shirley & Reg Small

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Concession 12 Part Lot 2 with a civic address of 9598 Lover's Lane, Wellington North. The subject property is approximately 19.31 ha (47.73 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 B13/24, that was granted provisional approval by the

Wellington County Land Division Committee. The consent will sever a 0.41 ha (1.01 ac) rural residential parcel with an existing dwelling and shed. A 18.9 ha (46.72 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 June 14, 2024.

PRESENTATIONS

Jessica Rahim, Senior Planner, County of Wellington, Township of Wellington North

- Planning Report dated June 28, 2024 15

CORRESPONDENCE FOR COUNCIL'S REVIEW

Vivian Vanceeder, Environmental Planning Technician, Saugeen Conservation

- Letter dated March 25, 2024 RE: Severance B13-24 (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 July 8, 2024 be adjourned at

ZBA 10/24 CLARK BROTHERS CONTRACTING LTD. - 510 ELIZA STREET





PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development
Department

DATE: June 28th, 2024
TO: Darren Jones, CBO
Township of Wellington North
FROM: Jessica Rahim, Senior Planner
County of Wellington
SUBJECT: **Clark Brothers Contracting c/o Steve Clark (Teeswater Concrete)
Part Park Lots; 1 and 2 S Macaulay St
510 Eliza Street
Zoning By-law Amendment (ZBA10-24)**

PLANNING SUMMARY

The purpose and effect of the proposed amendment is to rezone a portion of the subject lands from Industrial (M1) to a Site Specific Industrial (M1-Y) Zone to facilitate the construction of a ready-mix concrete plant (severed lands). A related consent application (B49/24) has been submitted to the County of Wellington which proposes to sever the rear portion of the lot off for the proposed concrete plant. The proposed zoning by-law amendment also recognizes a reduced front yard setback (retained lands) that will result from the proposed consent application and construction of an access road.

The purpose of this report is to provide the Township with an overview of the proposed zoning by-law amendment application and facilitate the public meeting. Further, this statutory public meeting will provide the opportunity for the community and area residents to ask questions and seek more information from the applicant. It will also provide an opportunity for the applicant to address any concerns that may have been raised through the notification process.

Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final report and By-law for Councils consideration.

INTRODUCTION

The land subject to the proposed amendment is described as Plan Crown Svy Part Park Lots 1 and 2, S Macaulay St, RP 61R20566, Part 1 with a civic address of 510 Eliza St, Arthur, Wellington North. The subject property is approximately 2.04 ha (5.04 ac). The location of the subject lands is shown in Figure 1.



Figure 1: Location of subject lands (Source: County of Wellington 2020)

PROPOSAL

The purpose and effect of the proposed amendment is to rezone the subject lands from Industrial (M1) to a Site Specific Industrial (M1-Y) Zone to facilitate the construction of a ready-mix concrete plant on the rear portion of the property, and a Site Specific Industrial (M1-X) Zone to recognize a reduced front yard setback that will result from the proposed consent application and construction of an access road.

SUPPORTING STUDIES

The applicant has submitted the following technical reports and studies in support of the proposed applications:

- A Planning Justification Report prepared by Ron Davidson Land Use Planning Consultant Inc.
- A letter of environmental compliance prepared by the Ready Mixed Concrete Association of Ontario.
- A letter outlining additional approvals required prepared by GM BluePlan Engineering Ltd.
- A preliminary Functional Servicing Report prepared by GM BluePlan Engineering Ltd.

CONSENT APPLICATION

A related consent application (B49/24) has been filed which proposes to sever the subject lands to facilitate the construction of a ready-mix concrete plant on the rear portion of the property. This application is currently being reviewed and will be brought to Land Division Committee in September 2024. Figure 2 shown below.

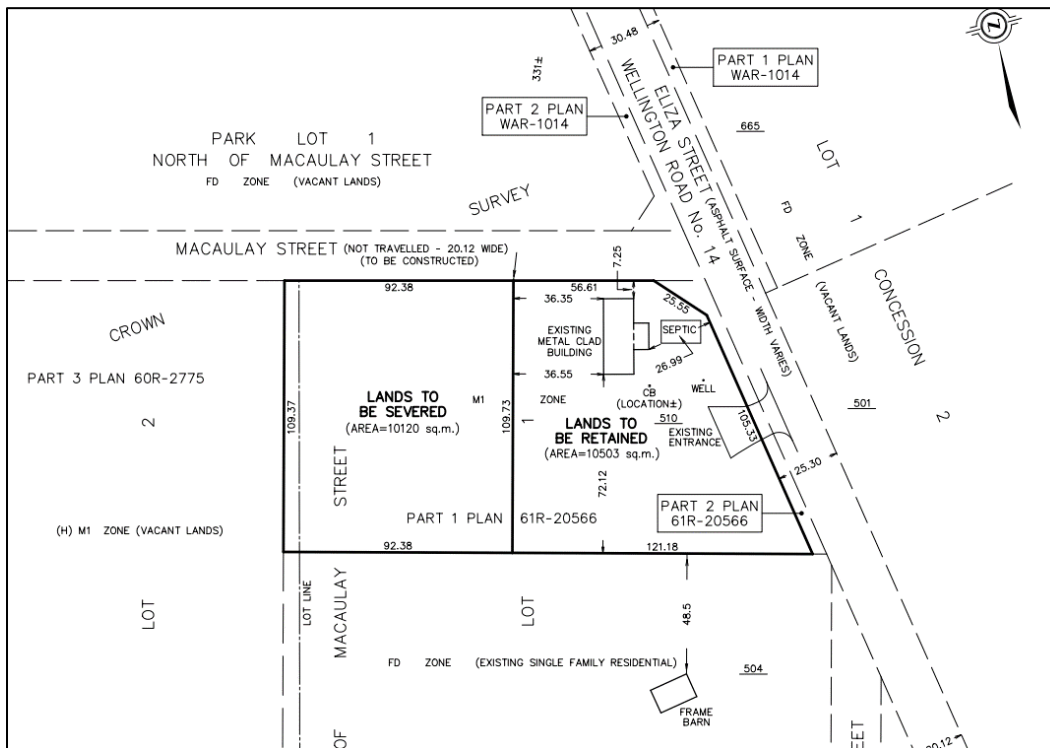


Figure 2. Severance application sketch prepared by J.D. Barnes Limited

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is located within the settlement area of Arthur. Section 1.1.3.1 states that settlement areas shall be the focus of growth and development. Settlement areas are encouraged to include a mix of densities and land uses.

Section 1.3.1 of the PPS Employment policy, states that Planning authorities shall promote economic development and competitiveness by providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

Section 1.6.6.4 of the PPS Infrastructure and Public Service Facilities, states that “Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.”

A PLACE TO GROW

The Growth Plan for the Greater Golden Horseshoe (GGH) provides growth management policy direction for the GGH, which includes Wellington County. All planning decisions are required to conform to the applicable policies and provisions of the Growth Plan.

Section 2.2.1.4 of the Plan seeks to achieve a complete community including a diverse mix of lands uses and provide for a more compact built form and vibrant public realm. According to Employment Policy 2.2.5.1 (a), “Economic development and competitiveness in the GGH will be promoted by: making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities.”

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated INDUSTRIAL in the Primary Urban Centre of Arthur. Urban Centres are intended to be the focus for industrial development in Wellington County. The design and servicing of high quality industrial areas is essential to the future prosperity of the County.

In the Industrial Designation permitted uses include, but are not limited to: manufacturing, processing, fabricating, assembly, warehousing and repair establishments. Public and private services and utilities, transport facilities, storage yards and a municipal sewage treatment plant may also be permitted. The Zoning By-law may prohibit certain industrial uses which, by their nature, would have a detrimental impact on the community.

Certain commercial uses requiring large sites or which may not be suitable in a commercial area due to their nature may also locate within Industrial areas. Such uses may include heavy equipment sales and services, factory or wholesale outlets, mini-warehouses, and truck or auto repair shops.

Office uses are permitted in the Industrial designation subject to provisions of the Zoning By-law.

The Zoning By-law may also permit buildings, structures and uses accessory to a permitted use, such as a cafeteria or a retail outlet for goods produced on site, but excluding any residential uses.

According to Section 8.7.4, in developing new industrial areas, consideration shall be given to the following:

- a) industrial traffic should be directed away from residential neighbourhoods wherever practical;
- b) appropriate setbacks, parking requirements, landscaping, screening, outdoor storage and yard requirements will be placed within the Zoning By-law;
- c) encouraging buildings which make use of attractive building materials, particularly on the front walls;
- d) the Zoning By-law may contain a variety of industrial zones and shall include provisions for light industrial uses and setbacks from adjacent parks or other sensitive uses;
- e) visual screening such as plantings, fencing or other similar forms of buffering shall be required where an industrial area abuts a residential or institutional area and may be required adjacent to commercial areas. The zoning by-law shall establish standards for buffering in these situations and site plan control shall be applied to such properties;
- f) separation distances from existing incompatible land uses; and
- g) proper siting and containment facilities of chemicals used on site for uses within a vulnerable area and/or Communal Well Policy Area in accordance with Sections 4.9.5 and 4.9.5.13 of this Plan.

In regards to servicing; Section 11.2.4 h) states that “where municipal and private communal services are not available in an urban centre and it is not reasonable to anticipate these services, individual on-site sewage and water services may be used in accordance with a servicing options assessment.”

ZONING BY-LAW

The subject lands are zoned Industrial (M1). The Industrial zone permits a range of uses, including manufacturing, processing of materials, a contractor’s yard, business office and parking area.

Under Section 6.35.2, a concrete plant is prohibited throughout the Township unless specifically permitted in a zone or by an amendment to this By-law. Therefore, the applicant is seeking to rezone the proposed severed lands from Industrial (M1) to a Site Specific Industrial (M1-Y) Zone to facilitate the construction of a ready-mix concrete plant.

The applicant is also requesting to rezone the proposed retained lands from Industrial (M1) to a Site Specific Industrial (M1-X) Zone. Through the consent process, Macaulay Street will be constructed to provide frontage on an open public road for the proposed severed lands, which will result in the existing side yard becoming the new front yard. As a result, the applicant is seeking relief from the minimum front yard setback requirement identified in Section 24.2.3 for the existing building on the proposed retained parcel of 7.25 m (23.7 ft), whereas the By-law requires a minimum of 7.6 m (24.9 ft).

Planning Staff recognize there was a minor variance application (A01/18) approved in 2018 for the subject lands. A variance was to permit a private well and septic system for the purpose of servicing the shop/office on the property.

PLANNING DISCUSSION

Additional Approvals Required

In addition to the local zoning amendment requirements, the applicant's engineer has identified the following addition of approvals as required from the province to establish a concrete plant on the property:

- Environmental Compliance Approval for Stormwater under the Ontario Water Resources Act (OWRA);
- Approval (ECA or Environmental Activity Site Registration) for Air and Noise; and
- In the event daily water taking exceeds 50,000 L/day, a Permit to Take Water (PTTW) would be required from the MECP under the OWRA

The applicant has also described that the concrete plant will be registered with the Ready-Mix Concrete Association of Ontario.

Access

The proposed concrete plant fronts onto Macaulay Street, which is currently unopened. The applicant will be required to construct 77 m of the road at their expense. Access to the proposed concrete plant will be through a 12 m wide entrance and driveway from this new road. As indicated in the justification report, future development on lands to the west of the subject property may result in the remainder of the road being constructed. The retained lands will continue to gain access from Eliza St.

Compatibility

Noise and Dust: According to applicant's engineer, noise and dust emissions will be addressed through required ECA approvals by the province. Planning Staff note that there are several existing dwellings located nearby for which the approvals will have to consider. As part of the future Site Plan Approval process there is the opportunity for the Township to further address these matters with the implementation of berming and landscape buffering.

Municipal Servicing: The applicant is proposing to utilize a private well and septic system for the operation. The applicant has indicated that they do not expect to require a permit to take water from the MOECC as they will not be utilizing more than 50,000 L per day. The applicant has recognized that upon the future availability of municipal servicing "the well and septic system on the severed parcel will be decommissioned and the development will be required to connect to this municipal infrastructure".

Traffic: The subject lands are located adjacent to Eliza St. and are located within the Arthur industrial area. County Roads Staff have reviewed the proposal and do not require a traffic impact study based on the expected traffic generation of the operation.

Stormwater Management: According to the Functional Servicing Report, the stormwater management design will “utilize infiltration galleries, lot level controls and on-site water quality measures to mitigate affects of the facility construction.”

Wash Water Management: Planning Staff are requesting that the applicant provide additional detail and information on wash water management (i.e., wash water from cleaning trucks, etc.).

Site Plan Approval

The proposed development will be subject to Site Plan Review by the Township. Final Site design, grading, servicing, stormwater management, buffering, parking, fencing etc. matters are reviewed as part of the site plan review.

Draft Zoning By-law

Draft zoning by-law wording has been prepared by the applicant’s planner in support of the application. The following wording is suggested for the text of the Zoning By-law Amendment:

Draft wording for the proposed retained parcel (existing contractors business):

Notwithstanding their ‘M1’ zoning, those lands shown as ‘M1-x’ shall be used in accordance with the provisions of Section 24.2 excepting however that the minimum front yard shall be 7.25 metres.

Draft wording for the proposed severed parcel (proposed concrete plant):

Notwithstanding their ‘M1’ zoning, those lands shown as ‘M1-y’ shall be used in accordance with the permitted uses of Section 24.1 excepting however that a ready-mix plant shall be permitted.

NEXT STEPS

Planning Staff request that a site plan be submitted. Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final recommendation report and a draft zoning by-law amendment for Council’s consideration.

Respectfully submitted
County of Wellington Planning and Development Department



Jessica Rahim
Senior Planner

Tammy Pringle

From: Jessica Conroy <jconroy@grandriver.ca>
Sent: June 26, 2024 2:35 PM
To: Tammy Pringle
Subject: GRCA Comment - ZBA 10/24 (510 Eliza St)
Attachments: GRCA Map - 510 Eliza Street.pdf

Good afternoon Tammy,

GRCA has no objection to the approval of application ZBA 10/24 (510 Eliza Street, Wellington North). The subject property does not contain any watercourses, floodplains, shorelines, wetlands, valley slopes or other natural hazard features of interest to GRCA. A copy of our resource mapping is attached for reference.

The property is not subject to Ontario Regulation 41/24. Therefore, permission from GRCA is not required.

Sincerely,
Jessica

Jessica Conroy, MES Pl.

Resource Planner

Grand River Conservation Authority

400 Clyde Road, PO Box 729

Cambridge, ON N1R 5W6

Office: 519-621-2763 ext. 2230

Toll-free: 1-866-900-4722

Email: jconroy@grandriver.ca

www.grandriver.ca | [Connect with us on social media](#)

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

Sent: Wednesday, June 12, 2024 2:39 PM

Subject: NOTICE OF PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE ZONING BY-LAW: ZBA 10/24 510 Eliza St

TOWNSHIP OF WELLINGTON NORTH

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

APPLICATION NUMBER: ZBA 10/24

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, July 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/84972325088>

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: 849 7232 5088

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 Plan Crown Svy Part Park Lots 1 and 2, S Macaulay St, RP;61R20566, Part 1. with a civic address of 510 Eliza St, Arthur, Wellington North. The subject property is approximately 2.04 ha (5.04 ac)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 Industrial (M1) to a Site Specific Industrial (M1-x) Zone to facilitate the construction of a ready-mix concrete plant and recognize a reduced lot frontage. Additional relief may be considered at this meeting.

The applicant has also provided a Preliminary Functional Servicing Report. If you wish to review this document, please contact me and arrangements will be made to share this file.



510 Eliza Street, Wellington North



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)
- Conservation Area Boundary (GRCA)

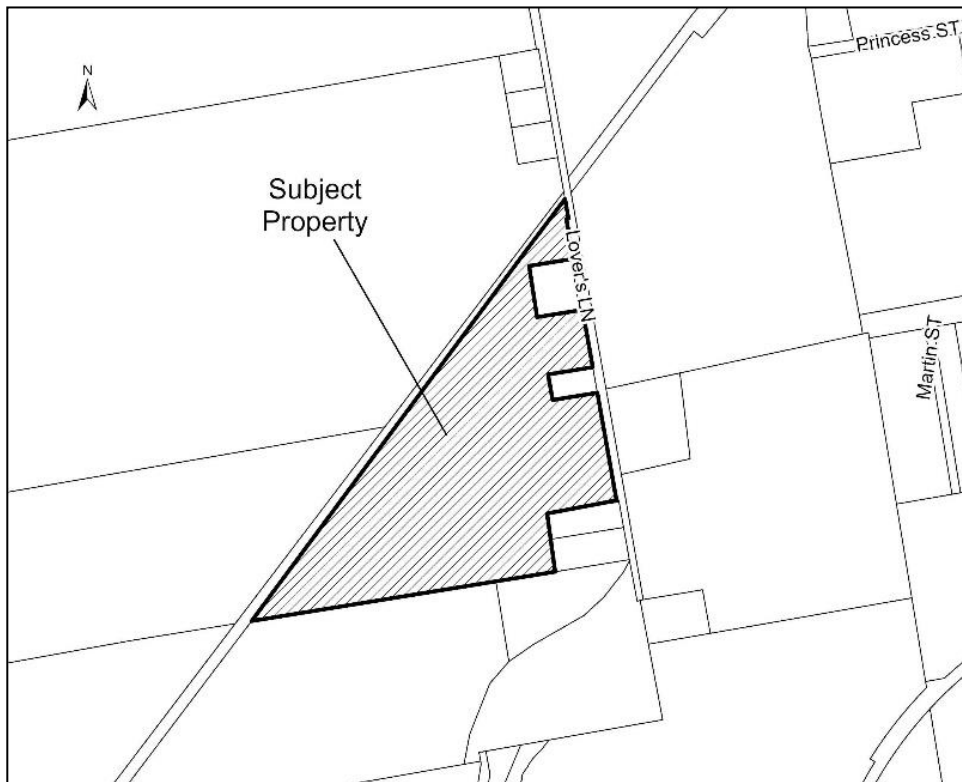
Copyright Grand River Conservation Authority, 2024.

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.



ZBA 11/24 SHIRLEY & REG SMALL - 9598 LOVER'S LANE





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

DATE: June 28th, 2024
TO: Darren Jones, C.B.O.
Township of Wellington North
FROM: Jessica Rahim, Senior Planner
County of Wellington
SUBJECT: **Reginald & Shirley Small**
Concession 12, Part Lot 2
9598 Lover's Lane
Zoning By-law Amendment (ZBA 11/24)

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 B13/24, that was granted provisional consent by the Wellington County Land Division Committee. The consent will sever a 0.41 ha (1.01 ac) rural residential parcel with an existing dwelling and shed from the retained 18.9 ha (46.72 ac) vacant 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 land subject to the proposed amendment is described as Concession 12 Part Lot 2 with a civic address of 9598 Lover's Lane, Wellington North. The subject property is approximately 19.31 ha (47.73 ac) in size. The location of the property is shown on Figure 1.

PROPOSAL

The purpose of the application is to rezone the subject lands from Site Specific Agricultural (A-1) Zone to Site Specific Agricultural (A-127) 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 B13/24, that was granted provisional approval by the

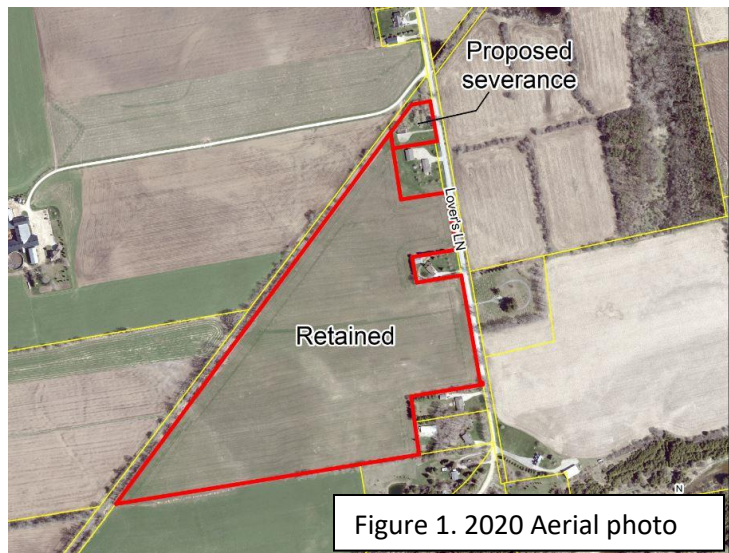


Figure 1. 2020 Aerial photo

Wellington County Land Division Committee. The consent will sever a 0.41 ha (1.01 ac) rural residential parcel with an existing dwelling and shed. An 18.9 ha (46.72 ac) vacant agricultural parcel will be retained.

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. Section 10.3.4 of the Official Plan implements the PPS and requires that the vacant parcel of farmland be rezoned to prohibit residential use. 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 Site Specific (A-1). Permitted uses in the A-1 zone include agricultural uses excluding new livestock facilities. This zoning amendment will apply a site specific zone which will restrict any future residential development on the retained agricultural parcel as well as maintain the A-1 zone restricting new livestock facilities.

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



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 site specific zoning on lands legally described as Concession 12, Part Lot 2 with civic address of 9598 Lover's Lane, Geographic Town of Mount Forest, Township of Wellington North, County of Wellington, as shown on Schedule "A" attached to and forming part of this By-law from: **Agricultural Site Specific (A-1) to Agricultural Exception (A-127).**
2. That Rural Area Exception Zone, is amended by the inclusion of the following new exceptions:

<p>33.127 Part of Lot 2, Con 12</p>	<p>A-127</p>	<p>Within the A-127 Zone, no person shall use any land or construct, alter or use any buildings or structures except in accordance with the following provisions:</p> <p>a) Permitted Uses</p> <ul style="list-style-type: none"> • All uses permitted in the Agricultural Zone except that new livestock facilities shall not be permitted. With respect to the A-127 Zone only, a new livestock facility shall not include an expansion to a legally established existing livestock facility within the A-127 Zone. Additions to or reconstruction of a legally established existing livestock facility, or the establishment of manure storage facilities in association with a legally established existing livestock facility shall be permitted. Section 6.17.2 MDS II of this By-law shall apply to any expansion, additions or reconstructions, and to any new manure storage facilities. <p>b) Notwithstanding any other section of this By-law to the contrary, a residential dwelling shall be prohibited in this zone. Other agricultural uses, that are not accessory to a dwelling, are permitted. This restriction is a result of the subject lands obtaining a surplus farm dwelling severance to remove the existing dwelling from the overall farm parcel. It is intended to ensure that the lands are only used for agricultural purposes.</p>
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	c) Regulations For permitted uses of the A-127 zone regulations of Section 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9 and 8.10 shall apply.
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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.
4. 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

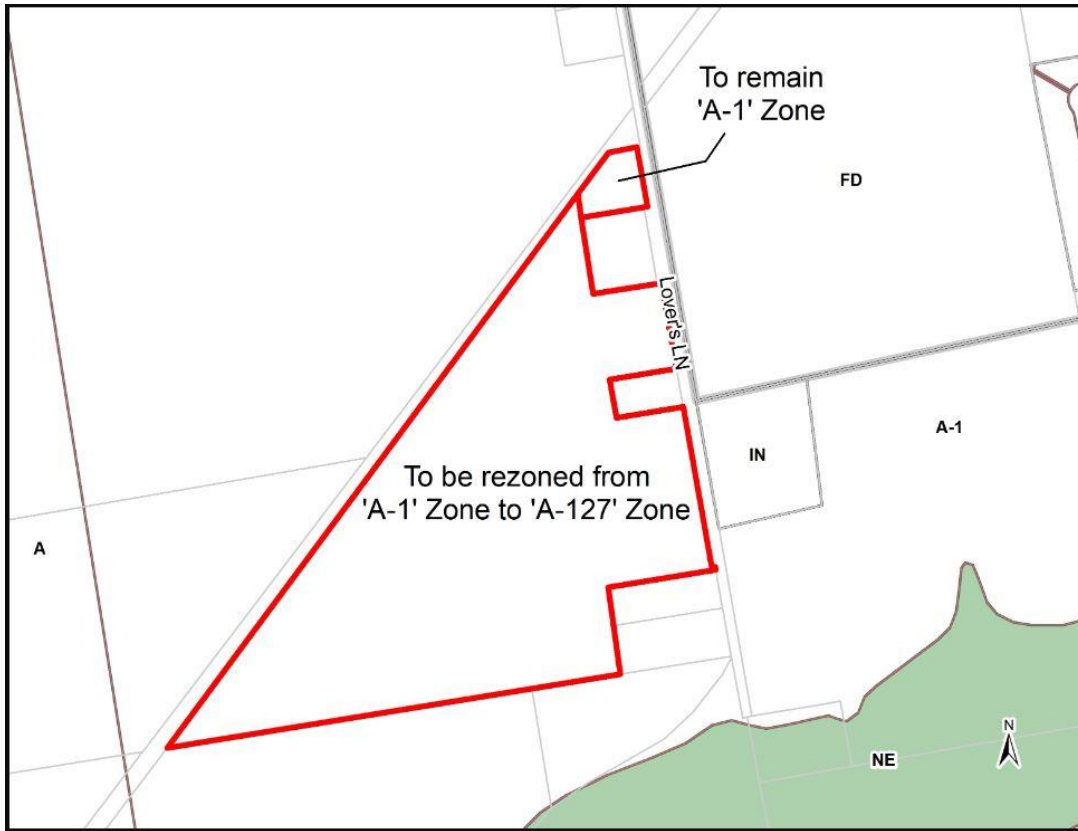
MAYOR

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 is described as Concession 12 Part Lot 2 with a civic address of 9598 Lover's Lane, Wellington North. The subject property is approximately 19.31 ha (47.73 ac) in size.

THE PURPOSE AND EFFECT of the proposed amendment is to rezone the subject lands from Site Specific Agricultural (A-1) Zone to Site Specific Agricultural (A-127) 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 B13/24, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 0.41 ha (1.01 ac) rural residential parcel with an existing dwelling and shed. An 18.9 ha (46.72 ac) vacant agricultural parcel will be retained.



SENT ELECTRONICALLY ONLY (debt@wellington.ca)

March 25, 2024

County of Wellington Planning and Land Division Committee
Wellington County Administration Centre
74 Woolwich Street
Guelph, Ontario N1H 3T9

ATTENTION: Deborah Turchet, Secretary – Treasurer

Dear Ms. Turchet,

RE: Application for Consent B13-24 (Small)
9598 Lover's Lane
Part Lot 2, Concession 12
Roll No. 234900000909400
Geographic Township of Arthur
Township of Wellington North

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). Staff has also provided comments as per our Memorandum of Agreement (MOA) with the County of Wellington representing natural hazards. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018. Finally, we have screened the application to determine the applicability of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the Clean Water Act, 2006.

Purpose

The purpose of the Consent Application is to sever 0.41 hectares with 70.9m frontage, existing and proposed rural residential use with existing house and shed and retain 18.9 hectares with 301m frontage, existing and proposed agricultural use.

Drinking Water Source Protection

March 25, 2024

Page 2 of 2

The subject property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan. To confirm, please contact the Risk Management Official (RMO), Kyle Davis at kdavis@centrewellington.ca directly.

Summary

SVCA staff find the application acceptable. The subject property does not contain any floodplains, watercourses, shorelines, wetlands, valley slopes or other environmental features of interest to SVCA or as per our MOA with the County of Wellington. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard Policies of the PPS, 2020 and the Wellington County Official Plan. Additionally, the property is not subject to Ontario Regulation 169/06, or to the policies of SVCA at this time, and as such, permission from the SVCA is not required for development on the property.

Please inform this office of any decision made by the planning approval authority regarding the application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should questions arise, please do not hesitate to contact this office.

Sincerely,



Vivian Vanceeder
Environmental Planning Technician
Saugeen Conservation
VV\

cc: Gary Williamson, Agent for applicant (via email)
Jana Poechman, Wellington County (via email)
Karren Wallace, Clerk, Township of Wellington North (via email)
Steve McCabe, SVCA Authority Member for Wellington North (via email)