

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, March 8, 2010

The Public Meeting was held Monday, March 8, 2010 at 7:00 p.m. at the Township of Wellington North Council Chambers, Kenilworth to consider a Zoning Amendment application.

Present:

Mayor: Mike Broomhead
Councillors: Ross Chaulk
Bob Mason
John Matusinec
Dan Yake

Also Present:

C.A.O./Clerk: Lorraine Heinbuch
Executive Assistant: Cathy Conrad
Township Planner: Mark Van Patter

Mayor Broomhead called the meeting to order.

Declaration of Pecuniary Interest:

None

Owner: Lardeb Farms Limited

Applicants: Markham Waterloo Mennonite Conference/Ralph Martin

THE LOCATION OF THE SUBJECT PROPERTY is described as Lot 1, Concession 14 and is located in the Hamlet of Conn. The parcel subject to this application is currently farmed and consists of approximately 2.8 ha (7 ac).

THE PURPOSE AND EFFECT of the amendment is to rezone the lands to Institutional to permit a parochial school, church, cemetery and related uses.

Please note – Section 34 (12) of the Planning Act.

(12) Information. – At a meeting under subsection (12), the council shall ensure that information is made available to the public regarding the power of the Municipal Board under subsection (14.1) to dismiss an appeal if an appellant has not provided the council with oral submissions at a public meeting or written submissions before a By-law is passed.

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1. Notice for this public meeting was sent to required agencies and published in the Wellington Advertiser on February 12, 2010.
2. Presentations by:

Mark Van Patter, Senior Planner, reviewed his correspondence dated March 4, 2010.

The Subject Land is located mainly in the Hamlet of Conn and is currently farmed. The proposal is to sever a flag-pole shaped property of about 7 acres in the Hamlet of Conn for the purpose of developing a school, church and cemetery. The severance application file number is B49/10, which is to be considered at the County of Wellington Land Division Committee on April 8. This will result in a retained agricultural parcel to the south of 97.4 acres.

Under the Provincial Policy Statement (PPS) development is generally directed to urban areas, including Hamlet areas. The Wellington County Official Plan Section 7.4.1, Hamlet designation, indicates that *“other uses including local commercial, small scale industrial, institutional ... may also be permitted where compatible and where adequate levels of service can be provided”*.

Mr. Van Patter did not have any concerns with the proposed uses and felt that urban areas are where they should be located.

In regard to the hamlet boundary and Official Plan interpretation, one hundred feet of the southern limit of the proposed area to be rezoned is outside of the Hamlet boundary. Section 14.2 of the Official Plan states that: *“To ensure the public interest and to prevent undue hardship, flexibility may be used to allow minor deviations from the text or map”*. The County is satisfied that flexibility is warranted in this situation and that the southern portion of the area should be interpreted to be within the Hamlet. An official plan amendment is not necessary.

Given the size of the property and the small scale of the uses proposed, Mr. Van Patter had no concerns with compatibility in general. The lands to the west are occupied by a ball diamond. To the north, there are four dwellings, which are the most sensitive neighbours. To the south and east, the land is agricultural.

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Mr. Van Patter suggested the applicant should provide a site plan showing how the site is going to be developed in terms of parking lot, buildings and cemetery locations, setbacks to neighbours and vegetative buffers. He recommended that the cemetery be situated as far as possible from the existing dwellings and wells (i.e. southeast corner of property). Special setback regulations could be included in the amending by-law in this regard.

Mr. Van Patter recommended that the zoning amendment not be approved until the Land Division Committee has dealt with the severance application on April 8. Council was informed that Site Plan Control will be applied to the development.

3. Review of Correspondence received by the Township:
 - Pasquale Costanzo, Wellington County Engineering Services
 - No objection
 - Cara Holtby, Environmental Planning Coordinator
 - No objection
4. The by-law will not be considered at the Regular Council Meeting following the Public Meetings. Mayor Broomhead asked those wishing to receive further notices regarding this application to make their request in writing.
5. Mayor Broomhead opened the floor for any questions/comments.

The property owner was not present.

The applicants Markham Waterloo Mennonite Conference members were present to answer questions regarding the proposed use of the property.

No one was present to object to this application.

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6. Comments/questions from Council.

Councillor Mason informed Council that an information meeting was previously held in Conn for area residents.

Mayor Broomhead questioned that there would be “no youth activity”. The Conference members informed Council that “no youth activity” referred to no teenagers using the site after hours or in the evenings. Future use will include a school for the children.

7. Adjournment

C.A.O./CLERK

MAYOR