

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING  
OCTOBER 7, 2019 @ 2:00 P.M.  
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH**

**PAGE  
NUMBER**

**CALLING TO ORDER - Mayor Lennox**

**DISCLOSURE OF PECUNIARY INTEREST**

**OWNERS/APPLICANT**

Deer-Run Farms Inc.

**LOCATION OF THE SUBJECT LAND**

The land subject to the proposed amendment is described as Part Lot 4, Concession 9, Registered Plan R0723977 and is Municipally known as 8184-8158 Line 8, Geographic Township of West Luther. The area subject to the proposed amendment is approximately 79.88 ha (197.4 ac) in size. *The location is shown on the map attached.*

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**PURPOSE AND EFFECT OF THE APPLICATION**

The purpose and effect of the proposed amendment is to rezone the subject lands to prohibit a residential dwelling on the retained agricultural portion of property and to permit a reduced lot frontage on the severed parcel. This rezoning is a condition of severance application B117/18, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever an approximate 0.78 ha (1.95 ac) rural residential parcel from the retained 79.1 ha (195.4 ac) agricultural parcel.

**NOTICE**

Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on September 12th, 2019.

**PRESENTATIONS**

- Jessica Rahim, Senior Planner, County of Wellington, Township of Wellington North
  - Planning Report dated October 1<sup>st</sup>, 2019

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**CORRESPONDENCE FOR COUNCIL'S REVIEW**

- Laura Warner, Grand River Conservation Authority
  - Email dated September 13, 2019. (No Objections)

8

**REQUEST FOR NOTICE OF DECISION**

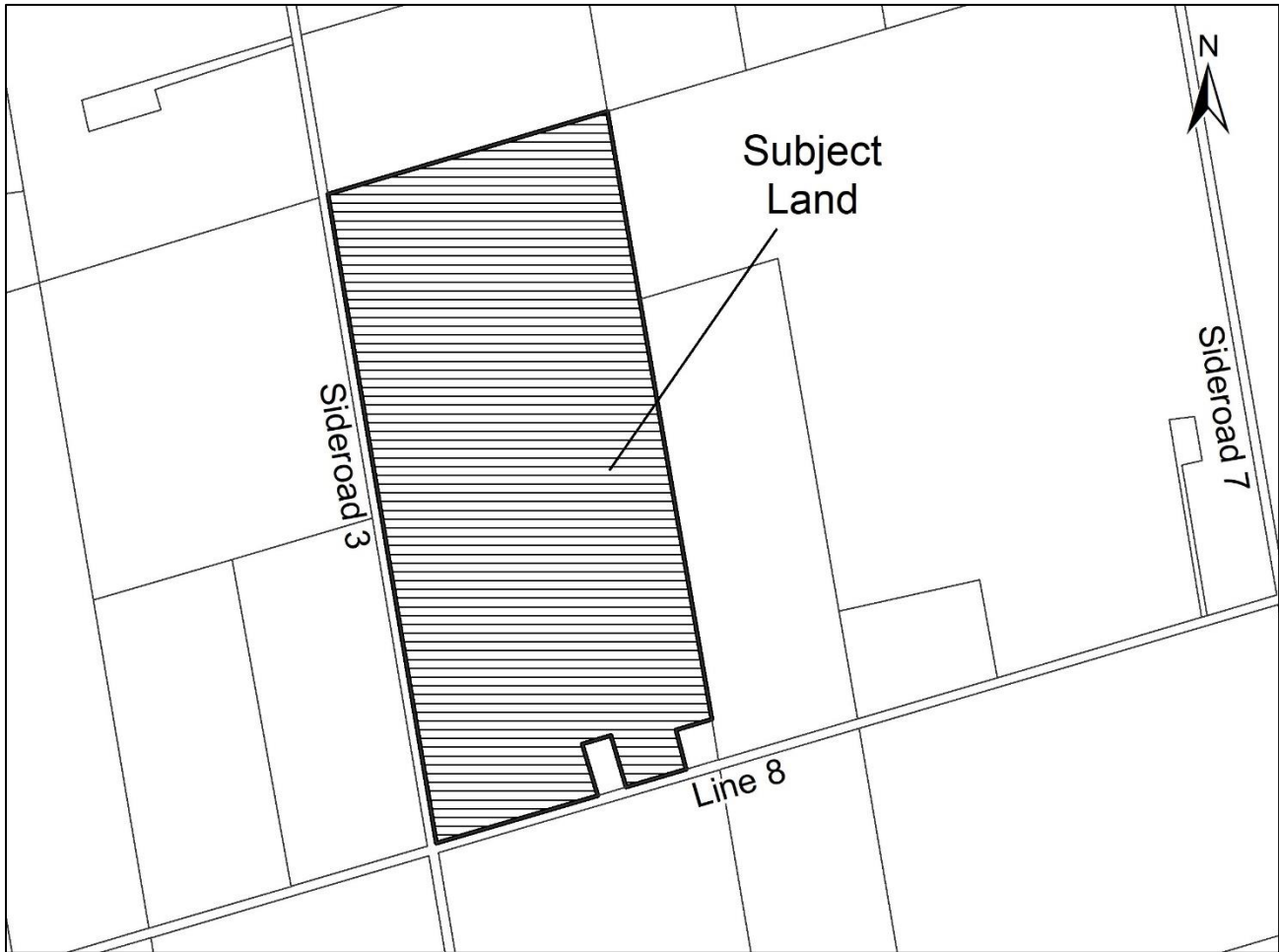
The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the by-law must submit a written request.

**MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS**

**COMMENTS/QUESTIONS FROM COUNCIL**

**ADJOURNMENT**

DEER-RUN FARMS INC.





## PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development  
Department

**DATE:** October 1, 2019  
**TO:** Darren Jones, C.B.O.  
Township of Wellington North  
**FROM:** Jessica Rahim, Planner  
County of Wellington  
**SUBJECT:** **Deer-Run Farms Inc.**  
**Part Lot 4, Concession 9 (West Luther)**  
**8158-8184 Line 8, West Luther**  
**Zoning By-law Amendment**

### Planning Opinion

The purpose of this zoning amendment is to prohibit future residential development on the retained agricultural portion of the subject lands and permit a reduced lot frontage on the severed lands. This rezoning is a condition of severance application B117/18, that was granted provisional consent by the Wellington County Land Division Committee. The consent will sever a 0.78 ha (1.95 ac) parcel containing a dwelling with a reduced lot frontage of 30m (98.4 ft) from the retained 79.88 ha (197.4 ac) agricultural parcel with an existing drive shed and coverall.

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. This rezoning would satisfy a condition for consent application B117/18.

### INTRODUCTION

The property subject to the proposed amendment is described as Part Lot 4, Concession 9, Geographic Township of West Luther, with a civic address of 8158-8184 Line 8. The proposal is a condition of a recent severance application on the property, B117/18. The proposed severed parcel is 0.78 ha (1.95 ac) and the retained parcel is 79.1 ha (195.4 ac) in size. The location of the property is shown on Figure 1.

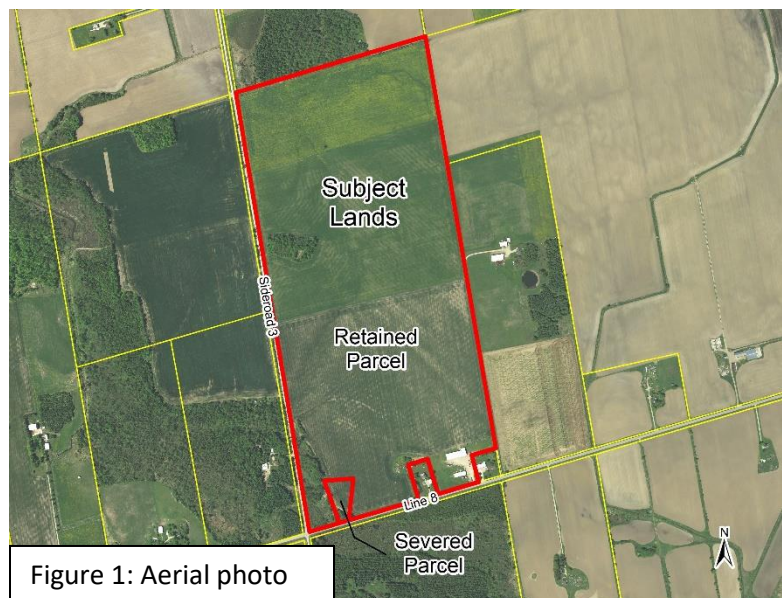


Figure 1: Aerial photo

## **PROPOSAL**

The purpose of the application is to rezone the subject lands to restrict future residential development on the retained agricultural lot and permit a reduced lot frontage on the severed lands. This rezoning is a condition of severance application B117/18, that was granted provisional approval by the Wellington County Land Division Committee. 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 PRIME AGRICULTURE, CORE GREENLANDS, and GREENLANDS. This application is required as a result of a severance application B117/18. 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 newly created standard A-2 exception to the retained agricultural parcel, which restrict any future residential development.

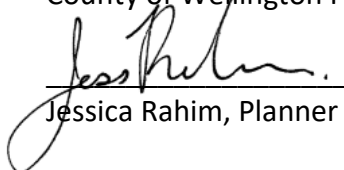
The applicants are also proposing a reduced lot frontage for the severed rural residential lot. Section 8.5.2.2 of the By-law permits a minimum lot frontage of 30.5 m (100 ft) for rural residential lots under the reduced lot regulations. Due to the features on the property and the tile drainage on the retained parcel, the applicants are requesting to permit a reduced lot frontage of 30 m (98.4 ft). The driveway access is existing to both the severed and retained parcels and therefore we have no concerns with the reduced frontage.

## **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, 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 described as Part Lot 4, Concession 9 (West Luther) with a civic address of 8158-8184 Line 8, as shown on Schedule "A" attached to and forming part of this By-law from:
  - **Agricultural (A) to Agricultural Exception (A-2)**
  - **Agricultural (A) to Agricultural Exception (A-81)**
2. THAT Section 33, Exception Zone, is amended by the inclusion of the following new exceptions:

<b>33-81</b> Part of Lot 4, Con 9 8158-8184 Line 8, West Luther (Deer-Run Farms Inc.)	<b>A-81</b>	Notwithstanding Section 8.5.2.2 or any other section of this by-law, the minimum lot frontage is 30 m (98.4 ft).
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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 upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

\_\_\_\_\_.

\_\_\_\_\_.

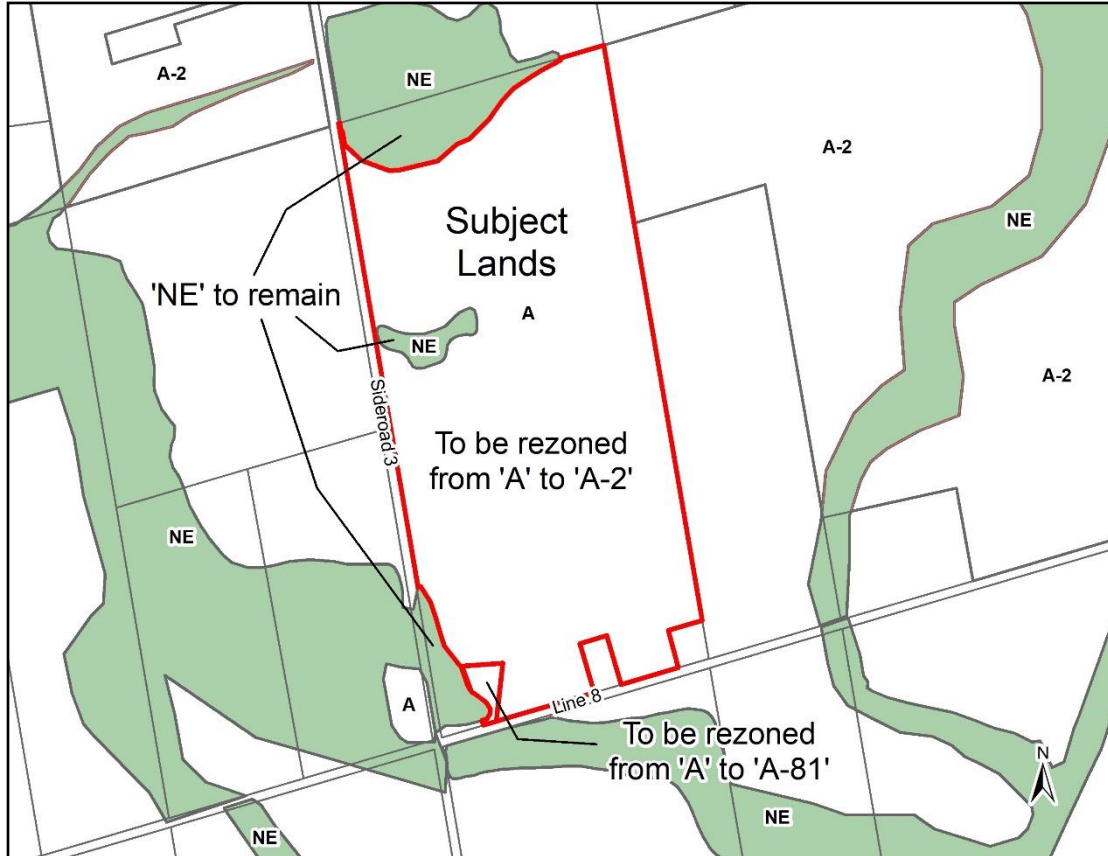
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. \_\_\_\_\_

Schedule "A"



This is Schedule "A" to By-law \_\_\_\_\_.

Passed this \_\_\_ day of \_\_\_\_\_ 2019

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

## EXPLANATORY NOTE

BY-LAW NUMBER \_\_\_\_\_.

### THE LOCATION OF THE SUBJECT LANDS

The subject property is legally described as Part Lot 4, Concession 9 (West Luther) with a civic address of 8158-8184 Line 8. The lands subject to the amendment is 79.88 ha (197.4 ac) in size and are currently zoned Agriculture (A) and Natural Environment (NE).

**THE PURPOSE AND EFFECT** of the application is to rezone the subject lands to restrict future residential development on the retained agricultural lot and permit a reduced lot frontage on the severed lands. This rezoning is a condition of severance application B117/18, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the existing dwelling from the agricultural parcel under the surplus farm dwelling policies.

**From:** Laura Warner <lwarner@grandriver.ca>  
**Sent:** September 13, 2019 9:41 AM  
**To:** Tammy Pringle <tpringle@wellington-north.com>  
**Subject:** GRCA Comments: Zoning Bylaw Amendment: 8158 Line 8\_Deer Run Farms

Good morning Tammy,

Please see GRCA's comments & map for the Zoning By-law Amendment for the property located at 8158 Line 8.

Kind regards,  
Laura



**Laura Warner** | Resource Planner  
Grand River Conservation Authority  
400 Clyde Road, Cambridge ON N1R 5W6  
P: (519) 621-2763 x 2231 | F: (519) 621-4844  
[lwarner@grandriver.ca](mailto:lwarner@grandriver.ca) | [www.grandriver.ca](http://www.grandriver.ca)

**From:** Tammy Pringle <tpringle@wellington-north.com>  
**Sent:** Wednesday, September 11, 2019 4:23 PM  
**To:** COUNCIL <COUNCIL@wellington-north.com>; WELLINGTONNORTH <WELLINGTONNORTH@wellington-north.com>; Laura Warner <lwarner@grandriver.ca>; [municipal.circulations@ugdsb.on.ca](mailto:municipal.circulations@ugdsb.on.ca); [rowcentre@bell.ca](mailto:rowcentre@bell.ca)  
**Subject:** NOTICE OF A PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE COMPREHENSIVE ZONING BY-LAY 66-01: Deer Run Farms

## Tammy Pringle

**Development Clerk, Township of Wellington North**

519.848.3620 ext. **4435** | 7490 Sideroad 7 W, PO Box 125, Kenilworth, ON N0G 2E0



### ***Focused on Building Capacity***

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400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844 Online: www.grandriver.ca

**PLAN REVIEW REPORT: Township of Wellington North  
Tammy Pringle, Development Clerk**

**DATE:** September 13, 2019 **YOUR FILE:** 8158 Line 8

**RE:** **Application for Zoning By-law Amendment**  
8158 Line 8, Township of Wellington North

**GRCA COMMENT:\***

The Grand River Conservation Authority (GRCA) has no objection to the proposed zoning by-law amendment.

**BACKGROUND:**

**1. Resource Issues:**

Information currently available at this office indicates that the subject parcel contains floodplain, a portion of the Provincially Significant Clare Creek Wetland Complex, and the regulatory allowances to these features.

**2. Legislative/Policy Requirements and Implications:**

The intent of this application is to rezone the subject lands to prohibit a residential dwelling on the agricultural portion of the property. It is our understanding that the amendment is only to change those lands currently designated as Agricultural and that the lands designated as Environmental Protection will remain unchanged. Based on the information provided, GRCA staff do not anticipate any negative impacts on the regulated features as a result of this application

Due to the presence of the above-noted features, a portion of the subject lands are regulated by the GRCA under the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06). Any future development or site alteration within the regulated area will require a permit from our office.

**3. Additional Information/Suggestions provided in an advisory capacity:**

The applicant was previously invoiced on the related application B117/18. As plan review applications that fall into one or more categories will be charged one fee at the highest rate, a GRCA plan review fee is not required for processing this application.

We trust the above information is of assistance. Should you have any further questions please contact the undersigned at 519-621-2763 extension 2231.

Yours truly,



Laura Warner  
Resource Planner  
Grand River Conservation Authority

cc: Deer-Run Farms Inc., 8158 Line 8, RR#4, Kenilworth ON N0G 2E0  
SV Law Attn: Jennifer Trommelen-Jones, 108-294 East Mill Street, Elora ON N0B 1S0

- ***These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.***



8158 Line 8

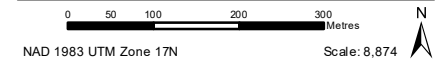


Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
  - Engineered
  - Estimated
  - Approximate
  - Special Policy Area
- Slope Valley (GRCA)
  - Steep
  - Oversteep
  - Steep
- Slope Erosion (GRCA)
  - Oversteep
  - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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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. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>



GRCA