

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING AGENDA – AUGUST 9, 2021 @ 2:00 P.M.
VIA WEB CONFERENCING**

HOW TO JOIN

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

Please click this URL to join. <https://us02web.zoom.us/j/89162078556>

Description: Public Meeting Under the Planning Act

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

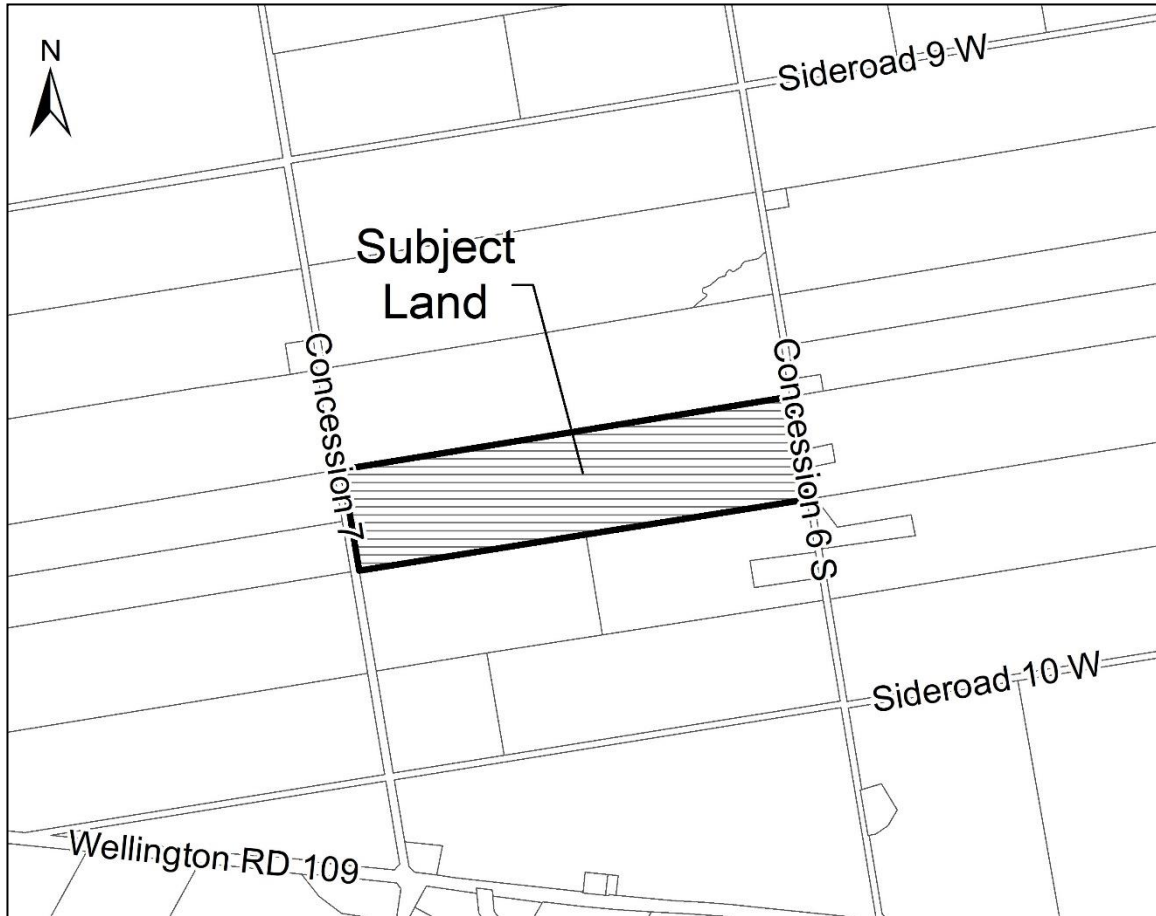
855 703 8985 (Toll Free) or 1 438 809 7799 (*long distance charges may apply*)

Webinar ID: 891 6207 8556

	PAGE NUMBER
CALLING TO ORDER - Mayor Lennox	
DISCLOSURE OF PECUNIARY INTEREST	
ZBA 20/21 Lavolit Limited & Von Westerholt Farms Ltd.	
OWNERS/APPLICANT	
ZBA 20/21 Lavolit Limited & Von Westerholt Farms Ltd.	
LOCATION OF THE SUBJECT LAND	
The land subject to the proposed amendment is described as Part Lot 26, Concession 6 N, with civic address of 8652 Concession 6 S. The property is 39.6 ha (97.8 ac) in size. <i>The location is shown on the map attached.</i>	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 retained agricultural portion of the property to prohibit any future residential development. This rezoning is a condition of severance application B36/21, which will be heard by the Wellington County Land Division Committee in July 2021. The consent will sever a 0.7 ha (1.7 ac) parcel with an existing dwelling. A 39.5 ha (97.6 ac) agricultural parcel would be retained with two storage sheds. Additional relief may be considered at this meeting.	
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 July 9, 2021.	
PRESENTATIONS	
<ul style="list-style-type: none"> • Asavari Jadhav, Junior Planner & Matthieu Daoust, Planner, County of Wellington, Township of Wellington North <ul style="list-style-type: none"> ○ Planning Report dated July 24, 2021 	4

CORRESPONDENCE FOR COUNCIL'S REVIEW	
Laura Warner, Grand River Conservation Authority, email dated July 12, 2021 (No Objections)	
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	
Recommendation: THAT the Public Meeting of August 9 th , 2021 be adjourned at _____ pm.	

LAVOLIT LIMITED & VON WESTERHOLT FARMS LTD.





**PLANNING REPORT
for the TOWNSHIP OF WELLINGTON NORTH**

Prepared by the County of Wellington Planning and Development
Department

DATE: July 24th, 2021
TO: Darren Jones, C.B.O.
Township of Wellington North
FROM: Asavari Jadhav, Junior Planner
Matthieu Daoust, Planner
County of Wellington
SUBJECT: **Lavolit Limited c/o Egon von Westerholt & Von Westerholt Farms Limited
c/o Hubertus von Westerholt
Part Lot 26, Concession 6 N
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 land. This rezoning is a condition of severance application B36/21, that was granted provisional consent by the Wellington County Land Division Committee on July 22nd, 2021. The consent will sever a 0.7 ha (1.7 ac) parcel with an existing dwelling from the retained 39.5 ha (97.6 ac) agricultural parcel with two storage sheds.

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 Lot 26, Concession 6 N with civic address of 8652 Concession 6 S. The proposal is a condition of a recent severance application on the property B36/21. The proposed severed parcel is 0.7 ha (1.7 ac) parcel with an existing dwelling. The retained parcel is 39.5 ha (97.6 ac) with two storage sheds. The location of the property is shown on Figure 1.

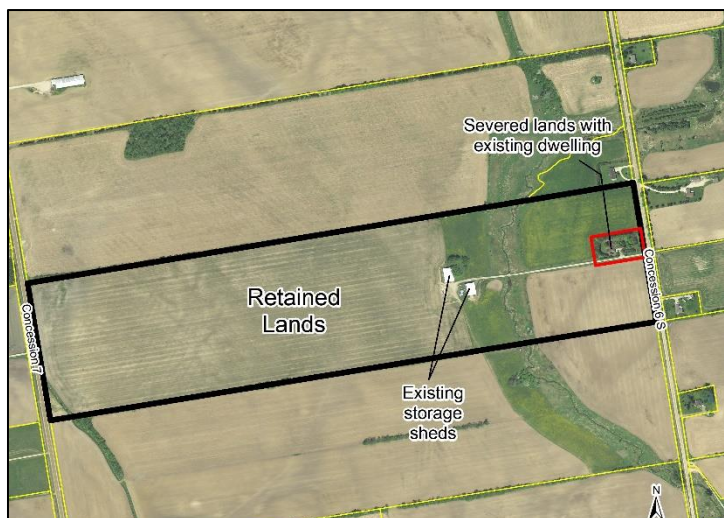


Figure 1. 2015 Aerial photo

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 B36/21, that was granted provisional approval by the Wellington County Land Division Committee on July 22nd 2021. The consent will sever the existing dwelling from the agricultural parcel with two storage sheds under the surplus farm dwelling policies.

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is considered to be within a PRIME AGRICULTURAL and CORE GREENLANDS areas. 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 and CORE GREENLANDS. Identified environmental features include a Flood Plain that is regulated by Grand River Conservation Authority (GRCA). This application is submitted to facilitate a condition of the proposed severance application B36/21. 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.

In the support of the application, the applicant has submitted photos of the two storage sheds. Planning staff can confirm that the two sheds do not contain livestock, therefore we are satisfied MDS is met.

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



Asavari Jadhav
Junior Planner



Matthieu Daoust, RPP MCIP
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 Part Lot 26, Concession 6 N with civic address of 8652 Concession 6 S, 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 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 _____, 2021

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2021

_____.

_____.

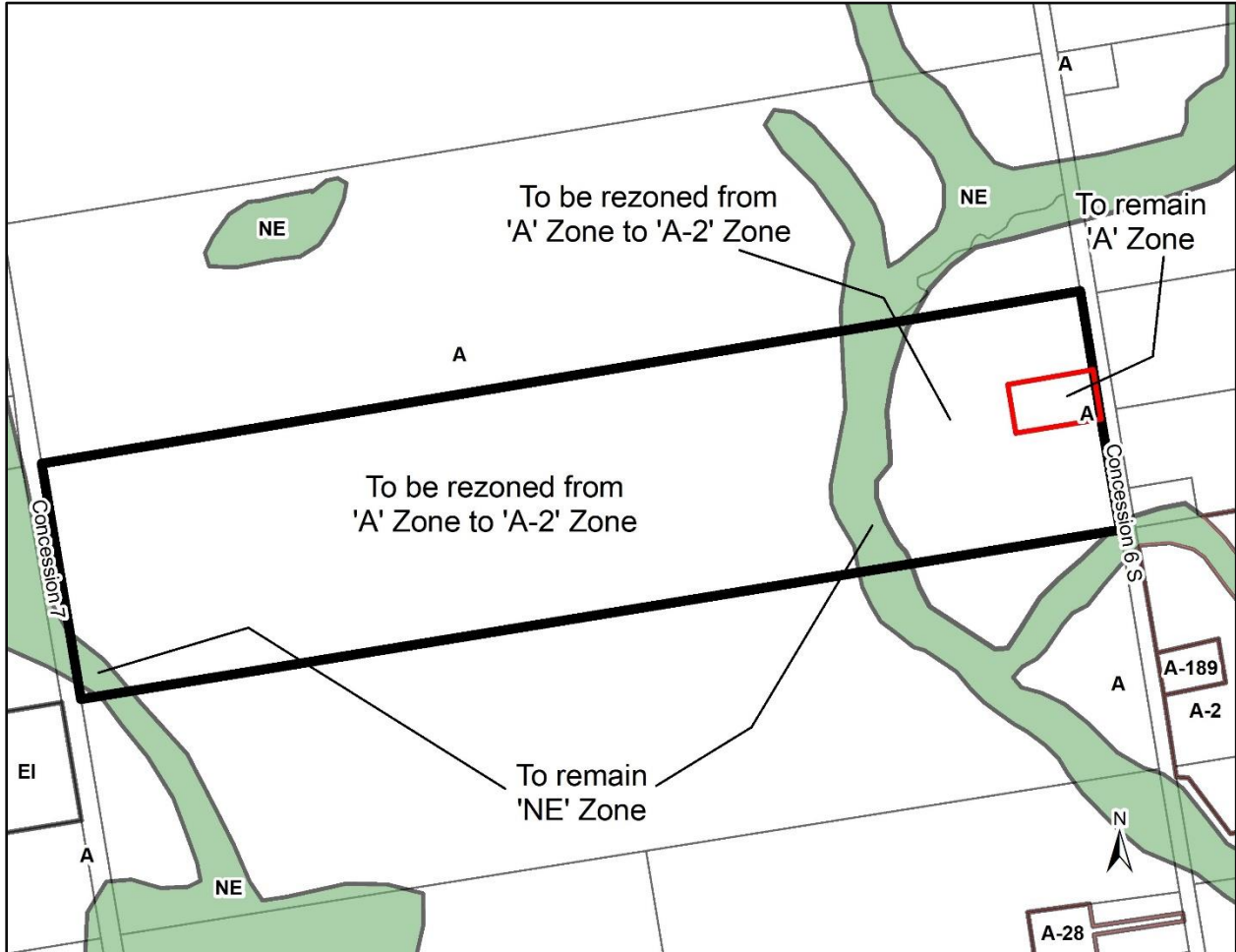
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule "A"



This is Schedule "A" to By-law _____.

Passed this ___ day of _____ 2021

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION OF THE SUBJECT LANDS

The subject property is legally described as Part Lot 26, Concession 6 N with civic address of 8652 Concession 6 S. The lands subject to the amendment is 39.5 ha (97.6 ac) in size and are currently zoned Agriculture (A) and Natural Environment (NE).

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to restrict future residential development on the retained agricultural parcel. This rezoning is a condition of severance application B36/21, that is granted provisional approval by the Wellington County Land Division Committee on July 22nd, 2021. The consent will sever a 0.7 ha (1.7 ac) parcel with an existing dwelling from the retained 39.5 ha (97.6 ac) agricultural parcel with two storage sheds under the surplus farm dwelling policies.