

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

Members Present:

**Mayor: Andrew Lennox
Councillors: Sherry Burke
Lisa Hern
Steve McCabe**

Member Absent:

Councillor: Dan Yake

Staff Present:

Chief Administrative Officer:	Michael Givens
Director of Legislative Services/Clerk:	Karren Wallace
Deputy Clerk:	Catherine Conrad
Economic Development Officer:	Dale Small
Director of Finance:	Adam McNabb
Director of Operations:	Matthew Aston
Manager of Recreation Services:	Tom Bowden
Community Recreation Coordinator:	Mandy Jones
Chief Building Official:	Darren Jones
Human Resources Manager:	Chanda Riggi
Director of Fire Services/Fire Chief:	Chris Harrow
Manager of Development Planning:	Curtis Marshall
Planner:	Matthieu Daoust
Senior Planner:	Jessica Rahim

CALLING TO ORDER - Mayor Lennox

Mayor Lennox called the meeting to order

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest declared.

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.

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

Matthieu Daoust, Planner, reviewed comments prepared by Asavari Jadhav, Junior Planner and Matthieu Daoust, Planner; County of Wellington, Township of Wellington North

- Planning Report dated July 24, 2021

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.

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.

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

Jeff Buisman, Applicant's Agent, was present to answer any questions regarding the application.

COMMENTS/QUESTIONS FROM COUNCIL

No comments or questions from Council.

ADJOURNMENT

RESOLUTION: 009-2021

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the Public Meeting of August 9th, 2021 be adjourned at 2:44 pm.

CARRIED

CLERK

MAYOR