

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING MINUTES - JUNE 27, 2022 @ 7:00 P.M.
VIA WEB CONFERENCING <https://www.youtube.com/watch?v=GXgtlCTIcwM>

Members Present:

Mayor: Andrew Lennox
Councillors: Sherry Burke
Lisa Hern
Steve McCabe
Dan Yake

Staff Present:

Interim Chief Administrative Officer/Chief Building Official: Darren Jones
Interim Chief Administrative Officer/Director of Operations: Matthew Aston
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Director of Finance/Treasurer: Farhad Hossain
Economic Development Officer: Dale Small
Community Recreation Coordinator: Mandy Jones
Manager of Recreation Services: Tom Bowden

CALLING TO ORDER - Mayor Lennox

Mayor Lennox called the meeting to order at 7:23 p.m.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

OWNERS/APPLICANT

Christian F. Martin

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Part Lot 16, Con 14, Con 13, Part Lot 16 & 17, and known municipally as 9583 Sideroad 15. The property is approximately 104.95 ha (259.3 ac) in size.

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to amend the existing Site Specific Agricultural (A-104) Zone. This application is seeking to rezone the subject lands to permit 10,000 ft² of outdoor storage for an existing on farm diversified use. 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 May 17, 2022.

PRESENTATIONS

Matthieu Daoust, Senior Planner, County of Wellington, Township of Wellington North

- Planning Report dated June 16, 2022

PLANNING OPINION

The proposed zoning amendment would provide relief from the regulations of the home industry to establish a 929 m² (10,000 ft²) outdoor storage area for an existing

metal workshop. The property is currently zoned Agricultural (A-104) and Natural Environment (NE).

Planning Staff generally have no concerns with the application. The proposed outdoor storage is located behind the existing home industry and shall be visually screened from Sideroad 15. Further, the surrounding land uses are agricultural uses. The application is consistent with applicable Provincial Policy and generally conforms with the Official Plan. A draft zoning by-law has been attached to this report for public viewing and Councils consideration.

INTRODUCTION

The subject property is legally described as Con 14, Pt Lot 16, Con 13, Pt Lot 16 & 17. The property is approximately 104.95 ha (259.36 ac) in size. The subject lands are agricultural with an existing home industry.

PROPOSAL

The proposed amendment is to amend the existing Agricultural Site Specific (A-104) Zone to provide relief from the regulations of the home industry to establish a 929 m² (10,000 ft²) outdoor storage area for an existing metal workshop. The proposal would amend the current Agricultural Site Specific (A-104) Zone

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated PRIME AGRICULTURE, GREENLANDS and CORE GREENLANDS. Identified environmental features include a Provincial Significant Wetland, Significant Wooded Area, an Environmental Sensitive Area and a Saugeen Valley Conservation Authority regulated Hazard Lands. The proposed use is beyond the required 30m set back from the environmental feature on the subject property.

Under section 6.4.3 of the Plan, secondary uses including home businesses and farm businesses are permitted. Section 6.4.4 further outlines that a home business includes home industries which “are small in scale with a limited number of employees, and minimal off site impacts – examples include minor equipment repair, woodworking, crafts, and welding”.

ZONING BY-LAW

The subject property is zoned Agricultural Site Specific (A-104) and Natural Environmental (NE). Home Industries are permitted within the Agricultural zone subject to criteria outlined in Section 6.14. Section 6.14 c) there is no outside storage of materials, containers or finished products.

An amendment to the zoning by-law is necessary to permit the proposed outdoor storage area for the existing home industry. The applicant is proposing to utilize 929 m² (10,000 ft²) of outdoor storage area for an existing metal workshop.

Draft Zoning By-law:

Planning Staff have prepared a draft site-specific by-law that provides relief from the regulations of the home industry to establish a 929 m² (10,000 ft²) outdoor storage area for an existing metal workshop. The draft by-law is attached to this report for public viewing and Council's consideration.

CORRESPONDENCE FOR COUNCIL'S REVIEW

No correspondence was received.

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

Enoch Martin, Applicant's Agent, was available to answer questions regarding the application.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor McCabe inquired if the metal shop would be for agriculture. Mr. Martin explained that there is an opportunity for work that requires outdoor storage for steel. They will be making train car and building parts. The sheets of steel are 20 feet long and too large to store inside.

Councillor Yake questioned if the storage will be for steel and fabricated building parts. Mr. Martin responded that both would be stored. He would be a subcontractor to Proton Welding.

ADJOURNMENT

RESOLUTION: 005-2022

Moved: Councillor McCabe

Seconded: Councillor Yake

THAT the Public Meeting of June 27, 2022 be adjourned at 7:32 pm.

CARRIED

MAYOR

CLERK