

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING MINUTES– JULY 11, 2022 AT 2:00 P.M.
VIA WEB CONFERENCING <https://www.youtube.com/watch?v=P7sybxxz0HQ>

Members Present:

Acting Mayor: Lisa Hern
Councillors: Sherry Burke
Steve McCabe
Dan Yake

Member Absent:

Mayor: Andrew Lennox

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
Manager of Recreation Services: Tom Bowden
Director of Fire Services: Chris Harrow
Planner: Matthieu Daoust

CALLING TO ORDER – Acting Mayor Hern

Acting Mayor Hern called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest declared.

OWNERS/APPLICANT

Brian Smith

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as 8046 Line 8 Concession 9 Part Lot 1 Part Lot 2 with civic address of 9131 Wellington Road 14. The property is 115.8 ha (286.1 ac) in size.

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone the retained 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. Additionally, the applicant is seeking to rezone the severed lands from Agricultural (A) Zone to Site Specific Agricultural (A-52) Zone to permit a reduced rear yard setback for the existing dwelling on the severed parcel. This rezoning is a condition of severance application B88/22, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 0.8 ha (1.97 ac) rural residential parcel with an existing dwelling and shed. A 115 ha (284.1 ac) agricultural parcel will be retained with three 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 June 15, 2022.

PRESENTATIONS

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

- Planning Report dated July 11, 2022

PLANNING OPINION

The purpose of this zoning amendment is to prohibit future residential development on the retained agricultural portion of the subject land. Further, to permit a reduced rear yard setback for the existing dwelling on the severed parcel. This rezoning is a condition of severance application B88/21, that was granted provisional consent by the Wellington County Land Division Committee. The consent will sever 0.8 ha (1.97 ac) rural residential parcel with an existing dwelling and shed from the retained 115 ha (284.1 ac) agricultural parcel with three existing 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 8046 Line 8 Part Lot 1 & 2, Concession 9 with civic address of 9131 Wellington Road 14. The proposal is a condition of a recent severance application B88/21 on the property. The proposed severed parcel is 0.8 ha (1.97 ac) with an existing dwelling and a shed. A 115 ha (284.1 ac) agricultural parcel with three sheds is retained.

PROPOSAL

The purpose of this zoning amendment is to prohibit future residential development on the retained agricultural portion of the subject land. Further, to permit a reduced rear yard setback for the existing dwelling on the severed parcel. This rezoning is a condition of severance application B88/21, that was granted provisional consent by the Wellington County Land Division Committee. The consent will sever the existing dwelling and shed 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 as PRIME AGRICULTURE, GREENLANDS and CORE GREENLANDS. This application is submitted to facilitate a condition of the proposed severance application B88/21. 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. Further relief is required on the severed parcel, to permit a reduced rear yard setback of 5.6 m (18.3 ft) for the existing dwelling, whereas the Zoning By-law requires a minimum rear yard setback of 7.6 m (24.9 ft).

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

Benjamin Kissner, Resource Planner, Grand River Conservation Authority

- Letter dated July 4, 2022 (No Objection)

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, Agent for the Applicant, was present to answer questions regarding the application.

COMMENTS/QUESTIONS FROM COUNCIL

No comments or questions from Council.

OWNERS/APPLICANT

Dwayne L'Heureux

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as N Part Lot 25, Concession 5, with civic address of 7527 Sideroad 9 W. The property is 40.4 ha (99.8 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 B29/22, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 0.93 ha (2.29 ac) rural residential parcel with an existing dwelling and a garage. A 40.4 ha (99.8 ac) vacant agricultural parcel will be retained. 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 June 15, 2022.

PRESENTATIONS

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

- Planning Report dated July 11, 2022

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 B29/22, that was granted provisional consent by the Wellington County Land Division Committee in May 2022. The consent will sever 0.93 ha (2.29 ac) rural residential parcel with an existing dwelling and garage from the retained 40.4 ha (99.8 ac) agricultural parcel.

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 N Part Lot 25, Concession 5 with civic address of 7527 Sideroad 9 W. The proposal is a condition of a recent severance application B29/22 on the property. The proposed severed parcel is 0.93 ha (2.29 ac) with an existing dwelling and a garage. A 40.4 ha (99.8 ac) vacant agricultural parcel is retained.

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 B29/22, that was granted provisional approval by the Wellington County Land Division Committee in May 2022. The consent will sever the existing dwelling and garage 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 as PRIME AGRICULTURE, GREENLANDS and CORE GREENLANDS. This application is submitted to facilitate a condition of the proposed severance application B29/22. 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.

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

Ben Kissner, Resource Planner, Grand River Conservation Authority
Email received June 15, 2022 (No Objection)

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, Agent for the Applicant, was present to answer questions regarding the application.

COMMENTS/QUESTIONS FROM COUNCIL

No comments or questions from Council.

OWNERS/APPLICANT

Richard Piller

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as N Part Lot 13, Concession 3, with civic address of 7751 Sideroad 6 E. The property is 38.45 ha (95 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 B116/21, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 0.45 ha (1.11 ac) rural residential parcel with an existing dwelling and shop. A 38 ha (93.9 ac) vacant agricultural parcel will be retained. 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 June 15, 2022.

PRESENTATIONS

Matthieu Daoust, Senior Planner and Asavari Jadhav, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated July 5, 2022

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 B116/21, that was granted provisional consent by the Wellington County Land Division Committee. The consent will sever a 0.45 ha (1.11 ac) rural residential parcel with an existing dwelling and shop. A 38 ha (93.9 ac) vacant agricultural parcel will be retained.

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 N Part Lot 13, Concession 3 with civic address of 7751 Side Road 6 E. The proposal is a condition of a recent severance application B116/21 on the property. The proposed severed parcel is 0.45 ha (1.11 ac) with an existing dwelling and shop. A vacant agricultural parcel of 38 ha (93.9 ac) is retained.

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 B116/21, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the existing dwelling and shop 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 as PRIME AGRICULTURE and CORE GREENLANDS. This application is submitted to facilitate a condition of the proposed severance application B116/21. 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.

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

Ben Kissner, Resource Planner, Grand River Conservation Authority
Email received June 15, 2022 (No Objection)

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, agent for the applicant, was present to answer questions regarding the application.

COMMENTS/QUESTIONS FROM COUNCIL

No comments or questions from Council.

ADJOURNMENT

RESOLUTION: 006-2022

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Public Meeting of July 11, 2022 be adjourned at 2:22 pm.

CARRIED

ACTING MAYOR

CLERK