

NOTICE

Notice for this public meeting was mailed to property owners within 120 m and required agencies and posted on the property on January 18, 2018 pursuant to the provisions of the Planning Act.

PRESENTATIONS

Linda Redmond, Manager of Planning and Environment, reviewed comments prepared by Curtis Marshall, Senior Planner, dated February 2, 2018.

PLANNING OPINION

This rezoning is a condition of severance application B42/17, which has been granted provisional approval by the Wellington County Land Division Committee. The consent application creates a 0.15 ha (0.37 acre) vacant residential parcel and a 0.14 ha (0.34 acre) retained parcel occupied by an existing residential dwelling. The purpose of the amendment is to rezone the subject lands to permit a reduced lot frontage and lot area for both the proposed severed and retained lots. The rezoning will also place a holding zone prohibiting the issuance of a building permit on the severed lot until sewage capacity is available, the lots are connected to municipal services, and the existing well and septic are de-commissioned which serve the retained lot.

Planning Staff have no concerns with the application as it satisfies conditions of severance application B42/17. A draft Zoning By-law amendment had been prepared for Council's consideration.

LOCATION

The subject property is legally described as Lot 36, Con 1 (West Garafraxa) with a civic address of 7619 Jones Baseline. The subject property is approximately 0.29 hectares (0.71 acres) in size and contains an existing single detached dwelling.

PROPOSAL

This rezoning is a condition of severance application B42/17, which has been granted provisional approval by the Wellington County Land Division Committee. The consent application creates a 0.15 ha (0.37 acre) vacant residential parcel and a 0.14 ha (0.34 acre) retained parcel occupied by an existing residential dwelling. The purpose of the amendment is to rezone the subject lands to permit a reduced lot frontage and lot area for both the proposed severed and retained lots. The rezoning will also place a holding zone prohibiting the issuance of a building permit on the severed lot until sewage capacity is available, the lots are connected to municipal services, and the existing well and septic are de-commissioned which serve the retained lot.

COUNTY OFFICIAL PLAN

The subject property is designated Prime Agricultural. Permitted uses include single detached dwellings.

WELL HEAD PROTECTION AREA

The subject property is located within a Wellhead Protection Area (WHPA) D, with a Vulnerability Score of 2 and 4.

ZONING BY-LAW

The subject lands are zoned Agricultural Exception 33.1 (A-1). Permitted uses include single detached dwellings. The exception restricts new livestock facilities within close proximity to urban areas such as Arthur. The applicant has applied to amend the lot area and frontage standards as follows:

Proposed Severed Lot:

	Required	Proposed
Minimum Lot Area Section 8.5.2.1	0.4 ha (1.0 acre)	0.15 ha (0.37 acre)
Minimum Lot Frontage Section 8.5.2.2	30.5 m (100.1 ft)	17.0 m (55.7 ft)

Proposed Retained Lot:

	Required	Proposed
Minimum Lot Area Section 8.5.2.1	0.4 ha (1.0 acre)	0.14 ha (0.34 acre)
Minimum Lot Frontage Section 8.5.2.2	30.5 m (100.1 ft)	18.0 m (59.05 ft)

A holding provision (H symbol) is also being added to the severed lot which will not allow for the issuance of a building permit on the property until the following conditions are met:

- a. That the owner apply for and be allocated sewage units for both the severed and retained lots;
- b. That the dwelling on the retained lot connect to municipal water and sewer services;
- c. That the existing well and septic system on the retained lot be decommissioned to the satisfaction of the Township of Wellington North.

PLANNING DISCUSSION

R1C Zone Proposal:

A Residential Low Density (R1C) has been proposed by the applicant for the severed and retained lots as an appropriate zone to address the lot area and frontage deficiencies. Planning Staff do not prefer this zoning category as the

R1C is intended to apply in the urban area and not the rural area. Planning Staff have proposed that the property remain zoned Agricultural (A) with site specific exceptions to address the deficiencies.

Agricultural Exception 33.1 (A-1):

The subject property is currently zoned Agricultural Exception 33.1 (A-1). Permitted uses include single detached dwellings. The exception restricts new livestock facilities within close proximity to urban areas such as Arthur. Planning Staff have proposed to remove this exception on the subject property as the lots are too small for a livestock facility and therefore the restriction is not necessary.

Servicing:

The intention is that the proposed severed and retained lots will be connected in the future to municipal sewer and water, as services run past the property. Presently there is not capacity available in the Arthur sewage system for these lots to connect. In the mean time the existing dwelling (retained lot) will utilize the existing well and septic system until servicing capacity becomes available.

Minimum Lot Size:

Planning Staff have no concerns with the reduced lot size as the lots are to be serviced with municipal sewage and water.

Draft Zoning By-law:

A draft zoning by-law was prepared for Council's consideration which proposes to apply site specific exceptions to each of the proposed lots permitting reduced lot areas and frontages, and applying a holding provision (H symbol) to the severed lot.

CORRESPONDENCE FOR COUNCIL'S REVIEW

None

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

Jamie Cox, applicant, and the applicant's agent, Hailey Keast, Van Harten Surveying Inc., were present to answer questions regarding this application. Ms. Keast provided information regarding the proposed development. In accordance with the holding provision building will not happen until services are available. At that time both parcels will connect and the well and septic will be decommissioned.

COMMENTS/QUESTIONS FROM COUNCIL

Mayor Lennox asked for clarification on the size of the lots. Ms. Redmond commented that the lots are smaller than most rural lots but larger than urban lots.

ADJOURNMENT

RESOLUTION 1

Moved by: Councillor Yake

Seconded by: Councillor McCabe

THAT the Public Meeting of February 12, 2018 be adjourned at 2:35 p.m.

CARRIED

CLERK

MAYOR