

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

**Monday, March 10, 2014**

The Public Meeting was held Monday, March 10, 2014 at 7:00 p.m. at the Township of Wellington North Council Chambers, Kenilworth to consider a Zoning Amendment application.

**Present:**

**Mayor: Raymond Tout**  
**Councillors: Sherry Burke**  
**Mark Goetz**  
**Andy Lennox**  
**Dan Yake**

**Also Present:**

**C.A.O./Clerk: Michael Givens**  
**Deputy Clerk: Catherine More**  
**Executive Assistant: Cathy Conrad**  
**Township Planner: Jameson Pickard**  
**Director of Public Works: Deb Zehr**

**Mayor Tout called the meeting to order.**

**Declaration of Pecuniary Interest:**

None declared.

**Owner/Applicant: Brian O'Donnell**

The property subject to the proposed amendment is described as Lot 6, Concession 5, Geographic Township of West Luther, with a civic address of 8754 Sideroad 7. The property is 41.6 hectares (103 acres) in size.

The purpose and effect of the proposed amendment is to rezone the “retained” agricultural (41 ha) portion of the subject lands to restrict future residential development. This rezoning is a condition of a surplus farm dwelling severance B129/12, granted by the Wellington County Land Division Committee December 5th, 2013.

Please note – Section 34 (12) of the Planning Act.

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(12) Information. – At a meeting under subsection (12), the council shall ensure that information is made available to the public regarding the power of the Municipal Board under subsection (14.1) to dismiss an appeal if an appellant has not provided the council with oral submissions at a public meeting or written submissions before a By-law is passed.

1. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on February 14, 2014.

2. Presentations by:

Jameson Pickard, Junior Planner, reviewed his comments dated March 4, 2014.

The zoning amendment is required as a condition of provisional consent (B129/12) by the Wellington County Land Division Committee. The Planning Department had no objections to implementing this decision. Both the Provincial Policy Statement and County Official Plan provide for surplus farm dwelling severances, provided the agricultural lands (the retained parcel) are rezoned to prohibit future residential 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.

The property subject to the proposed amendment is described as Part Lot 6, Concession 5, Geographic Township of West Luther, with a civic address of 8754 Sideroad 7. The property is 41.6 ha (101.3 ac) in size.

The purpose and effect of the proposed amendment is to rezone the subject lands to restrict any future residential development on the agricultural, “retained” portion of the property. This rezoning is a condition of severance application B129/12 under the surplus farm dwelling policies that was granted provisional approval by the Wellington County Land Division Committee December 5th, 2013.

The subject property is considered to be within a PRIME AGRICULTURAL and CORE GREENLAND area. Section 2.3.4.1(c) of the Provincial Policy Statement provides consideration for the severance of a surplus residence, provided that new residential dwellings are prohibited on the remnant parcel of farmland.

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The subject land is designated PRIME AGRICULTURE and CORE GREELANDS under the Wellington County Official Plan. Section 10.3.4 of the Official Plan implements the Provincial Policy Statement and requires that the remnant parcel be rezoned to prohibit dwellings.

Under the Zoning By-law the subject lands are zoned Agricultural (A) and Natural Environment (NE). This zoning by-law amendment will re-zone the retained agricultural lands to a site specific zone, which will include provisions to prohibit a dwelling on the 99.5 acre agricultural parcel. This rezoning is a requirement for applications which are submitted under the surplus farm dwelling polices of the official plan.

3. Review of Correspondence received by the Township:
  - Nathan Garland, Resource Planner, GRCA
  - No Objection
  
4. 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.
  
5. Mayor opens floor for any questions/comments.  
  
The Applicant not present.
  
6. Comments/questions from Council.  
  
None
  
7. Adjournment 7:35 p.m.

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C.A.O./CLERK

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MAYOR