

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, April 4, 2011

The Public Meeting was held Monday, April 4, 2011 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: Lorraine Heinbuch
Executive Assistant: Cathy Conrad
Township Planner: Linda Redmond

Mayor Tout called the meeting to order.

Declaration of Pecuniary Interest:

None declared.

Owner/Applicant: Shawn Schill and Bridget Schill

THE LOCATION being rezoned is in Division 1-4 WOSR, Lot 33 with a civic address of 8586 Hwy 6. The land is approximately 196 acres in size.

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to restrict any future residential development on the agricultural portion of the property and to address the oversized shed on the residential portion of the subject lands. This rezoning is a condition of severance application B131/10, that was granted provisional approval by the Wellington County Land Division Committee in December, 2010. The consent will sever the existing farm dwelling, and accessory building (1.1 ha (2.7 acres) from the remainder of the agricultural parcel (78.6 ha (194.2 acres). The property is currently zoned Agricultural.

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

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 120m and required agencies and posted on the property on March 14th, 2011.

2. Presentations by:

Linda Redmond, Planner, reviewed her correspondence dated March 30, 2011.

The zoning amendment is required as a condition of provisional consent (B131/10) by the Wellington County Land Division Committee. We have no objections to implementing this decision. Both the Provincial Policy Statement and County Plan provide for surplus farm dwelling severances, provided the agricultural lands 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 by-law will also address the accessory structure on the residential parcel. It is not unusual to maintain an existing barn and or implement shed for storage as a result of a severance. In this case the applicants are requesting to keep an accessory shed with a floor area of 1539 sq. ft. The maximum allowable is 1000 sq. ft. Given the size of the subject property and neighbouring agricultural lots the impact of the relief requested appears to be minor in nature; however, Council should be satisfied that the accessory building is intended for personal use and not for commercial purposes.

The subject land is legally described as Division 1-4 WOSR, Lot 33 with a civic address of 8586 Hwy 6. The land is approximately 196 acres in size.

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The purpose of the amendment is to rezone the subject lands to restrict any future residential development on the agricultural portion of the property and to address the oversized shed on the residential portion of the subject lands. This rezoning is a condition of severance application B131/10, that was granted provisional approval by the Wellington County Land Division Committee in December, 2010. The consent will sever the existing farm dwelling, and accessory building (1.1 ha (2.7 acres) from the remainder of the agricultural parcel (78.6 ha (194.2 acres).

The subject property is considered to be within a PRIME AGRICULTURAL 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.

The subject lands are designated PRIME AGRICULTURE. This application is required as a result of a severance application. Section 10.3.4 of the Official Plan implements the Provincial Policy Statement and requires that the remnant parcel be rezoned to prohibit dwellings.

Section 10.3.4 of the Official Plan states:

“A severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

- a) The remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
- b) The result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
- c) The amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and
- d) The surplus residence is habitable and is not expected to be demolished by a future owner; and
- e) The Minimum Distance Separation formula will be met, and
- f) The vacant parcel of farmland is rezoned to prohibit a residential use.”

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.”

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The subject lands are zoned Agricultural (A). There will be two site specific zones required on the subject lands. The first site specific will prohibit a dwelling on the 194.2 acre agricultural parcel and the second one will address the accessory structures on the 2.7 acre residential parcel.

As a result of the severance, the residential dwelling would be considered the main use and the existing accessory structure would be reviewed under section 6.1 as accessory uses to a residential dwelling. In this case there is a shed with a floor area of 1539 sq.ft., which exceeds the allowable ground floor area of 1,000 sq. ft. (Section 6.1.4 ii).

3. Review of Correspondence received by the Township:
 - Liz Yerex, Resource Planner, GRCA
 - No objection
 - Ken Teasdale, Project Manager, MTO
 - No concerns
4. The by-law will be considered at the regular Council Meeting following the Public Meeting. Mayor Tout asked those wishing to receive further notices regarding this application to make their request in writing.
5. Mayor Tout opened the floor for any questions/comments.

The Applicant was present to answer any questions

None
6. Comments/questions from Council.

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7. Adjournment

C.A.O./CLERK

MAYOR