

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, April 18, 2011

The Public Meeting was held Monday, April 18, 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: Mark Van Patter

Mayor Tout called the meeting to order.

Declaration of Pecuniary Interest:

None declared.

**Owner/Applicant: Mervin Ireland, Rose-Marie Ireland,
Lorne Ireland and Teresa Ireland**

THE LOCATION OF THE SUBJECT LAND is described as Part of Lot 1, Concession 3 (Former West Luther) and is municipally known as # 8631 Wellington Road 14. The property is approximately 49.57 acres in area.

THE PURPOSE AND EFFECT of the amendment is to expand motor vehicle safety inspections, to include the general public. The property is currently zoned to permit a Contractor's Yard for industrial cement work, along with safety inspections for the business's trucks.

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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 29th, 2011.

2. Presentations by:

Mark Van Patter, Planner, reviewed correspondence from Linda Redmond, Planner dated April 14, 2011.

The purpose of the amendment is to expand motor vehicle safety inspections, to include the general public. The property is currently zoned to permit a Contractor's Yard for industrial cement work, along with safety inspections for the business's trucks.

The subject lands are designated PRIME AGRICULTURE and CORE GREENLANDS. Policy 6.4.4 of the County Official Plan permits home businesses in Prime Agricultural Areas provided they are compatible with and would not hinder surrounding agricultural uses. Small-scale home businesses are generally intended to supplement farm incomes and provide services in agricultural areas. Home businesses may include home industries small in scale with a limited number of employees, and minimal off-site impacts. The intention is to allow businesses which supplement farm income or provide services in agricultural areas. The Plan and the Provincial Policy Statement direct most industrial and commercial uses to Hamlets or Urban Centres.

The subject property is zoned site specific Agriculture (A-50). The site specific zoning permits a contractors yard and safety inspections of vehicles associated with the contractor's yard. The applicants would like to allow inspections of vehicles from the general public. The Planning Department would have no concerns with this expansion.

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3. Review of Correspondence received by the Township:
 - Pasquale Contanzo, Wellington County Engineering Services
- No objection
 - Grand River Conservation Authority
- No objection
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.

None
7. Adjournment 7:05 p.m.

C.A.O./CLERK

MAYOR