

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

**Monday, May 2, 2011**

The Public Meeting was held Monday, May 2, 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: Randall Martin**

**THE LOCATION** being rezoned is legally described as Lot 7, Concession 10 and has a civic address of 8339 10<sup>th</sup> Line. The land is approximately 40.5 ha (100.2 ac) 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. This rezoning is a condition of severance application B21/11, that was granted provisional approval by the Wellington County Land Division Committee in February 2011. The consent will sever the existing farm dwelling (0.5 ha (1.28 ac)) from the remainder of the agricultural parcel (40.5 ha (100.2 ac)). The property is currently zoned Agricultural.

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

**Monday, May 2, 2011**

### Page Two

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 April 12th, 2011.

2. Presentations by:

Linda Redmond, Planner, reviewed her correspondence dated April 20, 2011.

The purpose of the amendment is to rezone the subject lands to restrict any future residential development on the agricultural portion of the property. This rezoning is a condition of severance application B21/11, that was granted provisional approval by the Wellington County Land Division Committee in February 2011. The consent will sever the existing farm dwelling (0.5 ha (1.28 ac)) from the remainder of the agricultural parcel (40.5 ha (100.2 ac)). The property is currently zoned Agricultural. The Planning Department had no objections to implementing this decision.

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.

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, May 2, 2011

### Page Three

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.”

The subject lands are zoned Agricultural (A). The attached draft by-law places a site specific exemption to prohibit a dwelling on the 100 acre agricultural parcel.

3. Review of Correspondence received by the Township:
  - Liz Yerex, Resource Planner, GRCA
    - No objection
  - Nick and Agnes Ammerlaan, RR 4, Kenilworth, ON
    - Not in favour of this application
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.

**TOWNSHIP OF WELLINGTON NORTH**

**PUBLIC MEETING - MINUTES**

**Monday, May 2, 2011**

**Page Four**

5. Mayor Tout opened the floor for any questions/comments.

The Applicant was present to answer any questions

6. Comments/questions from Council.

None

7. Adjournment 7:06 p.m.

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**C.A.O./CLERK**

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**MAYOR**