

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING - MINUTES
MONDAY, AUGUST 13, 2018 AT 2:00 P.M**

The Public Meeting was held in the Municipal Office Council Chambers to consider a proposed zoning amendment application.

<u>Present:</u>	Mayor:	Andrew Lennox
	Councillors:	Sherry Burke
		Lisa Hern
		Steve McCabe

<u>Absent:</u>	Dan Yake
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<u>Staff Present:</u>	CAO:	Michael Givens
	Director of Legislative Services/Clerk:	Karren Wallace
	Deputy Clerk:	Catherine Conrad
	Chief Building Official:	Darren Jones
	Human Resources Manager:	Chanda Riggi
	Senior Planner:	Curtis Marshall

Mayor Lennox called the meeting to order.

Declaration of Pecuniary Interest:

No pecuniary interest declared.

OWNER/APPLICANT:

- Corporation of the Township of Wellington North

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LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Part Park Lot 8, and has frontage on Wellington Rd 109, Geographic Village of Arthur. The portion of the property subject to the proposed amendment is approximately 0.60 ha (1.5 ac) in size.

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone a portion of the subject lands to permit a single detached dwelling on the property. The property is currently zoned Highway Commercial with a site specific provision (C2-14) which permits tourist commercial uses. The subject lands are currently vacant. Additional relief may be considered at this meeting.

NOTICE

Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on July 24th, 2018 pursuant to the provisions of the Planning Act.

PRESENTATIONS

Curtis Marshall, Senior Planner, reviewed the Planning Report dated August 7, 2018.

Planning Opinion: This zone amendment will rezone the subject lands from Highway Commercial Exception (C2-14) Zone to Unserviced Residential (R1A) Zone to permit a standalone single detached dwelling on the property and facilitate the sale of the subject lands by the Township.

A draft zoning by-law amendment has been prepared for Council's consideration.

INTRODUCTION

The property subject to the proposed amendment is described as Part Park Lot 8, and has frontage on Wellington Rd 109, Arthur. The portion of the property subject to the proposed amendment is approximately 0.60 ha (1.5 ac) in size and is currently vacant.

PROPOSAL

The purpose and effect of the proposed amendment is to rezone a portion of the subject lands to Unserviced Residential (R1A) to permit a standalone single detached dwelling on the property and facilitate the sale of the subject lands by the Township. The property is currently zoned Highway Commercial with a site-specific provision (C2-14) which permits tourist commercial uses and an accessory single detached dwelling.

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is located within the settlement area of Arthur. Section 1.1.3.1 of the Provincial Policy Statement states that "settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted." Settlement areas are encouraged to include a mix of densities and land uses.

WELLINGTON COUNTY OFFICIAL PLAN

The property is within the Arthur Urban Centre and is designated Future Development and Core Greenlands. The objectives for areas designated Future Development are as follows:

- a) to provide for the orderly future development of the unbuilt areas of the Urban Centre;
- b) to limit development of such lands until an Official Plan Amendment including a proper site plan or concept plan for future uses has been

- submitted and approved;
- c) to prohibit any major development of these lands until the necessary municipal services can be made available to such areas.

The permitted uses within areas designated FUTURE DEVELOPMENT as illustrated on Schedule "A" of the Plan shall be limited to existing uses and the growing of crops including nursery and horticultural crops but does not include greenhouses. Consideration may be given to the creation of a new lot by consent provided such development is in accordance with the policies of this plan.

In regards to the Core Greenlands area, the comments of the Grand River Conservation Area should be considered by Council.

Section 13.8.2 of the Official Plan provides Status Zoning details such that a legally established use which does not conform with the policies of an Official Plan may be recognized as a permitted use in the Zoning By-law in accordance with its current use and performance standards. A Council may also consider zoning the property to allow a similar or more compatible use or to provide for a limited expansion of the current use. Council shall have regard for the following:

- a) the need for the change or extension of use;
- b) the proposed use is not offensive with regard to noise, vibration, smoke, dust, fumes, odour, lighting and complies with the Health Protection and Promotions Act;
- c) compatibility;
- d) the need for landscaping, screening, buffering and setbacks;
- e) traffic impacts and parking;
- f) the adequacy of services;
- g) impacts on the natural environment;
- h) impacts on groundwater and surface water quality and quantity in accordance with Sections 4.9.5 and 4.9.5.13 of this Plan.

WELLINGTON NORTH ZONING BY-LAW

The subject lands are zoned Highway Commercial Exception (C2-14). Permitted uses in the C2-14 zone include tourist commercial uses and an accessory single detached dwelling. The subject lands (Part 2) are proposed to be rezoned to Unserviced Residential (R1A) to facilitate the sale of the property. The retained lands (Part 1) is to remain C2-14 zone.

Draft Zoning By-law Amendment

A draft Zoning By-law amendment has been prepared for public review and Council's consideration

CORRESPONDENCE FOR COUNCIL'S REVIEW

Emily Vandermeulen, Risk Management Inspector/Source Protection Coordinator, Wellington Source Water Protection

- Would not create a significant drinking water threat. Application can be screened out and does not require a Section 59 notice under the Clean Water Act.

Jennifer Passy, Manager of Planning, Upper Grand District School Board

- No objection

Pasquale Costanzo, Engineering Technologist, County of Wellington Engineering Services

- No objection

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

There were no comments or questions from the floor regarding the application.

COMMENTS/QUESTIONS FROM COUNCIL

There were no comments or questions from Council regarding the application.

ADJOURNMENT

RESOLUTION 6

Moved by: Councillor Burke

Seconded by: Councillor McCabe

THAT the Public Meeting of August 13, 2018 be adjourned at 2:08 p.m.

CARRIED

CLERK

MAYOR