

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

**Monday, September 9, 2013**

The Public Meeting was held Monday, September 9, 2013 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:**

**Acting C.A.O.: Michael Givens**  
**Deputy Clerk: Catherine More**  
**Executive Assistant: Cathy Conrad**  
**Township Planner: Linda Redmond**

**Mayor Tout called the meeting to order. (7:07 p.m.)**

**Declaration of Pecuniary Interest:**

None declared.

**Owner: Gary and Heather ter Steege**  
**Applicant: Gavin Frey**

**Location of the Subject Land** is described as Part of Lot 1, Concession 5, Geographic Township of West Luther and is municipally known as 8789 Wellington Road 14. The property is approximately 2.37 acres in area

**The Purpose and Effect of the Application**

The purpose and effect of the proposed amendment is to change the zoning of the property from Agricultural Commercial (AC) to a zone that would permit a residential dwelling and use of the accessory building for commercial storage, for a roofing contractor. The parking of employee vehicles and smaller trailers would also be considered.

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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 120 m and required agencies and posted on the property on August 15, 2013.

2. Presentation by:

Linda Redmond reviewed the comments provided by Mark Van Patter, Manager of Planning and Environment, dated September 2, 2013.

The Planning Department did not have any concerns with this minor rezoning. Placing the property into an Agricultural Exception zone allows the house to be the primary use and storage in the shed, an accessory use. The zone change represents a less intensive use, than the current Agricultural Commercial zoning, and it is more in line with the official plan.

The location of the subject land is described as Part of Lot 1, Concession 5, Geographic Township of West Luther and is municipally known as 8789 Wellington Road 14. The property is approximately 2.37 acres in area.

The purpose and effect of the amendment is to change the zoning of the property from Agricultural Commercial (AC) to a zone that would permit a residential dwelling and use of the accessory building for commercial storage, for a roofing contractor. The parking of employee vehicles and smaller trailers would also be considered.

The property has an existing single detached dwelling and a 1,600 sq. ft. shop. The Frey's have recently bought this property to reside in the dwelling. Their son is in the roofing business and wishes to use the shop building for storage of roofing products. His trailers would be stored on site over winter and employees would meet here in the mornings.

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Under the Provincial Policy Statement the subject property is considered to be within a PRIME AGRICULTURAL area. Within prime agricultural areas, permitted uses include agricultural uses, secondary uses and agriculture-related uses.

Under the Wellington County Official Plan the subject lands are designated PRIME AGRICULTURAL in the County of Wellington Official Plan. Agricultural-related uses are permitted in Prime Agricultural Areas and Section 6.4.5 of the Official Plan states

The property is currently zoned Agricultural Commercial.

The Agricultural Commercial (AC) zone, Section 23.1, does not permit a contractors yard or commercial storage, so a rezoning is required.

The primary use of the property is to be residential, with the storage being accessory. Mr. Van Patter recommended that the property be put into a Agricultural Exception zone, to permit the storage use.

The nearest dwelling is immediately north approximately 750 feet away, so there should be no compatibility issues.

3. Review of Correspondence received by the Township:
  - Pasquale Costanzo, County of Wellington Engineering Services
    - 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.

Gary ter Steege, current owner, was present to answer any questions.

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6. Comments/questions from Council.

No comments/questions.

7. Adjournment 7:11 p.m.

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**DEPUTY CLERK**

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**MAYOR**