

**TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING - MINUTES
MONDAY, SEPTEMBER 28, 2015 AT 7:00 P.M.**

Notice for this public meeting was sent to property owners within 120 m of the subject property and required agencies and posted on the property on September 3, 2015 pursuant to the legislation.

PRESENTATIONS

Linda Redmond, Senior Planner, reviewed her comments dated September 1, 2015.

Staff had no concerns with this application to rezone the lands from C2 to A to permit a residential use. The proposed rezoning conforms to the Official Plan and is in keeping with applicable Provincial policies.

The land subject to the proposed amendment is located in the rural area of Wellington North. The property is legally described as Part Lot 26, Concession 9 (former Township of Arthur), with a municipal address of 7186 Wellington Rd 109. The land subject to the amendment is 0.39 hectares (0.97 acres) and is occupied by a 204 sq.m. (2200 sq.ft.) building. The property is surrounded by agricultural farms.

The purpose of the application is to rezone the subject lands from Highway Commercial (C2) to Agriculture (A). The existing building (former restaurant) has been converted to a residential dwelling. The zone amendment will recognize the new use. The lands are designated Prime Agricultural in the County Official Plan.

Rezoning is subject to the Provincial Policy Statement and decisions of a Council are required to be “consistent” with it (Section 4.2). The subject property is considered to be within a PRIME AGRICULTURAL area. Within prime agricultural areas, permitted uses include agricultural uses, agriculture-related uses and on-farm diversified uses. Agriculture-related uses include “farm related commercial and industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation”.

The subject property is designated PRIME AGRICULTURAL within the County Official Plan. The Agriculture First policy of Section 6.4.2 states that “As a general rule, land use activities that support agriculture will be encouraged and land use activities that do not support agriculture will be discouraged”. The Planning Department believe that the proposed uses meet this intent.

The subject property is zoned Commercial (C2). This zoning reflected the historical use of a restaurant that existing on the property for many years. The property was purchased and the former restaurant building was converted into a residential use without the benefit of a building permit. This rezoning will bring the current use into conformity with the Official Plan policies. Additionally by zoning the lands Agricultural (A) the reduced lot regulations provided in section 8.4 of the zoning by-law will be applicable. This will limit the uses to residential which is more compatible with the surrounding farm uses.

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REVIEW OF CORRESPONDENCE RECEIVED BY THE TOWNSHIP

- Andrew Herreman, Resource Planner, GRCA
 - No comment.

- Pasquale Costanzo, CET, Engineering Technologist, County of Wellington
 - No objection.

- Heather Imm, Senior Planner, Upper Grand District School Board
 - No objection

BY-LAW

The by-law will be considered at a regular council meeting at a later date. Persons wishing notice of the passing of the By-law must submit a written request.

MAYOR OPENS FLOOR FOR ANY QUESTIONS/COMMENTS

The Applicants were present to answer any questions regarding this application.

COMMENTS/QUESTIONS FROM COUNCIL

None

ADJOURNMENT

RESOLUTION 9

Moved by: Councillor McCabe

Seconded by: Councillor Yake

THAT the Public Meeting of September 28, 2015 be adjourned at 7:06 p.m.

CARRIED

CLERK

MAYOR