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## Public Meeting

Monday, November 5, 2018 at 2:00 PM

Municipal Office Council Chambers, Kenilworth

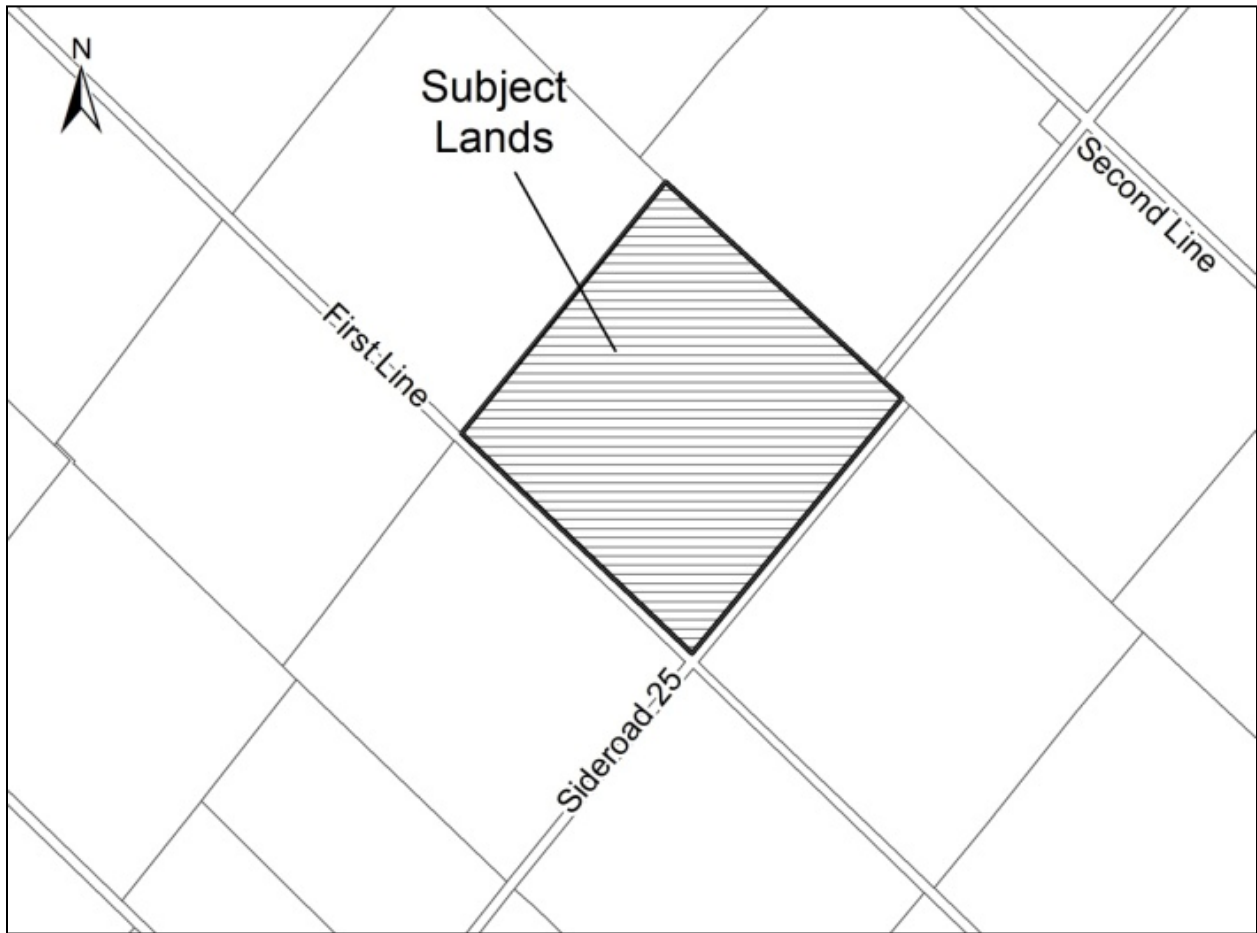
### AGENDA

AGENDA ITEM	PAGE NO.
<p><b><u>CALLING TO ORDER</u></b></p> <ul style="list-style-type: none"><li>- Mayor Lennox</li></ul> <p><b><u>DISCLOSURE OF PECUNIARY INTEREST(S) AND THE GENERAL NATURE THEREOF</u></b></p> <p><b><u>OWNERS/APPLICANT</u></b></p> <ul style="list-style-type: none"><li>- Mapleton Pork Ltd.</li></ul> <p><b><u>LOCATION OF THE SUBJECT LAND</u></b></p> <p>The land subject to the proposed amendment is described as Part Lot 26, Concession 2, and is Municipally known as 7205 First Line, Geographic Township of West Garafraxa. The property is 38 ha (93.8 ac) in size. The location of the property is shown on the map attached.</p> <p><b><u>PURPOSE AND EFFECT OF THE APPLICATION</u></b></p> <p>The purpose and effect of the proposed amendment is to rezone the subject lands to prohibit future residential development on the retained agricultural portion of the property. This rezoning is to satisfy conditions of severance application B75/18, which has been granted provisional consent by the Wellington County Land Division committee.</p>	1

<b>AGENDA ITEM</b>	<b>PAGE NO.</b>
<p>The consent will sever a 0.7 ha (1.73 ac) parcel with an existing dwelling and shed from the retained 37.5 ha (92.66 ac) vacant agricultural parcel. Additional relief may be considered at this meeting.</p> <p><b><u>NOTICE</u></b></p> <p>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 October 12, 2018.</p> <p><b><u>PRESENTATIONS</u></b></p> <p>Curtis Marshall, MCIP, RPP, Senior Planner</p> <ul style="list-style-type: none"><li>- See attached report and draft by-law prepared by Jessica Rahim, Junior Planner.</li></ul> <p><b><u>CORRESPONDENCE FOR COUNCIL'S REVIEW</u></b></p> <p>None.</p> <p><b><u>REQUEST FOR NOTICE OF DECISION</u></b></p> <p>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.</p> <p><b><u>MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS</u></b></p> <p><b><u>COMMENTS/QUESTIONS FROM COUNCIL</u></b></p>	<p>2</p>

AGENDA ITEM	PAGE NO.
<p data-bbox="188 304 581 342"><b><u>OWNERS/APPLICANT</u></b></p> <p data-bbox="237 384 581 415">- 1236757 Ontario Inc.</p> <p data-bbox="188 457 829 495"><b><u>LOCATION OF THE SUBJECT LAND</u></b></p> <p data-bbox="188 537 1271 678">The location of the subject land is described as Part Park Lot 5 and Part Park Lot 6 S/S Domville, geographic Township of Arthur. The subject land is approximately 1.86 ha (5.6 ac) in size and the location of the property is shown on the map attached.</p> <p data-bbox="188 720 1024 758"><b><u>PURPOSE AND EFFECT OF THE APPLICATION</u></b></p> <p data-bbox="188 800 1271 1087">The purpose of the amendment is to remove the holding symbol (H) on a portion of the subject lands to allow for the auto parts manufacturing plant to expand. The Holding Symbol has been applied to the property in order to provide Council with an opportunity to ensure that sufficient municipal water and sewer capacity is available for the use. Once the Holding symbol has been removed, the regulations of the Industrial (M1) zone, and all other applicable regulations of the Township of Wellington North Zoning By-law 66-01, shall apply to the subject land.</p> <p data-bbox="188 1129 331 1167"><b><u>NOTICE</u></b></p> <p data-bbox="188 1209 1271 1276">Notices were mailed to the applicant and their agent as well as the applicable agencies on October 25, 2018.</p> <p data-bbox="188 1318 505 1356"><b><u>PRESENTATIONS</u></b></p> <p data-bbox="188 1398 813 1430">Curtis Marshall, MCIP, RPP, Senior Planner</p> <p data-bbox="237 1434 1271 1501">- See attached report and draft by-law prepared by Jessica Rahim, Junior Planner.</p> <p data-bbox="188 1543 1019 1581"><b><u>CORRESPONDENCE FOR COUNCIL'S REVIEW</u></b></p> <p data-bbox="188 1623 272 1654">None.</p> <p data-bbox="188 1696 862 1734"><b><u>REQUEST FOR NOTICE OF DECISION</u></b></p> <p data-bbox="188 1776 1219 1873">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.</p>	<p data-bbox="1369 373 1393 405">7</p> <p data-bbox="1369 1388 1393 1419">8</p>

<b>AGENDA ITEM</b>	<b>PAGE NO.</b>
<b><u>MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS</u></b> <b><u>COMMENTS/QUESTIONS FROM COUNCIL</u></b> <b><u>ADJOURNMENT</u></b>	



**MAPLETON PORK LTD.**



## PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

**DATE:** October 29, 2018  
**TO:** Mike Givens, C.A.O.  
 Township of Wellington North  
**FROM:** Jessica Rahim, Junior Planner  
 County of Wellington  
**SUBJECT:** **Mapleton Pork Ltd. c/o Rik Altena**  
**Lot 26, Concession 2 (West Garafraxa)**  
**7205 First Line**  
**Zoning By-law Amendment**

### Planning Opinion

The purpose of this zoning amendment is to prohibit future residential development on the retained agricultural portion of the subject lands. This rezoning is a condition of severance application B75/18, that was granted provisional consent by the Wellington County Land Division Committee. The consent will sever a 0.7 ha (1.73 ac) parcel with an existing dwelling and shed from the retained 37.5 ha (92.66 ac) vacant agricultural parcel.

We have no objections to the zoning amendment. Both the PPS and County Official Plan provide for surplus farm dwelling severances, provided the agricultural lands are rezoned to prohibit future development dwellings. This rezoning would satisfy a condition for consent application B75/18

### INTRODUCTION

The property subject to the proposed amendment is described as Lot 26, Concession 2 Geographic Township of West Garafraxa, with a civic address of 7205 First Line. The proposal is a condition of a recent severance application on the property, B75/18. The proposed severed parcel is 0.7 ha (1.73 ac) and the retained parcel is 37.5 ha (92.66 ac) in size. The location of the property is shown on Figure 1.

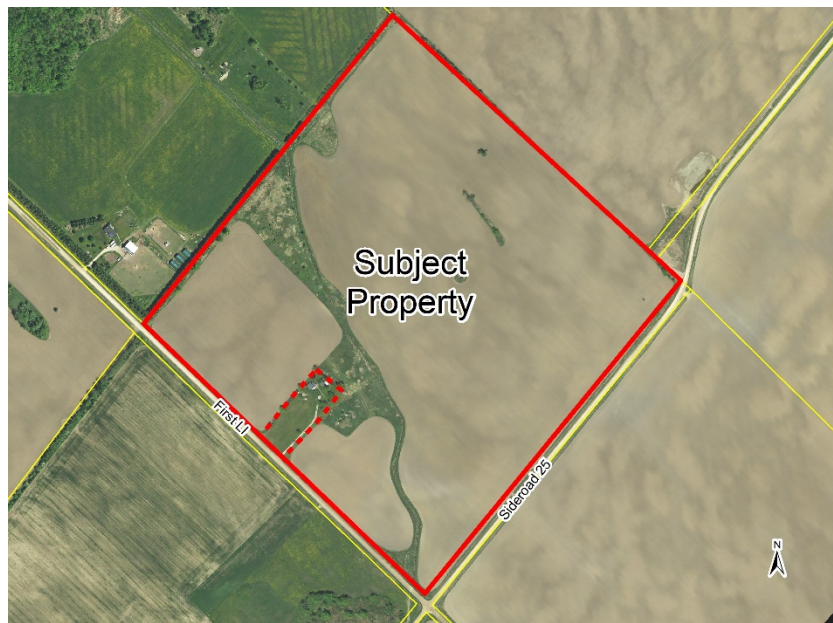


Figure 1

**PROPOSAL**

The purpose of the application is to rezone the subject lands to restrict future residential development on the retained agricultural lot. This rezoning is a condition of severance application B75/18, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the existing dwelling and shed from the vacant agricultural parcel under the surplus farm dwelling policies.

**PROVINCIAL POLICY STATEMENT (PPS)**

The subject property is considered to be within a PRIME AGRICULTURAL area. Section 2.3.4.1(c) of the PPS provides consideration for the severance of a surplus residence, provided that new residential dwellings are prohibited on the remnant parcel of farmland.

**WELLINGTON COUNTY OFFICIAL PLAN**

The subject lands are designated PRIME AGRICULTURE. This application is required as a result of a severance application B75/18. Section 10.3.4 of the Official Plan implements the PPS and requires that the remnant parcel be rezoned to prohibit dwellings. 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.

**WELLINGTON NORTH ZONING BY-LAW**

The subject lands are zoned Agricultural (A) and Natural Environment (NE). There are no proposed buildings or structures to be built within the NE zone. Permitted uses in the Agricultural zone include agricultural uses, single detached dwellings and accessory uses, buildings and structures. This zoning amendment will apply the newly created standard A-2 exception, which restrict any future residential development on the retained vacant agricultural parcel.

**Draft Zoning By-law Amendment**

A draft zoning by-law amendment has been prepared and attached to this report for Council's consideration.

Respectfully submitted

County of Wellington Planning and Development Department

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Jessica Rahim, Junior Planner

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
BY-LAW NUMBER \_\_\_\_\_.**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01  
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH**

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Schedule 'A' Map 1 to By-law 66-01 is amended by changing the zoning on lands described as Part of Lot 26, Concession 2 (West Garafraxa) with a civic address of 7205 First Line, as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural (A) to Agricultural Exception (A-2)**
2. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
3. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

\_\_\_\_\_.

\_\_\_\_\_.

MAYOR

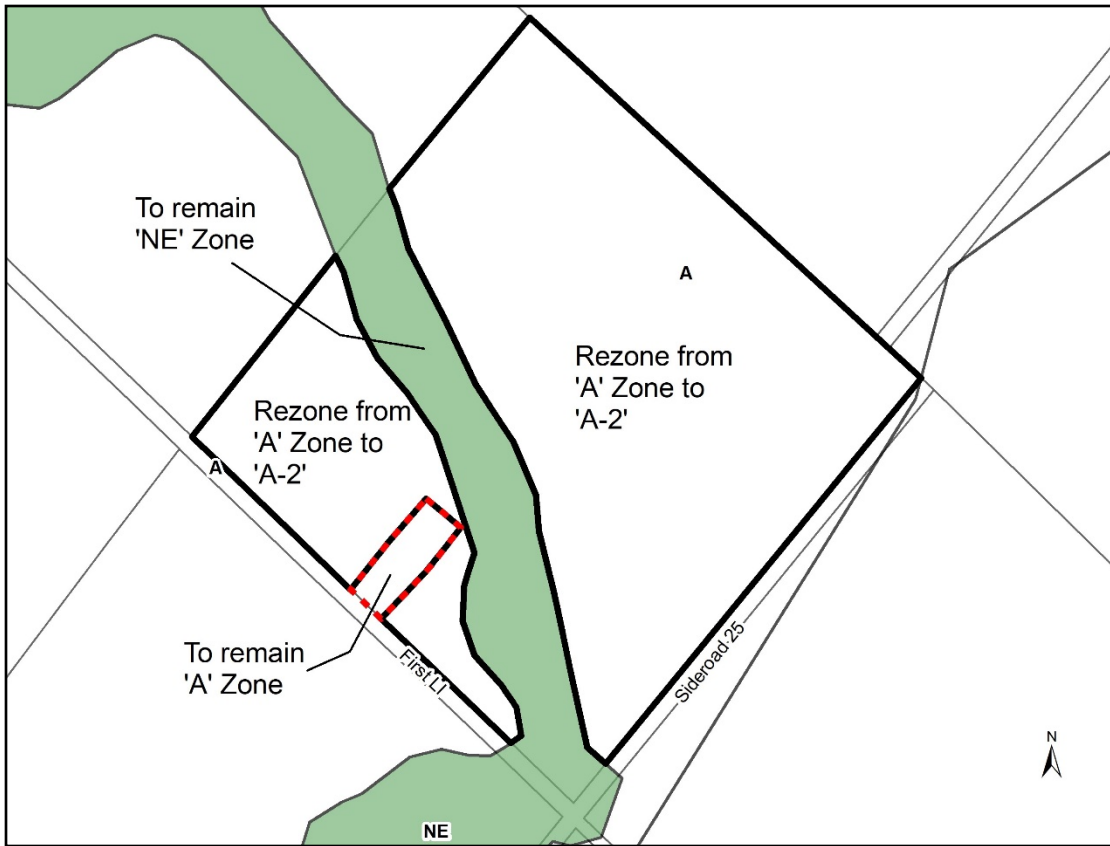
CLERK



THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. \_\_\_\_\_

Schedule "A"



This is Schedule "A" to By-law \_\_\_\_\_.

Passed this \_\_\_\_ day of \_\_\_\_\_ 2018

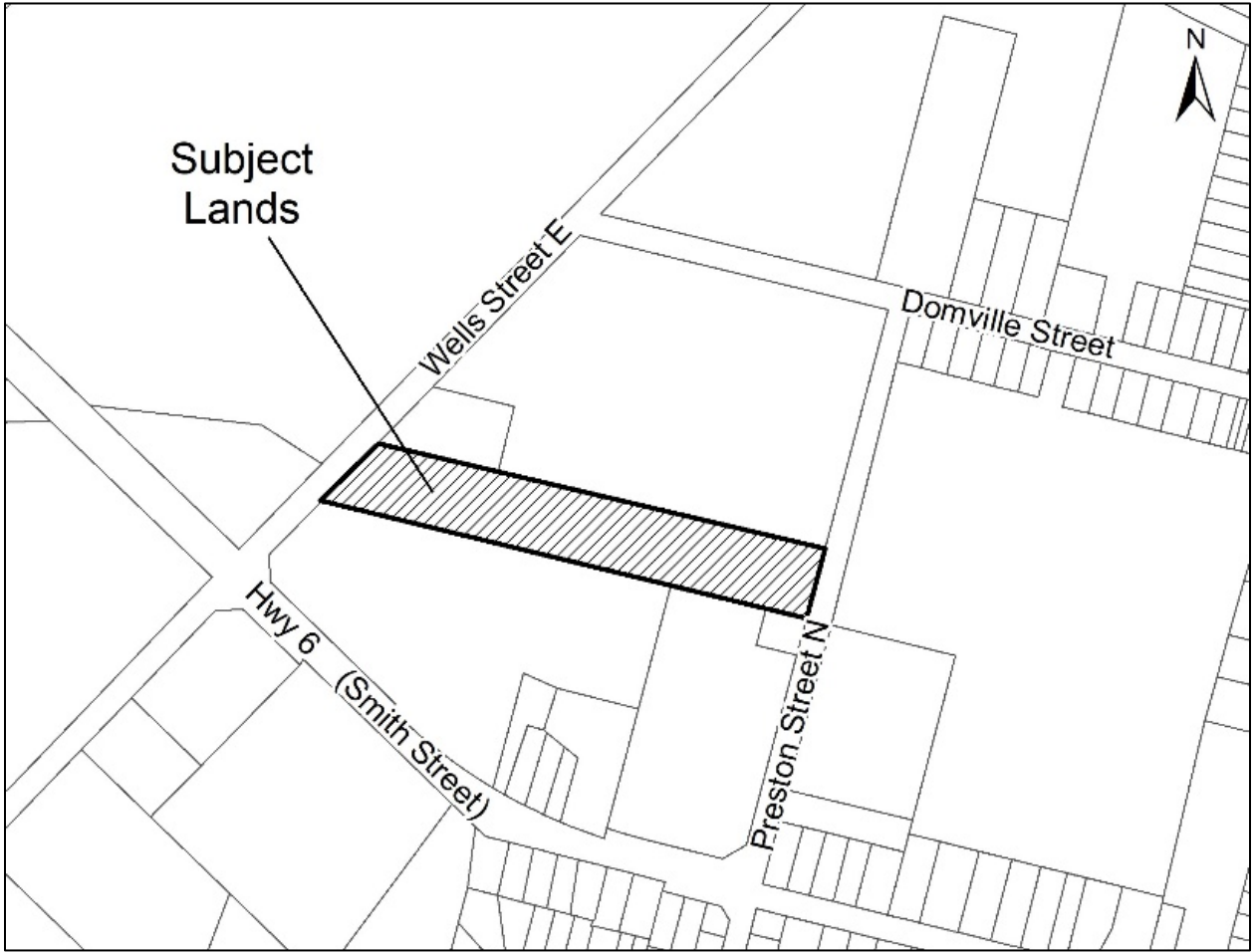
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**EXPLANATORY NOTE****BY-LAW NUMBER \_\_\_\_\_.****THE LOCATION OF THE SUBJECT LANDS**

The subject property is legally described as Part Lot 26, Concession 2 (West Garafraxa) with a civic address of 7205 First Line. The lands subject to the amendment are 38 ha (93.9 ac) in size and are currently zoned Agriculture (A) and Natural Environment (NE).

**THE PURPOSE AND EFFECT** of the amendment is to rezone the subject lands to restrict future residential development on the retained agricultural parcel. This rezoning is a condition of severance application B75/18, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 0.7 ha (1.73 ac) parcel with an existing dwelling and shed from the retained 37.5 ha (92.66 ac) vacant agricultural parcel under the surplus farm dwelling policies.



**1236757 ONTARIO INC.**



**PLANNING REPORT**  
**for the TOWNSHIP OF WELLINGTON NORTH**

Prepared by the County of Wellington Planning and Development Department

**DATE:** **October 29, 2018**  
**TO:** Mike Givens, C.A.O.  
 Township of Wellington North  
**FROM:** Jessica Rahim, Junior Planner  
 County of Wellington  
**SUBJECT:** **Musashi Auto Parts Canada Inc.**  
**Part of Park Lot 5 and 6 S/S Domville, Arthur**  
**Removal of Holding (H ) Provision for Auto Plant Expansion**

Please find attached a by-law to remove the holding symbol from the subject lands. The purpose of the amendment is to remove the holding symbol (H) on a portion of the subject lands to allow for the auto parts manufacturing plant to expand. The Holding Symbol has been applied to the property in order to provide Council with an opportunity to ensure that sufficient municipal water and sewer capacity is available for the use. Once the Holding symbol has been removed, the regulations of the Industrial (M1) zone, and all other applicable regulations of the Township of Wellington North Zoning By-law 66-01, shall apply to the subject land.

I trust that these comments will be of assistance to Council in their consideration of this matter.

Respectfully submitted  
 County of Wellington Planning and Development Department

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Jessica Rahim, Junior Planner

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH**  
**BY-LAW NUMBER \_\_\_\_\_**  
**Being a By-law to amend By-law 66-01, being a**  
**Zoning By-law for the Township of Wellington North**

**WHEREAS** the Council of the Corporation of the Township of Wellington North deems it desirable to amend said By-law Number 66-01, as amended.

**NOW THEREFORE** the Council of the Corporation of the Township of Wellington North enacts as follows:

1. That By-law Number 66-01, is hereby amended by changing the zoning on the map forming Schedule 'A-2' – Arthur, as it applies to Part of Park Lot 5 and 6 S/S Domville, as illustrated on Schedule 'A' attached to and forming part of this By-law, from **Industrial M1(H)** to **Industrial (M1)**.
2. That except as amended by this By-law, the subject lands, as shown on Schedule 'A' to this By-law, shall be subject to all other applicable regulations of By-law Number 66-01, as amended.
3. This By-law shall come into effect on the final passing thereof by the Council of Corporation of the Township of Wellington North, subject to compliance with the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

**READ** a first and second time this        day of        , 2018.

**READ** a third time and passed this        day of        , 2018.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO \_\_\_\_\_.

Schedule "A"



**Rezone from Industrial Holding M1(H) to Industrial M1**

This is Schedule "A" to By-law \_\_\_\_\_.

Passed this \_\_\_ day of \_\_\_\_\_ 2018.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**EXPLANATORY NOTE****BY-LAW NUMBER \_\_\_\_\_.****LOCATION**

The property subject to the proposed amendment is legally described as Part Park Lot 5 and Part Park Lot 6 S/S Domville, geographic Township of Arthur. The subject property is approximately 1.86 ha (5.6 ac) in size.

**PURPOSE AND EFFECT**

The purpose of the amendment is to remove the holding symbol (H) on a portion of the subject lands to allow for the auto parts manufacturing plant to expand. The Holding Symbol has been applied to the property in order to provide Council with an opportunity to ensure that sufficient municipal water and sewer capacity is available for the use. Once the Holding symbol has been removed, the regulations of the Industrial (M1) zone, and all other applicable regulations of the Township of Wellington North Zoning By-law 66-01, shall apply to the subject land.