

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING AGENDA – AUGUST 14, 2023 @ 2:00 P.M.  
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING**

**HOW TO JOIN**

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/87546276781>

Description: Public Meeting Under the Planning Act

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

855 703 8985 (Toll Free) or 1 438 809 7799 (*long distance charges may apply*)

Webinar ID: 875 4627 6781

**PAGE  
NUMBER**

**CALLING TO ORDER - Mayor Lennox**

**DISCLOSURE OF PECUNIARY INTEREST**

ZBA 13/23 CARPEIT Apartments Inc.

**OWNERS/APPLICANT**

ZBA 13/23 CAPREIT Apartments Inc.

**LOCATION OF THE SUBJECT LAND**

The lands subject to the proposed amendment is described as Concession 8 North Part Lot 23 and known Municipally as 8773 Concession 9. The property subject to the proposed amendment is approximately 39.85 ha (98.47 ac) in size. *The location is shown on the map attached.*

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**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 septic system. 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 19, 2023.

**PRESENTATIONS**

Matthieu Daoust, Senior Planner & Asavari Jadhav, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated August 14, 2023

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**CORRESPONDENCE FOR COUNCIL'S REVIEW**

## **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**

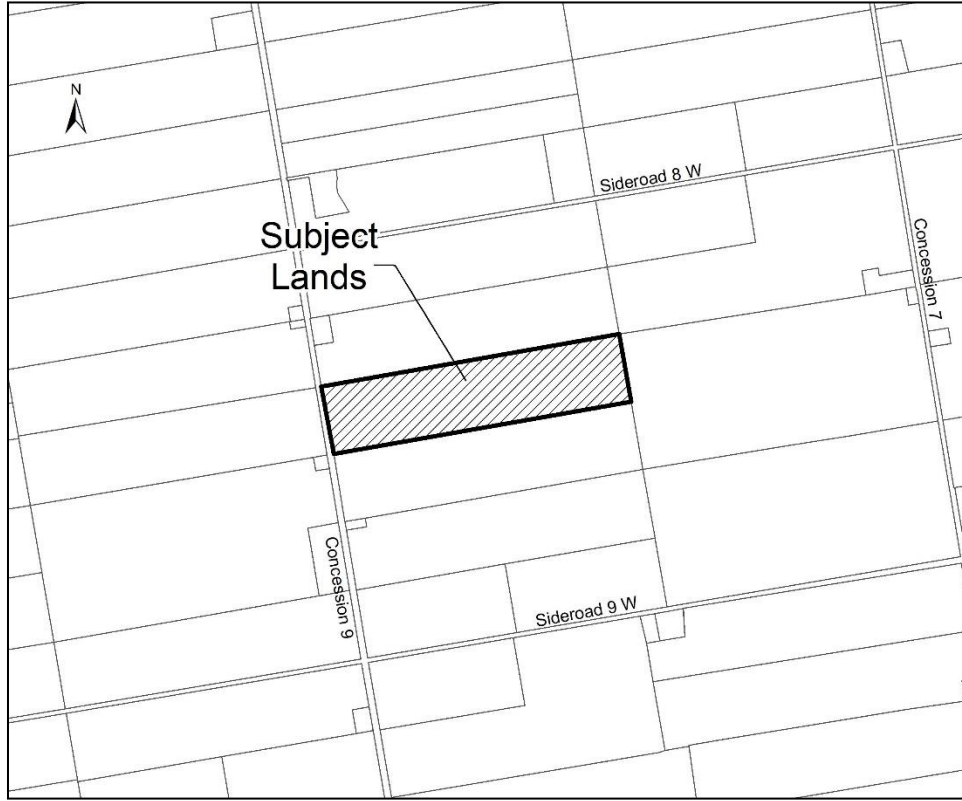
## **COMMENTS/QUESTIONS FROM COUNCIL**

## **ADJOURNMENT**

Recommendation:

THAT the Public Meeting of August 14, 2023 be adjourned at \_\_\_\_\_ pm.

CAPREIT APARTMENTS INC.





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

Prepared by the County of Wellington Planning and Development Department

**DATE:** August 14<sup>th</sup>, 2023  
**TO:** Darren Jones, C.A.O.  
Township of Wellington North  
**FROM:** Asavari Jadhav, Junior Planner  
Matthieu Daoust, Senior Planner  
County of Wellington  
**SUBJECT:** **CAPREIT Apartments Inc.**  
**8773 Concession 9**  
**Zoning By-law Amendment (ZBA 13/23)**

**PLANNING OPINION**

The purpose of this zone amendment is to rezone approximately 19 ha (46.95 ac) of the subject property from Agricultural to Site Specific Agricultural (A-121) to be used exclusively for a septic system on the subject property. The applicants are proposing to upgrade the existing septic system on the subject lands. The subject property is approximately 39.85 ha (98.47 ac) in size.

Planning staff note that the existing septic system is required to be updated to accommodate additional flow. Further, the applicant has stated that the upgraded septic system will not facilitate any expansion to the modular home community.

Planning staff have no concerns with the application. The application is consistent with applicable Provincial Policy and generally conforms with the Official Plan. A draft zoning by-law has been attached to this report for public viewing and Councils consideration.

**INTRODUCTION**

The subject land is legally described as Concession 8 North Part Lot 23 and known municipally as 8773 Concession 9. The subject property is approximately 39.85 ha (98.47 ac) in size. An air photo is shown below in Figure 1.

**PROPOSAL**

The purpose of this zone amendment is to rezone approximately 19 ha (46.95 ac) of the subject property from Agriculture (A) to Site Specific Agricultural (A-121) to be used exclusively for a septic system benefitting the modular homes on the subject property.

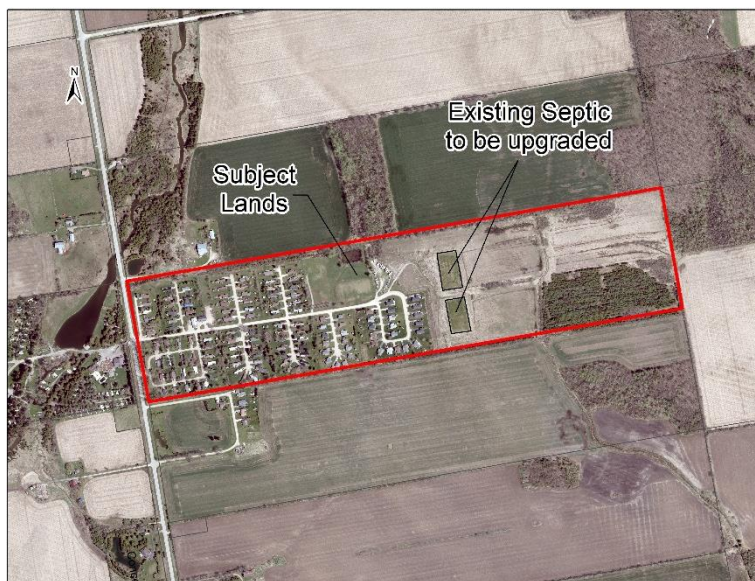


Figure 1 – Air Photo 2020

### PROVINCIAL PLANNING POLICY

Rezoning's are 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. Section 2.3.3.1 of the PPS allows for agriculture-related uses provided those uses are compatible with, and shall not hinder surrounding agricultural operations.

### COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURE and the site is also located within the special policy area of the PA6-6 that permits a mobile home park.

Section 13.8.2 of the County Official Plan States "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. A Council may also consider zoning the property to allow a similar or more compatible 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.

### ZONING BY-LAW

The subject lands are zoned Agriculture (A), Site Specific Unserviced Residential Zone (R1A-20) and Natural Environment (NE). Based on the site plan it appears that the proposed septic system to be upgraded is located on the lands zoned Agricultural. The draft by-law proposes to rezone 19 ha (46.95 ac) from Agriculture (A) to Site Specific Agricultural (A-121) to be used exclusively for a septic system benefitting the modular homes on the subject property.

### 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



Asavari Jadhav  
Junior Planner



Matthieu Daoust, MCIP RPP  
Senior 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:

THAT Schedule 'A' Map 1 to By-law 66-01 is amended by changing the zoning on lands legally described as Concession 8 North Part Lot 23 with civic address of 8773 Concession 9 as shown on Schedule "A" attached to and forming part of this By-law from:

- **Agricultural (A) to Agricultural Exception (A-121)**

THAT Section 33, Rural Area Exception Zones, is hereby amended by adding the following new exceptions:

<b>33.121</b> CON 8 N PT LOT 23	<b>A-121</b>	Notwithstanding Section 8.1, a septic system is permitted within the lands zoned <b>A-121</b> to service the existing modular homes on the date of passing of this By-law. a) Expansion of the modular home community located on 8773 Concession 9 is not permitted.
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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 \_\_\_\_\_, 2023

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

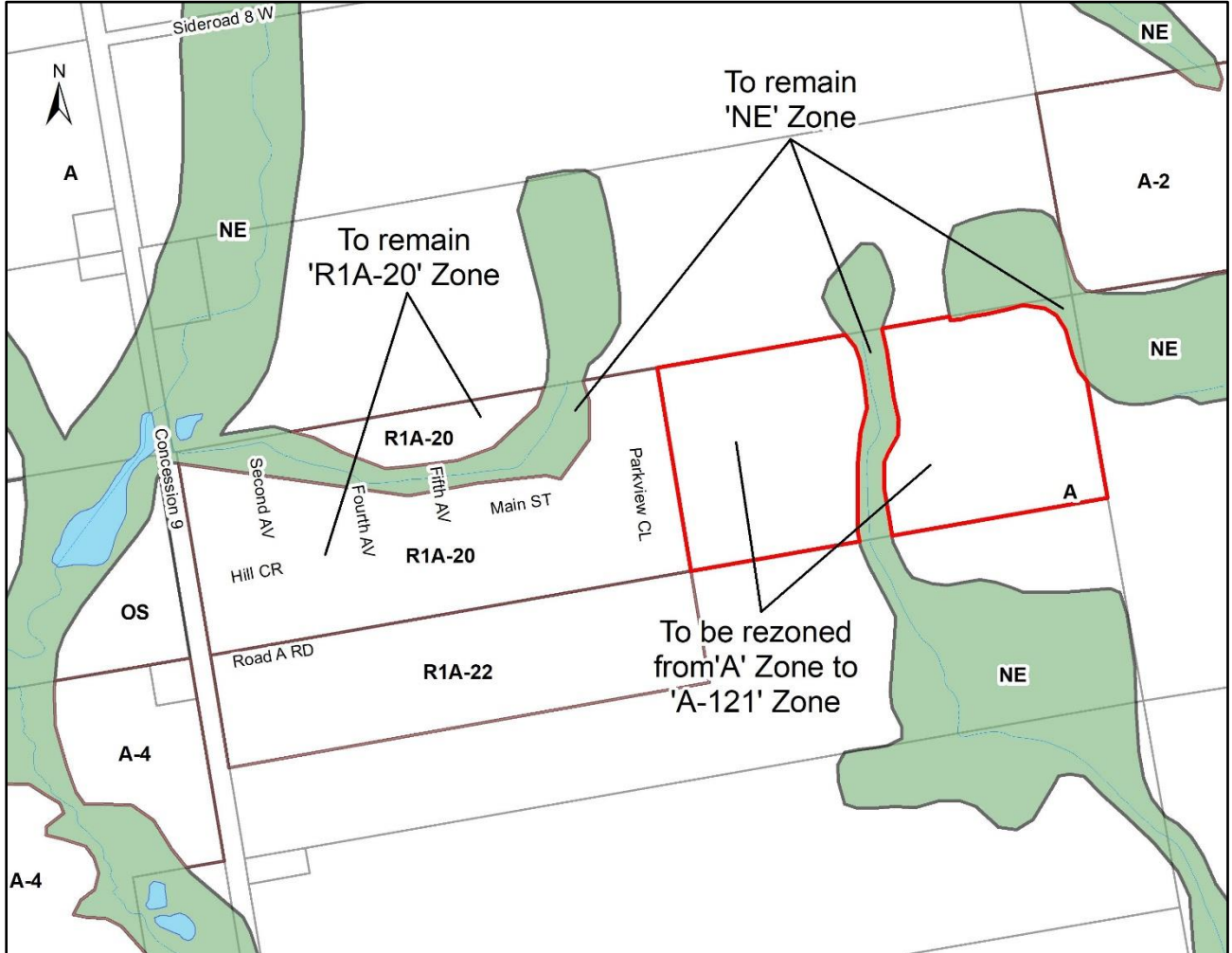
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

THE TOWNSHIP OF WELLINGTON NORTH

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

Schedule "A"



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

Passed this \_\_\_ day of \_\_\_\_\_ 2023

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**EXPLANATORY NOTE**

**BY-LAW NUMBER \_\_\_\_\_.**

**THE LOCATION OF THE SUBJECT LANDS**

The subject land is legally described as Concession 8 North Part Lot 23 and known municipally as 8773 Concession 9. The subject lands are approximately 39.85 ha (98.47 ac) in size and are currently zoned Agriculture (A), Site Specific Unserviced Residential Zone (R1A-20) and Natural Environment (NE).

**THE PURPOSE AND EFFECT** of the amendment is to rezone approximately 19 ha (46.95 ac) of the subject property from Agriculture (A) to Site Specific Agricultural (A-121) to be used exclusively for a septic system benefitting the modular homes on the subject property.