

THE CORPORATION OF THE MUNICIPALITY OF LEAMINGTON

AGENDA

PUBLIC MEETING

ZONING BY-LAW AMENDMENT 38
- 1421 MERSEA ROAD 5 EAST
(TRIPLE K FARMS)

MONDAY, JUNE 6, 2011
COMMENCING AT 7:00 P.M.
IN THE COUNCIL CHAMBERS



ITEMS FOR CONSIDERATION:

1. Notice of Public Meeting
Pages 2-3
2. Report PLA 20/11 dated April 28, 2011 re: Zoning By-law Amendment Request Proposed Agricultural Zoning for property located at 1421 Mersea Road 5 East (Triple K Farms) (Previously considered at the May 9, 2011 Council Meeting)
Pages 4-7

THE CORPORATION OF THE MUNICIPALITY OF LEAMINGTON
NOTICE OF PUBLIC MEETING
ZONING BY-LAW AMENDMENT
ZBA 38 - 1421 Mersea Road 5 East

TAKE NOTICE that the Council of the Corporation of the Municipality of Leamington will hold a public meeting concerning a proposed zoning by-law amendment under the provisions of the Planning Act, R.S.O. 1990 on **Monday, June 6th, 2011 at 7:00 pm** in the Council Chambers at the Municipal Building.

The subject property is described as Concession 5, South Part Lot 14 locally known as 1421 Mersea Road 5 East in the former Township of Mersea, now a portion of the Municipality of Leamington (see key map).

The subject property is designated Agricultural on Schedule "A-4" of the Leamington OP. The subject property is currently zoned Agricultural General Zone (A1) on Map 26 in Zoning By-law. The property owner requested that the Committee of Adjustment, at their meeting of August 31, 2010, consider severing a 40m x 80m surplus dwelling lot and retaining a 10.7 ha farm parcel. Consent may be granted to sever an existing residential dwelling from a farm that is considered surplus to the needs of the farm operation as a result of a farm consolidation on condition that a successful application for zoning by-law amendment is obtained to change the zone of the severed lands from Agricultural General (A1) to Agricultural Residential (A5).

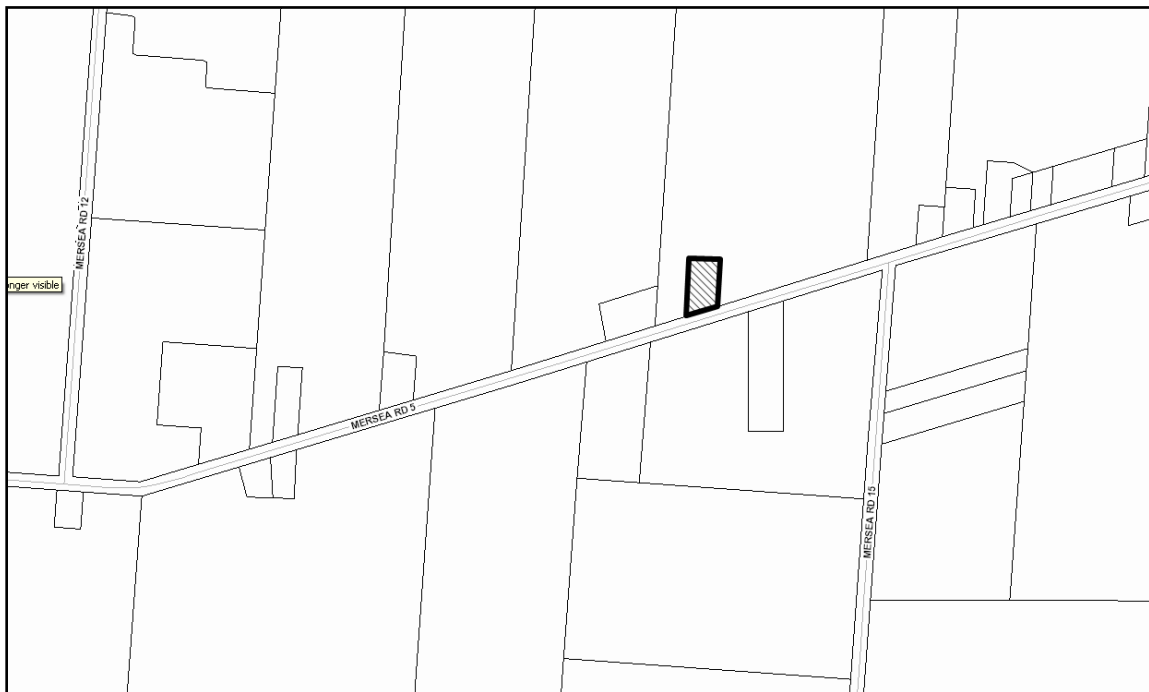
ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed zoning by-law amendment.

If a person or public body that files an appeal to a decision of the Municipality of Leamington in respect of the proposed zoning by-law amendment does not make oral submission at a public meeting or make written submissions to the Municipality before the proposed by-law is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

ADDITIONAL INFORMATION relating to this matter is available for review at the Municipal Office for the Corporation of the Municipality of Leamington, during regular office hours. Please contact Tracey Pillon-Abbs, Manager of Planning Services, for further information.

DATED at the Municipality of Leamington this 10th day of May 2011.

BRIAN R. SWEET, CLERK
MUNICIPALITY OF LEAMINGTON
111 ERIE STREET NORTH
LEAMINGTON, ONTARIO N8H 2Z9
TELEPHONE: (519) 326-5761



REPORT

TO: MAYOR AND MEMBERS OF COUNCIL
FROM: TRACEY PILLON-ABBS, MANAGER OF PLANNING SERVICES
DATE: APRIL 28, 2011
SUBJECT: ZONING BY-LAW AMENDMENT REQUEST
PROPOSED AGRICULTURAL ZONING
ZBA 38 - 1421 MERSEA ROAD 5 EAST (TRIPLE K FARMS LTD)

AIM:

To report upon a request to schedule the required public meeting to consider a proposed zoning by-law amendment for property located on 1421 Mersea Road 5 East.

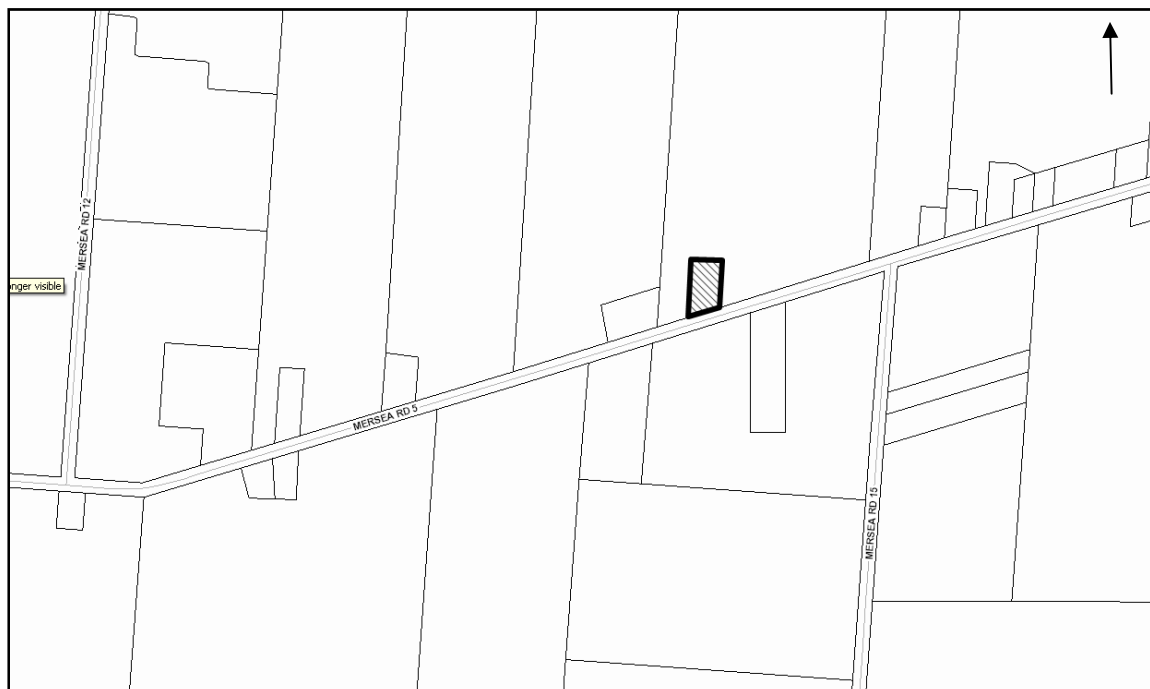
BACKGROUND:

Purpose of Application:

Staff has received an application for re-zoning by the owners of the property, to amend the agricultural zoning for the subject lands as part of a condition of approval for consent application (B/25/10) on the subject lands.

Property Description:

The subject property is described as Concession 5, South Part Lot 14 locally known as 1421 Mersea Road 5 East in the former Township of Mersea, now a portion of the Municipality of Leamington (see key map).



Currently, the subject property has a residential dwelling along with accessory structures. The lot will maintain frontage on Mersea Road 5 East. There are agricultural uses abutting the subject lands.

COMMENTS AND ANALYSIS:

Provincial Policy Statement (PPS):

According to section 2.3.3.1 of the PPS, in prime agricultural areas, permitted uses and activities include agricultural uses, secondary uses and agriculture-related uses.

County of Essex Official Plan 2005 (OP):

The subject land is designated within the County of Essex Agricultural Area on Schedule "A" in the County OP. The goal is to protect prime agricultural areas for agricultural purposes to ensure the continued long term availability of this resource;

Leamington Official Plan, 2008 (OP):

The subject property is designated Agricultural on Schedule "A-4" the Leamington OP. The goal is to preserve prime agricultural land for agricultural purposes and to restrict the type and amount of non-farm development.

Leamington Zoning:

The subject property is currently zoned Agricultural General Zone (A1) on Map 26 in Zoning By-law #890-09.

The property owner requested that the Committee of Adjustment, at their meeting of August 31, 2010, consider to sever a 40m x 80m surplus dwelling lot and retain a 10.7 ha farm parcel.

Consent may be granted to sever an existing residential dwelling from a farm that is considered surplus to the needs of the farm operation as a result of a farm consolidation on condition that a successful application for zoning by-law amendment is obtained to change the zone of the severed lands from Agricultural General (A1) to Agricultural Residential (A5).

CONSULTATION:

Administration has completed their review of the proposed application as part of the pre-consultation process.

As set out in the Planning Act, a complete application includes any 'prescribed information' identified in the regulations of the Planning Act and any 'additional information' required by the municipality, as identified in its official plan.

Due to the nature of the proposed zoning change it is Administration's position that additional information is not required.

CONCLUSION:

As part of the new Bill 51 regulations of the Planning Act, pre-consultation was used to review all the 'prescribed information' and any 'additional information' required in order to consider the application complete. Prior to deeming the application complete, Section 34 (10.3) of the Act sets out that Council must receive all the information or material it needs to make a decision.

Administration suggests that this matter should now proceed to a public meeting. The date for the required public meeting is requested to be scheduled for **Monday, June 6, 2011 at 7:00 pm.**

Notice of public meeting will be circulated to all commenting agencies, municipal departments and abutting landowners within 120 m (400 ft) of the subject property. Notice will also be posted on site. As part of the new Bill 51, all information will be made available to the public and commenting agencies.

A report by Administration will not be presented to Council after the public meeting, unless there are concerns raised at the public meeting. It is requested that Council consider the amending by-law for the zoning by-law amendment approval the same night as the public meeting.

Therefore, it is administration's opinion that;

- i) The application is consistent with the policy statements issued under subsection 3 (1) of the Planning Act.
- ii) The application conforms to or does not conflict with any applicable provincial plan or plans.
- iii) The development proposed is in keeping with the overall goals and policies of the Official Plan.
- iv) The proposed amendment does meet the criteria used when considering applications to amend the zoning by-law.

Once a decision for Zoning By-Law amendment has been made and notices sent out, there would be an appeal period in the case that there are any objections to the Ontario Municipal Board (OMB).

As set out under Bill 51 of the Planning Act, the OMB is required not only to have regard to Council's decision, but the basis on which the decision is made. In order to ensure that the OMB has regard to Council's decision, Council should be able to demonstrate that its decision was fully supported by relevant information and that the information was considered by Council.

RECOMMENDATION:

THAT Council declare that the application was reviewed and deemed to be complete pursuant to the requirements of the *Planning Act* to consider a zoning by-law amendment for property located at Concession 5, South Part Lot 14 locally known as 1421 Mersea Road 5 East as part of a condition for B/25/10 to change the zone from Agricultural General Zone (A1) to Agricultural Residential Zone (A5), as outlined in Report PLA 20/11;

AND THAT Administration be directed to schedule the required public meeting for Monday, June 6, 2011 at 7:00 pm.

AND THAT if no concerns are raised at the public meeting the Clerk be directed to forward the amending by-law to Council for its consideration.

Respectfully submitted,

Tracey Pillon-Abbs,
Manager of Planning Services

Douglas E. Morrish,
Director of Development Services

/tpa