



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

Prepared by the County of Wellington Planning and Development  
Department

**DATE:** April 10, 2026  
**TO:** Darren Jones, C.B.O.  
Township of Wellington North  
**FROM:** Curtis Marshall, Manager of Development Planning  
County of Wellington  
**SUBJECT:** **FINAL RECOMENDATION REPORT**  
File Name: Dakota's Trucking Service  
Official Plan Amendment (OPA 2025-10) & Zoning By-law Amendment (ZBA  
11/25)  
Part Lot 36, Concession 1, former Township of West Garafraxa, 8051  
Wellington County Road 109 & Part Lot 35, Concession 1, former Township  
of West Garafraxa, 7556 First Line

### **PLANNING COMMENT**

The Township of Wellington North and the County of Wellington have received applications for an official plan amendment and zoning by-law amendment to permit a repair and service establishment for agriculture equipment and trucks.

Planning staff have no concerns with the official plan and zoning by-law amendment as presented and are of the opinion that the applications are consistent with Provincial Policy and the County of Wellington Official Plan.

If Council is in support of the official plan amendment and zoning by-law amendment, resolutions of support should be passed by Council. The resolution of support for the official plan amendment should also be forwarded to the County of Wellington.

A final by-law amending the Township of Wellington North Zoning By-law will be presented to Township Council for final approval once the County has rendered a decision on the County official plan amendment.

**RECOMMENDATIONS:**

THAT the recommendation report dated April 10, 2026 regarding the proposed official plan (OPA 2025-10) and zoning by-law amendments (ZBA 11/25) to permit a repair and service establishment for agriculture equipment and trucks be received;

AND FURTHER THAT Council supports the proposed official plan amendment and the Township Clerk notify the County of Wellington of this position;

AND FURTHER THAT Council supports the proposed zoning by-law amendment and the final amending by-law be brought to Council for approval once the County of Wellington has rendered a decision on the official plan amendment.

**LOCATION**

The lands subject to the proposed official plan amendment and zoning by-law amendment are legally described as:

- **Parcel 1:** Part Lot 36, Concession 1, former Township of West Garafraxa and municipally described as 8051 Wellington County Road 109, Township of Wellington North. (Proposed zoning by-law amendment and official plan amendment). The property is approximately 10.3 ha (25.4 ac) in size.
- **Parcel 2:** Part Lot 35, Concession 1, former Township of West Garafraxa and municipally described as part of 7556 First Line, Township of Wellington North. (Proposed official plan amendment only). The property is approximately 17.7 ha (43.8 ac) in size. The area subject to the amendment is referred to as Parcel 2.

The location of the properties are shown in Figure 1.



Figure 1: Air photo of subject property (Source County of Wellington 2020)

## **PURPOSE**

The purpose of the official plan amendment and zoning by-law amendment is to redesignate and rezone a portion of the property known as 8051 Wellington County Road 109 (Parcel 1 in Figure 1) to permit a service and repair shop for agriculture and equipment trucks. The official plan amendment also proposes to redesignate a portion of the property known as 7556 First Line (Parcel 2 in Figure 1) to offset the designation of Rural Employment Lands.

Further details of the proposed use are provided in the earlier public meeting report.

## **PUBLIC MEETING**

A public meeting for the application was held on January 26, 2026. A neighbouring property owner spoke to Council raising concerns with the precedent of losing farm land and impacts to her farm operation.

A letter was also submitted from a neighbouring property owner supporting the application indicating that the proposed use would serve the local agricultural community.

The applicant's Planner has submitted a response letter following the public meeting which provides responses to the comments received and outlines changes to the official plan and zoning by-law amendment requests. A copy of the letter is attached as Schedule 1 to this report.

## **AGENCY COMMENTS**

The applications were circulated to commenting agencies. The following comments have been received:

### GRCA:

The GRCA has no objection to the intent of the proposed official plan amendment or zoning bylaw amendments. However, prior to approval, GRCA recommends that a slope stability study is completed to more accurately define the slope erosion hazard to determine more precise limits for the Natural Environment (NE) zone and Core Greenlands areas. GRCA has no objection to the OPA pertaining to 7556 First Line.

However, the GRCA alternatively suggested that if the applicant does not wish to do a slope stability study, they can use a conservative estimate elevation of 456.3 metres for the slope hazard limit and 453.3 m for the floodplain limit.

Source Water Protection: No concerns.

## **REVIEW OF PLANNING POLICY**

A summary and review of applicable provincial and local planning policies was provided as part of the earlier public meeting report dated January 16, 2025. Planning Staff are of the opinion that the proposed applications are consistent with provincial and local planning policy.

## PLANNING COMMENTS

### Use of the Existing Dwelling on the Property

Following discussion at the public meeting regarding the future use of the existing dwelling on the property and compatibility, the applicant has revised their proposal and is no longer intending to sever the existing dwelling and retain it for residential use. The dwelling will no longer be used for residential uses and will be used as part of the business (e.g. office, storage or could be removed in the future).

### Agricultural Impacts

An agricultural impact study (prepared by Van Harten, October 2025) was submitted in support of the application which concluded:

*The proposal aligns with the objectives of the 2024 PPS and the Wellington County Official Plan, which both recognize the need to support rural economic development while protecting the broader agricultural system. By maintaining agricultural production on the remaining farmland, preserving natural heritage features, and introducing a supportive rural employment use, the project exemplifies a balanced and well-considered approach to land use planning. The Agricultural Impact Assessment concludes that the proposed development will have minimal negative impact on the local agricultural system.*

An addendum report (prepared by Van Harten, January 2026) was also submitted which concluded:

*This Addendum demonstrates that the proposed development at #8051 Wellington County Road 109 satisfies all requirements of Section 4.3.5 of the PPS and conforms with the County of Wellington Official Plan and OMAFA Publication 851. The proposed use is limited, non-residential, and appropriately located. A demonstrated need exists within the planning horizon, reasonable alternative locations have been evaluated and ruled out, and impacts on surrounding agricultural operations will be mitigated.*

*The proposal represents a policy-conforming approach that balances protection of the prime agricultural land base with support for rural economic development and the ongoing viability of the agricultural sector.*

### Agricultural Related Use

At the public meeting there was discussion on whether the proposed use is considered an "Agriculture Related Use" as defined in the PPS (and further detailed in the Guidelines on Permitted uses in Ontario's Prime Agricultural Areas (Publication 851)). In the applicant's response letter submitted following the public meeting, the applicant's planner provided the following updated comments:

*While the proposal is not being advanced strictly as an agricultural-related use, the Official Plan Amendment (OPA) contemplates primarily agricultural-related functions. The AIA confirms that the proposed farm and heavy equipment repair and service use provide an important service to the agricultural community. Its proximity to local farms enhances operational efficiency, and*

*feedback from local farmers indicates that the use would be beneficial in this location.*

Planning Staff concur with the above statement regarding the proposed use. Planning Staff would be hesitant to consider the proposed use strictly as an “Agriculture-Related Use” as defined by the PPS. Planning Staff recognize that while the use serves the local agricultural community it may not meet all of the required criteria for a strictly “agriculture-related use” as defined.

Planning Staff however note that the proposed use of the property can be considered alternatively through the official plan amendment application that has been submitted. The redesignation of the property can be considered as a “rounding out” of the rural employment area and as a partial land designation swap (with a portion of 7556 First Line being re-designated from Rural Employment to Prime Agricultural to offset the redesignation of 8051 Wellington County Road 109 from Prime Agricultural to Rural Employment).

#### Natural Hazard Boundaries and Setbacks

The applicant has completed a topographic survey and is working with the GRCA to finalize the limits and setbacks from the hazards (slope and floodplain) which will be used to adjust the Greenlands designation and Natural Environment (NE) zoning on the northwest corner of the property (along the river). The draft official plan amendment and zoning by-law amendment include an expanded Greenlands and Natural Environment boundaries based on an elevation of 460 m which may be conservative (ie. shows a larger area than needed). The final official plan amendment and zoning by-law amendment will be updated to reflect the GRCA’s confirmed boundaries and setbacks.

#### Driveway Access to First Line

A driveway access has been proposed across the rear yards of two neighbouring properties (8065 Wellington RD 109 – Hort Manufacturing & 7580 First Line – Home Hardware) utilizing an existing easement. A letter dated March 26, 2026 from Finn Corp (7580 First Line – Home Hardware) has been submitted raising concerns with the use of the easement across their property for a driveway.

County Roads has confirmed that the subject property (8051 Wellington County Road 109) has access on Wellington County Road 109 for a driveway to serve the proposed new use.

The use of the easement is a matter between the private property owners. Access to First Line may be useful to Dakota’s operations and if so, they may wish to continue to pursue the driveway access through the easement.

#### Site Plan Approval

The proposed development will be subject to site plan approval by the Township. The design including grading, drainage, parking, landscaping, buffering and fencing etc. will be confirmed through the site plan review process.

## **PROPOSED OFFICIAL PLAN AMENDMENT**

Planning Staff have prepared a draft official plan amendment which redesignated the land from Prime Agricultural to Rural Employment in the County of Wellington Official Plan. More specifically the amendment proposes to:

- **Parcel 1:** Re-designate a portion of 8051 Wellington County Road 109 (Lot 36, Concession 1, former Township of West Garafraxa) from Prime Agricultural Area to Rural Employment Area to permit a service and repair establishment for agricultural equipment and trucks. A portion of the property adjacent to the river is also proposed to be redesignated as Core Greenlands to reflect the boundary of the hazard lands and setbacks (slope and floodplain). As stated above the exact expanded boundary of the Core Greenlands area is being finalized by the applicant with the GRCA. This final boundary will be reflected in the official plan amendment presented to County Council for consideration.
- **Parcel 2:** Re-designate a portion of 7556 First Line (Lot 35, Concession 1, former Township of West Garafraxa) from Rural Employment Area to Prime Agricultural Area to offset the designation of Rural Employment Area at 8051 Wellington County Road 109.

An excerpt of the amendment is attached as Schedule 2 to this report. The complete draft official plan amendment will be provided to County Council for consideration.

## **PROPOSED ZONING BY-LAW AMENDMENT**

Planning Staff have prepared a draft zoning by-law amendment (see Schedule 3) for Council's future consideration. The draft zoning by-law amendment proposes to rezone the lands from Agricultural Site Specific (A-1) to Rural Industrial Site Specific (RIN-132) to permit a service and repair establishment for agricultural equipment and trucks. A site specific exception is also proposed which prohibits the use of the existing dwelling for residential uses.

The applicant had requested that the property be zoned Industrial (M1). Township and Planning Staff are of the opinion that the Rural Industrial Zone (RIN) is more appropriate considering the proposed Rural Industrial designation. The proposed site specific exception is worded as follows:

*Notwithstanding any other provisions to the contrary, the lands zoned RIN-132 may only be used for a repair and service establishment for agriculture equipment, heavy equipment and trucks. Accessory uses and structures are also permitted.*

*The regulations under 25.2, 25.3, and 25.4 shall also apply.*

*The existing dwelling shall not be used for residential purposes.*

As outlined above in the report, a portion of the property is also being rezoned from Agricultural Site Specific (A-1) to Natural Environment (NE) to reflect the boundary of the hazard lands and setbacks (slope and floodplain). As stated above the exact expanded boundary of the Natural Environment area is being finalized by the applicant with the GRCA. This final boundary will be reflected in the final zoning by-law amendment to be presented to Township Council for consideration.

## **NEXT STEPS**

If Council is in support of the official plan amendment and zoning by-law amendment, resolutions of support should be passed by Council. The resolution of support for the official plan amendment should also be forwarded to the County of Wellington.

A final by-law amending the Township of Wellington North Zoning By-law will be presented to Township Council for approval once the County has rendered a decision on the County official plan amendment.

Respectfully submitted,



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Curtis Marshall MCIP, RPP  
Manager of Development Planning



06/01/2026

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Brianna.Miller@vanharten.com

Planning and Development Department  
 County of Wellington  
 74 Woolwich Street  
 Guelph ON N1H 3T9

Attention: Curtis Marshall

**Re: Response Letter**  
**8051 Wellington Road 109 & 7556 First Line**  
**PINs 71124-0048 & 71124-0099**  
**Part of Lots 35 & 36, Concession 1**  
**Geographic Township of West Garafraxa**  
**Township of Wellington North**  
**County of Wellington**

As requested, Below is a summary of responses to the comments and concerns raised at the public meeting held on January 26, 2026 regarding the Official Plan and Zoning By-law Amendment applications submitted for the #8051 Wellington Road 109 and #7556 First Line.

#### **Agricultural Land Removal**

The Agricultural Impact Assessment (AIA) concludes that the proposed development represents a compatible and strategically located rural employment use that supports the needs of the local agricultural community, with minimal impact on the broader agricultural system. The subject lands are part of the former West Garafraxa industrial area and represent a logical infill opportunity, as they are bound by existing industrial uses and the river corridor. In addition, there are lands being designated from Rural Employment to Prime Agricultural to help offset the total amount land being removed from the Prime Agricultural designation.

#### **Agricultural-Related Use**

While the proposal is not being advanced strictly as an agricultural-related use, the Official Plan Amendment (OPA) contemplates primarily agricultural-related functions. The AIA confirms that the proposed farm and heavy equipment repair and service use provide an important service to the agricultural community. Its proximity to local farms enhances operational efficiency, and feedback from local farmers indicates that the use would be beneficial in this location.

#### **Noise**

The noise study concludes that impacts from stationary sources are not significant and do not require

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 Waterloo, ON, N2L 5C6  
 519-742-8371

2106 Gordon Street  
 Guelph, ON, N1L 1G6  
 519-821-2763

660 Riddell Road, Unit 1  
 Orangeville, ON, L9W 5G5  
 519-940-4110

[www.vanharten.com](http://www.vanharten.com)



mitigation. It recommends minimizing truck idling, which can be managed through operational practices. It is also noted that the existing topsoil berm adjacent to the residential area was not relied upon in the assessment; if constructed, it would provide additional sound attenuation.

**Access and Easement Considerations**

Matters related to access via First Line, including any buffering of the easement, can be addressed through the site plan approval process. The property owner has consulted with the neighbouring landowners who share the easement, and no concerns are anticipated.

**Parking**

Zoning By-law requirements for parking are minimal for this use and can be refined, if necessary, through the detailed site plan design stage.

**Existing Dwelling / Land Use Compatibility**

To ensure full land use compatibility and consistency with the proposed Rural Employment designation and M1 zoning, the existing dwelling will not be used for residential purposes in the future. This eliminates any potential future land use conflicts.

Further to the preceding comments, as was also discussed at the meeting, once zoning and official plan approvals are in place, the site will be subject to a further approval process - site plan approval. All details associated with detailed design, engineering, and landscaping must be addressed to the Township's satisfaction through this process.

We understand that you will be making any required adjustments to the draft zoning bylaw and draft official plan amendments, and that this matter will be brought before Council on April 20, 2026 for consideration. We would appreciate the opportunity to review the documents prior to the meeting

Please reach out to us if you have any questions or further comments.

Sincerely,

A blue ink signature of Chris Corosky, consisting of a stylized 'C' followed by 'orosky'.

Chris Corosky, RPP

A blue ink signature of Brianna Miller, written in a cursive style.

Brianna Miller, M.Sc.<sup>2</sup>, A.Ag.(P)

**Draft County of Wellington Official Plan Amendment (Excerpt)**

**DETAILS OF THE AMENDMENT**

The Official Plan of the County of Wellington is hereby amended as follows:

1. THAT **Schedule B6 (Wellington North)** is amended, by re-designating the lands legally described as Part Lot 36, Concession 1 (West Garafraxa) as shown on Schedule “A” to this amendment from “Prime Agricultural” to “Rural Employment” and “Core Greenlands”.
2. THAT **Schedule B6 (Wellington North)** is amended, by re-designating the lands legally described as Part Lot 35, Concession 1 (West Garafraxa), as shown on Schedule “A” to this amendment from “Rural Employment” to “Prime Agricultural”.

**Schedule A**



**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
BY-LAW NUMBER XXXX**

**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 Sections 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 legally described as Part Lot 36, Concession 1, former Township of West Garafraxa, 8051 Wellington County Road 109, Township of Wellington North, as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural Site Specific (A-1)** to **Rural Industrial Site Specific (RIN-132)**.

2. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exceptions:

<p><b>33.132</b> Part Lot 36, Concession 1, former Township of West Garafraxa, 8051 Wellington County Road 109</p> <p>Dakota Truck Services</p>	<p><b>RIN-132</b></p>	<p>Notwithstanding any other provisions to the contrary, the lands zoned RIN-132 may only be used for a repair and service establishment for agriculture equipment, heavy equipment and trucks. Accessory uses and structures are also permitted.</p> <p>For further clarity the regulations under 25.2, 25.3, and 25.4 shall also apply.</p> <p>The existing dwelling shall not be used for residential purposes.</p>
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3. 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.
4. 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, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS xx<sup>th</sup> DAY OF xx, 2026**

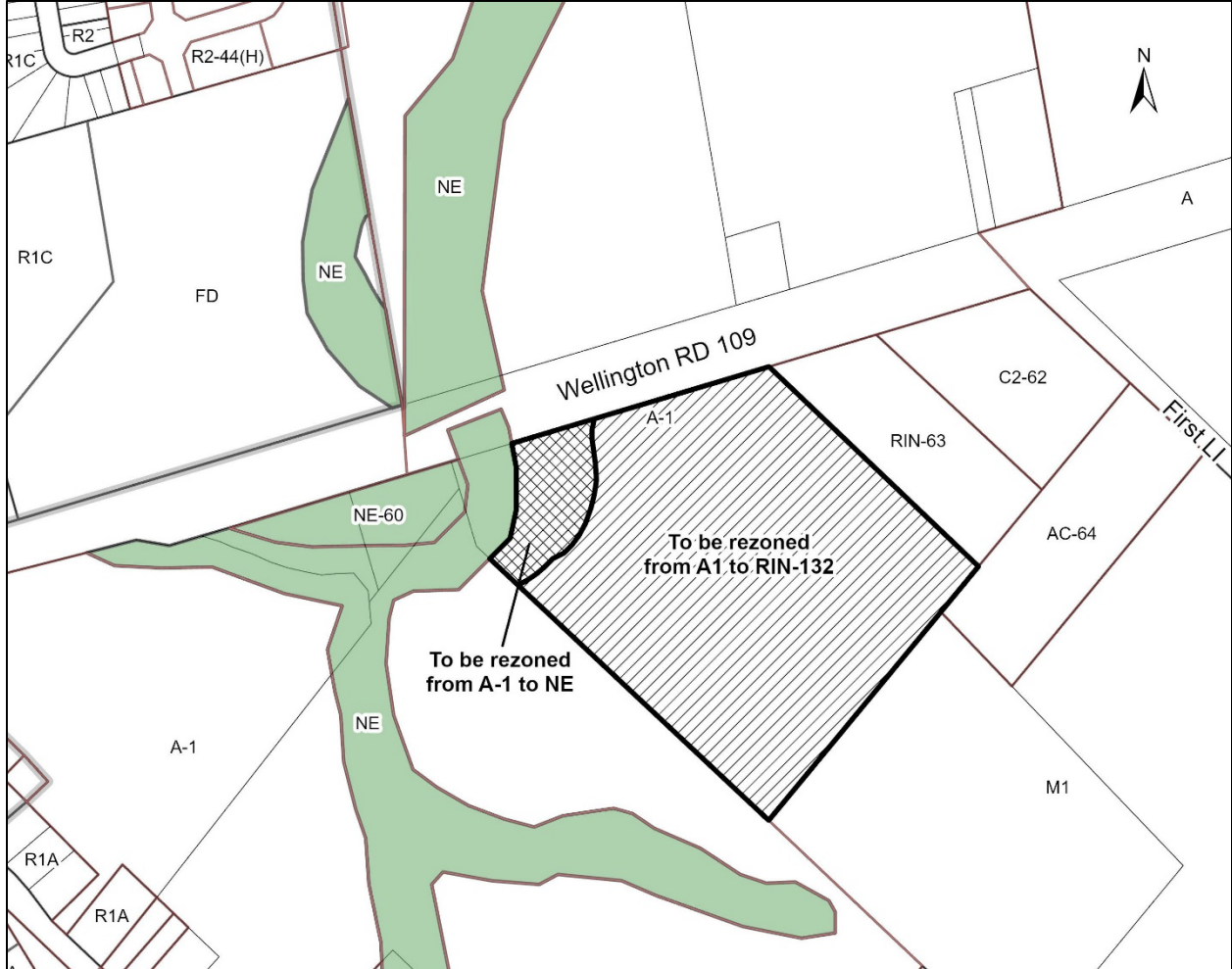
\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CLERK**

THE TOWNSHIP OF WELLINGTON NORTH

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

Schedule "A"



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

Passed this \_\_\_ day of \_\_\_\_\_ 2026

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK