

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, May 3, 2010

The Public Meeting was held Monday, May 3, 2010 at 7:00 p.m. at the Township of Wellington North Council Chambers, Kenilworth to consider a Zoning Amendment application.

Present:

Mayor: Mike Broomhead
Councillors: Ross Chaulk
Bob Mason
John Matusinec
Dan Yake

Also Present:

C.A.O./Clerk: Lorraine Heinbuch
Executive Assistant: Cathy Conrad
Township Planner: Mark Van Patter

Mayor Broomhead called the meeting to order.

Declaration of Pecuniary Interest:

None

Owner/Applicant: 2073022 Ontario Limited

THE LOCATION OF THE SUBJECT LANDS is described as Lots 40 and 45; Plan 61M-140, also known as East Ridge Landing Subdivision in the former Village of Arthur.

THE PURPOSE AND EFFECT of the amendment is to rezone two corner lots from Residential (R1-26) to a Residential (R2) zoning category. This would permit the development of semi-detached dwellings on each of these lots. In addition, consideration is to be given to reducing the minimum required exterior side yard from 24.9 feet down to 20 feet, to accommodate the building plans. Relief will also be considered for any other lot or yard requirements, should it be necessary.

Please note – Section 34 (12) of the Planning Act.

- (12) Information. – At a meeting under subsection (12), the council shall ensure that information is made available to the public regarding the power of the Municipal Board under subsection (14.1) to dismiss an appeal if an appellant has not provided the council with oral submissions at a public meeting or written submissions before a By-law is passed.

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1. Notice for this public meeting was sent to required agencies and property owners within 120 m as well as posted on the property on April 12th, 2010.

2. Presentations by:
 - Mark Van Patter, Township Planner
 - Reviewed comments and draft by-law

This zoning amendment would permit semi-detached dwellings on two corner lots, which would represent intensification and requires rezoning to a R2 category. In addition, minor relief from exterior side yard is being proposed in order to accommodate the dwelling design. The Planning Department did not have any concerns with what was being proposed.

Rezoning the two corner lots from Residential Exception (R1-26[H]) to a Residential (R2) zoning category would permit the development of semi-detached dwellings on each of these lots. Consideration is also being given to reducing the minimum required exterior side yard from 24.9 feet down to 20 feet to accommodate the building plans.

The subject lands are designated Residential within the Arthur Urban Centre – Schedule A6-2 of the Wellington County Official Plan. The policies of Section 8.3.2 of the Official Plan sets out objectives for residential development including; “g) *to encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods.*” The Provincial Policy Statement also encourages intensification.

There are usually two main reasons for establishing exterior side yard standards:

- *To provide enough space should the actual travelled portion of the street ever need to be widened (i.e. 2 to 4 lanes)*

Given the location, Mr. Van Patter would not anticipate the need for a future road widening. The reduction from 24.9 down to 20 feet would leave lots of room in any event.

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- *To maintain the streetscape (all houses set back the same distance)*

This is mainly an aesthetic consideration so all the houses line up. The 4.9 feet difference is not much. Providing intensification and a variety of housing type is probably a reasonable tradeoff.

3. Review of Correspondence received by the Township:

- Liz Yerex, Resource Planner, GRCA
 - No objection
- Bill MacKinnon, Planner, Wellington Catholic District School Board
 - No objection

Received Late:

- Adam Bolen, 109 Schmidt Drive, Arthur
 - Concerns

4. The by-law will be considered at the Regular Council Meeting following the Public Meetings. Mayor Broomhead asked those wishing to receive further notices regarding this application to make their request in writing.

5. Mayor Broomhead opened the floor for any questions/comments.

Jim Coffey, property owner was present to answer any questions regarding the application. Mr. Coffey is proposing to develop the two lots in the same way as the bungalow style apartments on Domville St.

Vic Shantora spoke on behalf of his wife who owns adjoining property. Mr. Shantora had concerns with being able to locate the property on the map provided in the notice and asked for mapping that shows exactly where the subject property is located. Mr. Van Patter will provide a broader map of the area.

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Nathan Myers, 101 Schmidt Drive, questioned what type of housing would be built on the lot next to his. When he purchased his property he was told single family homes would be built on the lots. He was concerned that having semi-detached homes in the subdivision would decrease the value of the other homes. He does not want to live next to rental units and purchased this property because he understood there would not be rental units in this subdivision. Mr. Myers questioned what type of housing would be put on the lots between lot 40 and lot 45. Mr. Coffey advised him that it would be single family dwellings.

Dale Robinson, 233 Carroll St., also expressed concerns regarding the type of development and felt that he had been misled about the development. He was told semi-detached homes might be built in behind but that this area would be single family homes. Mr. Robinson asked if other lots would be rezoned.

Mr. Van Patter explained that it is unlikely future subdivisions will be permitted with only single family dwellings as Provincial legislation calls for intensification of 6 ½ units per acre. To meet the intensification requirements some multi-residential will have to be incorporated in future subdivisions. Future subdivisions will have a mixture of types of housing. This is an older subdivision so the County is not requiring intensification.

6. Comments/questions from Council.

Councillor Yake asked if there was a percentage of a development that would be zoned for single family homes as the County would not approve a subdivision for single family homes only. Councillor Yake wondered if there were concerns with how the building will look and fit in with the other homes. Mr. Van Patter stated that there is no percentage but a ratio of 6 ½ homes per acre. Having a large townhouse area would allow more single family homes in another area of the development.

Councillor Matusinec questioned why these two lots were picked for this amendment. Mr. Coffey informed Council it was because of size.

7. Adjournment

C.A.O./CLERK

MAYOR