

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING
FEBRUARY 10, 2020 AT 2:00PM
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH**

**PAGE
NUMBER**

CALLING TO ORDER - Mayor Lennox

DISCLOSURE OF PECUNIARY INTEREST

OWNERS/APPLICANT

2574574 Ontario Inc.

LOCATION OF THE SUBJECT LAND

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The land subject to the proposed amendment is described as Part of Park Lot 4, South of Durham Street and East of Main Street Plan of Mount Forest, Formerly the Town of Mount Forest, Township of Wellington North. *The location is shown on the map attached.*

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone a portion of the subject land from Residential Two (R2) zone to Residential Three (R3) zone to facilitate the construction of a larger apartment block (33 units). The subject lands are designated Residential and located within an Urban Centre (Mount Forest) in the County Official Plan. 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 January 17, 2020.

PRESENTATIONS

- Michelle Innocente, Senior Planner, County of Wellington, Township of Wellington North
 - Planning Report dated February 4, 2020

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CORRESPONDENCE FOR COUNCIL'S REVIEW

- Emily Vandermeulen, Risk Management Inspector/Source Water Protection Coordinator, Wellington Source Water Protection
 - Email & Map dated January 21, 2020 (No Objection)
- Upper Grand District School Board Planning Department, Municipal Circulations
 - Email dated January 22, 2020 (No Objection)
- Erik Downing, Manager, Environmental Planning & Regulations, Saugeen Conservation
 - Letter dated January 30, 2020 (No Objections)

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10

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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

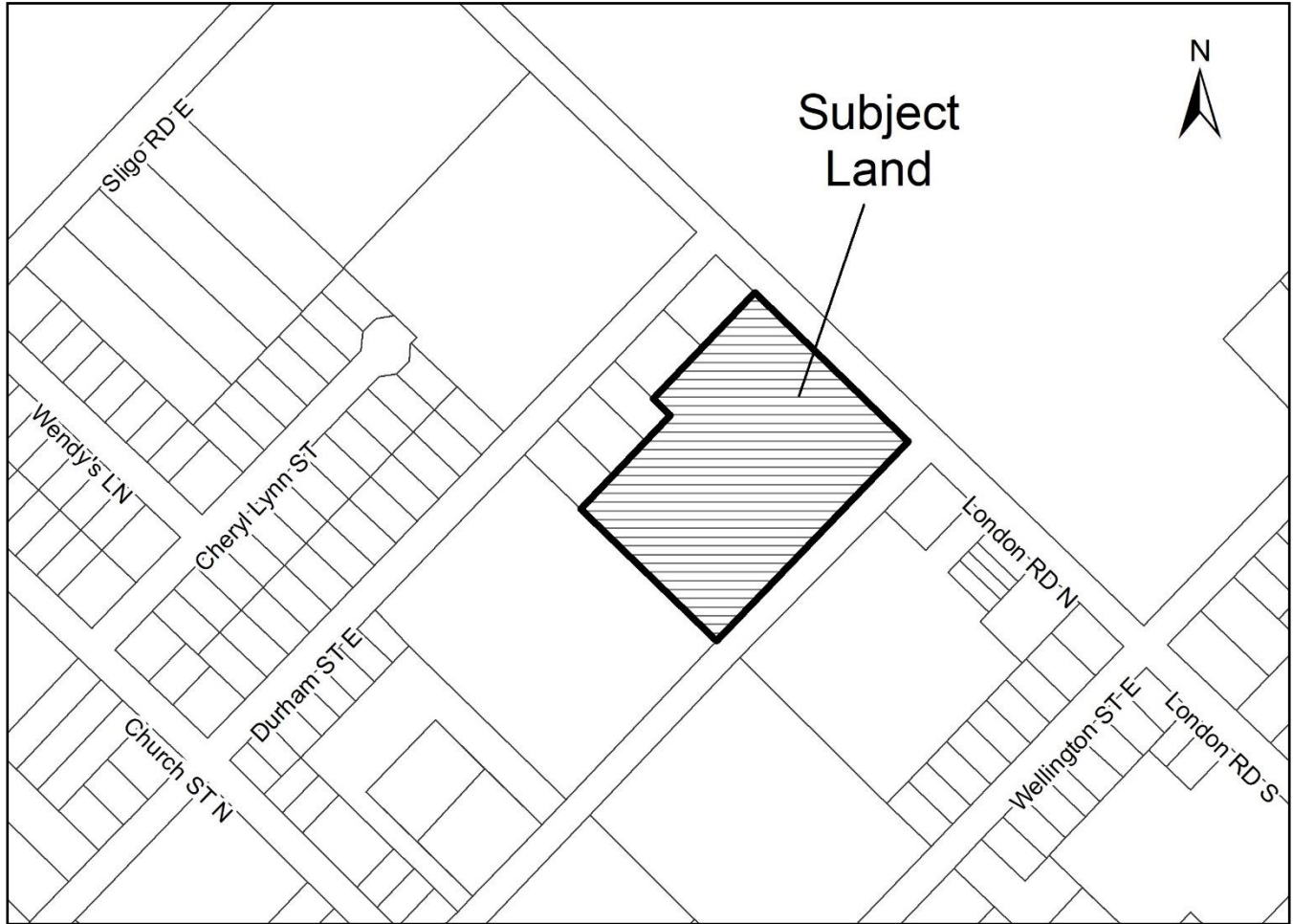
COMMENTS/QUESTIONS FROM COUNCIL

ADJOURNMENT

Recommendation:

THAT the Public Meeting of February 10, 2020 be adjourned at _____ pm.

2574574 ONTARIO INC





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

Prepared by the County of Wellington Planning and Development Department

DATE: February 4, 2020
TO: Mike Givens, C.A.O.
Township of Wellington North
FROM: Michelle Innocente, Senior Planner
County of Wellington
SUBJECT: **London Road Subdivision**
Mount Forest
Zoning By-law Amendment

Please find attached an amending by-law for the above development. The by-law will amend the existing zoning to facilitate a redline revision to draft approved plan of subdivision 23T-18004 to permit a larger apartment block to accommodate a 33-unit apartment building as well as to reduce the number of single detached lots from 14 to 11 lots. This zone amendment is required as a condition of draft plan approval.

Respectfully submitted
County of Wellington Planning and Development Department

A handwritten signature in blue ink, appearing to read "Michelle Innocente".

Michelle Innocente
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:

1. THAT Schedule 'A' Map 3 to By-law 66-01 is amended by changing the zoning on lands described as Part of Park Lot 4, South of Durham Street and East of Main Street, Plan of the Town of Mount Forest, as shown on Schedule "A" attached to and forming part of this By-law from **Medium Density Residential (R2)** to **High Density Residential (R3-49)** and from **High Density Residential (R3)** to **High Density Residential (R3-49)**
2. THAT Section 32 Exception Zone 2 – Mount Forest, is amended by the inclusion of the following new exception:

32. 49 Part of Park Lot 4, South of Durham Street and East of Main Street, Plan of the Town of Mount Forest	R3-49	Notwithstanding any other section of the by-law to the contrary, the lands zoned R3-49 shall be subject to the following regulations: <ul style="list-style-type: none"> i) Minimum Lot Area 3,370 m² ii) Minimum Interior Side Yard 6 m iii) Maximum Building Height 15.1 m iv) Maximum balcony projection 1.853 m v) Minimum parking space size 2.9 m by 5.5 m within a garage
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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 AND SECOND TIME THIS _____ DAY OF _____, 2020

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2020

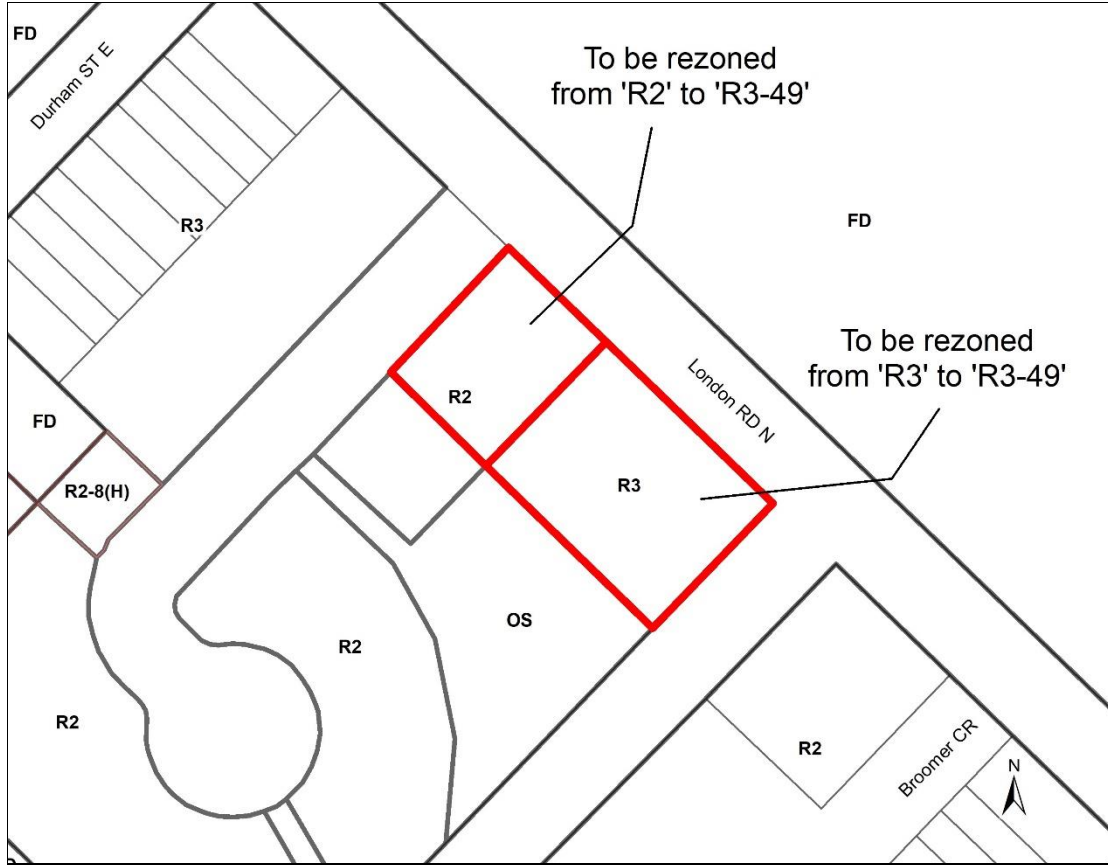
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule "A"



Medium Density Residential (R2) to High Density Residential (R3-49), and High Density Residential (R3) to High Density Residential (R3-49)

This is Schedule "A" to By-law _____.

Passed this ___ day of _____ 2020

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION OF THE SUBJECT LANDS

The land subject to the proposed amendment is described Part of Park Lot 4, South of Durham Street and East of Main Street, Plan of the Town of Mount Forest. The property is approximately 2.31 hectares (5.7 acres).

THE PURPOSE AND EFFECT of the proposed amendment is to rezone the subject lands to facilitate a redline revision to draft approved plan of subdivision 23T-18004 to permit a larger apartment block to accommodate a 33-unit apartment building as well as to reduce the number of single detached lots from 14 to 11 lots.

From: Emily Vandermeulen <EVandermeulen@centrewellington.ca>
Sent: January 21, 2020 4:03 PM
To: Tammy Pringle
Cc: Source Water
Subject: NOTICE OF A PUBLIC MEETING Zoning Amendment Application: 2574574 Ontario Inc.
Attachments: WHPA_Map_488DurhamE.PDF

Hi Tammy

Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the Clean Water Act.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, please contact me.

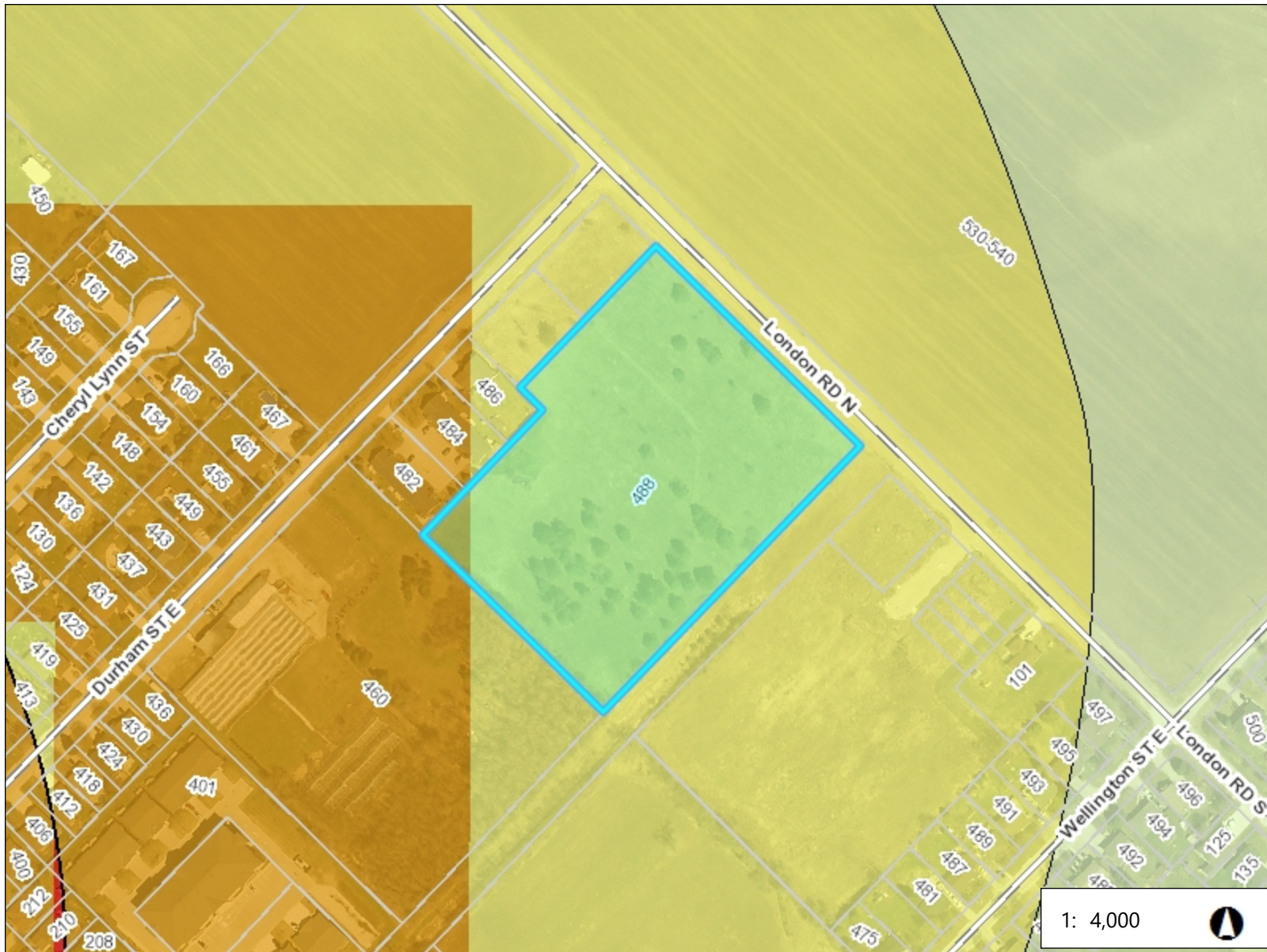
Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x365 | evandermeulen@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1.844.383.9800

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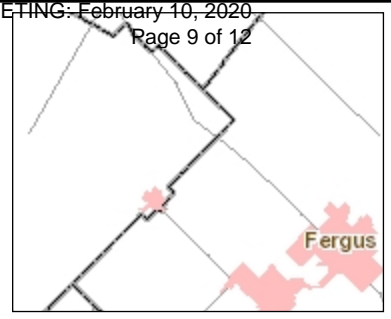


488 Durham Street East, Mount Forest



Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Waterbodies
- Watercourses
- Well Locations
- Wellhead Protection Area Boundaries
 - A
 - B
 - C
 - D
- Vulnerability Score
 - 10
 - 8
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6 (D)
- RoadsLookup



1: 4,000



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
 Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2016.

WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

Notes

From: municipal circulations <municipal.circulations@ugdsb.on.ca>
Sent: January 22, 2020 10:37 AM
To: Tammy Pringle
Subject: RE: NOTICE OF A PUBLIC MEETING Zoning Amendment Application: 2574574 Ontario Inc.

Hi Tammy,

We have no concerns with this Zoning Amendment.

Thank you,

Planning Department, Municipal Circulations
Upper Grand District School Board
519-822-4420 ext 863
municipal.circulations@ugdsb.on.ca

From: Tammy Pringle <tpringle@wellington-north.com>
Sent: Monday, January 20, 2020 11:03 AM
To: kdavis@centrewellington.ca; Michael Oberle (wellington.north@svca.on.ca)
<wellington.north@svca.on.ca>; municipal circulations <municipal.circulations@ugdsb.on.ca>;
rowcentre@bell.ca
Subject: NOTICE OF A PUBLIC MEETING Zoning Amendment Application: 2574574 Ontario Inc.

<https://wellington-north.com/>" style='position:absolute;margin-left:1.5pt;margin-top:0;width:87.3pt;height:82.8pt;z-index:-251658752;visibility:visible;mso-wrap-style:square;mso-width-percent:0;mso-height-percent:0;mso-wrap-distance-left:9pt;mso-wrap-distance-top:0;mso-wrap-distance-right:2.85pt;mso-wrap-distance-bottom:0;mso-position-horizontal:absolute;mso-position-horizontal-relative:text;mso-position-vertical:absolute;mso-position-vertical-relative:text;mso-width-percent:0;mso-height-percent:0;mso-width-relative:page;mso-height-relative:page' o:button="t">

Tammy Pringle

Development Clerk, Township of Wellington North

519.848.3620 ext. [4435](tel:4435) | 7490 Sideroad 7 W, PO Box 125, Kenilworth, ON N0G 2E0



Focused on Building Capacity

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1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ONLY (swilhelm@wellington.ca, tpringle@wellington-north.com)

January 30, 2020

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

Township of Wellington North
7490 Sideroad 7, W
Kenilworth, ON
N0G 2E0

ATTENTION: Sarah Wilhelm, Wellington County. Tammy Pringle, Wellington North

Dear Ms. Wilhelm and Mr. Jones,

RE: Application for a Draft Plan Revision of Subdivision File 23T-18004 –
Proposed Zoning By-law Amendment
London Road North Subdivision
Part of Park Lot 4, South of Durham St and East of Main St
Geographic Town of Mount Forest
Township of Wellington North (2574574 Ontario Inc. – Brad Wilson)

Saugeen Valley Conservation Authority (SVCA) staff have reviewed the proposed Revision to the Draft Plan of Subdivision and Zoning By-law amendment in accordance with the SVCA's mandate, the SVCA Environmental Planning and Regulations Policies Manual, amended October 2018, and the Memorandum of Agreement between the Authority and the County of Wellington relating to Plan Review.

Authority staff provided comments dated May 22, 2019 associated with this proposal, and engineering reports. Please refer to that letter for more details on the subject property.

Authority staff are of the opinion that this proposal appears to comply with the relevant policies of the Wellington County Official Plan and Provincial Policies provided that the development of the proposed are required to address drainage, groundwater, and sediment control in accordance with engineering plans and reports prepared in support of this subdivision, to the satisfaction of Township and SVCA.

We trust these comments are helpful. Should questions arise, please do not hesitate to contact this office.

Yours Sincerely,



Watershed Member Municipalities

Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands, Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce, Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North, Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

County of Wellington Planning and Development Department
File 23T-18004 (2574574 Ontario Inc.-London Road North Subdivision)
Township of Wellington North Zoning By-Amendment
January 30, 2020
Page 2 of 4



Erik Downing
Manager, Environmental Planning & Regulations
Saugeen Conservation

ED/

c.c.: Steve McCabe, SVCA Director (via email)
Frank Vanderloo, BMRoss (via email)
Karen Wallace, Clerk, Township of Wellington North (via e-mail)