

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING MINUTES – TUESDAY, OCTOBER 13, 2020 @ 7:00 P.M.
VIA WEB CONFERENCING <https://www.youtube.com/watch?v=in2GZRHu1YE>

Members Present:

Mayor: Andrew Lennox
Councillors: Sherry Burke
Steve McCabe
Dan Yake

Member Absent:

Councillor: Lisa Hern

Staff Present:

Chief Administrative Officer: Michael Givens
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Economic Development Officer: Dale Small
Chief Building Official: Darren Jones
Director of Operations: Matthew Aston
Community Recreation Coordinator: Mandy Jones
Planner: Matthieu Daoust

CALLING TO ORDER - Mayor Lennox

Mayor Lennox called the meeting to order

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

OWNERS/APPLICANT

2574574 Ontario Inc.

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Park Lot 3, S/S Birmingham Street and located just west of the property at 475 Wellington St E, Geographic Town of Mount Forest. The property is 2.32 ha (5.73 ac) in size.

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone the subject land from Residential (R2) zone to Residential (R3) zone to facilitate increased density and the construction of a 6-unit row townhouse. 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 September 18, 2020.

PRESENTATIONS

- Matthieu Daoust, Planner, County of Wellington, Township of Wellington North
 - Planning Report dated October 2, 2020

PLANNING OPINION

The purpose of this zoning amendment is to rezone a portion of the subject lands from Medium Density Residential (R2) to High Density Residential (R3) to permit the construction of a 6-unit street townhouse.

We have no objections to the proposed zoning amendment. The proposal is consistent with the Provincial Policy Statement and conforms to the Official Plan policies.

INTRODUCTION

The property subject to the proposed amendment is described as Park Lot 3 S/S Birmingham, Geographic Town of Mount Forest. The subject lands are vacant, approximately 2.32 ha (5.7 ac) in size and the lands subject of the amendment are approximately 1989 m² (0.49 ac) in size.

PROPOSAL

The purpose of this zoning amendment is to rezone the subject lands from Medium Density Residential (R2) to High Density Residential (R3) to permit the construction of a 6-unit street townhouse.

WELLINGTON COUNTY OFFICIAL PLAN

The property is within the Mount Forest Urban Centre and designated as Residential. "Townhouses and apartments, bed and breakfast establishments, group homes and nursing homes, may also be allowed subject to the requirements of the Zoning By-law and the applicable policies of this Plan."

Section 7.5.1 of the County Official Plan provides details on land use compatibility in Urban Centres "Urban Centres are expected to provide a full range of land use opportunities. Residential uses of various types and densities, commercial, industrial and institutional uses as well as parks and open space uses will be permitted where compatible and where services are available."

WELLINGTON NORTH ZONING BY-LAW

The subject lands are zoned Medium Density Residential (R2) and Future Development (FD). The area subject of the amendment is zoned Medium Density Residential (R2). The applicant is seeking to rezone to High Density Residential (R3) to permit the construction of a 6-unit street townhouse.

The applicant is seeking the aforementioned amendment given that 4-unit street townhouses is the highest density street townhouse permitted in the R2 zone. The proposed development does meet all other requirements of the R3 zoning for street townhouses.

PLANNING DISCUSSION

Medium Density Development

Section 8.3.5 of the County Official Plan identifies that medium density development such as townhouses may be permitted in RESIDENTIAL designated areas provided that specific criteria are addressed.

The specific criteria are addressed as follows:

Policy Requirement:	Response:
a) Development should not exceed 35 units per hectare (14 units per acre) for townhouses	The proposed townhouse development is to be built with a total a 6 units on a 0.49 ac parcel (12 units per acre). The proposed density is under the maximum medium density of 35 units per hectare (14 units per acre) identified for townhouses.
b) The design is compatible with existing or future development on adjacent properties;	Adjacent uses include single detached dwellings and a townhouse. Site design, landscaping fencing etc. will be reviewed as part of the site plan application and will consider compatibility with adjacent uses.
c) The site has a suitable size and shape to accommodate the development and required infrastructure	The subject lands are 0.49 ac in size which is suitable in size and shape for a townhouse development. Site design, grading, drainage,

	landscaping etc. will be reviewed as part of the site plan application.
d) Adequate services are available	Municipal servicing is available in Mount Forest. The applicants engineer is preparing updated design drawings to service the development. These details will be reviewed as part of the site plan application.
e) In the built boundary, medium density street townhouses are encouraged to locate on major roadways and arterial roads	The property is located on Wellington Street East.
f) Appropriate zoning is provided.	The property is proposed to be zoned High Density Residential R3 which provides standards for street townhouse dwellings.

Site Plan Approval

The proposed development will be subject to Site Plan Review by the Township. Site design, grading, servicing, stormwater management, landscaping, parking, fencing etc. will be reviewed as part of the site plan review.

Draft Zoning By-law Amendment

A draft Zoning By-law amendment has been prepared for public review and Council's consideration.

CORRESPONDENCE FOR COUNCIL'S REVIEW

- Heather Imm, Senior Planner, Upper Grand District School Board
 - Letter Dated September 23, 2020 (No Objection)
- Emily Vandermeulen, Risk Management Inspector, Wellington Source Water Protection
 - Email dated September 25, 2020 (No Objection)
 - Well Head Protection Area Map
- Michael Oberle, Environmental Planning Technician, Saugeen Conservation
 - Letter dated October 7, 2020 (No Objection)

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

The Applicant, Brad Wilson, and the Applicant's Agent, Hailey Keast, Van Harten Surveying Inc., were present to answer questions regarding the application. Ms. Keast commented that three consent applications were recently approved, and they were asking for a zone change for one parcel to allow for a six-unit townhouse. The zone change is required to satisfy a condition of the approved severance and will allow for development of the property.

COMMENTS/QUESTIONS FROM COUNCIL

Mayor Lennox asked if the six-unit townhouse is being proposed because the sizing and space of the lot makes a four-unit impactable. Mr. Wilson confirmed that is correct.

OWNERS/APPLICANT

2073022 Ontario Inc.

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as WEST LUTHER CON 1 PT LOT 1;CHADWICK AND ANDERSON'S;SURVEY PLAN 120 LOTS 118 TO;121 PT LOTS 110 TO 113 122;169 170 PT LORNE AVE, located in the Town of Arthur. The subject property is 9.95 ha (24.6 ac) in size.

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to remove the holding symbol from a portion of the subject lands to permit the construction of a model home. The Holding Symbol has been applied to the property in order to provide Council with an opportunity to ensure that sufficient municipal water and sewer capacity is available for the use. Once the Holding symbol has been removed, the regulations of the R2 zone, and all other applicable regulations of the Township of Wellington North Zoning By-law 66-01, shall apply to the lands subject of this amendment.

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 September 18, 2020.

PRESENTATIONS

- Matthieu Daoust, Planner, County of Wellington, Township of Wellington North
 - Planning Report dated September 24, 2020

Please find attached a by-law to remove the holding symbol from a portion of the subject lands. The purpose of the amendment is to remove the holding symbol (H) on a portion of the subject lands to allow for the construction of a model home. The Holding Symbol has been applied to a portion of the property in order to provide Council with an opportunity to ensure that sufficient municipal water and sewer capacity is available for the use. Once the Holding symbol has been removed, the regulations of the Medium Density Residential (R2) zone, and all other applicable regulations of the Township of Wellington North Zoning By-law 66-01, shall apply to the portion of land subject of this amendment.

The Township staff has indicated there is sufficient municipal water and sewer capacity available to accommodate the model home. Township staff have confirmed with the applicant that they will be required to apply for an additional zone amendment to remove the Holding By-law on the remainder of the subject lands to permit the development of the subdivision.

CORRESPONDENCE FOR COUNCIL'S REVIEW

- Emily Vandermeulen, Risk Management Inspector, Wellington Source Water Protection
 - Email dated September 25, 2020 (No Objection)
 - Well Head Protection Area Map
- GRCA, email received October 13, 2020, stating they will not be commenting on the application

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

Arnold DeBoer, Pinestone Homes, explained that the proposed zone amendment will allow them to get a foundation for the model home in prior to winter frost. They understand that permits won't be available until the new year.

COMMENTS/QUESTIONS FROM COUNCIL

There were no comments or questions from Council.

ADJOURNMENT

RESOLUTION: 004-2020

Moved: Councillor Yake

Seconded: Councillor Burke

THAT the Public Meeting of October 13, 2020 be adjourned at 7:48 pm.

CARRIED

CLERK

MAYOR