

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH**  
**PUBLIC MEETING MINUTES – NOVEMBER 23, 2020 @ 7:00 P.M.**  
**VIA WEB CONFERENCING <https://www.youtube.com/watch?v=pTp6y1cd-Xw>**

**Members Present:**

**Mayor:** Andrew Lennox  
**Councillors:** Sherry Burke  
Lisa Hern  
Steve McCabe  
Dan Yake

**Staff Present:**

<b>Chief Administrative Officer:</b>	<b>Michael Givens</b>
<b>Director of Legislative Services/Clerk:</b>	<b>Karren Wallace</b>
<b>Deputy Clerk:</b>	<b>Catherine Conrad</b>
<b>Director of Finance:</b>	<b>Adam McNabb</b>
<b>Economic Development Officer:</b>	<b>Dale Small</b>
<b>Chief Building Official:</b>	<b>Darren Jones</b>
<b>Human Resources Manager:</b>	<b>Chanda Riggi</b>
<b>Director of Fire Services:</b>	<b>Chris Harrow</b>
<b>Director of Operations:</b>	<b>Matthew Aston</b>
<b>Community Recreation Coordinator:</b>	<b>Mandy Jones</b>
<b>Manager, Environmental and Developmental Services:</b>	<b>Corey Schmidt</b>
<b>Manager of Planning and Environment:</b>	<b>Linda Redmond</b>
<b>Planner:</b>	<b>Matthieu Daous</b>

**CALLING TO ORDER - Mayor Lennox**

Mayor Lennox called the meeting to order.

**DISCLOSURE OF PECUNIARY INTEREST**

No disclosure of pecuniary interest declared.

**OWNERS/APPLICANT**

Cachet Developments (Arthur) Inc.

**LOCATION OF THE SUBJECT LAND**

The land subject to the proposed Draft Plan of Subdivision (File No. 23T 20202) and the proposed zoning amendment are legally described as Pt Park Lts 3-4 S/S Domville; Pt Park Lots 6 & 7 N/S Smith; RP 60R1199 Parts 3 & 4 RP;60R3022 Pt 2 and Crown Survey Pt Park Lot 8 N; Smith ST RP 61R10854 Part 2. The subject property has a total area of 11.08 ha (27.38 ac).

**PURPOSE AND EFFECT OF THE APPLICATION**

The purpose and effect of the proposed Zoning By-law amendment will rezone the lands from High Density Residential Holding Zone ((H)R3), Low Density Residential Zone (R1C) and Medium Density Residential (R2) to Site Specific Low Density Residential Zone (R1C-xx) and High Density Residential Zone (R3-xx). Through the zoning amendment process the applicant is seeking to remove the Holding symbol on the lands, which is in place to ensure sufficient municipal service capacity is available for proposed development. The amendment is required in order to facilitate the proposed Draft Plan of Subdivision (23T-20202).

The applications for Draft Plan of Subdivision and Zone Amendment will result in the creation of a mixed density residential development. Specifically, the overall proposal will create 141 single detached units and 99 townhouse units. A storm water management area is also proposed as part of the overall plan. The details of the proposed Draft Plan of Subdivision (23T-20202) is as follows:

Land Use	Lots/Blocks	Units	Area (ha)
11m (36') Detached	1-141	31	1.06
12.2m (40') Detached		97	3.4
13.72m (45') Detached		13	0.73
6.1m (20') Townhouse	142-160	99	1.88
Stormwater Management Pond	161		1.05
6m Pipe Blocks	162-163		0.06
20m Right of Way			3.04
<b>TOTAL AREA</b>			<b>11.22</b>

## 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 October 30, 2020.

## PRESENTATIONS

- Linda Redmond & Matthieu Daoust, Planner, County of Wellington,
  - Planning Report dated November 18, 2020

The purpose of this report was to provide the Township with an overview of the subdivision application and provide the comments received to date.

**Location** The land subject to the proposed draft plan of subdivision is situated in the Urban Centre of Arthur (Wellington North). The property is located on Preston St N. The size of the subject property is 11.08 hectares (27.38 acres).

### Proposal

The application for a Draft Plan of Subdivision will result in the creation of a mixed density residential development on lands that are currently vacant. The overall proposal will create 141 detached residential units and 99 townhouse units. Also included in the proposal is a 1.05 ha (2.59 ac) stormwater management block. The proposed Zoning By-law amendment will rezone the lands from High Density Residential Holding ((H)R3), Low Density Residential (R1C) and Medium Density Residential (R2) zone to Site Specific Low Density Residential (R1C-xx), Site Specific High Density Residential (R3-xx) zone and Open Space (OS) zone to facilitate the proposed subdivision. The details of the proposed Draft Plan of Subdivision (23T-20202) are as follows:

Land Use Schedule:

Land Use	Lots/Blocks	Units	Area (ha)
11m (36') Detached	1-141	31	1.06
12.2m (40') Detached		97	3.4
13.72m (45') Detached		13	0.73
6.1m (20') Townhouse	142-160	99	1.88
Stormwater Management Pond	161		1.05
6m Pipe Blocks	162-163		0.06
20m Right of Way			3.04
<b>TOTAL AREA</b>			<b>11.22</b>

### Provincial Policy Statement (PPS)

The subject property is located within the settlement area of Arthur. Section 1.1.3.1 of the Provincial Policy Statement states that "settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted." Section 1.1.3.6 states that settlement areas are encouraged to include a mix of densities and land uses.

Section 1.4.1 seeks to provide a range and mix of housing types and densities to meet the needs of current and future residents of the area.

#### A Place to Grow

The Provincial Growth Plan directs the majority of growth to settlement areas as a better use of land and infrastructure while prioritizing intensification in strategic growth areas, including urban growth centres, major transit station areas, brownfield sites and greyfields.

Section 2.2.1.4 of the Plan seeks to achieve a complete community including a diverse mix of lands uses and provide for a more compact built form and vibrant public realm.

Section 2.2.2 establishes growth targets for development within delineated built-up areas. The proposed subdivision is located within a built boundary per the Official Plan which states that a minimum of 20% of new housing must be within the built-up area.

#### Wellington County Official Plan Policy Framework

The lands subject to the amendment are designated RESIDENTIAL in the Urban Centre of Arthur. The property is located within the defined “built boundary” and therefore is considered a Brownfield site.

#### Intensification

The policies of Section 3 of the Official Plan outline the general strategies for guiding growth within the County. Section 3.3 sets out objectives for growth and encourages growth in urban areas. It further seeks to encourage more efficient use of land through increased densities within the built boundary of urban centres.

Section 3.3.1 identifies targets and states “By the year 2015 and for each year thereafter, a minimum of 20 percent of all residential development occurring annually will be within the built-up area”.

Section 3.5 of the Plan allocates growth to the local municipalities. Wellington North is anticipated to grow from 12,490 persons in 2016 up to 17,085 persons in 2036. An additional 1695 households are predicted.

Section 4.4.2 of the Official Plan encourages intensification in urban centres and further states that the County will encourage an adequate supply and variety of housing at densities that are efficient and suited to small town character.

Section 4.4.3 encourages intensification in urban centres, particularly new residential development which are cost effective, environmental sound and compatible with existing uses, small town scale and character.

#### Residential Designation

The policies of Section 8.3.2 of the Official Plan sets out a number of objectives for residential development including, b) “to provide a variety of dwelling types to satisfy a broad range of residential requirements, and e) to ensure that an adequate level of municipal services will be available to all residential areas”.

The policies of Section 8.3.11 of the Official Plan encourage development of “vacant or underutilized properties for residential uses which are compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks”.

#### Wellington North Community Growth Plan

The following relevant Growth Management Goals have been identified:

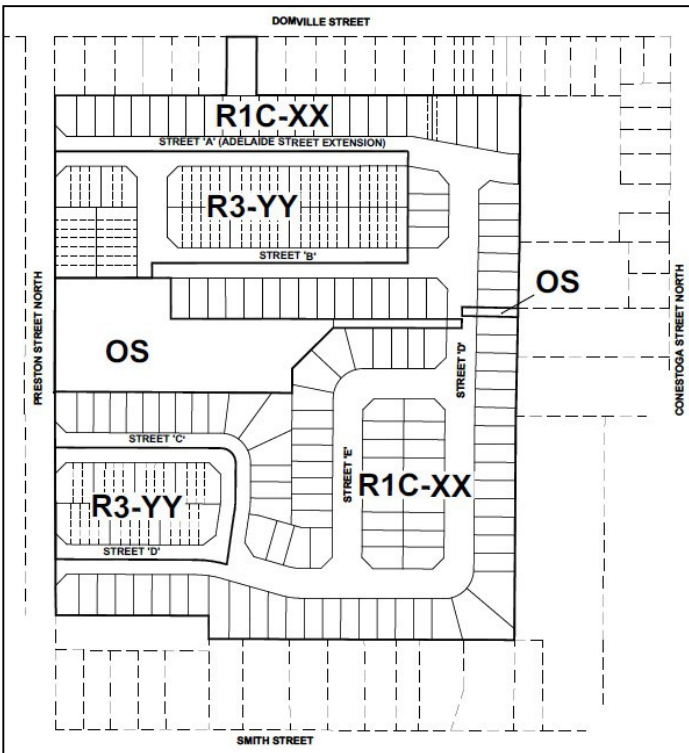
- To direct and focus development to the urban areas of Arthur and Mount Forest as the primary centres and complete communities with a mix of land uses, housing, jobs and services.
- To plan and promote orderly, compact development within the urban areas, based on phasing to align with planning for infrastructure, transportation, facilities and services.
- Intensification Goals – To encourage intensification generally to achieve the desired urban structure.

Wellington North Zoning By-law 66-01

The subject lands are currently zoned High Density Residential Holding ((H)R3), Low Density Residential (R1C) and Medium Density Residential (R2) zone. The applicants are proposing 141 detached residential units and 99 street townhouse units. The current zoning provisions on the subject lands permit single family and townhouse dwellings. An application to amend the Zoning By-law to implement the proposed Draft Plan of Subdivision has been submitted to the Township. The amendment is seeking zoning relief to permit reductions in lot area, frontage and setbacks as follows:

Lot/Block	Proposed Land Use	Proposed Zone
Lots 1-141	Single detached dwellings	R1C-xx
Block 142-160	Townhouses	R3-xx
Block 161	Stormwater Management	OS
Block 162-163	Pipe Block	OS

A draft zone amendment will be brought back to Council at a later date. The proposed zoning and associated site specific criteria is shown in figure 3 as well as the proposed zoning relief.



R1C Zoning Provisions	Required	Proposed
LOT AREA, Minimum	371.6 m <sup>2</sup> (4,000 ft <sup>2</sup> )	300 m <sup>2</sup> (3229 ft <sup>2</sup> )
LOT FRONTAGE, Minimum	12.0 m (39.3 ft.)	11.0 m (36 ft)
FRONT YARD, Minimum: Dwelling Garage	6 m (19.7 ft.)	2 m (6.56 ft) 6 m (19.7 ft.)
INTERIOR SIDE YARD, Minimum	1.2 m (3.9 ft)	1.2 m (3.9 ft) – one side 0.6m (1.96 ft) – other side
EXTERIOR SIDE YARD, Minimum	6 m (19.7 ft.)	2 m (6.56 ft)
REAR YARD, Minimum	7.6 m (24.9 ft.)	6 m (19.7 ft)
LOT COVERAGE, Maximum	40%	None

R3 Zoning Provisions – Street Townhouse	Required	Proposed
LOT AREA, Minimum	232.0 m <sup>2</sup> (2,497.3 ft <sup>2</sup> )	165 m <sup>2</sup> (1776 ft <sup>2</sup> )
LOT FRONTAGE, Minimum <ul style="list-style-type: none"> <li>□ Interior lot</li> <li>□ Corner lot</li> </ul>	6.5 m (21.3 ft.) 14.0 m (46.0 ft.)	6.1 m (20 ft) 10.5 m (34.4 ft)
FRONT YARD, Minimum <ul style="list-style-type: none"> <li>□ Dwelling</li> <li>□ Garage</li> </ul>	6 m (19.7 ft.)	2 m (6.56 ft) 6 m (19.7 ft.)
EXTERIOR SIDE YARD, Minimum	6 m (19.7 ft.)	2 m (6.56 ft)
REAR YARD, Minimum	7.6 m (24.9 ft.)	6 m (19.7 ft.)

### Background

It should be noted a large portion of the subject lands previously received draft approval for a subdivision in 1993. The old draft plan was proposing virtually the same building typologies as the current applicant, apart from the addition of semi-detached units. The old draft plan proposed 33 single family dwellings, 32 semi-detached dwellings and 61 townhouse/condo units, thus a total of 126 residential units as well as a large school block and park area. The school block is no longer required by the school board.

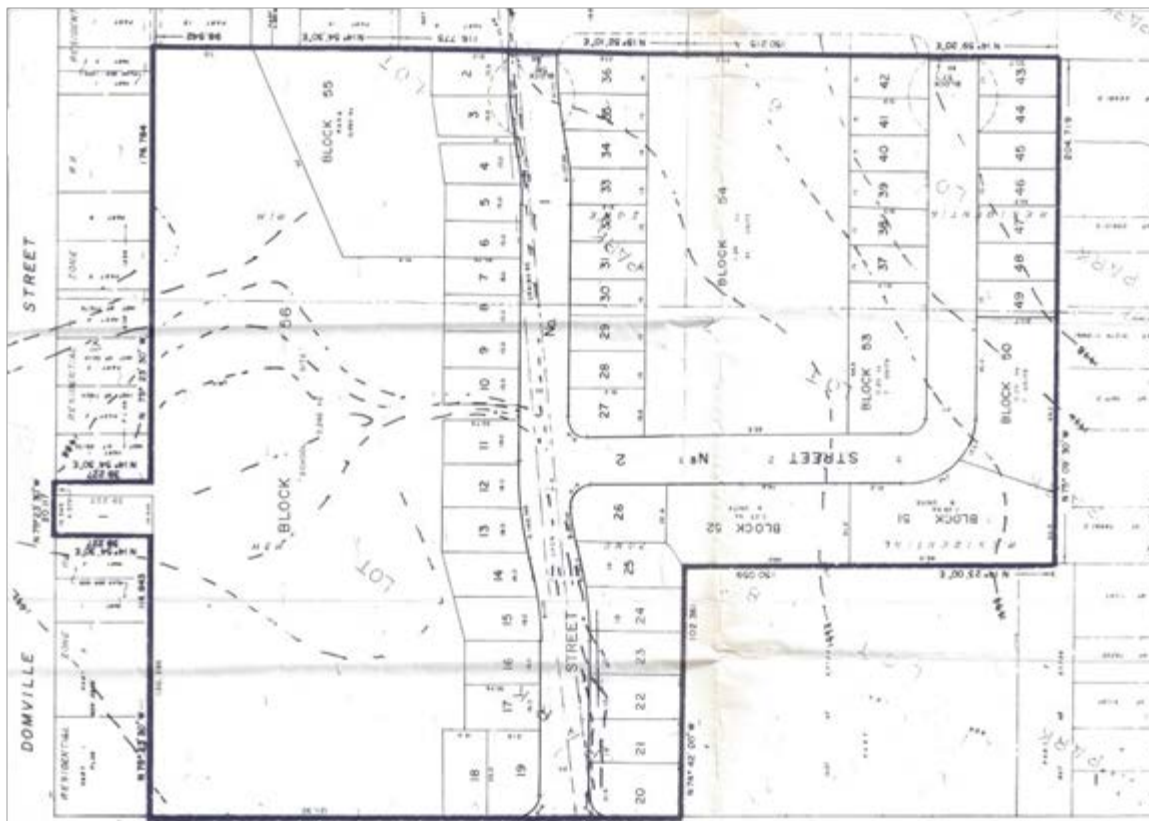


Figure 4. 1993 draft approved subdivision on the subject lands (Source: Glen Schnarr & Associates Inc)

## Technical Study Review

The following technical reports have been prepared in support of the application:

- Functional Servicing Report and Storm Water Management Report (August 2020) Urbtech Engineering Inc.
- Traffic Impact Assessment (August 2020) C.F. Crozier & Associates Inc.
- Environmental Impact Statement (August 2020) Beacon Environmental Limited.
- Phase 1 and 2 Environmental Assessments (January 2020 & February 2020) Colestar environmental Inc.
- Geotechnical Report (April 2020) MOTO Engineering Co.
- Planning Justification Report (August 2020) Glen Schnarr & Associates Inc.

## Agency Review

To date we have received the following comments from circulated agencies:

Agency	Position	Comments
Bell Canada	No objection Subject to Conditions	In comments of October 23, 2020, Bell Canada indicated that conditions of draft approval include that the owner grant any easements that may be Required for communication/telecommunication infrastructure.
Upper Grand District School Board (UGDSB)	No objection Subject to Conditions	In comments of October 30, 2020 the UGDSB indicated that development charges are applicable, and that adequate sidewalks, lighting and snow removal is provided.
Wellington Source Water Protection	No objection	In comments of November 2, 2020, Wellington Source Water Protection indicated the property is located in a WHPA-D (25 year time-of-travel). No notice is required pursuant to the Clean Water Act.
Triton Engineering (Township Engineer)		Comments of November 6, 2020, Triton Engineering indicated the need for further evidence to support the current storm sewer and SWM design and compatibility.

Comments from the Conservation Authority, Wellington North Power, Hydro One, Enbridge Gas, the French Catholic School Board have not been received at time of the writing of these comments. We understand the plans are currently under review. Issues may arise in these reviews that need to be addressed.

To date, comments were received from the members of the public who raised concerns with drainage and potential flooding on the neighbouring properties, and the density of some areas of the proposed plan.

## Preliminary Planning Comments

### Density/Development Concept

The proposed residential development is anticipated and encouraged by Provincial and County planning policy. The subject property is located within the built boundary of Arthur and is considered a brownfield area. This large, vacant parcel of land abuts existing residential lands and is located within an established residential area. Section 4.4 of the Official Plan outlines housing policies. The main applicable policies, Section 4.4.2 and 4.4.3 speak to a variety of housing typologies and residential intensification. The proposal includes three varying sizes of single detached dwellings and townhouses.

### Storm Water Management

We have not been provided with comments from the Township Consulting Engineer on the Functional Servicing Report. We understand the plans are currently under review.

### Availability of Municipal Services

In terms of servicing, the proposed development is to be provided with municipal sewage and water supply services. Further conditions will address this.

### Wellington North Zoning By-law

The subject lands are currently zoned High Density Residential Holding ((H)R3), Low Density Residential (R1C) and Medium Density Residential (R2) zone. The applicants are proposing 141 detached residential units and 99 townhouse units. The current zoning provisions on the subject land already permit the applicant proposed building typologies (single detached dwelling and street townhouses). An application to amend the Zoning By-law to implement the proposed Draft Plan of Subdivision has been submitted to the Township. The amendment is seeking to alter the current zoning by implementing site specific provisions to support the developers proposed products. The site specific provisions will seek to address zone requirements including lot area, frontage and setbacks.

### Conclusion

We are satisfied that the proponent has addressed the applicable land use planning policies. This statutory public meeting will provide an opportunity for the community and area residents to ask questions and seek more information from the proponent and their consultants. If Council is in support of the draft plan of subdivision a resolution in support of it should be passed by Council after the public meeting and forwarded to the County along with required records.

- Stephen Closs, MES(PI) Planner, Glen Schnarr & Associates Inc.
  - Presentation dated November 2020

Mr. Closs and Marcus Gagliardi, Development Planner, Cachet Homes, reviewed the proposed development that will create 240 new homes. The development will have five new internal streets, a stormwater management pond and equip Preston Street North with sidewalk on the east side. Conceptual home designs were presented. Studies that have been undertaken include a Planning Justification Report, Functional Servicing and Stormwater Management Report, Traffic Impact Assessment, Environmental Impact Assessment, Geotechnical Report, and Phase 1 and 2 Environmental Site Assessments.

The proposed development is consistent with Provincial and County policies. It will contribute to the County's intensification target for the Township of Wellington North and the Village of Arthur and proposes an increase in density that is appropriate to the small-town context. The proposed development will make use of existing and planned water, sewer and stormwater infrastructure. Internal streets and Preston Street North will be lined with sidewalks, making them both car and pedestrian friendly. Technical studies demonstrate that stormwater can be satisfactorily managed with the addition of the storm water management pond and proper grading, that traffic can be managed by the existing road infrastructure and that impacts to ecology and natural heritage features will be minimized.

## **CORRESPONDENCE FOR COUNCIL'S REVIEW**

- Meaghan Palynchuk, Manager Municipal Relations, Network Provisioning (Bell Canada)
  - Email dated October 23, 2020 (No Objection)
- Adam Laranjeiro, Planning Technical, Upper Grand District School Board
  - Letter dated October 30, 2020 (No Objection)
- Emily Vandermeulen, Risk Management Inspector/Source Water Protection Coordinator, Wellington Source Water Protection
  - Email & Map dated November 2, 2020 (No Objection)

- Dustin Lyttle, E.I.T., Triton Engineering Services Limited
  - Memorandum dated November 6, 2020
- Lynda White & George White
  - Letter received by Email on November 13, 2020 (Objection)

## **REQUEST FOR NOTICE OF DECISION**

The by-law will be considered at a future Regular Council meeting. Persons wishing to be notified of the decision must submit a written request to the Director of Planning and Development, Corporation of the County of Wellington, 74 Woolwich Street, Guelph, ON N1H 3T9.

## **MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS**

Lynda and George White, 162 and 166 Conestoga Street North, expressed concerns of potential flooding on their property and neighbouring properties. There is a drainage easement that goes through their property that will go to the storm water management pond. During heavy rain events they have had flooding issues on Conestoga Street and at the back corner of their lot where the last few feet is an open ditch. The Whites objected to the density of the homes that will be directly behind their property and inquired about the height of the houses. Mr. Closs commented that the houses will be standard two-storey homes. Engineers have indicated that no drainage issues are anticipated.

Marcus Gagliardi spoke to the stormwater management and drainage of the site. They will be required to manage approximately 33 hectares of external flows coming onto the site and are working with staff and the GRCA to ensure the stormwater management is operating properly. Hopefully in a post development scenario stormwater management will improve overall.

Scott Bokor, 152 Conestoga Street North, stated that he also has concerns regarding drainage. His house is the lowest on the street to the west and he has experienced flooding in his basement due to the current drain not draining properly because it needed to be cleaned out.

Brent McKee, 150 Conestoga Street North, also had concerns with the drainage as the water is only a few inches below the basement floor. He is concerned about the wildlife in the bush behind them. Is there a plan to bring traffic out to Adelaide Street in the future? The Public School is right across the street from their house and cars are traveling at a fast speed now. If more cars are added what will be done to slow traffic down? Mr. Closs explained that the portion of land separating the subject land from the existing Adelaide Street is privately owned. It was designed so that at some point it can be extended. When that time comes traffic calming measures can be explored. At this stage the proposal would not see Adelaide Street connected. In regard to the wildlife, this land is zoned as residential and is targeted for that purpose. An Environmental Impact Assessment has been completed and is being reviewed by the GRCA. Mr. Gagliardi added that for the time being or immediate future the County or the Township would implement an approval condition, either making that a turning circle that dead ends so all traffic from the subdivision would be directed to Preston Street, which was contemplated in the traffic study. If a connection is made traffic calming measures could be made by them or the Township.

Mike deWitt, 143 Conestoga Street North, had concerns regarding the water issues. He is also concerned that there is no space set aside for green lands for the wildlife. Mr. deWitt was not in favour of an Adelaide Street extension.

Tracey Swift, 303 Domville Street, and her neighbour Wanda from 305 Domville, although the development is not directly behind their properties and it has been commented that it is private land, they also have a water problem in their backyards and want to ensure the development is not going to make it worse.

Correspondence received from Brenda Roelofsen regarding land owned by the estate of William Linton asking what is proposed to accommodate the lots behind 172 Conestoga Street North that are beside the subject property. Access by road was denied when the extension of Walton Street did not happen because of a new residential build. Further, will there be opportunity to develop the



four lots with an extension of Adelaide Street. They do not want the property landlocked the way it happened with the Walton Street extension and the building of a residential lot. Ms. Redmond commented that the four lots in between the proposed development and the existing homes on Conestoga are landlocked. They do own a lot that fronts on Conestoga and the piece behind that lot; but they are held in separate title. They would not have access to Adelaide Street as there is a residential parcel between them and the unopened Adelaide Street.

Mr. Gagliardi acknowledged that most of the concerns are around drainage and stormwater management of the site. They were aware prior to purchasing the site that it would be challenging to make sure the drainage and stormwater functions properly. They haven't missed anything yet and have the comments from the GRCA, which was a critical piece to moving the project forward, and also the comments from Triton, which is the Township engineer as well. They look forward to working with them to ensure they have the proper stormwater management strategy to bring the site to fruition. The feedback is appreciated, and they will make sure everything post development is a better situation than what currently exists.

Mr. McKee asked if there was a plan for how traffic will be flow from Preston Street onto Highway 6 / Smith Street. With 240 houses there could be 450 cars using Preston Street every day. Mr. Closs provided a summary of the Traffic Impact Assessment. There was an assessment of the existing road infrastructure and the recommendation was that the existing road will be sufficient to manage the anticipated traffic from the subdivision with the Preston Street upgrades. It is not anticipated that there will be 450 cars at peak hours. Mr. Gagliardi commented that the peak hour cars was determined to be between 151 and 196 cars. The traffic engineer and traffic study provided analysis for several streets, including Smith, Frederick, and Conestoga, and that was the number they came up with based on their modelling. There will generally be two cars per household, which is what is being designed for. Not all the cars will be travelling at the same time.

Mr. Bokor questioned what the stormwater ditch will look like in the end. Will the ditch be gone and a pipe instead? Mr. Gagliardi commented the ditch isn't necessarily being removed but will be preserved with one road crossing the existing ditch. It will be 6 metre piped blocks and the ditch will be preserved and flow into the stormwater management pond.

## **COMMENTS/QUESTIONS FROM COUNCIL**

Councillor McCabe expressed concern with the density, lot frontage and setbacks and questioned if it was denser than required by the PPS. Darren Jones, CBO, responded that if the zoning by-law was approved with the setbacks proposed and with no lot coverage they could build right up to the minimum setbacks for front rear and front yard setbacks. Linda Redmond, Manager of Planning and Environment, stated that the density requirements in the OP are 6.5 units per acre or 16 per hectare. This development will have a density of 21 per hectare. They exceed the density target by 5. Mr. Gagliardi spoke to the zoning amendment. The amending document is structured with 2 front yard setback minimums. A 2-metre setback for the dwelling allows them to structure the porches and stairs in a way that they are pushed to the street to activate the streetscape. The setback to the garage door, or garage face, is approximately 20 feet, which is usually enough to accommodate a standard sized pickup truck in the driveway. They have planned for two garage spaces internally, so there would be 4 parking spaces per lot with the proposed zoning. With respect to setbacks between the houses the existing interior side yard setback is 1.2 metres in the R1C zone. They have proposed to maintain the 1.2 metre setbacks, so no amendment in that regard. A proposed reduction of 0.06 metres on one side of the house which allows them, on a 36-foot lot, to use the setbacks in a way to build 2 garage spaces internal for a 36-foot house. That ensures that all the houses with the driveways would have 4 parking spaces per lot. Only one of the side yards will be reduced.

Councillor Burke had concerns about the density and stormwater and questioned if the development should have some greenspace or open space. Mr. Closs stated that under *The Planning Act* the municipality can take 5% of the total land area as parkland, or 5% of the value of the land as cash in lieu of the parkland. His understanding is that they would be proposing cash in lieu rather than parkland and the finances the Township collects would be used for parkland situated in a different location. Mr. Givens, CAO, commented that parkland was discussed at a meeting with the

developers in February. The area for the stormwater pond, or the area associated with it, is a large area. They talked about potential trails and things that were tied into the stormwater pond in addition to the cash in lieu that Mr. Closs spoke about. The developer is still open to those conversations but certainly if parkland, or a dedicated parkland, is something Council is adamant about this is a great opportunity to have those conversations. Mr. Gagliardi reiterated that they met on several occasions with municipal staff in January and February and discussed incorporating some trails and integrated landscaping into the stormwater management blocks. They are not opposed to park space. The stormwater block ended up being larger than they expected at the preliminary meetings because they are managing approximately 33 hectares of external flows. Some of those drainage concerns and stormwater issues mentioned are managed by taking in 33 hectares of flows onto their site. The pond area, which is 2.6 acres is larger than originally expected at 1.8 to 1.9 acres. That would have left them more room to accommodate a little more park space and perhaps integrated trails. The pond was originally intended to be linear and flow with the drainage channel. They will take it back and look at the entire plan as a whole and perhaps integrate some trails or a park block. Mayor Lennox acknowledged that it was difficult to visualize what kind of useful parkland area that stormwater management area could represent and it's hard to know whether that's adequate parkland. With 240 units people will need some space to take a walk, walk their dog or send children out to play. There is a need for some sort of greenspace.

Councillor Yake stated that the neighbours concerns need to be addressed before this moves ahead. He had concerns related to the lot reductions and sizes and amounts of lot reductions based on the design of the houses and how they are set back. They are asking for some big reductions. Does the proposed housing match the look of the Village of Arthur? He agreed with Councillor Burke regarding parkland and would like to see some parkland included in the subdivision. People moving into the development will probably have young children. Trails are not for young children so some parkland would be needed.

Councillor Hern has similar concerns with density. Does this fit in with Arthur? It is missing greenspace and parkland which our Recreation Master Plan said is one of the top activities here in Wellington North. People like to walk, and they need to walk their dogs and connect to other things we have available. We do need housing, but this seems too dense.

Mayor Lennox had a density related concern with the setback to the streetscape. We have higher amounts of precipitation, especially snow. There have been problems in other developments with further setbacks than this is proposing and he is concerned that there will be a problem with where people put the snow from the driveway or how do we clear the roadways and sidewalks and what the cost will be to the municipality to truck snow away if that becomes too onerous. He asked that the developer consider where that snow will go. It does amount to a fair amount in our community as we are on the fringe of the snowbelt. It is a real issue that faces our community and as we get to this higher density it is an issue we are going to face more and more. Mr. Gagliardi agreed it was a valid comment. They did not have a structured product in mind when they were coming up with the proposed setbacks. What will come back in the next submission will be some refinements to some of the setbacks, including front yard setbacks, so they can address some of the issues that have been brought up, including snow management and snow clearing. Mayor Lennox further commented that the stormwater management is a major issue and receiving the application at this point when we do not have a further refined stormwater management plan in place makes it harder to feel comfortable with.

Mayor Lennox commented that we have seen a number of development applications come forward and if all of them come to fruition we will probably have a sewage capacity problem again in the not too distant future. We have a sewage allocation policy in place that does manage the rate of growth in our community. The issue of sewage capacity we have been dealing with for the past while is not going away and as development pressures continue, we need to consider how we are going to manage that.

Councillor Yake inquired if this development will be a phased in project. Mr. Gagliardi stated that it would be phased. Based on a report from Triton 3 weeks ago there is approximately 205 units remaining in the phase one of the wastewater treatment. Before going to a phase 2 wastewater treatment plant there are approximately 205 units. He is not sure of other applications at this time

but, in discussion with municipal staff there would be some sort of phased development. Phasing lines have not been determined but will be determined on allocation when they get to a draft approval point. Mr. Givens explained that the policy limits 15% of the available units is granted on an annual basis. Phase one of the Arthur Wastewater Treatment Plant expansion is intended to get us to 395 units. Council and the County have preapproved through actual plans of subdivision around 200 units, leaving 195. Those numbers may change a little bit. The developer and his team are aware of the policy.

## ADJOURNMENT

RESOLUTION: 006-2020

Moved: Councillor Hern

Seconded: Councillor Yake

*THAT the Public Meeting of November 23, 2020 be adjourned at 8:25 pm.*

CARRIED

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CLERK

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MAYOR