

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING AGENDA – APRIL 26, 2021 @ 7:00 P.M.  
VIA WEB CONFERENCING**

**HOW TO JOIN**

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/81499179904>

Description: Public Meeting Under the Planning Act

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Dial (for higher quality, dial a number based on your current location):

855 703 8985 (Toll Free) or 1 438 809 7799 (*long distance charges may apply*)

Webinar ID: 814 9917 9904

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<b>CALLING TO ORDER - Mayor Lennox</b>	
<b>DISCLOSURE OF PECUNIARY INTEREST</b>	
ZBA 10/21 Sobeys	
<b>OWNERS/APPLICANT</b>	
ZBA 10/21 Sobeys	
<b>LOCATION OF THE SUBJECT LAND</b>	
The land subject to the proposed amendment is described as Con 1, Part Lot 33, Pt Lot 1, Lot 2 to Lot 6 Pt Duke St., RP; 60R1937 Parts 1-4; Con 1, Part Lot 33, RP 60R3404 Part 1; Con 1, Part Lot 33, Part Lot 32, Div 3, RP 60R3459 Parts 1 & 2. The lands are municipally known as 437-445, 503 and 515 Main St., Mount Forest, Township of Wellington North. The lands are 2.9 ha (7.2 ac) in size. <i>The location is shown on the map attached.</i>	5
<b>PURPOSE AND EFFECT OF THE APPLICATION</b>	
The purpose and effect of the proposed amendment is to rezone the subject lands from Highway Commercial (C2) Zone and Shopping Centre Commercial (C4) Zone to a site specific Highway Commercial (C2) Exception Zone and Shopping Centre Commercial (C4) Exception Zone to facilitate the development of a new retail food store and a restaurant with a drive-thru. Site specific standards including revised setback and parking requirements are also being proposed. The existing buildings/uses are proposed to remain	
<b>NOTICE</b>	
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 April 1, 2021.	
<b>PRESENTATIONS</b>	
Curtis Marshall, Manager of Development Planning; County of Wellington, Township of Wellington North <ul style="list-style-type: none"> <li>• Planning Report dated April 21, 2021</li> </ul>	6
Eric Saulesleja, Senior Associate, GSP Group Inc. (on behalf of Sobeys Incorporated) <ul style="list-style-type: none"> <li>• Presentation</li> </ul>	18

<b>CORRESPONDENCE FOR COUNCIL'S REVIEW</b>	
Barbara M.J. Baranow, Analyst Land Support, Enbridge Gas Inc. <ul style="list-style-type: none"> <li>Email dated April 1, 2021 (No Objection)</li> </ul>	29
Michael Oberle, Environmental Planning Technical, Saugeen Conservation <ul style="list-style-type: none"> <li>Letter dated April 16, 2021 (No Objections)</li> </ul>	31
<b>REQUEST FOR NOTICE OF DECISION</b>	
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.	
<b>MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS</b>	
<b>COMMENTS/QUESTIONS FROM COUNCIL</b>	

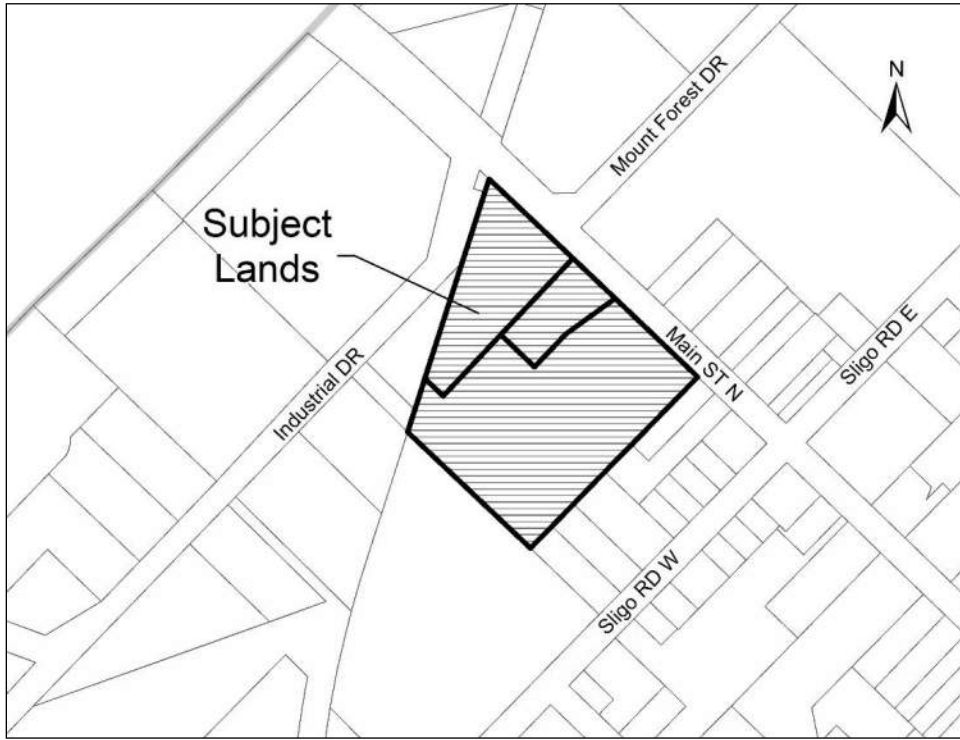
<b>DISCLOSURE OF PECUNIARY INTEREST</b>	
ZBA 12/21 Trudy Matusinec & Jamie Cox	
<b>OWNERS/APPLICANT</b>	
ZBA 12/21 Trudy Matusinec & Jamie Cox	
<b>LOCATION OF THE SUBJECT LAND</b>	
The land subject to the proposed amendment is described as Concession 1 Part Lot 36 RP 61R21331; Part 1 and municipally known as 7619 Jones Baseline. The subject land is approximately 0.15 ha (0.38 ac) in size. <i>The location is shown on the map attached.</i>	33
<b>PURPOSE AND EFFECT OF THE APPLICATION</b>	
The purpose and effect of the proposed amendment is to remove the Holding Symbol (H) on the subject lands to permit the construction of a detached residential dwelling. The Holding Symbol has been applied to the subject lands 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 Agriculture Exception (A-195) zone, and all other applicable regulations of the Township of Wellington North Zoning By-law 66-01, shall apply to the subject land.	
<b>NOTICE</b>	
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 April 1, 2021.	
<b>PRESENTATIONS</b>	
Asavari Jadhav, Junior Planner and Matthieu Daoust, Planner; County of Wellington, Township of Wellington North <ul style="list-style-type: none"> <li>Planning Report dated March 29, 2021</li> </ul>	34
<b>CORRESPONDENCE FOR COUNCIL'S REVIEW</b>	

Emily Vandermeulen, Risk Management Inspector, Wellington Source Water Protection <ul style="list-style-type: none"> <li>Email &amp; Wellhead Protection Area Map dated April 13, 2021 (No Objections)</li> </ul>	38
<b>REQUEST FOR NOTICE OF DECISION</b>	
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<b>MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS</b>	
<b>COMMENTS/QUESTIONS FROM COUNCIL</b>	

<b>DISCLOSURE OF PECUNIARY INTEREST</b>	
ZBA 15/21 2073022 Ontario Inc.	
<b>OWNERS/APPLICANT</b>	
ZBA 15/21 2073022 Ontario Inc.	
<b>LOCATION OF THE SUBJECT LAND</b>	
The land subject to the proposed amendment is described as Part Lot 1, Concession 1 (West Luther), 61R10568, Arthur, Township of Wellington North. The subject land is approximately 3.2 ha (8.0 ac) in size. <i>The location is shown on the map attached.</i>	41
<b>PURPOSE AND EFFECT OF THE APPLICATION</b>	
The purpose and effect of the proposed amendment is to remove the Holding Symbol (H) on a portion of the subject lands to permit the construction of dwellings in Phase 3 of the residential subdivision (East Ridge Landing). The Holding Symbol has been applied to the subject lands 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 subject land.	
<b>NOTICE</b>	
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 April 19, 2021.	
<b>PRESENTATIONS</b>	
Curtis Marshall, Manager of Development Planning and Asavari Jadhav, Junior Planner; County of Wellington, Township of Wellington North <ul style="list-style-type: none"> <li>Planning Report dated April 21, 2021</li> </ul>	42
<b>CORRESPONDENCE FOR COUNCIL'S REVIEW</b>	

<b>REQUEST FOR NOTICE OF DECISION</b>	
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.	
<b>MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS</b>	
<b>COMMENTS/QUESTIONS FROM COUNCIL</b>	
<b>ADJOURNMENT</b>	
Recommendation: THAT the Public Meeting of April 26, 2021 be adjourned at _____ pm.	

ZBA 10/21 SOBEYS





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

Prepared by the County of Wellington Planning and Development  
Department

**DATE:** April 21, 2021  
**TO:** Mike Givens, C.A.O.  
Township of Wellington North  
**FROM:** Curtis Marshall, Manager of Development Planning  
County of Wellington  
**SUBJECT:** **Zoning By-law Amendment - Sobeys (ZBA 10/21)**  
**437-445, 503 & 515 Main St, Mount Forest, Township of Wellington North**  
**Public Meeting Report**

### **PLANNING COMMENTS**

The purpose and effect of the proposed amendment is to rezone the subject lands from Highway Commercial (C2) Zone and Shopping Centre Commercial (C4) Zone to a site specific Highway Commercial (C2) Exception Zone and Shopping Centre Commercial (C4) Exception Zone to facilitate the development of a new retail food store (up to 5000 m<sup>2</sup>/ 58, 821.3 ft<sup>2</sup> in size) and a restaurant with a drive-thru. Site specific standards including revised setback and parking requirements are also being proposed. The existing buildings/uses (Beer Store and Peavey Mart) are proposed to remain.

This report provides an overview of the proposed zoning by-law amendment application and any comments received to date. A Public Meeting is scheduled for April 26, 2021. This meeting will provide an opportunity for the community and area residents to ask questions and seek more information from the proponent and their consultants regarding the application.

### **LOCATION**

The lands subject to the proposed amendment are described as: Con 1, Part Lot 33, Pt Lot 1, Lot 2 to Lot 6 Pt Duke St., RP; 60R1937 Parts 1-4; Con 1, Part Lot 33, RP 60R3404 Part 1; Con 1, Part Lot 33, Part Lot 32, Div 3, RP 60R3459 Parts 1 & 2. The lands are municipally known as 437-445, 503 and 515 Main St., Mount Forest, Township of Wellington North (currently three separate properties). The lands are 2.9 ha (7.2 ac) in size. The Beer Store and Peavey Mart are located on the property and are proposed to remain. A location map/air photo of the property is provided below.

Surrounding land uses include:

- Industrial Drive and industrial and commercial uses to the North
- Commercial uses to the East
- Residential uses to the South
- Industrial uses to the West

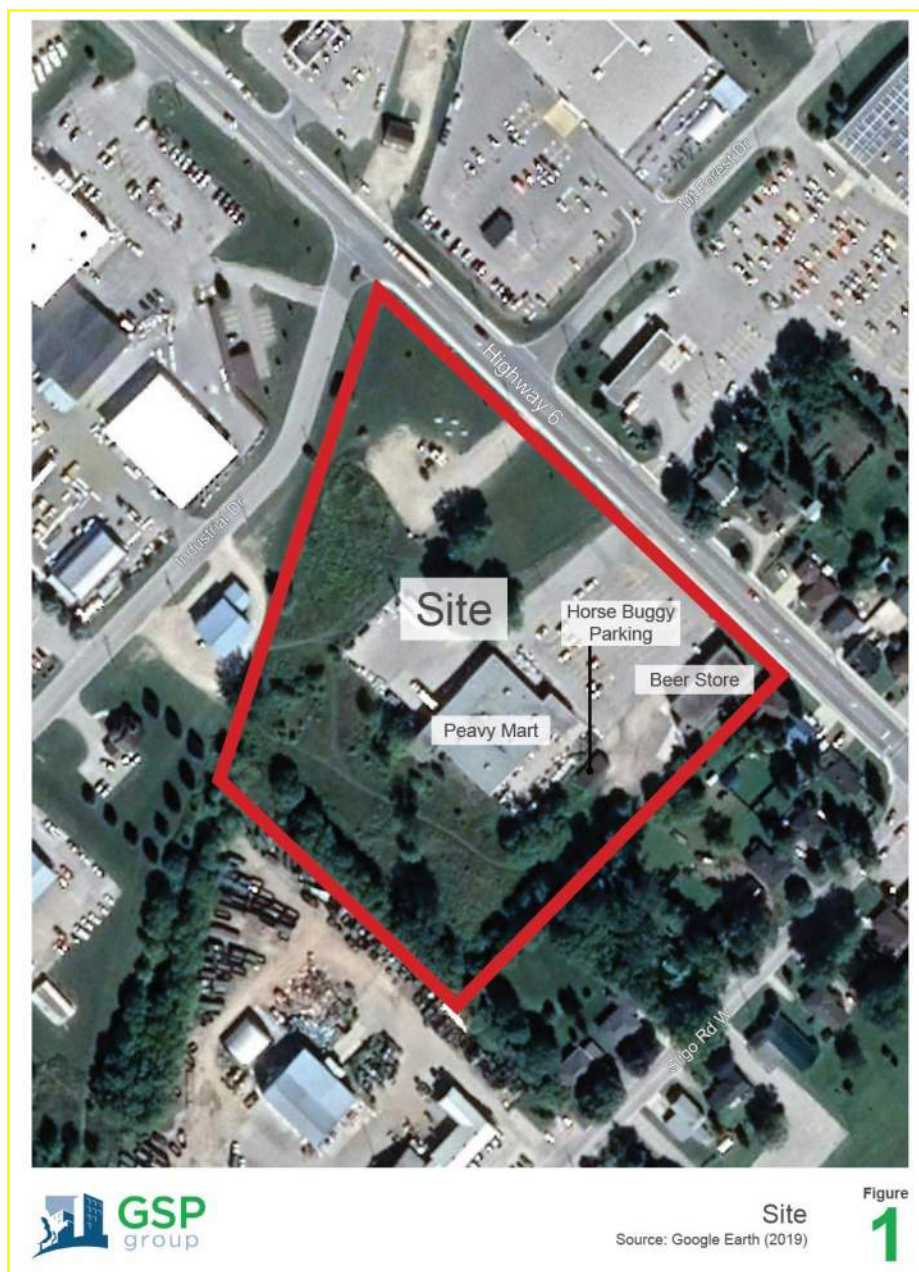


Figure 1. Air Photo of Site

**PROPOSAL**

The purpose and effect of the proposed amendment is to rezone the subject lands from Highway Commercial (C2) Zone and Shopping Centre Commercial (C4) Zone to a site specific Highway Commercial (C2) Exception Zone and Shopping Centre Commercial (C4) Exception Zone to facilitate the development of a new retail food store (up to 5000 m<sup>2</sup>/ 58, 821.3 ft<sup>2</sup> in size) and a restaurant with a drive-thru. Site specific standards including revised setback and parking requirements are also being proposed.

### **Proposed Site Plan**

A proposed site plan has been submitted in support of the application that shows a new Foodland grocery store approximately 2,525 m<sup>2</sup> (27,168 ft<sup>2</sup>) in size attached to the existing Peavey Mart building. A 150 m<sup>2</sup> (1,600 ft<sup>2</sup>) restaurant with drive thru and a new horse and buggy shed are also shown as standalone buildings on the north end of the property. An expanded parking lot with 241 parking stalls is shown and a new entrance at the intersection of Main St. N (Highway 6) and Mount Forest Drive is proposed. An existing entrance onto Main St. N in the centre of the property is proposed to be closed. The existing entrance at the Beer Store is proposed to remain. A proposed 3.0 m road widening along Main St. N is also shown on the site plan.

The existing Beer Store and Peavey Mart buildings/uses are also proposed to remain, however the existing horse and buggy shed is to be demolished and reconstructed. A copy of the proposed site plan is attached as **Schedule 1** to this report.

### **Supporting Studies**

The following studies have been submitted in support of the application:

- Planning Justification Report prepared by GSP Group dated March 2021
- Proposed Site Plan prepared by ACK Architects dated February 2021
- Transportation and Parking Study prepared by RJ Burnsides and Associated dated March 2021
- Functional Servicing and Stormwater Management Report prepared by KWA Site Development Consulting Inc. dated March 5, 2021

### **PROVINCIAL POLICY STATEMENT (PPS)**

The subject property is located within the settlement area of Mount Forest.

Section 1.1.1 of the PPS identifies that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term and by accommodating an appropriate affordable and market-based range and mix of residential types, employment (including industrial and commercial), institutional, recreation, park and open space, and other uses to meet long-term needs.

Section 1.1.3 of the Provincial Policy Statement states that settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted. Furthermore land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) prepare for the impacts of a changing climate;
- e) support active transportation;
- f) are transit-supportive, where transit is planned, exists or may be developed; and,



g) are freight-supportive.

### **GROWTH PLAN**

The Growth Plan for the Greater Golden Horseshoe (GGH) provides growth management policy direction for the GGH, which includes Wellington County. All planning decisions are required to conform to the applicable policies and provisions of the Growth Plan.

Section 1.2.1 states that a guiding principle of the Plan is to “Support the achievement of complete communities that are designed to support healthy and active living and meet people’s needs for daily living throughout an entire lifetime.”

Section 2.2.1.2 (a) of the Growth Plan directs a vast majority of growth to settlements areas with a delineated built boundary, existing water and wastewater servicing systems and can support the achievement of complete communities.

Section 2.2.1.2 (c) adds that within settlement areas growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit, priority on higher order transit where it exists or is planned; and areas with existing or planned public service facilities. The subject lands are located within a Built-Up Area in the County Official Plan.

Section 2.2.1.4 states that “Applying the policies of this Plan will support the achievement of complete communities that: a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;”

### **COUNTY OFFICIAL PLAN**

The subject lands are located within the Mount Forest Urban Centre and are designated as Highway Commercial.

A summary of relevant Official Plan Policies are provided below:

#### **Section 4.2.3 (Variety)**

The County will encourage a variety of employment opportunities in a variety of locations. Opportunities for industrial, commercial and recreational activities will be supported in appropriate locations.

#### **Section 4.2.4 (Urban Opportunities)**

The Urban System is intended to provide the greatest opportunity for employment. New commercial, industrial and recreation uses are expected to locate in all settlements, but particularly in those with full municipal sewage and water services.

#### **Section 7.5 (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.

#### Section 7.5.8 (Other Commercial Uses)

A variety of other commercial uses will be required in Urban Centres including areas to serve highway oriented business including gas sales and motels, commercial uses requiring large sites and unable to locate in the “main street” area and convenience commercial uses to serve neighbourhood needs.

#### Section 8.6 (Highway Commercial)

The predominant use of land within areas designated HIGHWAY COMMERCIAL shall be for commercial uses serving the travelling public or uses not considered compatible within the downtown of the urban centre. An objective for highway-oriented commercial development is to provide sites for commercial uses which require large lots for buildings, storage and parking and which cannot locate in the downtown area.

The Main Street of most urban centres supports considerable volumes of traffic into and through the urban centre which often require goods and services such as automobile service, food and other items. The travelling public can best be served by providing appropriate commercial areas with access and visibility from this major road.

In addition, certain commercial uses, due to their nature, require large sites to accommodate their associated buildings, storage and parking requirements which are either not available or suitable within the downtown area of the community. Appropriate commercial areas for such land uses are required.

#### Section 8.6.3 (Permitted Uses)

Permitted uses include uses catering to the travelling public such as motels, automotive sales and service, general convenience commercial uses, recreational uses, restaurants and banquet halls. Uses such as building supply outlets, wholesale outlets, churches, funeral homes, garden centres, furniture stores, home furnishing centres, liquor, beer and wine stores may also be permitted subject to the provisions of the Zoning By-law.

#### Section 8.6.5 (Access)

Site plan control by-laws and agreements shall be used to limit access to appropriate locations. In co-operation with the appropriate road authority, access to any road shall be carefully regulated to ensure the safe movement of vehicular and pedestrian traffic.

#### Section 8.6.6 (Design Considerations)

Site design standards will be encouraged which provide aesthetically acceptable development.

## ZONING BY-LAW

The subject lands are zoned Highway Commercial (C2) Zone and Shopping Centre Commercial (C4) Zone. Permitted uses in the C2 zone include restaurants, beer stores, building supply outlets. Permitted uses within the C4 zone include retail food stores, beer stores, and retail stores.

The purpose and effect of the proposed amendment is to rezone the subject lands from Highway Commercial (C2) Zone and Shopping Centre Commercial (C4) Zone to a site specific Highway Commercial (C2) Exception Zone and Shopping Centre Commercial (C4) Exception Zone to facilitate the development of a new retail food store (up to 5000 m<sup>2</sup>/ 53, 821.3 ft<sup>2</sup> in size) and a restaurant with a drive-thru. Site specific standards including revised setback and parking requirements are also being proposed.

A summary of the proposed changes to the regulations and standards is provided below:

- To permit a retail food store within the C2 zoned portion of the property up to 5000 m<sup>2</sup> (53, 821.3 ft<sup>2</sup>).
- To permit a minimum requirement of 241 parking spaces. This is a proposed standard of 1 space per 19.2 m<sup>2</sup> (1/207 ft<sup>2</sup>) of building versus the existing standard of 1 space per 18 m<sup>2</sup> (1/194 ft<sup>2</sup>).
- To permit a reduced setback for parking areas from the front lot line of 0.55 m (1.8 ft). The By-law currently requires a setback of 1.5 m (4.9 ft).
- To permit a minimum side yard setback of 1.5 m (4.9 ft) for the proposed buggy shed. The By-law currently requires 7.6m (24.9 ft.).

Planning Staff also note that once the three properties merge into one, the front yard will shift from Main St. to Industrial Dr. according to the provisions of the By-law. Additional wording and or provisions could be required to clarify which street frontage is considered the defined “front yard”.

A copy of the applicants proposed draft zoning by-law amendment is attached as **Schedule 2** to this report.

## CIRCULATION COMMENTS

The application has been circulated to Township Departments and commenting agencies for review.

The following comments have been received to date:

- Enbridge Gas: no objection
- Saugeen Valley Conservation Authority: no objection. The property does not contain any hazards or natural features of interest to the SVCA.

**NEXT STEPS**

The public meeting for this application is scheduled for April 26, 2021. We will be in attendance at the public meeting to hear the applicant's presentation and any public comments. A final report and planning recommendation will be provided following the public meeting and resolution of any outstanding matters.

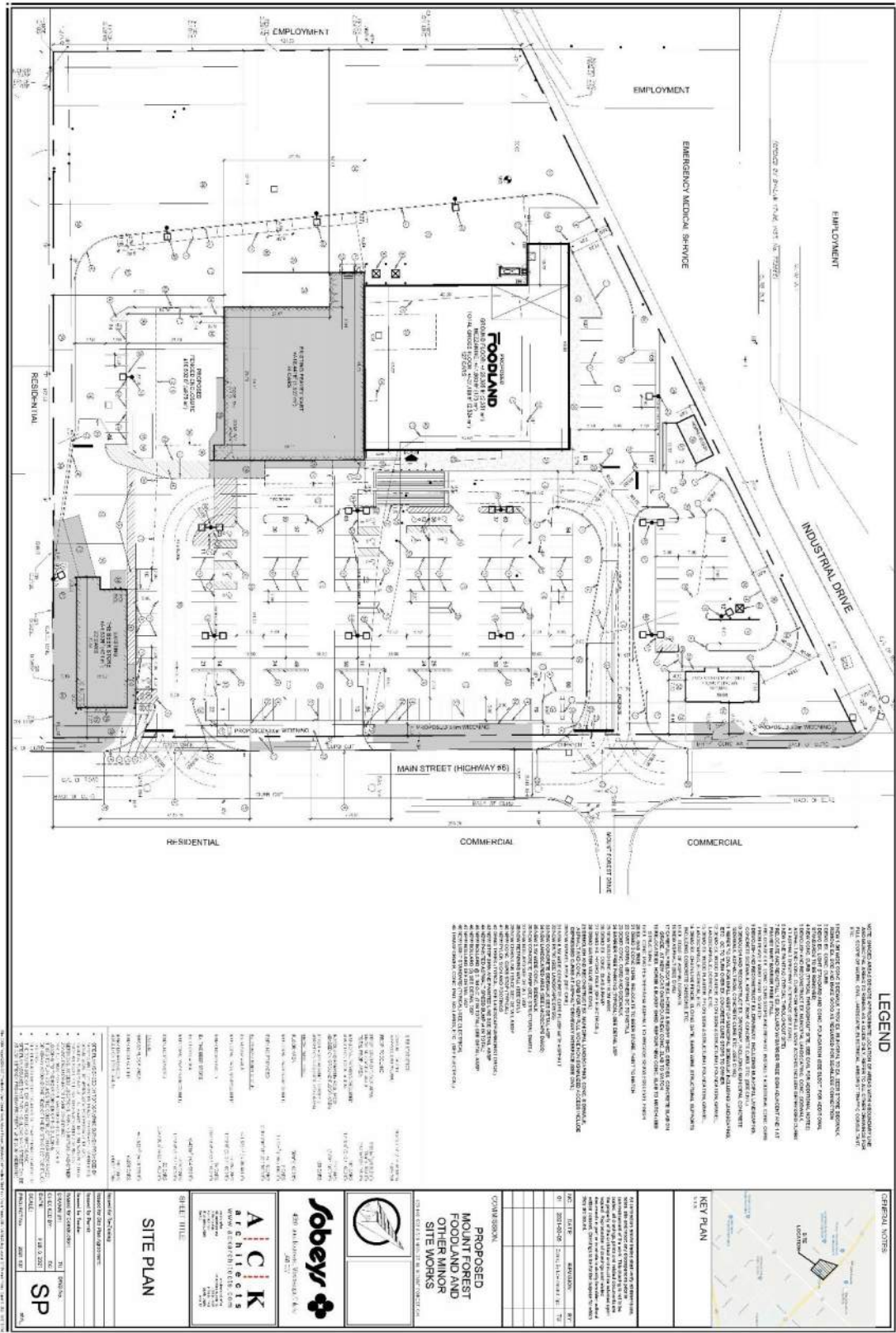
Respectfully submitted  
County of Wellington Planning and Development Department

A handwritten signature in blue ink that reads "C Marshall". The signature is written in a cursive style with a large initial "C".

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Curtis Marshall, MCIP RPP  
Manager of Development Planning

Schedule 1 – Proposed Site Plan



**Schedule 2 – Applicant’s Draft Zoning By-law**

**Appendix A – Draft Zoning By-Law Amendment**

**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 (Part Lots 32 & 33, Concession 1 former municipality of Normanby, being Parts 1 & 2, Plan 60R-3459, Part 1, Plan 60R-3404, and Parts 1-2, 60R-1937).**

**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 the lands described as Part Lots 32 & 33, being Parts 1 & 2, Plan 60R-3459 and being Part 1 Plan 60R-3404 as shown on Schedule “A” attached to and forming part of this By-law from:
  - **Highway Commercial (C2) to “Highway Commercial Exception (C2-X)”**
2. THAT Section 32, Exception Zone 2 – Mount Forest, is amended by the inclusion of the following new exception:

<p><b>32.XX</b>                  Part Lots 32 &amp; 33 being Parts 1 &amp; 2, Plan 60R-3459 and being Part 1 Plan 60R-3404</p>	<p><b>C2-X</b></p>	<p>Notwithstanding any other section of this by-law to the contrary, in addition to the uses permitted in the Highway Commercial (C2) Zone, the lands zoned C2-X may also be used for a Retail Food Store in accordance with the following:</p> <p>1) The maximum floor area for a Retail Food Store shall not exceed 5,000 m<sup>2</sup> (53,821.3 ft<sup>2</sup>).</p>
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		<p>Notwithstanding Section 6.27.8, a minimum requirement of 241 parking spaces is required for the whole of the lands zoned 'C2-X' and 'C4-X'.</p> <p>Notwithstanding Section 6.27.4, a setback of 0.55 m (1.8 ft) is permitted from a streetline (Main Street) to a commercial parking area.</p> <p>A minimum side yard setback of 1.5 m (4.9 ft) is required between the northern property line and a building/structure used for the purposes of a horse and buggy area.</p> <p>Notwithstanding Section 6.19, separate zone requirements for the 'C2-X' and 'C4-X' are not required to be met, so long as the whole of the lands meet the applicable zoning provisions for parking, setbacks to adjacent lot lines and road frontages, landscaping, and lot coverage.</p>
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3. THAT Schedule "A" Map 3 to By-law 66-01 is amended by changing the zoning on the lands described as Part Lot 33, Concession 1 (Normandy), being Parts 1-2, Plan 60R-1937, as shown on Schedule "A" attached to and forming part of this By-law from:

- **Shopping Centre Commercial (C4) to "Shopping Centre Commercial Exception (C4-X)"**

4. THAT Section 32, Exception Zone 2 – Mount Forest, is amended by the inclusion of the following new exception:

<p><b>32.XX</b> Part Lot 33, Concession 1 (Normanby), being</p>	<p><b>C4-X</b></p>	<p>Notwithstanding Section 6.27.8, a minimum requirement of 241 parking spaces is required for the whole of the lands zoned 'C2-X' and 'C4-X'.</p>
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<p>Parts 1-2, 60R-1937</p>		<p>Notwithstanding Section 6.27.4, a setback of 0.55 m (1.8 ft) is permitted from a streetline (Main Street) to a commercial parking area.</p> <p>A minimum side yard setback of 1.5 m (4.9 ft) is required between the northern property line and a building/structure used for the purposes of a horse and buggy area.</p> <p>Notwithstanding Section 6.19, separate zone requirements for the 'C2-X' and 'C4-X' are not required to be met, so long as the whole of the lands meet the applicable zoning provisions for parking, setbacks to adjacent lot lines and road frontages, landscaping, and lot coverage.</p>
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5. 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.
6. THAT this By-law shall come into force and effect upon the final passing thereof pursuant to Section 34(21) and Section 32(22) of the Planning Act, R.S.O., 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 DAY OF XXXX, 2021.

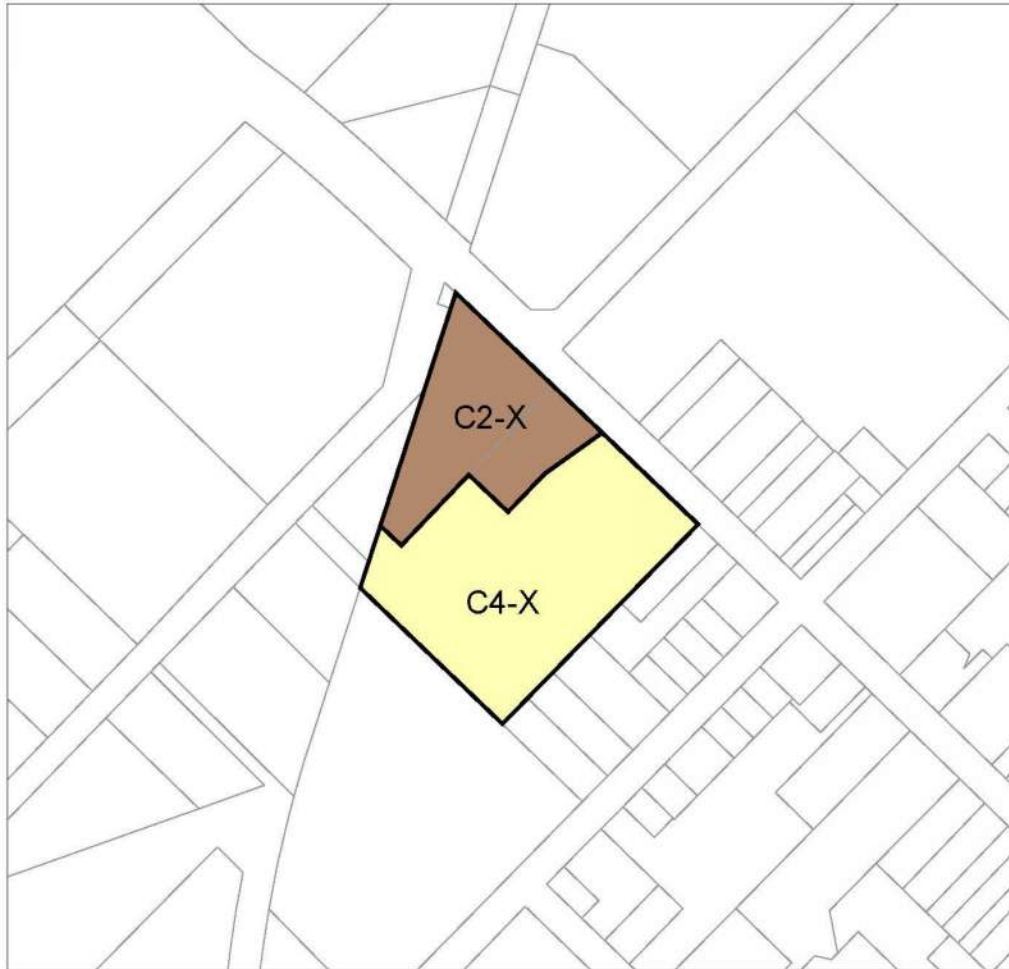
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**ANDREW LENNOX, MAYOR**

\_\_\_\_\_  
**KARREN WALLACE, CLERK**



COUNTY OF WELLINGTON  
ZONING BY-LAW AMENDMENT No. \_\_\_\_\_

SCHEDULE 'A'



-  SHOPPING CENTRE COMMERCIAL 'C4-X' ZONE
-  HIGHWAY COMMERCIAL ZONE 'C2-X' ZONE



# Proposed Zoning By-Law Amendment

437 – 445 ,503 & 515 Main Street, Mount Forest

Sobeys Capital Incorporated,  
Sobeys Developments Limited Partnership, and  
Sobeys Leased Properties Limited

April 26, 2021



# Surrounding Context

Source: Google Earth (2019)

- Mount Forest
- Located along Main Street North (Highway 6)
- Predominantly industrial and commercial/retail to the north, east, and west



# Site Context

Source: Google Earth (2019)

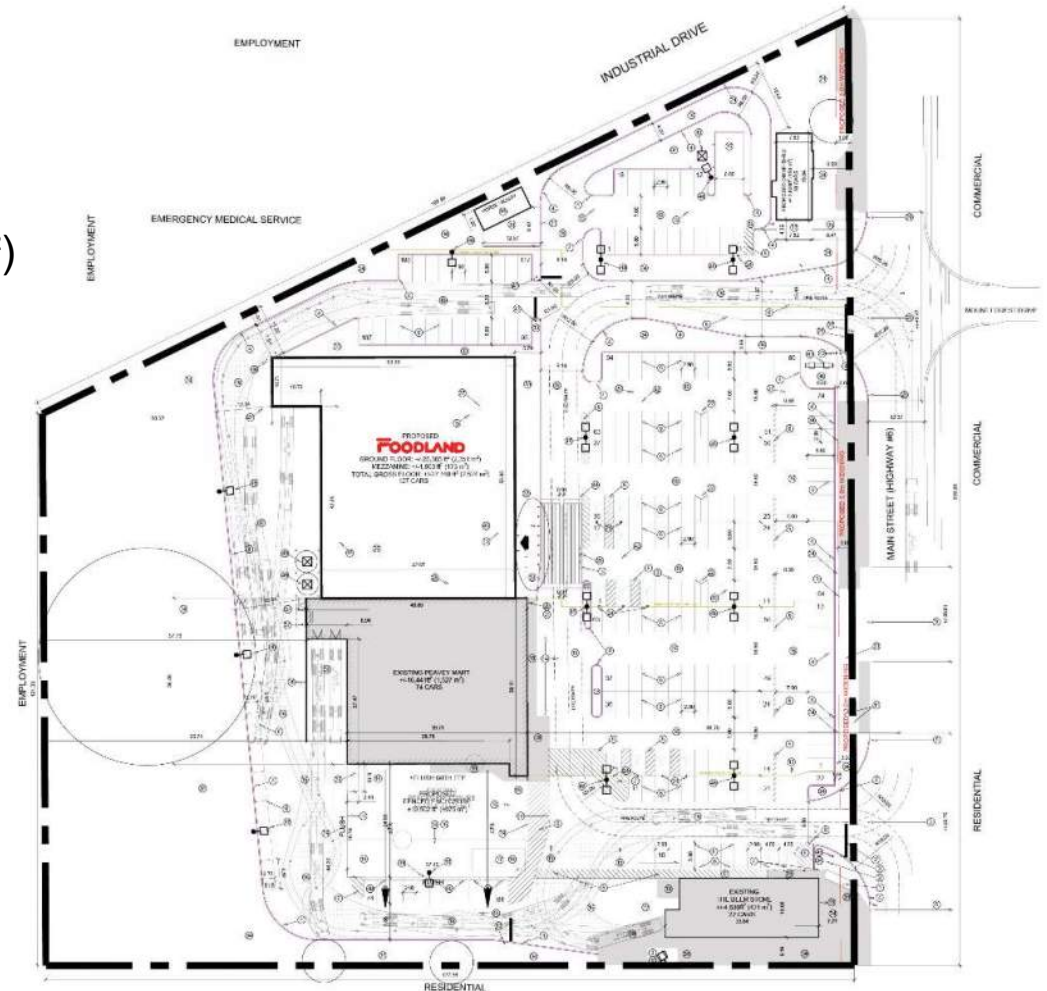
- Approximately 2.9 ha (7.2 ac) in area
- Frontage onto Industrial Drive and Main Street North (Highway 6)
- Peavey Mart and Beer Store currently on-site (to remain)
- Existing access on Main Street North (Highway 6)



# Site Plan

Source: Source ACK Architects (2020)

- New Retail Food Store (Foodland) 2,525 m<sup>2</sup> (27,168 ft<sup>2</sup>)
- New Restaurant (Drive-Thru) 150 m<sup>2</sup> (1,600 ft<sup>2</sup>)
- New Horse & Buggy Structure 70 m<sup>2</sup> (753 ft<sup>2</sup>)
- New access onto Main St N
- Reconfiguration of existing access onto Main St N



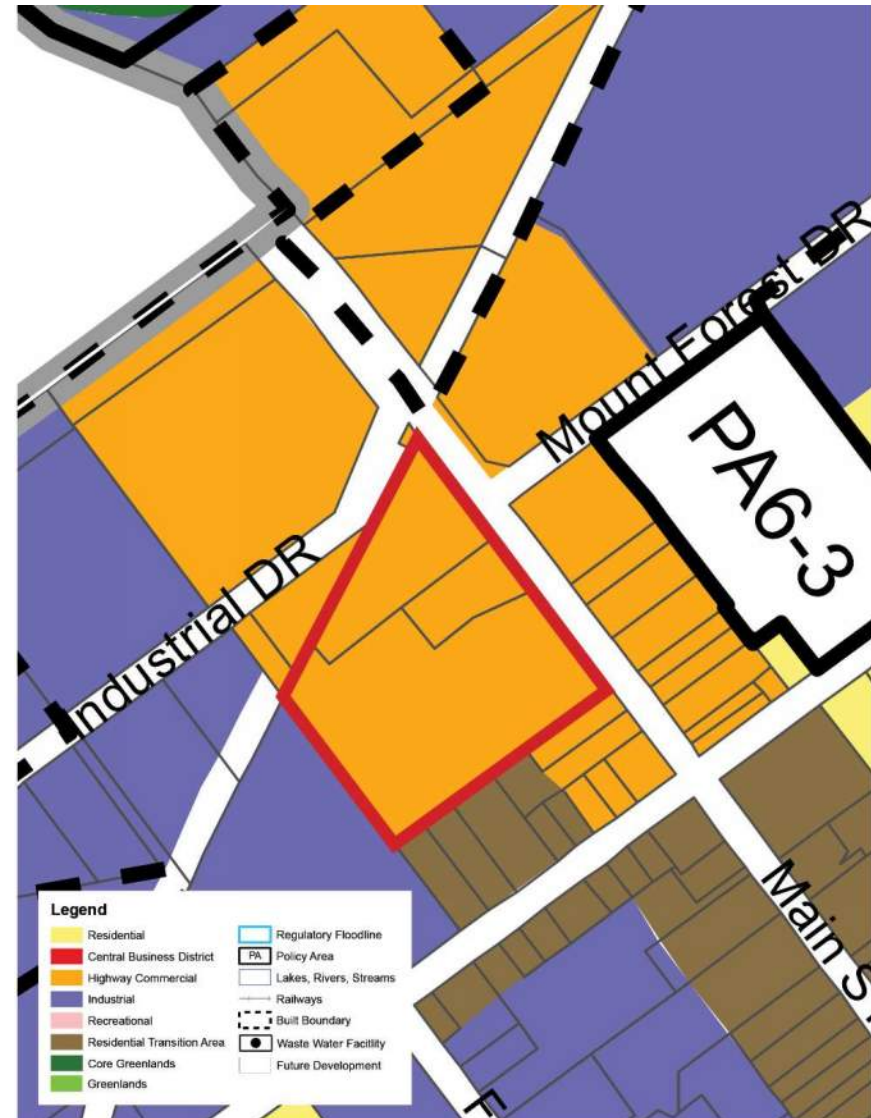
Proposed Zoning By-Law Amendment  
Sobeys Capital Incorporated, Sobeys Developments Limited Partnership, and Sobeys Leased Properties Limited  
437 – 445, 503 & 515 Main Street Mount Forest  
April 26, 2021



# Official Plan

Source: County of Wellington Official Plan, Schedule A6

- **‘Urban Centre’**
  - *Schedule A, Map 1*
  - Mount Forest is designated as ‘Urban Centre’
- **‘Highway Commercial’**
  - *Schedule A6*
  - Commercial uses servicing the travelling public such as motels, automobile sales, general convenience commercial uses, recreational uses, restaurants, and banquet halls



Proposed Zoning By-Law Amendment

Sobeys Capital Incorporated, Sobeys Developments Limited Partnership, and Sobeys Leased Properties Limited

437 – 445, 503 & 515 Main Street Mount Forest

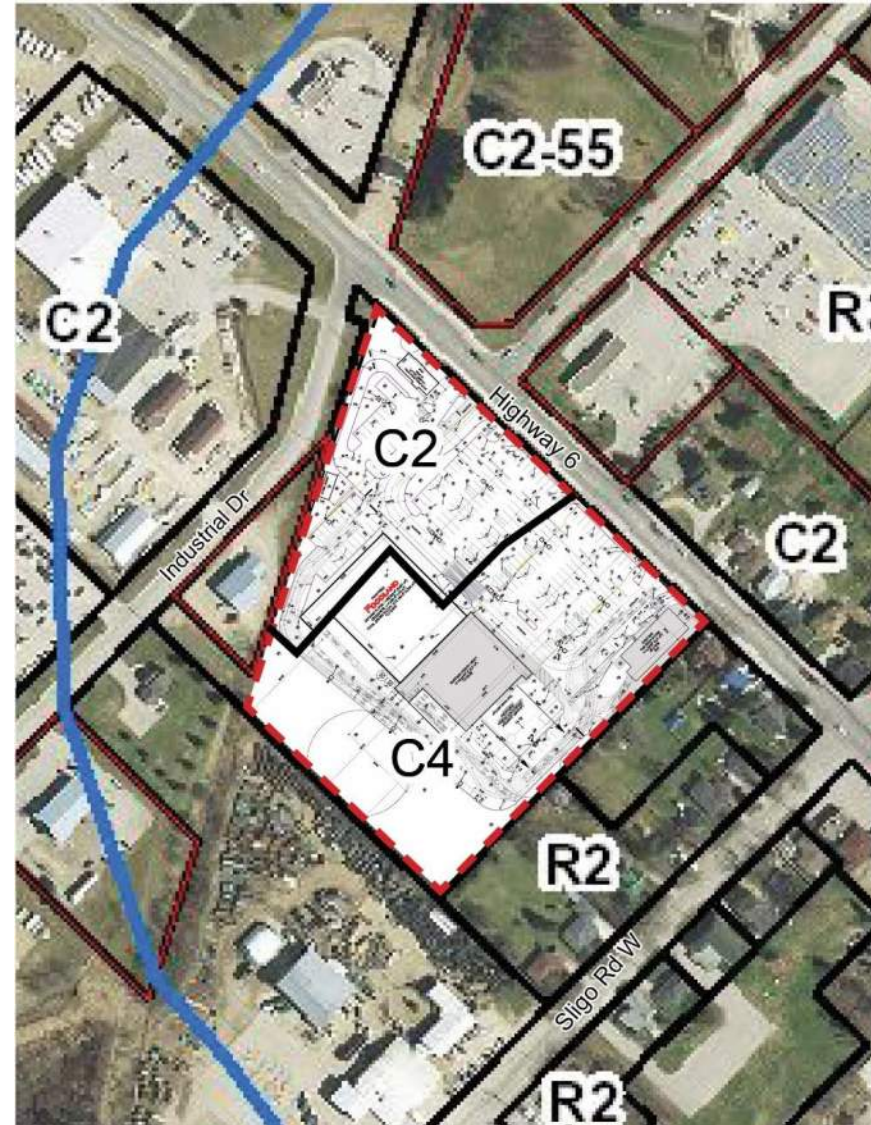
April 26, 2021



# Zoning By-Law

Source: Township of Wellington-North Zoning By-Law

- **‘Highway Commercial Zone (C2)’**
  - *Schedule A-3*
  - Permitted uses include commercial uses servicing the travelling public such as motels, automobile sales, general convenience commercial uses, recreational uses, restaurants, and banquet halls, accessory uses, buildings and structures etc.
  - Retail Food Store not listed as a permitted use
- **‘Shopping Centre Commercial Zone (C4)’**
  - *Schedule A-3*
  - Permitted uses include beer store, retail store, retail food store, shopping centre, shopping mall, accessory uses, buildings and structures, etc.



Proposed Zoning By-Law Amendment

Sobeys Capital Incorporated, Sobeys Developments Limited Partnership, and Sobeys Leased Properties Limited

437 – 445, 503 & 515 Main Street Mount Forest

April 26, 2021



# Proposed Zoning Amendment

- **‘Highway Commercial Exemption Zone (C2-X)’**
  - ‘Retail Food Store’ as a permitted use with maximum floor area of 5,000 m<sup>2</sup> (53,821.3 ft<sup>2</sup>)
  - 241 parking spaces required for whole site
  - Main Street North (Highway 6) as lot frontage
  - Reduced front yard setback for parking of 0.55 m (1.8 ft)
  - Reduced interior side yard of 1.5 m (4.9 ft) for horse and buggy structure
  - Separate zone requirements for ‘C2-X’ and ‘C4-X’ not required to be met, so long as whole of the land meet applicable zoning provisions
- **‘Shopping Centre Commercial Exemption Zone (C4-X)’**
  - 241 parking spaces required for whole site
  - Main Street North (Highway 6) as lot frontage
  - Reduced front yard setback for parking of 0.55 m (1.8 ft)
  - Reduced interior side yard of 1.5 m (4.9 ft) for horse and buggy structure
  - Separate zone requirements for ‘C2-X’ and ‘C4-X’ not required to be met, so long as whole of the land meet applicable zoning provisions

Proposed Zoning By-Law Amendment

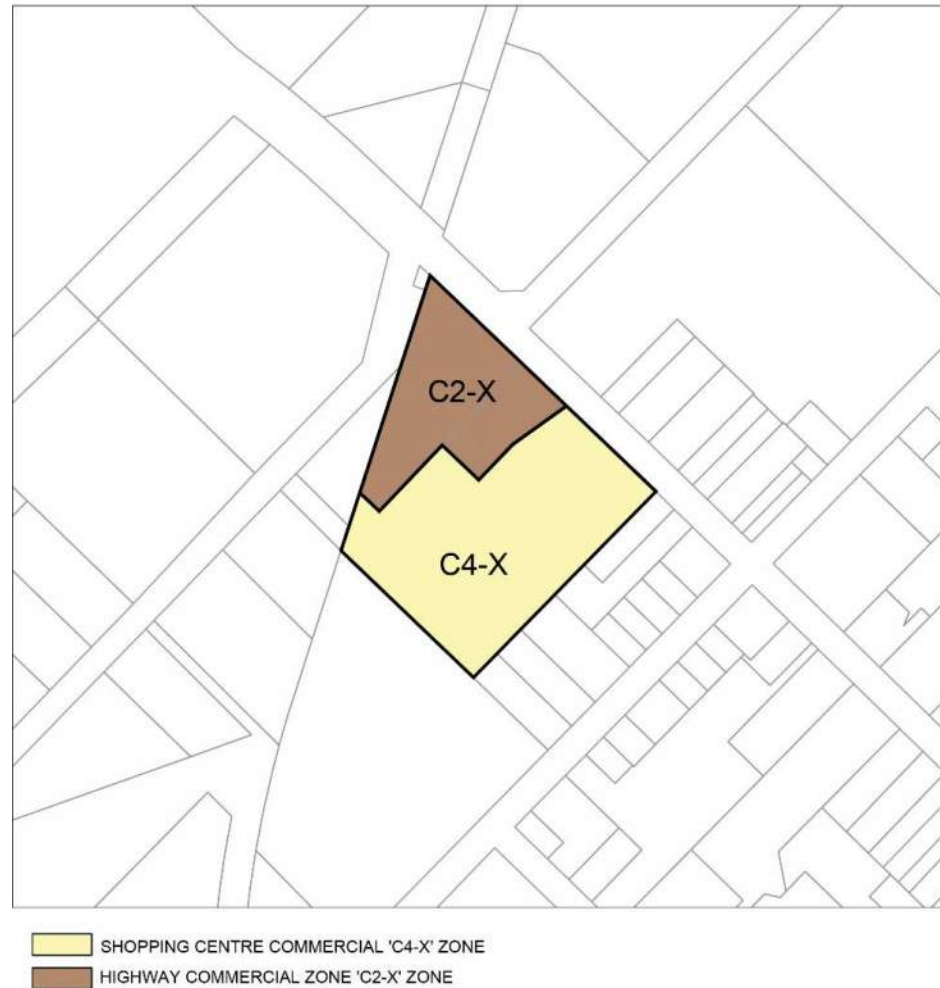
Sobeys Capital Incorporated, Sobeys Developments Limited Partnership, and Sobeys Leased Properties Limited  
437 – 445, 503 & 515 Main Street Mount Forest

April 26, 2021





# Proposed Zoning Amendment



Proposed Zoning By-Law Amendment

Sobeys Capital Incorporated, Sobeys Developments Limited Partnership, and Sobeys Leased Properties Limited  
437 – 445, 503 & 515 Main Street Mount Forest

April 26, 2021



# Supporting Studies

- **Functional Servicing & Stormwater Management Report**
  - KWA Site Development Consulting Inc.
  - Water and Sanitary Infrastructure within Main Street North (Highway 6)
  - Quality and Quantity control of stormwater can be provided on-site
- **Transportation and Parking Study**
  - RJ Burnside
  - Under existing and future conditions, during peak hours, study intersections continue to operate with excess capacity
  - No traffic signals are warranted
  - 241 parking spaces proposed are adequate for the proposed uses

Proposed Zoning By-Law Amendment

Sobeys Capital Incorporated, Sobeys Developments Limited Partnership, and Sobeys Leased Properties Limited  
437 – 445, 503 & 515 Main Street Mount Forest

April 26, 2021



# Conclusion

- Commercial uses proposed align with 'Highway Commercial' designation
- Further development will make better use of the land, improve existing parking/access to the Site
- Services (water, sanitary, stormwater) adequate for the proposed development
- No significant traffic concerns related to development and/or proposed parking rate
- Site Plan Control application required for approval to address details related to grading/drainage, landscaping, access/parking, etc.

Proposed Zoning By-Law Amendment

Sobeys Capital Incorporated, Sobeys Developments Limited Partnership, and Sobeys Leased Properties Limited  
437 – 445, 503 & 515 Main Street Mount Forest

April 26,2021



# Questions

Proposed Zoning By-Law Amendment  
Sobeys Capital Incorporated, Sobeys Developments Limited Partnership, and Sobeys Leased Properties Limited  
437 – 445, 503 & 515 Main Street Mount Forest  
April 26,2021



**From:** ONTUGLLandsINQ <ONTUGLLandsINQ@enbridge.com>  
**Sent:** April 1, 2021 10:00 AM  
**To:** Tammy Pringle  
**Subject:** RE: NOTICE OF PUBLIC MEETING TO CONSIDER AMENDMENTS TO  
COMPREHENSIVE ZONING BY-LAW 66-01: ZBA 10/21 437-445, 503 & 515  
Main St. N.

Thank you for your correspondence with regard to the proposed Site Plan Application. Enbridge Gas Inc, operating as Union Gas, does have service lines running within the area which may or may not be affected by the proposed Site Plan.

Should the proposed site plan impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required would be at the cost of the property owner.

If there is any work (i.e. underground infrastructure rebuild or grading changes...) at our easement and on/near any of our existing facilities, please contact us as early as possible (1 month in advance at least) so we can exercise engineering assessment of your work. The purpose is to ensure the integrity of our main is maintained and protected.

Confirmation of the location of our natural gas pipeline should be made through Ontario One Call 1-800-400-2255 for locates prior to any activity.

We trust the foregoing is satisfactory.

**Barbara M.J. Baranow**  
**Analyst Land Support**

**Enbridge Gas Inc.**  
50 Keil Drive North, Chatham, ON N7M 5M1

Integrity. Safety. Respect.

---

**From:** Tammy Pringle <[tpringle@wellington-north.com](mailto:tpringle@wellington-north.com)>  
**Sent:** Thursday, April 1, 2021 9:09 AM  
**Subject:** [External] NOTICE OF PUBLIC MEETING TO CONSIDER AMENDMENTS TO COMPREHENSIVE  
ZONING BY-LAW 66-01: ZBA 10/21 437-445, 503 & 515 Main St. N.

**EXTERNAL: PLEASE PROCEED WITH CAUTION.**

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe.

## **TOWNSHIP OF WELLINGTON NORTH**

### **A NOTICE OF A PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE COMPREHENSIVE ZONING BY-LAW 66-01**

**TAKE NOTICE** that the Council of the Corporation of the Township of Wellington North has received a complete application to consider a proposed amendment to the Comprehensive Zoning By-law 66-01, pursuant to Section 34 of the *Planning Act, R.S.O. 1990*, as amended.

**A Public Meeting** will be held by the Wellington North Council to consider this on:

**Monday, April 26, 2021 @ 7:00 p.m.**  
Via Zoom electronic meeting

The public is invited to watch the remote meeting:

#### **HOW TO JOIN**

Join from a PC, Mac, iPad, iPhone or Android device:  
Please click this URL to join. <https://us02web.zoom.us/j/81499179904>  
Description: Public Meeting Under the Planning Act

Or join by phone:  
Dial (for higher quality, dial a number based on your current location):  
855 703 8985 (Toll Free)  
Webinar ID: 814 9917 9904



**Tammy Pringle**

**Development Clerk, Township of Wellington North**

519.848.3620 ext. **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](mailto:publicinfo@svca.on.ca), [www.svca.on.ca](http://www.svca.on.ca)

SENT ELECTRONICALLY ONLY ([tpringle@wellington-north.com](mailto:tpringle@wellington-north.com))

April 16, 2021

Township of Wellington North  
7490 Sideroad 7 West  
Kenilworth, Ontario  
N0G 2E0

ATTENTION: Tammy Pringle, Development Clerk

Dear Ms. Pringle,

RE: Proposed Zoning By-law Amendment ZBA 10-21 (Sobeys)  
437-445, 503 and 515 Main Street  
Con 1, Part Lot 33, Pt Lot 1, Lot 2 to Lot 6 Pt Duke St., RP; 60R1937 Parts 1-4; Con 1, Part Lot 33, RP  
60R3404 Part 1; Con 1, Part Lot 33, Part Lot 32, Div 3, RP 60R3459 Parts 1 & 2 St.  
Roll Nos.: 234900000415900, 234900000416000, and 234900000416100  
Geographic Town of Mount Forest  
Township of Wellington North

---

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also reviewed the application as part of our role as a public body under the *Planning Act* as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

### **Purpose**

The purpose and effect of the proposed amendment is to rezone the subject lands from Highway Commercial (C2) Zone and Shopping Centre Commercial (C4) Zone to a site specific Highway Commercial (C2) Exception Zone and Shopping Centre Commercial (C4) Exception Zone to facilitate the development of a new retail food store and a restaurant with a drive-thru. Site specific standards including revised setback and parking requirements are also being proposed. The existing buildings/uses are proposed to remain.

### **Recommendation**

SVCA staff find the application acceptable. The subject properties do not contain any natural hazard features or other environmental features of interest to SVCA. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard and Natural Heritage Policies of the PPS, 2020 and the County of Wellington



### **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

Township of Wellington North  
Proposed Zoning By-law Amendment ZBA 10-21 (Sobeys)  
April 16, 2021  
Page 2 of 2

Official Plan. Additionally, the properties are not subject to Ontario Regulation 169/06, or to the policies of SVCA at this time, and as such, permission (permit) from the SVCA is not required for development on the properties.

Please inform this office of any decision made by the planning approval authority with regards to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed. Should you have any questions, please contact the undersigned.

Sincerely,

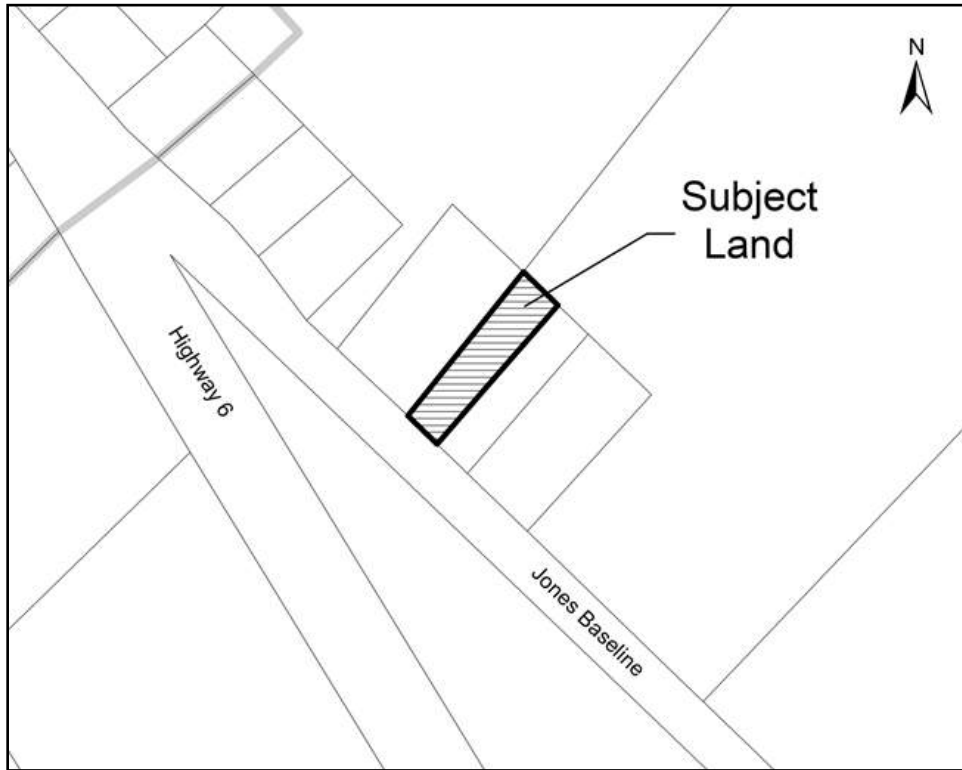


Michael Oberle  
Environmental Planning Technician  
Saugeen Conservation  
MO/

cc: Karen Wallace, Clerk, Township of Wellington North (via email)  
Steve McCabe, SVCA Member representing the Township of Wellington North (via email)



ZBA 12/21 MATUSINEC & COX





**PLANNING REPORT**  
**for the TOWNSHIP OF WELLINGTON NORTH**  
Prepared by the County of Wellington Planning and Development Department

**DATE:** March 29, 2021  
**TO:** Darren Jones, C.B.O.  
Township of Wellington North  
**FROM:** Asavari Jadhav, Junior Planner  
Matthieu Daoust, Planner  
County of Wellington  
**SUBJECT:** **7619 Jones Baseline,**  
**Zoning By-law Amendment**

Please find attached a by-law to remove the holding symbol from the subject lands. The purpose of the amendment is to remove the holding symbol (H) on the subject lands to permit the construction of a detached residential dwelling.

The property subject to the proposed amendment is legally described as Concession 1 Part Lot 36; RP 61R21331 Part 1 and municipally known as 7619 Jones Baseline, as shown in Figure 1. The Holding Symbol has been applied to the subject land 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 Agriculture Exception (A-195) Zone, and all other applicable regulations of the Township of Wellington North Zoning By-law 66-01, shall apply to the subject land. The exception zone permits a minimum lot area of 0.15ha (1.37ac) and a minimum lot frontage of 17m (55.7 ft).



Figure 1. 2015 Aerial photo of subject lands

I trust that these comments will be of assistance to Council in their consideration of this matter.

Respectfully submitted  
County of Wellington Planning and Development Department

Handwritten signature of Asavari Jadhav in black ink.

Asavari Jadhav  
Junior Planner

Handwritten signature of Matthieu Daoust in black ink.

Matthieu Daoust MICP, RPP  
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 36 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 described as Concession 1 Part Lot 36; RP 61R21331 Part 1, municipally known as 7619 Jones Baseline, as shown on Schedule "A" attached to and forming part of this By-law from:
  - **Holding Agricultural Exception ((H)A-195) to Agricultural Exception (A-195)**
2. THAT Section 33, Exception Zone, is amended by deleting the site specific in its entirety and replacing it with

<b>33.195</b> Lot 36, Con 1 (West Garafraxa)	<b>A-195</b>	Notwithstanding the provisions of section 8.5.2.1 a minimum lot area of 0.15 ha (0.37 ac) is permitted.  Notwithstanding the provisions of section 8.5.2.2 a minimum lot frontage of 17.0 m (55.7 ft) is permitted. (B42/17 Cox & Matusinec – Severed Lot) (Cox & Matusinec By-law 19-18)
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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 \_\_\_\_\_, 2021

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

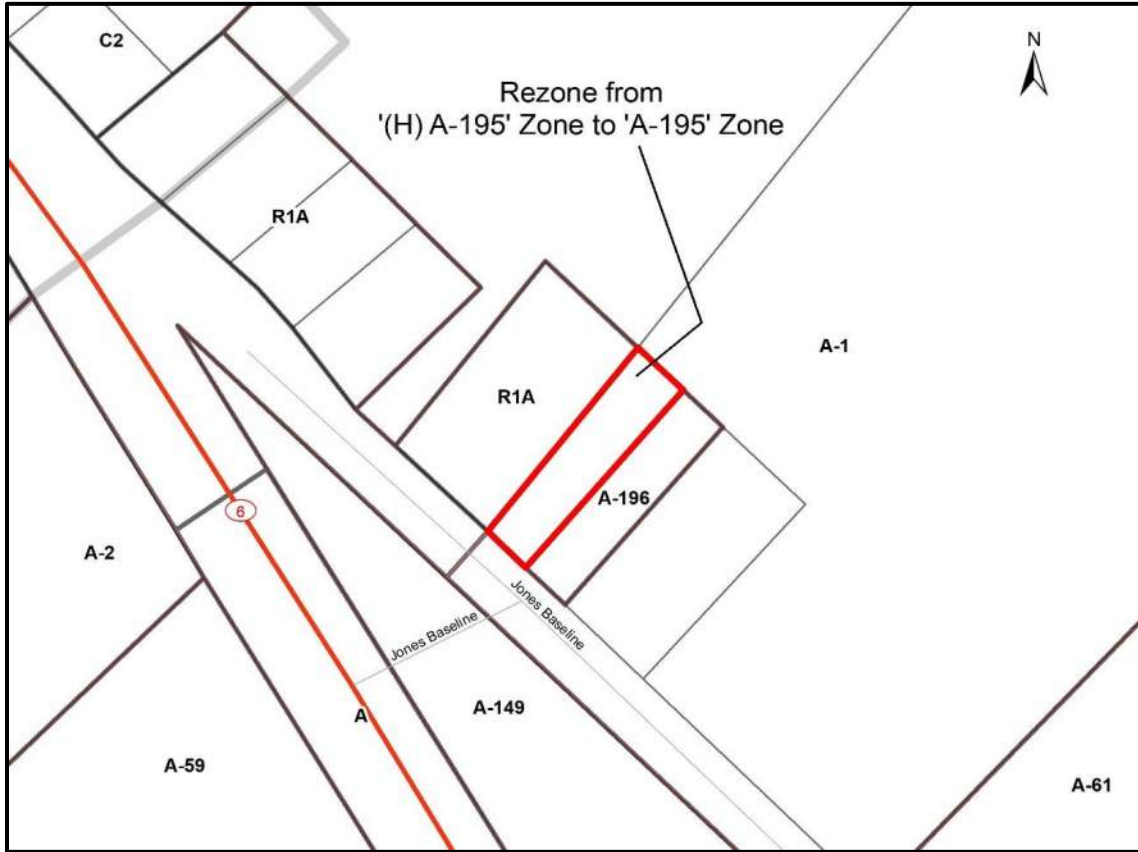
\_\_\_\_\_  
 MAYOR

\_\_\_\_\_  
 CLERK

**THE TOWNSHIP OF WELLINGTON NORTH**

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

**Schedule "A"**



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

Passed this \_\_\_ day of \_\_\_\_\_ 2021

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**EXPLANATORY NOTE**

**BY-LAW NUMBER** \_\_\_\_\_.

**THE LOCATION OF THE SUBJECT LANDS**

The property subject to the proposed amendment is described as Concession 1 Part Lot 36; RP 61R21331 Part 1 and municipally known as 7619 Jones Baseline. The subject land is vacant, approximately 0.15 ha (0.38 ac) in size and currently zoned Holding Agricultural Exception ((H)A-195).

**THE PURPOSE AND EFFECT** of the proposed amendment is to rezone the subject lands from Holding Agricultural Exception ((H)A-195) to Agricultural Exception (A-195) to facilitate construction of new detached residential dwelling.

**From:** Emily Vandermeulen <EVandermeulen@centrewellington.ca>  
**Sent:** April 13, 2021 12:47 PM  
**To:** Tammy Pringle  
**Cc:** Source Water  
**Subject:** RE: NOTICE OF PUBLIC MEETING: Zoning By-Law Amendment ZBA 12/21 7619 Jones Baseline  
**Attachments:** WHPA\_Map\_JonesBaseline\_7619.pdf

Hi Tammy,

Thank you for providing the above referenced application for review. I have reviewed the application and can confirm that the property is located in a WHPA-D (25 year time-of-travel) and therefore, the application can be screened out and no notice is required pursuant to 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, or in the event of any technical problem with the email or attachments, 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](mailto:evandermeulen@centrewellington.ca) | [www.wellingtonwater.ca](http://www.wellingtonwater.ca)  
Toll free: 1.844.383.9800

*Wellington Source Water Protection's offices are located in the Township of Centre Wellington offices. Centre Wellington has moved to a province wide shutdown. All Township facilities are closed for public use however many departments are offering most services electronically and scheduling appointments for services that cannot be delivered remotely. With the proper protocols in place, we are working to deliver services in a timely manner, however, you may still experience some delays or disruptions.*

*Phones will continue to be answered between the hours of 8:30 a.m. and 4:30 p.m., Monday-Friday at 519-846-9691, general email inquiries can be sent to [clerks@centrewellington.ca](mailto:clerks@centrewellington.ca) and service requests such as purchasing of dog tags and burn permits are available online at [www.centrewellington.ca/permits](http://www.centrewellington.ca/permits).*

*This is a rapidly evolving situation; discussions and decisions are ongoing. Any changes in operations will be communicated and posted to the Townships website at [www.centrewellington.ca/emergencyplanning](http://www.centrewellington.ca/emergencyplanning) and our social media platforms, [www.facebook.com/CentreWellington](https://www.facebook.com/CentreWellington) and Twitter [www.twitter.com/CentrWellington](https://www.twitter.com/CentrWellington)*

**From:** Tammy Pringle [<mailto:tpringle@wellington-north.com>]

**Sent:** April 1, 2021 9:03 AM

**Subject:** NOTICE OF PUBLIC MEETING: Zoning By-Law Amendment ZBA 12/21 7619 Jones Baseline

**COUNTY OF WELLINGTON**  
**TOWNSHIP OF WELLINGTON NORTH**

**A NOTICE OF A PUBLIC MEETING**

**TAKE NOTICE** that the Council of the Corporation of the Township of Wellington North has received a complete application to consider a proposed amendment to the Comprehensive Zoning By-law 66-01 to remove the Holding Symbol pursuant to the provisions of Section 36 of the *Planning Act, R.S.O. 1990*, as amended.

**A Public Meeting** will be held by the Wellington North Council to consider this on:

**Monday, April 26, 2021 @ 7:00 p.m.**  
Via Zoom electronic meeting

The public is invited to watch the remote meeting:

**HOW TO JOIN**

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/81499179904>

Description: Public Meeting Under the Planning Act

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

855 703 8985 (Toll Free)

Webinar ID: 814 9917 9904

<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">

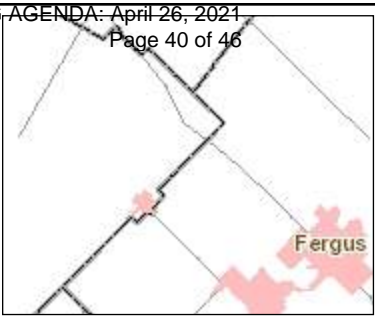
**Tammy Pringle**

**Development Clerk, Township of Wellington North**

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



7619 Jones Baseline, Arthur



Fergus

Legend

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

0.1 0 0.03 0.1 Kilometers

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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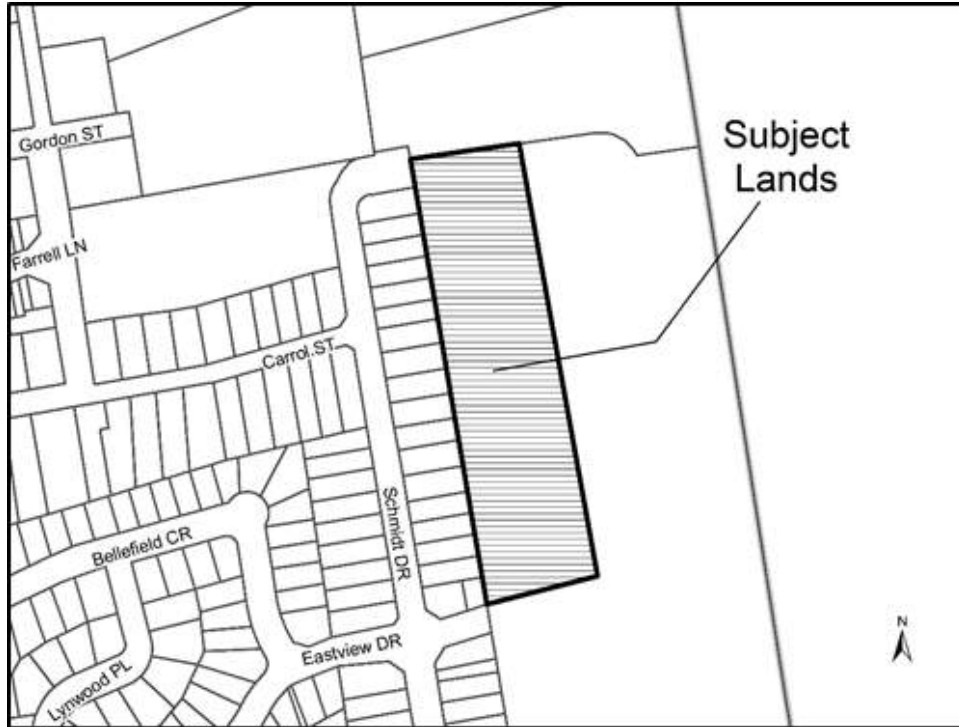
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2016.

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

Notes



ZBA 15/21 2073022 ONTARIO INC.





## PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development  
Department

**DATE:** April 21<sup>st</sup>, 2021  
**TO:** Mike Givens, C.A.O.  
Township of Wellington North  
**FROM:** Asavari Jadhav, Junior Planner  
Curtis Marshall, Manager of Development Planning  
County of Wellington  
**SUBJECT:** **Phase 3 - Eastridge Landing (23T-13001), Arthur  
Removal of Holding (H) Provision**

The Township has received a request to lift the Holding Provision (H) that applies to a portion of the property to facilitate the construction of homes in Phase 3 of the subdivision.

The property is described as Part Lot 1, Concession 1 (West Luther), 61R10568, Arthur, Township of Wellington North. The subject land is approximately 3.2 ha (8.0 ac) in size and the location of the property is shown on the map below.

Phase 3 of the subdivision includes 19 single detached lots, 10 semi-detached lots (20 units), and 2 townhouse blocks (8 units). The applicant is currently clearing conditions of Draft Approval and final approval by the County is anticipated in the near future.

A Holding Provision (H) 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 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 land subject of this amendment.



Figure 1: 2015 Air Photo

Sufficient municipal water and sewer capacity is available for this phase of development. The applicant has executed the following agreements with the Township:

- Pre-Servicing Agreement
- Model Home Agreement
- Sewage Allocation Agreement
- Subdivision Agreement

Planning Staff have prepared a draft By-law which lifts/removes the Holding Provision (H) from the property. A copy of the By-law is attached as **Schedule 1** to this report.

I trust that these comments will be of assistance to Council in their consideration of this matter.

Respectfully submitted

County of Wellington Planning and Development Department



---

Asavari Jadhav  
Junior Planner



---

Curtis Marshall MCIP, RPP  
Manager of Development Planning

**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-2' of By-law 66-01 is amended by changing the zoning on lands described as Part Lot 1, Concession 1 (West Luther), 61R10568, Arthur, Township of Wellington North, as shown on Schedule "A" attached to and forming part of this By-law from **Holding Residential ((H)R2)** to **Residential (R2)**;
2. 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.
3. 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 \_\_\_\_\_, 2021

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

\_\_\_\_\_.

MAYOR

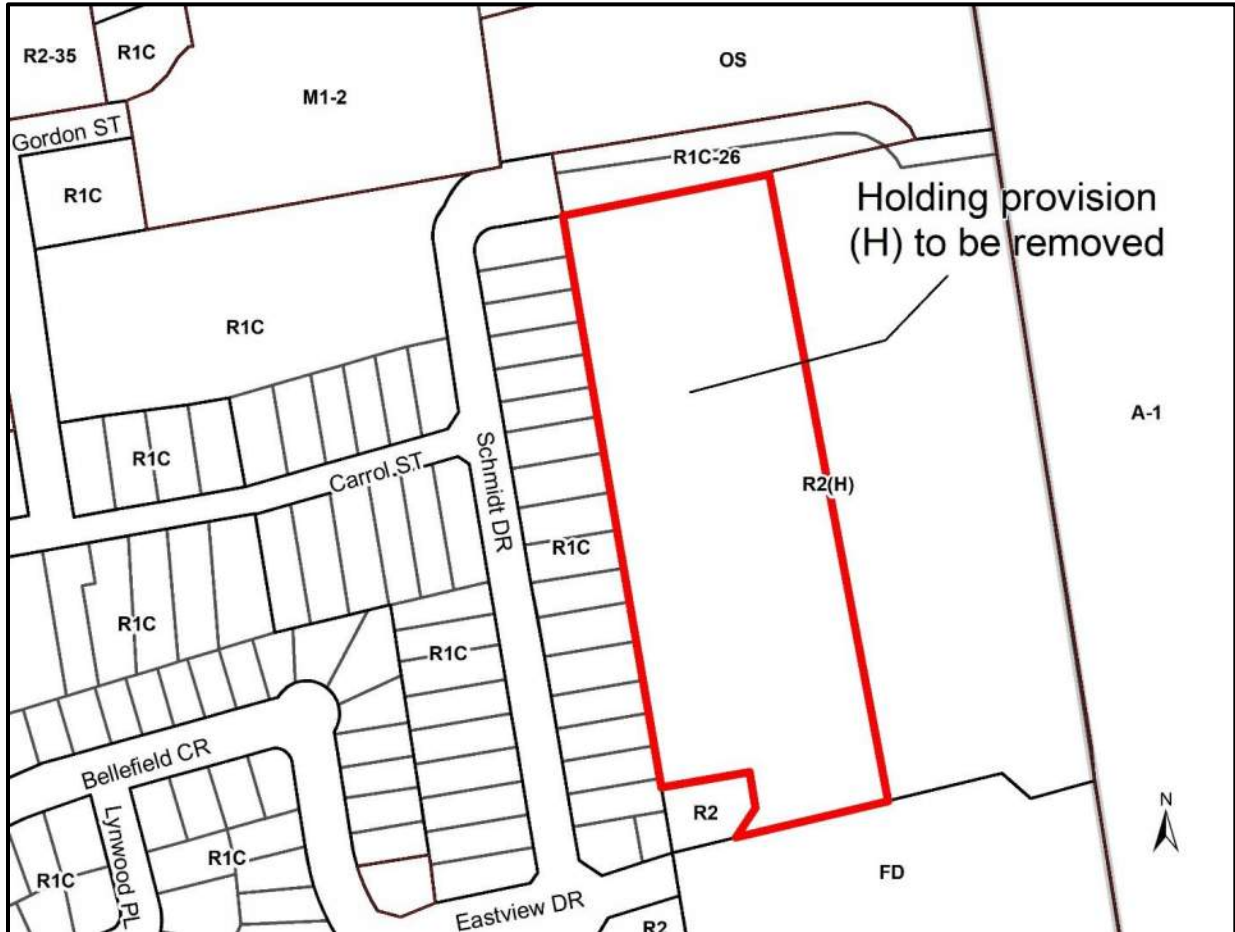
\_\_\_\_\_.

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

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

Schedule "A"



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

Passed this \_\_\_ day of \_\_\_\_\_ 2021

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

## EXPLANATORY NOTE

BY-LAW NUMBER \_\_\_\_\_.

### THE LOCATION OF THE SUBJECT LANDS

The property subject to the proposed amendment is described as Part Lot 1, Concession 1 (West Luther), 61R10568, Arthur, Township of Wellington North. The subject lands are vacant, approximately 3.2 ha (8.0 ac) in size and the lands subject of the amendment are currently zoned Holding Medium Density Residential ((H)R2).

**THE PURPOSE AND EFFECT** of the proposed amendment is to rezone a portion of the subject lands from Holding Medium Density Residential ((H)R2) to Medium Density Residential (R2) to permit the construction of homes.