

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING AGENDA – AUGUST 23, 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/85172107582>  
Description: Public Meeting Under the Planning Act

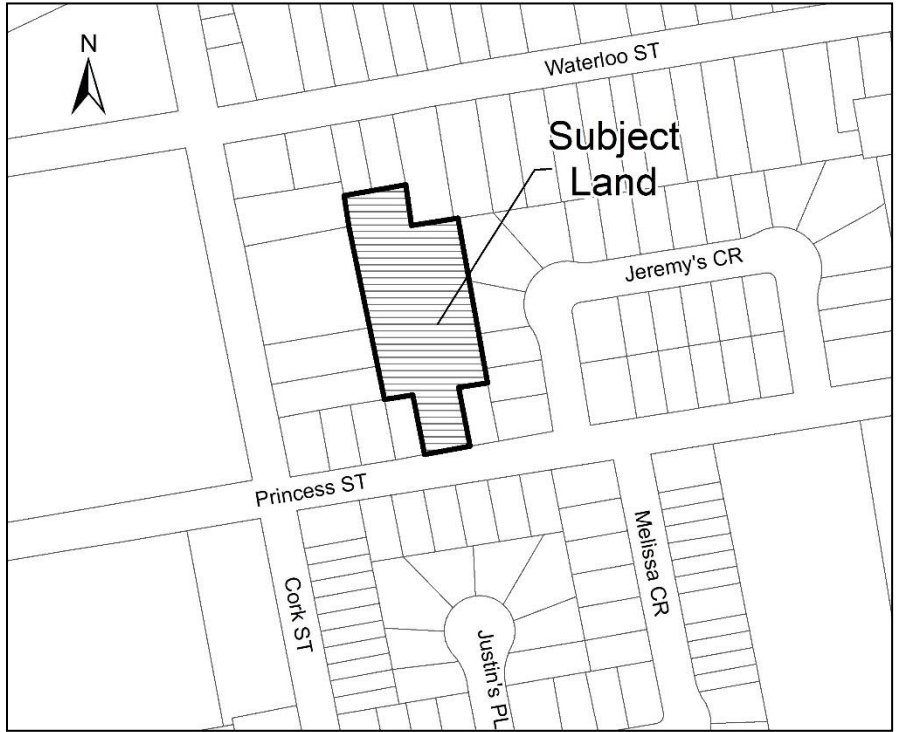
Or join by phone:  
Dial (for higher quality, dial a number based on your current location):  
855 703 8985 (Toll Free) or 1 438 809 7799 (*long distance charges may apply*)  
Webinar ID: 851 7210 7582

	<b>PAGE NUMBER</b>
<b>CALLING TO ORDER</b> - Mayor Lennox	
<b>DISCLOSURE OF PECUNIARY INTEREST</b>	
ZBA 19/21 Archcon Group Inc. (773 Princess St) ZBA 21/21 Little-Rest Farms Inc. (8619 Sideroad 7)	
<b>OWNERS/APPLICANT</b>	
Archcon Group Inc. ZBA 19/21	
<b>LOCATION OF THE SUBJECT LAND</b>	
The land subject to the proposed amendment is described as Part Park Lot 9, RP 61R7008, PT Part 1 and known Municipally as 773 Princess Street, Geographic Town of Mount Forest. The property is 0.64 ha (1.6 ac) in size and is currently vacant. <i>The location is shown on the map attached.</i>	4
<b>PURPOSE AND EFFECT OF THE APPLICATION</b>	
The purpose and effect of the proposed amendment is to rezone the subject land from Medium Density Residential (R2) Zone to High Density Residential (R3) Zone to facilitate the construction of a 32-unit two storey apartment building. Additional relief may be considered at this meeting.	
<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 July 26th, 2021.	
<b>PRESENTATIONS</b>	
<ul style="list-style-type: none"> <li>• Jessica Rahim, Senior Planner, County of Wellington, Township of Wellington North               <ul style="list-style-type: none"> <li>○ Planning Report dated August 17, 2021</li> </ul> </li> </ul>	5
<ul style="list-style-type: none"> <li>• Andrea Sinclair, MHBC Planning               <ul style="list-style-type: none"> <li>○ Presentation</li> </ul> </li> </ul>	12

<b>CORRESPONDENCE FOR COUNCIL'S REVIEW</b>	
<ul style="list-style-type: none"> <li>• Darlene C. Wilken letter dated August 10, 2021</li> <li>• Jean Pfeffer letter dated August 11, 2021</li> <li>• Penny &amp; Helmut Renken letter dated August 12, 2021</li> <li>• Cleta &amp; Charlie Davis letter dated August 12, 2021</li> <li>• Terry &amp; Terry Martin letter dated August 12, 2021</li> <li>• Brent Rose letter dated August 14, 2021</li> <li>• Michelle Andrews &amp; Gianni Accettola letter dated August 16, 2021</li> <li>• Cindy Gilbert &amp; Tim Brooks letter received August 18, 2021</li> <li>• Sue Doharty Letter with Signatures dated August 16, 2021</li> <li>• Christine Ditner &amp; Doug Fischer email dated August 18, 2021</li> </ul>	<p>29</p> <p>30</p> <p>31</p> <p>35</p> <p>36</p> <p>40</p> <p>42</p> <p>46</p> <p>48</p> <p>52</p>
<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>	
<ul style="list-style-type: none"> <li>• Michelle Andrews &amp; Gianni Accettola</li> <li>• Terry Martin</li> <li>• Penny Ranken</li> <li>• Cindy Gilbert</li> <li>• Sue Doharty</li> </ul>	
<b>COMMENTS/QUESTIONS FROM COUNCIL</b>	
<b>OWNERS/APPLICANT</b>	
Little-Rest Farms Ltd. ZBA 21/21	
<b>LOCATION OF THE SUBJECT LAND</b>	
The land subject to the proposed amendment is described as Part Lot 7, Concession 3, with civic address of 8619 Sideroad 7. The property is 40 ha (98.8 ac) in size. <i>The location is shown on the map attached.</i>	53
<b>PURPOSE AND EFFECT OF THE APPLICATION</b>	
The purpose and effect of the proposed amendment is to rezone the subject lands from Agricultural (A) Zone to Site Specific Agricultural (A-2) Zone. This application is seeking to rezone the retained agricultural portion of the property to prohibit any future residential development. This rezoning is a condition of severance application B16/21, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 1.1 ha (2.7 ac) rural residential parcel with an existing dwelling and a shed. A 40 ha (98.8 ac) agricultural parcel will be retained. Additional relief may be considered at this meeting.	

<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 July 29th, 2021.	
<b>PRESENTATIONS</b>	
<ul style="list-style-type: none"> <li>• Asavari Jadhav, Junior Planner &amp; Matthieu Daoust, Planner, County of Wellington, Township of Wellington North <ul style="list-style-type: none"> <li>○ Planning Report dated August 16, 2021</li> </ul> </li> </ul>	54
<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 August 23, 2021 be adjourned at _____ pm.	

ARCHCON GROUP INC.





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

**DATE:** August 17th, 2021  
**TO:** Mike Givens, C.A.O.  
Township of Wellington North  
**FROM:** Jessica Rahim, Senior Planner  
County of Wellington  
**SUBJECT:** **773 Princess Street, Mount Forest**  
**Zoning By-law Amendment**

**Planning Opinion**

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 32-unit two storey apartment building.

The purpose of this report is to provide the Township with an overview of the above references zone amendment application to facilitate the public meeting. Further, this statutory public meeting will provide the opportunity for the community and area residents to ask questions and seek more information from the applicant. It will also provide an opportunity for the applicant to address some of the concerns that have been raised through the notification process.

Planning Staff have no concerns with the application to permit the 32-unit two storey apartment building, as it is consistent with the Provincial Policy Statement, the Growth Plan and meets the criteria of the County Official Plan. The introduction of medium density residential development is consistent with the Wellington North Community Growth Plan and implements the Official Plan residential designation.

A draft by-law has been prepared for public review and Councils Consideration.

**INTRODUCTION**

The property subject to the proposed amendment is described as Part Park Lot 9, RP 61R7008, PT part 1 and known Municipally as 773 Princess Street, Geographic Town of Mount Forest. The subject property is 0.64 ha (1.6 ac) in size and is currently vacant. The location of the property is shown on Figure 1.



Figure 1: Airphoto of subject lands (Source: County of Wellington, 2015)

## 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 32-unit two storey apartment building (See Figure 2).

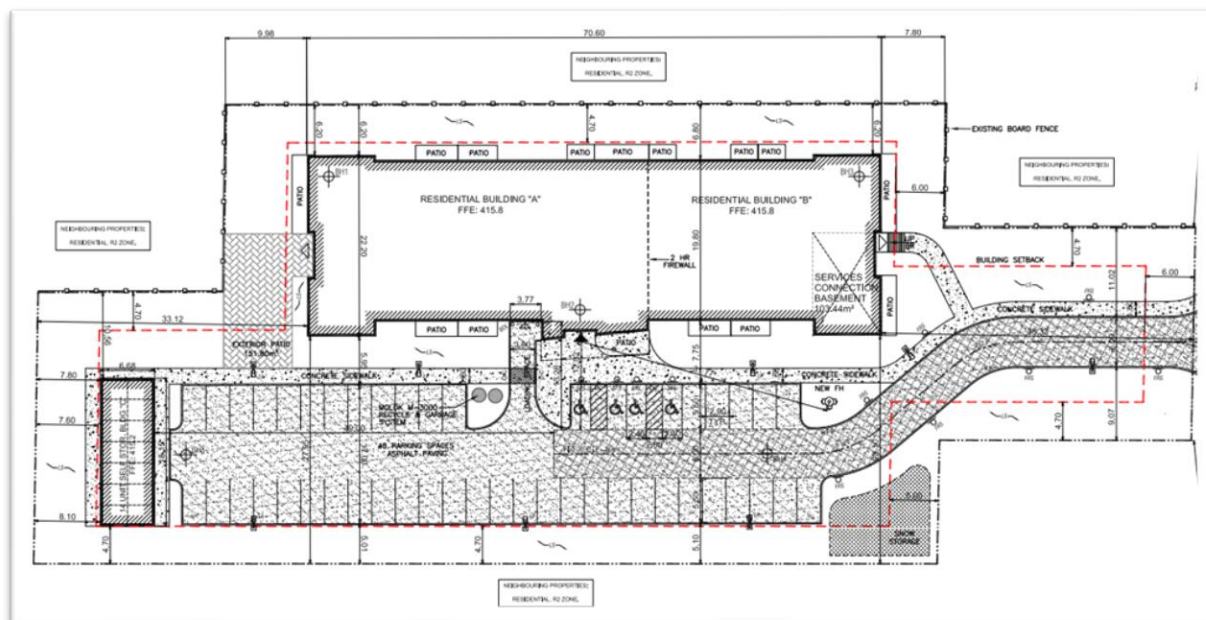


Figure 2: Site plan submitted by MHBC, June 2021

## PROVINCIAL POLICY STATEMENT (PPS)

The subject property is located within the settlement area of Mount Forest. Section 1.1.3.1 of the PPS states that “settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.” Settlement areas are encouraged to include a mix of densities and land uses.

## A PLACE TO GROW

The Growth Plan for the Greater Golden Horseshoe, 2019, came into effect on May 16, 2019.

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. The vast majority of growth will be directed to settlement areas that have a delineated built boundary.

## WELLINGTON COUNTY OFFICIAL PLAN

The lands subject to the amendment are designated RESIDENTIAL in the Urban Centre of Mount Forest. The property is located within the defined “built boundary”.

## 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 identify and promote opportunities for growth in the built up areas of urban centres through intensification and redevelopment where this can be accommodated, taking into account small town scale and historic streetscapes.

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”. This application is located within the build boundary and will continue to support this target.

**Urban Centres**

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.”.

**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, e) to ensure that an adequate level of municipal services will be available to all residential areas”, and g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods.

The policies of Section 8.3.11 of the Official Plan encourage development of “vacant or under-utilized 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**

The subject lands are zoned Medium Density Residential (R2). The applicant is seeking to rezone to High Density Residential (R3) to permit the construction of a 32-unit apartment building.

**PLANNING DISCUSSION**

**Medium Density Development**

Section 8.3.5 of the County Official Plan identifies that medium density development such as apartments may be allowed in areas designated RESIDENTIAL subject to the requirements of the zoning by-law and further provided that the following criteria are satisfactorily met:

Policy Requirement:	Response:
a) Development should not exceed 75 units per hectare (30 units per acre) for apartments	<p>The proposed apartment building is to be built with a total a 32 units on a 1.6 ac parcel (20 units per ac).</p> <p>The proposed density is under the maximum medium density of 75 units per hectare (30 units per acre) identified for apartments.</p>

b) The design is compatible with existing or future development on adjacent properties;	Adjacent uses include single detached dwellings, semi-detached dwellings and vacant lands zoned R2, which permits single detached, semi detached, duplex, triplex, fourplex and street townhouses. 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 1.6 ac in size which is suitable in size and shape for the apartment building. 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 and allocation has been given from the township.
e) In the built boundary, medium density street townhouses are encouraged to locate on major roadways and arterial roads	The property is located on Princess Street in Mount Forest.
f) Appropriate zoning is provided.	The property is proposed to be zoned High Density Residential R3 which provides standards for apartment buildings.

**Site Plan Approval**

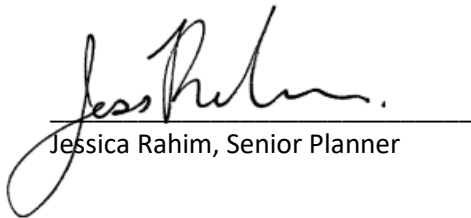
The proposed development will be subject to Site Plan Review by the Township. Site design, grading, servicing, stormwater management, landscaping, parking, fencing etc. will be reviewed as part of the site plan review.

**Draft Zoning By-law Amendment**

A draft Zoning By-law amendment has been prepared for public review and Council’s consideration, and is attached to this report.

Respectfully submitted

County of Wellington Planning and Development Department



\_\_\_\_\_  
 Jessica Rahim, Senior Planner



**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
BY-LAW NUMBER \_\_\_\_\_.**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01  
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH**

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Schedule 'A-3' of By-law 66-01 is amended by changing the zoning on lands described as Part Park Lot 9, RP 61R7008, PT Part 1, Geographic Township of Mount Forest, as shown on Schedule "A" attached to and forming part of this By-law from **Residential (R2)** to **Residential (R3)**;
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

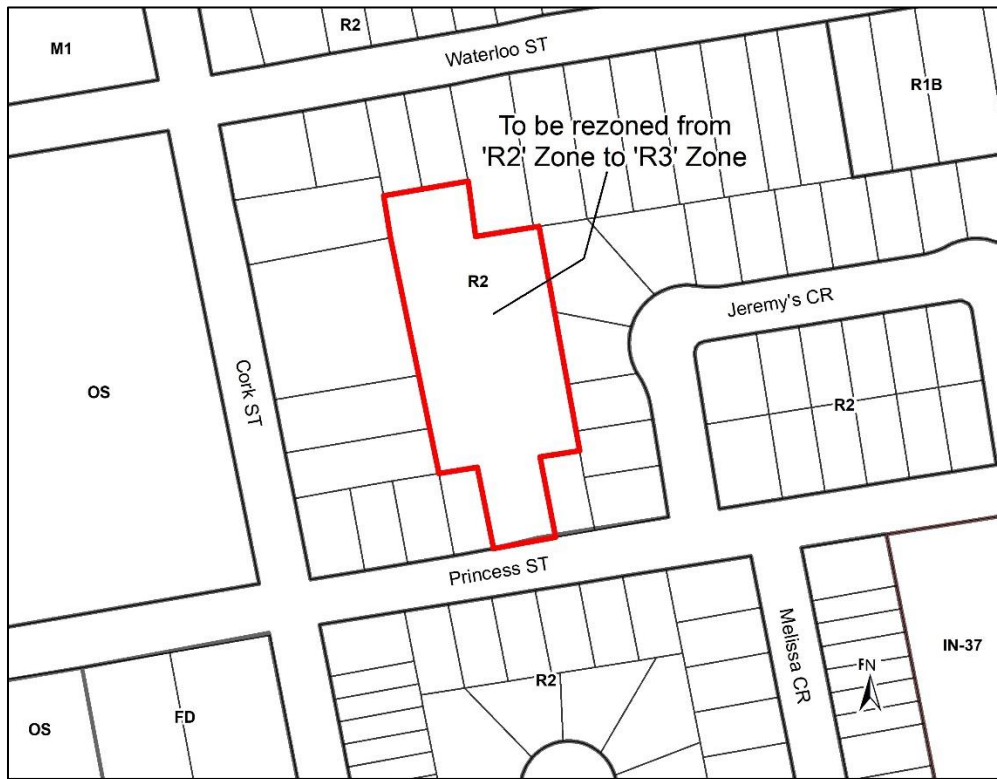
\_\_\_\_\_

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 Park Lot 9, RP 61R7008, PT part 1 and known Municipally as 773 Princess Street, Geographic Town of Mount Forest. The property is approximately 0.64 ha (1.6 ac) in size and currently zoned Medium Density Residential (R2).

**THE PURPOSE AND EFFECT** of the proposed amendment is to rezone the subject lands from Medium Density Residential (R2) to High Density Residential (R3) to permit the construction of a 32-unit apartment building.

# Statutory Public Meeting

## Proposed Multiple Residential Development

773 Princess Street, Mount Forest  
August 23, 2021



# PRIMARY PROJECT TEAM

## Archcon Group Inc.



## Reinders + Law

*Glenn Reinders and Rodney Gay*



## MHBC Planning Ltd.

*Andrea Sinclair and Gillian Smith*

*Technical Reports including a Planning Justification and Functional Servicing Brief have been prepared in support of the Zoning By-law Amendment*

# LOCATION

## 773 Princess Street, Mount Forest

Within close proximity of key services and amenities including:

- Cork Street Park
- Mount Forest Sports Complex
- Louise Marshall Hospital
- Downtown Mount Forest
- Grocery/Convenience Stores



# SITE CONTEXT

## 773 Princess Street, Mount Forest



- Vacant site within an established area of Mount Forest
- It is well located in a residential area with a range of residential types and densities and complemented with community and institutional facilities
- The subject lands are well situated within the Built Boundary and are in close proximity to Downtown Mount Forest and the road network, providing access to the broader community and Township

# DEVELOPMENT PROPOSAL

773 Princess Street, Mount Forest



- 2 storey rental apartment building
- 14 one-bedroom & 18 two-bedroom for a total of 32 units
- 48 parking spaces, including 4 barrier free
- 14 exterior storage lockers
- Vehicular & pedestrian access from Princess street
- Landscaping within the site & along Princess Street
- Amenity space including balconies



# BENEFITS OF PROPOSAL

- The residential development will increase the range and supply of housing types in an area predominantly comprised of single detached dwellings;
- Support those with accessibility requirements;
- Result in an attractive, high quality development which visually enhances the neighbourhood; and
- Represents the highest and best use of a vacant, underutilized site within the urban area of Mount Forest

# PLANNING APPLICATION TIMELINE

773 Princess Street, Mount Forest

- Informal Pre-Submission Consultation: April 21, 2021
- Zoning By-law Amendment Submitted at the end of June, 2021
  - Including all required technical reports
- **Statutory Public Meeting (We Are Here)**
- Review of Staff, Agency and Public Comments
- Consideration of comments and resolution of any technical issues
- Staff Recommendation Report and Council Decision

# PURPOSE OF PLANNING APPLICATION

773 Princess Street, Mount Forest

The vacant site is proposed to be redeveloped as a multiple residential apartment building comprised of 32 residential units.

## EXISTING ZONE:

*R2: which permits single to fourplex dwellings, townhouse units, lodging, bed and breakfasts, and accessory uses. Apartment units are not permitted in the R2 zone.*



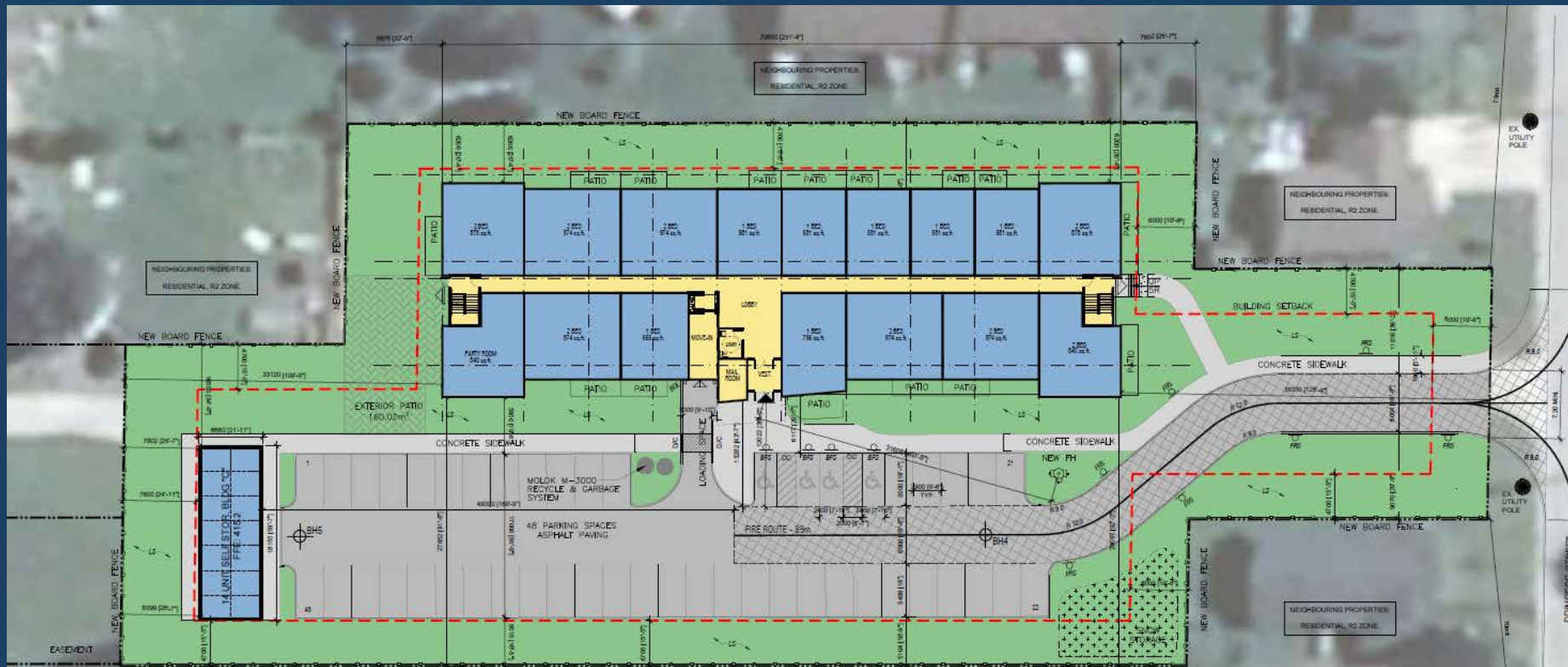
## PROPOSED ZONE:

*R3: to permit the residential apartment building. All R3 zone requirements will be met.*

# PURPOSE OF PLANNING APPLICATION

## 773 Princess Street, Mount Forest

A Zoning By-law amendment is required in order to facilitate the redevelopment of the property for apartment use.



## **Provincial Policy Statement**

- Represents efficient use of land and results in the infill of underutilized land within an urban area
- Introduces more housing types
- Utilizes existing infrastructure (transportation, servicing) and will provide a connected sidewalk
- Located near community and institutional facilities, downtown, and greenspace

## **Growth Plan for the Greater Golden Horseshoe**

- Located in the Built Up Area
- Assist the County in achieving intensification targets
- Contributes a range and mix of housing options

## County of Wellington Official Plan

- Site is adequate in size to accommodate additional density. The proposed development support the growth objectives for the community
- Provides more housing options contributing to housing affordability
- Maintains the small town character through design measures and reduced height (9.4 metres compared to the 12.0 metres that would be permitted)
- Conforms to accessibility standards and will accommodate persons with mobility challenges
- Compatible with surrounding land uses, which consist of single, semi and multiple residential uses. The proposed development is not unique to the area

## Wellington North Community Growth Plan

- Alleviates housing pressures facing the Township by providing a range of unit types for rental purposes only
- Assists in filling the gap within the housing market, where single detached dwellings are the dominant form of residential development
- Will result in the efficient use of land by developing on vacant lands
- The addition of residential units, in a compact form, will have an appropriate scale and design, and will support alternative transportation options through the connecting sidewalk

# PRELIMINARY RENDERINGS



View from Princess Street, looking north-east



# PRELIMINARY RENDERINGS



View from rear of site, looking south-east

# PRELIMINARY RENDERINGS



View of front building, looking north-west

## IN CONCLUSION

- The proposed zone amendment conforms to the Provincial policy framework and aligns with The County Official Plan and Township Growth Plan
- The proposed residential use is permitted by the Official Plan and Zoning By-law. The R3 zone is being requested for this site to allow the apartment use
- The Zoning By-law amendment will result in the highest and best use of the land, provide needed housing types, will be representative of a complete community, and will be in conformity with the surrounding land-uses

# Questions?



August 10, 2021

Dear Karren Wallace,

Please find this written submission in response to the proposed application for re-zoning of Part Park Lot 9, RP16R700 at 773 Princess Street, Mount Forest.

As a resident in close proximity to this property, I am quite concerned with the rezoning from Medium Density (R2) to High Density (R3) in order to construct a 32 unit 2 storey apartment building.

As this building will only have one road both entering and exiting onto Princess Street, I can foresee a traffic problem as this street is already a heavy traffic area leading to several subdivisions, the Mount Forest Sportsplex, baseball and soccer fields, along with access to the proposed new swimming pool.

This area of town also supports two adult group homes, the Strathcona Nursing Home, the Claire Stewart Medical Centre, and most importantly our local hospital requiring ambulance access.

For the safety of surrounding residents, including many children, I see the original proposal of the 16 unit (R2) zoning as the most efficient for this busy area.

Yours truly,



Darlene C. Wilken

310 Jeremy's Crescent,

Mount Forest, ON N0G2L3

August 11, 2021

To the Township of Wellington North concerning amendments to comprehensive zoning by-law 66-01

I am a resident of Jeremy's Crescent adjacent to the property on Princess Street.  
I am concerned about the 2 story apartment building potentially being built on Part Park Lot 9,  
RP 61R7008, PT Part 1 in the Municipality known as 773 Princess Street, Geographic Town of Mount  
Forest. I feel Medium Density R2 zone is a heavy enough density in this area.

The ambulance goes up and down there to the hospital. Also horses and buggies.  
There is only one entrance and exit to this property onto Princess Street.  
It is a route to the hospital, nursing home, arena, ball diamond and soccer fields on Cork Street.  
Children walk to school, people walk their pets and walk themselves and school buses drive the road.

This is a single family home area.  
What happens in winter when they need to clean the parking lot? Where will the cars, trucks or  
whatever park while they clean the area? Princess Street is not that wide.

Please keep me informed about the results of this meeting and any others concerning this.

These are my concerns. Thank you.

A handwritten signature in cursive script that reads "Jean Pfeffer".

Jean Pfeffer,  
323 Jeremy's Crescent,  
Mount Forest, Ont.  
NOG 2L3

Penny & Helmut Renken  
319 Jeremy's Crescent  
Mount Forest ON N0G 2L3

12 August 2021

Township of Wellington North  
P.O. Box 125  
Kenilworth ON N0G 2E0

Attention: Karren Wallace, Clerk

Re: Amendments to the comprehensive zoning By-Law 66-01  
Known Municipally as 773 Princess Street, Mount Forest

This land is currently vacant and we, as well as other neighbours, have expected a building to be constructed on the site. However, we did not expect to have one that is so unsuitable to our neighbourhood.

We understand the municipality's need to have higher density to accommodate a growing community, but some thought should be given to its inception.

There are multiple reasons why a 32-unit two-storey apartment building is inappropriate:

- (1) All the surrounding residences are single storey and this building would look out of place, and not fit in with the ambience of the area.
- (2) The residences on the back side of the building will lose any privacy that we now have. With only 10 feet from the property line, the persons on the 2<sup>nd</sup> floor will have direct vision into our yards and rooms (mainly bedrooms) at the back of our homes.
- (3) There is a proposed severance for another building on one side of the entrance. This will be so close to that existing residence that they will virtually have only feet from both the apartment building at the back of them and the new building on the side. Is that much cramming necessary? Or does that constitute only greed?
- (4) The proposed laneway does not appear to be wide enough to accommodate traffic coming in and out at the same time. With 32 units, and some I'm sure

will have 2 vehicles per unit, plus guests visiting, that could create a backlog of vehicles on Princess Street waiting to enter the driveway.

- (5) The laneway has been designed to only allow a few feet from the side of it to the neighbour's property. As the site plan looks now, that neighbour will not even be able to access his water hose at the side of the house without being in danger of being hit by a vehicle coming in or out. And one point the margin looks so narrow that I doubt he'll even be able to push a lawn mower to access his back yard.
- (6) Has any thought been given to the amount of increased traffic on Princess Street that this will create? There are no sidewalks on Princess Street. Children wait for school buses at curbsides. This could be an accident waiting to happen. Were any studies done on the traffic situation before this process began, and if not, why not?
- (7) Ambulances regularly travel down Cork Street and along Princess Street to the hospital. With the hospital now renovated and with increased service, there may even be an increase in the ambulance traffic going to and fro. How are they to navigate the increased traffic?
- (8) The sports complex, ball field, picnic area, playground, and a proposed swimming pool are only a block away. Children are constantly walking, biking or with a scooter or skateboard on the way to the park. The increased traffic will definitely be a hazard to them.
- (9) Our area has a high population of Mennonites with their buggies. They use Princess Street to access the hospital in one direction and the sports complex for blood donations in the other directions. Again, more chances of accidents.
- (10) We have a lot of seniors in the area who walk for their exercise. Also, a lot of people, some seniors, some not, who walk their dogs and have to use the road for lack of sidewalks. Again, the possibility of an accident happening.
- (11) In this area, there are 2 group homes. Very often you will see a caregiver pushing one of their residents in a wheelchair in order to get them outside and to see a different view. Where are they supposed to travel with the increased traffic? With the proposed apartments, supposedly for seniors, 55 years and older, this increased traffic would be an all day problem, not just early morning and late afternoon.

These are the main concerns that we have. However, we'd like to know why the council entertained a vote on accepting the sewer allocations when:



- (1) There had been no public meeting beforehand
- (2) They were in such a rush to push the sewer allocations through but not following proper procedures
- (3) Why other members of council didn't heed the decisions of both Dan Yake and Sherry Burke, who live in and work in, and know the area, are seasoned council members, know the procedures, and have the best interests of their constituents in mind. They voted to not accept the sewer allocations at this time because proper procedures were not being followed

Until there was an informal meeting of some of the council members and concerned neighbourhood residents on August 9th, the council members were unaware of the details of the planning for this building. They had only been shown a pretty picture of the building, not how it was to be positioned on the lot. How can they make an informed decision on whether to accept the application for the building without the facts?

The township sent notices to the concerned residents informing of a public meeting. This notice contained a rudimentary drawing of the position of the vacant land and that it was being proposed as a two-storey apartment building. How are we residents supposed to make an informed decision of our acceptance or opposition to the amendment without having any details? An oversight, I'm sure.

Having voiced our concerns, we'd like to say that we are not opposed to a one-story apartment building, that is positioned on the lot to give neighbouring residents some privacy, to have the entrance placed more centrally on the lot to afford the 2 residents at the entrance some privacy, and it would cut the traffic problem by half.

This area does not include estate home with extremely large lots. We have middle class homes with lots that are not very large. Those council members that live in rural locations, don't seem to understand that the little privacy afforded to our homes is really appreciated.

Why are council members having to make such decisions? Other areas have Planning Boards who would be more qualified to make these decisions and would have taken traffic concerns into consideration.

An opportunity was given to have the entrance to this property onto Waterloo Street. This street is wider, has sidewalks, does not have the buggy traffic or the

ambulance traffic that Princess Street has now. But instead it was sold to create a house. Again poor planning.

We residents live in Mount Forest because we choose to, we like the town, and we like to take pride in it. But if this two-storey building decision goes through, we feel that the value of our homes will be decreased, that the council isn't being considerate of our needs and wishes for a modicum of privacy.

And yes, please, we'd like to be notified of all decisions relating to this project.

[hprenken@wightman.ca](mailto:hprenken@wightman.ca)

Thank you

Helmut and Penny Renken

Cleta & Charlie Davis  
775 Princess St  
Mount Forest, Ontario, N0G 2L3

August 12, 2021

To Members of Wellington North Council & Mayor

Re: Archcon Group Inc Application for Zoning Amendment for 773 Princess St.

We are homeowners on Princess St. directly beside the Archcon property. We have concerns about this proposal. We have no issue with intensification; however, a two story 32-unit apartment does not fit in with the neighborhood. All the homes surrounding this property are single family. The balconies off the second story look directly into the properties that are adjacent to it. Our backyard and many backyards of our neighbors will no longer be private This project will decrease our property value and affect resale.

The access laneway is shown very close to our property line. It is so close that we will not be able to work safely in our gardens at the side of our house. With that many units, there will be a lot of traffic using this laneway. We have grandchildren that visit, and we are concerned for their safety with this traffic so close. Is the laneway wide enough for two-way traffic? Two of our bedrooms are on the side of the laneway. We are worried about the pollution from exhaust and dust entering our home from that much traffic. The traffic will create noise, pollution, safety problems and will interfere with our privacy and enjoyment of our property. Any laneway access to this property should have adequate distance from the neighbors on either side.

There will be much more traffic on Princess St. This is a road used by many pedestrians, and cars for access to the hospital and recreation center. This is another safety issue.

The parking lot is directly behind our property. It will have lighting on throughout the night for the tenants. The light from the parking lot and headlights from cars will shine into our windows at the back of the house. In the winter, all the cars will have to be moved out of the parking lot onto Princess St. to facilitate snow removal. Will our driveway get blocked off? Will we be able to see traffic around all these cars when we exit our driveway? This will add to the traffic congestion and safety issues on Princess St.


We feel that there are too many negative impacts from this project. The type of building and site plan should be reconsidered with the concerns of all the neighbors taken into account.

We would like to be notified of the decision of council regarding this zoning amendment.

Cleta Davis



Charlie Davis



Terry & Terry Martin  
781 Princess St  
Mount Forest, Ontario, N0G 2L3

August 12, 2021

To Members of Wellington North Council & Mayor

Re: Archcon Group Inc Application for Zoning Amendment for 773 Princess St.

We would like to express our concerns over the impact of this zoning change from R2 to R3.

We understand the zoning change is required to accommodate the higher density for a property of this size. We have no issue with increased density to provide more rental units, however, we believe that a two story 32-unit apartment building is not suitable for this space. This land is surrounded on all sides by single family homes in a well-established neighborhood. The site plan shows the apartment crowded along the fence line of many homes. The rear yard setback of 10'8" from the property line to the back face of the building looks inadequate. Even with the existing high fence the second story windows & balconies look directly into the backyards, decks, and rooms of the homes behind and beside it. There is a complete loss of privacy of our backyards. Backyards are a private space for rest, and relaxation. The 10'8" setback isn't even wide enough to plant trees to try and mitigate the sight line. I would like council to imagine what it would feel like to have a two story apartment looming closely over your backyard. Also, the long wall of the apartment is the rear face and must conform to the rear yard setback of at least 25 feet. Designating the rear yard as a side yard to take advantage of a smaller setback is contrary to the purpose of the building guidelines. The larger setback for rear yards helps to protect the privacy of adjoining neighbors. This building will completely shade the homes behind it, remove any view and a large portion of the skyline. This apartment will impact the property values of adjacent homes in a very negative way. Personally, we have four semi-detached rental homes directly behind the proposed building and we worry this loss of privacy will affect the value, appeal, and sale of our rentals.

This development will create a large increase in traffic volume on Princess St., which is a major corridor to the hospital, medical clinic, nursing home and recreational center.

The proposed access laneway is inadequate for the number of vehicles that would need to use it. It doesn't look like the laneway is wide enough to accommodate two-way traffic. The site plan shows the laneway very close to the property line of the adjacent homeowner. This is a safety issue, a potential noise problem, and interferes with the privacy and enjoyment of the homeowner.

(page 1 of 3)

The site plan proposes a residential lot severance off Princess St. This will affect the site line for vehicles exiting this laneway on to Princess St. In effect the laneway is creating a corner. Therefore, with site line issues and increased traffic volume, this laneway should need the same setbacks as a corner property for safety reasons.

The long parking lot runs the length of our adjacent property line. There will be considerable light pollution from the overhead parking lot lights and vehicle headlights. During the winter, snow clearance for the parking lot will be an issue. Where on the property have they made allowance for snow storage? Each time it snows the tenant's cars will have to be moved and parked on Princess St to allow snow removal. This will add to traffic congestion and safety issues along a major corridor to the hospital.

The grade on this property is above our property line. Is there an effective drainage plan or floodwater protection in place?

What is the provision for garbage collection?

We had a meeting at the site with Ken Mathews, one of the partners of the Archcon Company, on May 9, 2021. He listened to our concerns about the project but gave no indication that he would change his plans. He stated that he would keep us informed of his progress. On May 20, we emailed Ken to let him know about plans we had when we were considering buying that property. It was for 15 barrier free townhome style buildings. The units face each other across from a central laneway. Each unit would have 975 square feet with a private driveway to an attached garage, a rear patio and private green space, and a front landscaped yard. This design would be more appealing to the target market that Ken stated he wanted to attract. The 21-foot laneway entrance allows for a 32-foot distance from each of the adjacent neighbors- providing safety, and good site lines for traffic exiting on to Princess St. This proposal meets the criteria of intensification, while respecting the privacy of the homeowners surrounding the property, The townhomes would fit in nicely with the style of homes in this community. The example of this is Al Sharpe's project on Sligo Road. We asked Ken if he felt this was worth further discussion and that we would be available to meet again. He never replied to our email. I will attach a copy of this alternative site plan.

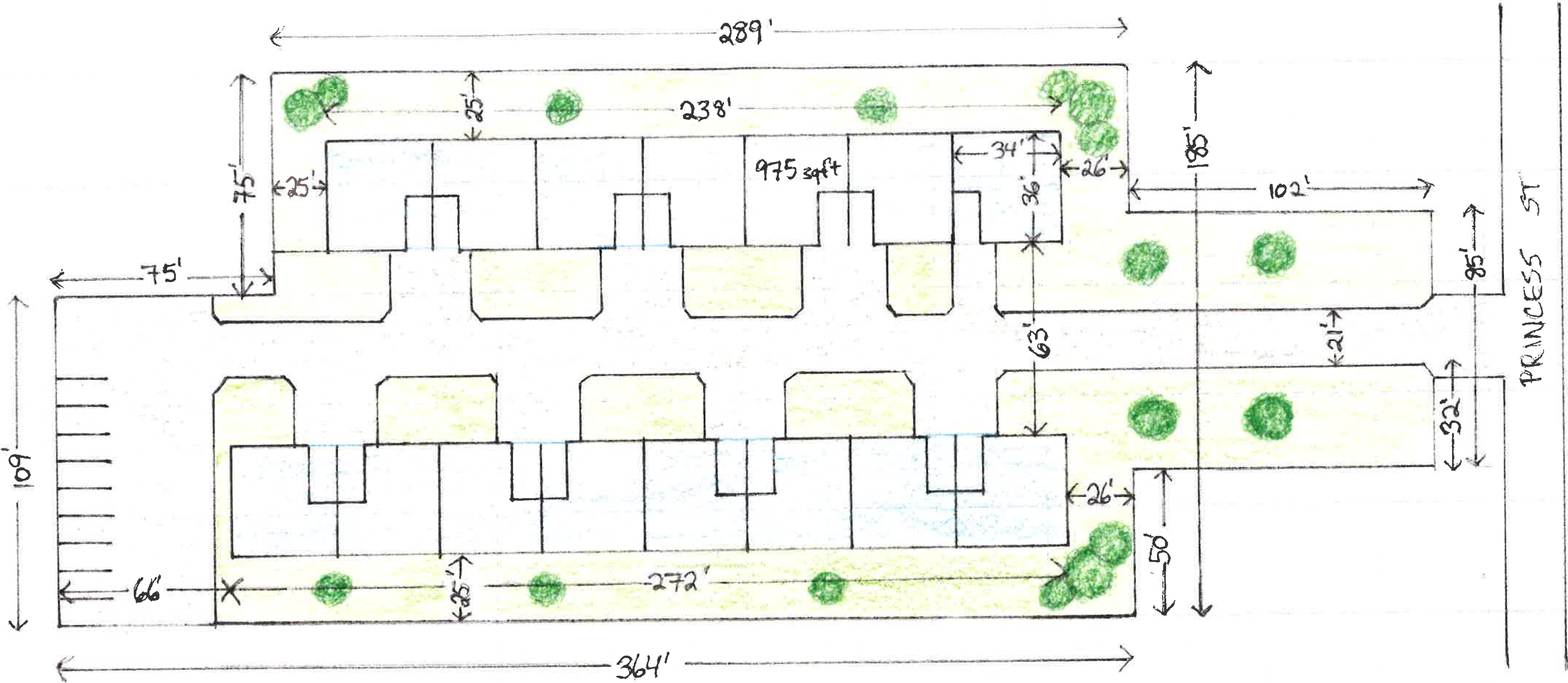
We are not against increased density. However, this proposed site plan negatively affects many established homes adjacent to the property. We would ask council to decline the zoning change for this proposal and ask the developer to come up with a plan that fits into this community. Buildings should be of similar size and scope as existing neighborhood buildings. It should not negatively impact close neighbors. It should be in sync with the neighborhood and the people who live there.

Thank you for considering our neighborhood.

Terry Martin 

Terry Martin 

We would like to be notified of the decision in respect of the proposed Township of Wellington North Zoning By-law Amendment. [tandtmartin@hotmail.com](mailto:tandtmartin@hotmail.com)



PRINCESS ST DEVELOPMENT  
MOUNT FOREST, ON.

15 UNIT TOWNHOUSE - BARRIER FREE  
SINGLE LEVEL

RECEIVED

AUG 16 2021

TWP. OF WELLINGTON NORTH

August 14, 2021

To: Mayor & Council of Wellington North

Re: Apartment proposal on former Superior Tire property

Due to a previous commitment, I will be out of town and unable to attend the Council Meeting at which this proposal is to be considered.

Following the onsite meeting held August 11/21, I feel strongly about raising the following concerns:

1. The re-zoning of this property is of concern. The drawing of the proposed development is only a concept drawing. Once rezoning is approved there would be nothing stopping the developer from totally changing his design in accordance with the new zoning by-laws.( ie change from a 2 storey building to a 3 storey building). If approved, I would like to see zoning approval limited to current proposal (maximum 2 storey building).
2. Concept drawings have no elevations indicated to address concerns on how development will affect neighbouring properties. Again is this because concept drawing is just to get zoning approval and then proceed with changes to the development proposal once zoning is approved.
3. The concept drawing shows the building very close to the East PL boundary, which means little privacy for neighbouring properties backing onto that PL due to the 2<sup>nd</sup> storey balconies.
4. Also, I am concerned about the possibility of light pollution from the parking lot /building invading the privacy of neighbouring properties.
5. With the garbage containers shown on the drawing at the north side of the property, I am concerned where/how the developer is going to provide snow storage on the property.
6. Since there are no elevations shown on the drawing how are the drainage issues going to be addressed regarding heavy rains and melting of snow.



7. As you know the Durham street condos cause some traffic concerns when all the cars are parked along the South side of Durham St to allow for snow removal of the parking lot. Is this the same thing that is going to happen on Princess St to accommodate this development. If so then I have a real problem with that! This is a very busy street (much more than Durham St) with people using Princess St to access the hospital, Strathcona, the arena, and the current residential area. The ambulance also uses this street at times. There are no parking lanes on Princess St. Parking cars along the street can lead to restricted travel lanes, existing driveways being blocked and a general safety concerns for existing neighbours.
8. The concept drawing shows the proposed driveway situated as far to the West as possible to allow the developer to realize an additional lot on the East side of the proposed driveway. I believe this to be a major visibility concern. Due to the increase traffic from the development along with the current traffic volumes and possible cars being parked on the street for snow removal, I believe it is essential for the proposed driveway to have above normal sight lines and additional width for the safety of everyone in the neighbourhood. It would make more sense to have the proposed driveway remain where the driveway currently exists.
9. Princess St is used by many pedestrians due to the facilities I have listed and to access the walking trail by the arena. The lack of sidewalks, no parking lanes and if you add parking a large number of cars on the street along with the regular snow removal(snow banks), it would only be a matter of time before someone gets injured. Many of the residents on this street are seniors which only compounds the concerns I have listed above.
10. I have seen reports of WN Council taking steps to make municipal streets safer. This proposed development could have a very detrimental impact on the safety for the residents of and those using Princess St.

I feel that the concerns I have listed are all legitimate and I hope Council will take them into consideration when reviewing this proposal and re-zoning application.

Sincerely,



Brent Rose

794 Princess St

Michelle Andrews & Gianni Accettola  
307 Jeremys Crescent  
Mount Forest, ON  
N0G 2L3

August 16, 2021

Township of Wellington North  
PO Box 125, 7490 Sideroad 7 W.  
Kenilworth, ON  
N0G 2E0  
tpringle@wellington-north.com

Dear Wellington North Council,

We are writing to you to express our opposition to the consideration for rezoning of 773 Princess Street from the current medium density residential (R2) zone designation, to a high density residential (R3) zone designation to facilitate the proposed plan by the Archon Group to construct a 32-unit, two storey apartment building. We believe this type of high-density building would not fit in with the established neighborhood. We also believe this proposed development would increase traffic demands, impact on community safety, and cause privacy concerns for the surrounding homeowners and residents. There are also additional concerns this proposed development could cause which we will articulate throughout this letter. We ask for the developer to consider all concerns that are communicated with hopes they will amend their plans for a development that would be more consistent in character with the existing community and less impact on the adjacent residents. If the developer is resistant to changing plans, we ask Council to vote against the zoning change request.

We would like to start by thanking all Council members for coming out to the 773 Princess Street site on August 11 and 12, 2021 to meet with our neighborhood members and listening to our concerns. It was important for council members to visualize the site in order to appreciate the concerns we have about the potential of a high density two storey 32 – unit apartment building being built on this site. It is also important to acknowledge that all community members present unanimously communicated that we are not opposed to development of the site, however we are concerned about the type of development the builder has proposed as we believe that it will have a negative impact on our community. We believe there are better options and some examples were shared with Council members during their visit with us. Many community members also reached out to the Archon Group and discussed our concerns and shared other possible options; unfortunately, there was no return response.

Neighborhood:

The existing neighborhood has a mix of well-established and newer homes. The area continues to grow with new homes currently being constructed along Cork street and Waterloo street. All

homes in the community are either detached, semi-detached or row house type style. Any proposed development on 773 Princess Street should “be consistent with the character and fabric of the existing neighborhoods including densities, design, and exterior appearance” (Government of Ontario files, Residential District, Article 14). The proposed two storey building would not be consistent in character with the existing neighborhood in density, design, or appearance. This proposed build would stick out and negatively impact the community and as such, we request that the builder consider amending their proposed development plan or for Council to vote against the R3 zoning change consideration.

#### Privacy:

Any proposed development on the 773 Princess Street lot should take into consideration the impact that it would have on the privacy of existing area residents. The type of development including height of the build and buffer area allotment from the property line are important factors that will impact on privacy. It appears these factors were not taken into full consideration with this proposed building plan. All homes and residents adjacent to the property will be impacted to some extent, with the residents to the south and east being most affected if this multi-storey building development is approved to proceed.

This proposed building is planned to be located on the southeast side of the property within ten feet of the property line of several well-established homes. The second storey windows and balconies of the proposed apartment building would tower over existing fence lines allowing for unobstructed view into the backyards and windows of adjacent homes and would greatly impede on the privacy of those residents. We own one of the adjacent homes on the east side of the property. We enjoy our outdoor backyard activities and we are now concerned that our backyard retreat will become a fishbowl with apartment residents watching everything we do.

Having a building buffer allocation of only ten feet would severely limit options to help with promoting privacy. A ten-foot buffer allocation would not allow the option to utilize trees to promote privacy as there would not be adequate room for the trees to grow.

We ask for consideration that any proposed development plan have a minimum of 25 feet buffer allocation from the property line of existing homes, and for height restriction of single storey to allow for existing residents to continue to have reasonable privacy, and to also promote privacy for the residents of the future development.

#### Sunlight and Shadowing:

The proposed two-storey building and roof peak would block the sun and cause shadowing to adjacent homes on the east side (Jeremy’s Crescent homes) during the late afternoon and evening hours. East side residents including our family would have the double impact of lack of privacy and blocking of sunlight.

#### Traffic Flow and Safety:

Princess Street extends from Dublin Street to Cork Street. Community members describe Princess Street as a “busy” traffic street that handles traffic from area residents and traffic from

Andrews-Acsettola ▪ 307 Jeremys Cres, Mt. Forest

those travelling to and from the community center, the hospital, the health clinic, the long-term care home and retirement community and group homes in the area. Princess Street is also routinely used by our Mennonite community travelling by horse and buggy to access health care and community services in the area.

Furthermore, Princess Street does not have sidewalks between Cork Street and Strathcona retirement community and as such, you often have pedestrian traffic on Princess Street as well; community members walking, jogging, walking their dogs, children walking to school or the community center, bicyclists, group home staff strolling the physically disabled residents via wheelchair around the area, Strathcona residents roaming around the with their scooters, etc. all on the street while trying to navigate traffic. There currently is an overall general concern about pedestrian and cyclist safety and potentially adding a high-density apartment building would increase traffic on Princess Street and further intensify these existing safety concerns.

It is easy to predict that this proposed building could cause well over 52,000 additional traffic encounters per year on Princess Street. Each unit is allocated 1.5 parking spaces for a total of 48 parking spaces. If we estimate two trips per day on average for each allocated parking space for such things as accessing goods and services, or going to work, these two trips would amount to approximately 200 additional traffic encounters per day or more than 1,000 additional traffic encounters per week on Princess Street. In addition, there would be other traffic encounters for various other reasons related to the high density building such as visitors, mail and delivery services, maintenance or repair services, landscaping and snow removal services, home healthcare visits, waste management services, etc. An estimated 52,000 additional traffic encounters per year would most likely be a conservative estimate and as such, we ask that Council and the builder conduct a thorough traffic study and community safety study to understand the potential impact a high density building such as the one that is being proposed would have on the neighborhood as it would help to understand if added measures such as sidewalks, crosswalks, and speed control may be necessary to promote community safety prior to the approval of a R3 zoning change to allow for the proposed two storey 32-unit building to proceed.

The proposed building plan includes severing of a housing lot on the front of the property which would create a narrowing of the property access and exit route. This plan would possibly create additional safety concerns with visual obstruction for traffic exiting the property as houses and possible fencing would obstruct view of the street. The proposed plan should be scrutinized to ensure that measures are taking to maximize visual field and safety while exiting the property.

#### Snow Removal and Storage, Waste and Recycling Plans:

We ask that Council investigate and understand what the snow removal and storage plan would be for this proposed apartment building. Is there an on-site snow storage plan? Where would tenants move their vehicles to in order to free up the parking lot to allow for thorough snow removal services to take place? Will tenants park on adjacent streets? We are concerned that adjacent streets would be used for temporary parking in order to facilitate snow removal and this would cause further traffic congestion and safety concerns in the neighborhood.

Andrews-Acckettola ▪ 307 Jeremys Cres, Mt. Forest

The proposed site plan does not indicate where waste and recycling bins are located on the property. It would be expected for a 32-unit apartment building that a garbage and recycling system be in place and contained on the property versus curb side service for regular low-density residential housing. We ask that Council ensure an adequate waste collection system is included in the 32-unit building plan.

**Light Pollution:**


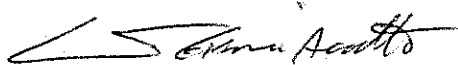
There are lighting standards that are to be met for an R3 high density apartment complex. It is expected that lighting will be on throughout the night for the parking lot, external walking paths and front entrance. Lighting may also be visible through windows and balconies depending on the habits of prospective tenants. This light pollution would be disruptive and permanently change the environment for residents adjacent to the property.

**Impact on Property Value:**

Our neighborhood is beautiful and a great place to live. Any new development should continue to complement and add to the neighborhood to keep it beautiful and desirable. Having a high-density building protrude out and over the surrounding properties would change the landscape and potentially make certain homes undesirable to live in which would impact the value of the properties specifically those that would have this proposed building in their backyards. We understand the goal for any developers and businesses is to try to maximize their profits, but it should be done in an ethical way that has minimal impact on others. There are other development options to consider that could be profitable and would be more suitable with less impact to the neighborhood and residents and as such, we ask the developer to change their plans or for Council to vote against the R3 zoning consideration.

We thank the Council for proving us with this opportunity to communicate our concerns about the proposed plan the Archon Group has presented to the Council for consideration. We do not envy the position the Council members are in as your decision will be extremely important and will have a permanent impact on the community. We trust that you will thoroughly consider all the concerns that have been presented when making your decision and we are hopeful that your decision will cause a win-win situation for all stakeholders.

Sincerely,

Michelle Andrews and Gianni Accettola

**Attn: Karen Wallace, Clerk**  
**Township of Wellington North**  
**Re: Proposed R3 Zoning of Princess Street Property**

Greetings Council and fellow concerned neighbours,

My name is Cindy Gilbert, along with Tim Brooks, my 10 year old daughter Julia, and 2 dogs named Stella, we live at 771 Princess St. We would like to start off by saying that we have always known that “something” was going to be built behind us and maybe even beside us. This is not what we are concerned about. However, this land does NOT support the current proposed site plan. Specifically, we have two major concerns associated with the proposed site plan and a list of questions that we want answers to (please see below).

Firstly, there is a safety threat to the many seniors, children and families that walk on Princess Street. There are no sidewalks on Princess Street so people are forced to walk on the road. Children walking to school, seniors participating in daily activity, and people walking dogs; all on the road. The proposed entranceway does not take into account the site lines needed to safely ensure that these individuals on the road can be seen by drivers exiting and entering an apartment building. Princess Street is not wide enough to accommodate parked cars, walkers and a huge traffic increase. It’s a recipe for disaster and someone will get hurt. The proposed site plan does not show a driveway wide enough to accommodate two-way traffic. Where will a car go if met with another vehicle entering or exiting? Please refer to by-law 6.27.2 under Parking Regulations-

**6.27.2 Access to Parking Spaces Access to parking areas shall be provided from a street. All driveways and parking aisles shall have a minimum unobstructed width of 6 m (19.6 ft) where two-way traffic is permitted and 3 m (9.8 ft) where one-way direction of traffic flow is permitted, which is clearly indicated by signs, pavement markings or both.**

Secondly, our privacy is important as I’m sure everyone would agree. My daughter will be able to jump on her trampoline and high-five a person on their balcony just the other side of our back fence. This is not ok. Again, we are not opposed to a building in our back yard it’s the closeness to our lot and the two story height that is the issue. The part of the proposed building that runs along the back fence of our property would be considered the FRONT YARD as it faces Princess Street correct? An entranceway cannot be a front yard, the proposed house beside us cannot be considered the front yard leaving the property line immediately behind us. The current proposed site plan does not allow for this. Please refer to section 13.2 under R3 Regulations-

**13.2.3 APARTMENTS 13.2.3.1 LOT AREA, Minimum 1,161.3 m<sup>2</sup> (12,500.5 ft<sup>2</sup>) of lot area for the first 5 residential dwelling units, plus 137.5 m<sup>2</sup> (1,480.0 ft<sup>2</sup>) of lot area for each additional residential dwelling unit thereafter. 13.2.3.2 LOT FRONTAGE, Minimum 18.0 m (59.0 ft.) 13.2.3.3 FRONT YARD, Minimum 6 m (19.7 ft.) 113 Wellington North Comprehensive Zoning By-law 66-01 December 2001 (November 2018 Consolidation) 13.2.3.4 EXTERIOR SIDE YARD, Minimum 6 m (19.7 ft.) 13.2.3.5 INTERIOR SIDE YARD, Minimum Half (1/2) the building height but in no case less than 3.0 m (9.8 ft.) 13.2.3.6 REAR YARD, Minimum 7.6 m (24.9 ft.) 13.2.3.7 BUILDING HEIGHT, Maximum 12.0 m (39.5 ft.)**

Important questions that we would like Council to answer-

Where is the Visitor parking going to be?

Where is the garbage disposal bin going to be?

Where is the excess snow going to be moved to?

If Council allows the re-zoning to R3 does that mean current site plan is automatically approved? Please explain.

In closing, best case scenario, we ask that Council please consider a one story design (town-house, row-house, or semi-detached style buildings) so that we and our adjoining affected neighbours can enjoy some privacy while allowing the owner some land-appropriate building to take place. More importantly, please create a new, appropriate, and safe entrance way into whatever is built! Worst case scenario, if Council intends to pass the re-zoning of this property with the current site plan, against everyone's better judgment, please consider flipping the plan. If the parking lot ran behind all of the residential lots and the apartment building ran along the west side of the property along Cork Street (where there aren't any current backyards) this would alleviate some of our privacy issues but still not solve the entranceway nightmare. THAT PROBLEM, we will leave up to you as Council to solve.... before it's too late!

PLEASE INFORM US OF ANY FUTURE CONSIDERATIONS OR DECISIONS RELATING TO THIS PROPERTY/ZONING. [whatif0711@yahoo.com](mailto:whatif0711@yahoo.com)

*Thanks for your careful and thoughtful consideration in this manner,*

*Cindy Gilbert, Tim Brooks, Julia Gilbert, Big Stella, Little Stella*

August 16, 2021

Township of Wellington North  
PO Box 125, 7490 Sideroad 7 W  
Kenilworth, ON N0G 2E0

Attention: Tammy Pringle, Development Clerk

Subject: Amendment to Zoning By-Law 66-01 for 773 Princess Street, Mount Forest

Dear Tammy,

We are writing to oppose the proposed zoning by-law amendment for the above property. The proposed amendment is not compatible with the adjacent lands surrounding this property. Adjacent lands are zoned as R2 and consist mainly of single detached and semi-detached homes. The proposed development will have a detrimental effect on the homes that directly back onto and are also beside the entrance into the proposed apartment complex.

The size and shape of the property is such that there is only 1 access point, off of Princess Street. Princess Street is a quiet street that is used by many families to walk with young children in strollers, to walk dogs to the nearby park, and by seniors who also live east and west of the property. The proposed development of a 32 unit, 2 storey apartment complex would back on to several backyards of adjacent properties with balconies overlooking these backyards. The parking lot lighting would be a disturbance to several existing homeowners. While the parking may be screened from some homes, the lighting will not be.

The proposed development does allow for 48 parking spaces, which is the minimum requirement. Four of these are designated accessible parking spaces, which could end up allowing 44 spaces in the event that none of the tenants require accessible parking. The proposed development will consist of 14 one bedroom and 18 two bedroom apartments. There is definitely the potential that the number of parking spaces provided for in the development proposal will not be enough to allow for the number of cars.

We are also concerned with the proposed apartment complex in that there may not be a Building Superintendent or Building Manager that lives on site to deal with issues that will arise.

There are a number of other sites that are already zoned as R3 that would accommodate a building of this size within areas close to downtown Mount Forest that would be compatible with surrounding properties. This proposed apartment complex will not be an improvement to the neighbourhood as it is not compatible with the already established neighbourhood directly surrounding it.

The property is not a low density form of development because it is an apartment complex. We agree that the proposed design of the apartment complex is in keeping with the small town character of Mount Forest, however, it should not be located in an area surrounded by mainly single and semi-detached homes. The proposed development is also not compatible with the existing low rise residential



neighbourhood. These lands were zoned as R2 for a valid reason and this has clearly been followed when surrounding homes were built.

We understand the dilemma council faces with this decision. Therefore we are hoping that council will consider different options. Options could include 4 single storey townhouse units, similar to the ones already built on Cork Street that conform to the R2 zoning. Another option could include a much smaller, single storey apartment complex with half the number of units proposed, or even less, that should also be set back much further from property lines. This would reduce traffic concerns, safety concerns, parking concerns, and privacy concerns while allowing for more housing.

If council approves the zoning amendment, we also have a number of other concerns about the property. We have heard that there is also a proposed severance of the lands on Princess Street to allow the driveway into the apartment complex to be moved extremely close to one of the properties on Princess Street so that another building can be constructed on the severed property. Is the proposed development application a means to sever this parcel of land and are residents truly aware of this fact? This causes even more safety concerns.

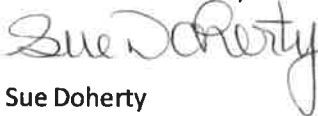
We are extremely concerned that if council approves this zoning amendment, precedent will be set for future zoning amendments. This is commonly used by developers when requesting zoning amendments.

As a result of the Princess Street access, the development purports that the front of the building faces Princess Street and the rear of the building faces Waterloo Street and as such the development meets all setbacks of the R3 zoning. However the actual orientation of the building i.e. face of the building, is skewed 90 degrees and the rear of the building is actually adjacent to the rear yards off Jeremy's Crescent. Further the development uses a side-yard setback of 6.8m (for this rear facing facade), and particularly, the second floor balconies are only 4.7m, and as such do not provide an adequate and/or typical setback that would ensure both privacy for the Jeremy's Crescent residents or the proposed development's residents, even with potential screening.

The setback of the parking lot from the rear property line varies from +4-5m and should be enhanced with additional plantings for better visual screening to maintain the rear yard privacy.

Further to the above, Sec. 3.1.2 provides sketches of the building facade to be more in conformity with the neighbourhood; however no details of how the rear of the building will be treated and this facade backs onto, and is closer to more properties/homes than the front of the building is to the rear lot lines for properties on Cork Street.

We would also like to request that you notify us of the decision in respect of the zoning by-law amendment. Thank you.



Sue Doherty  
335 Jeremy's Crescent  
Mount Forest, ON N0G 2L3

	Full Name	Address
1.	TAYLOR McLEAN <i>Taylor McLean</i>	335 JEREMY'S CRES, MOUNT FOREST NOG 2L3
2.	WENDY STANLEY <i>Wendy Stanley</i>	343 Jeremy's Cres Mt Forest ON NOG 2L3
3.	DEREK STANLEY <i>Derek Stanley</i>	343 JEREMY'S CRES Mt.F. ONT. NOG 2L3
4.	DOREEN HUNTER <i>Doreen Hunter</i>	339 Jeremy Cres MF. NOG 2L3
5.	CLIFF BOICEY <i>Cliff Boicey</i>	740 WATERLOO ST, MOUNT FOREST NOG 2L3
6.	WANDA BOICEY <i>Wanda Boicey</i>	740 WATERLOO ST, MOUNT FOREST NOG 2L3
7.	DALE CLATTENBURG <i>Dale Clattenburg</i>	736 WATERLOO ST, MOUNT FOREST NOG 2L3
8.	GLADYS STEVENSON <i>Gladys Stevenson</i>	311A JEREMY'S CR, MT.F. NOG 2L3
9.	MARY WENGER <i>Mary Wenger</i>	311B JEREMY'S (MT FOREST) NOG 2L3



**From:** Christine Ditner <cditner@hotmail.ca>  
**Sent:** August 18, 2021 10:27 AM  
**To:** Tammy Pringle  
**Cc:** ggb0129@gmail.com  
**Subject:** Proposed development in Mount Forest

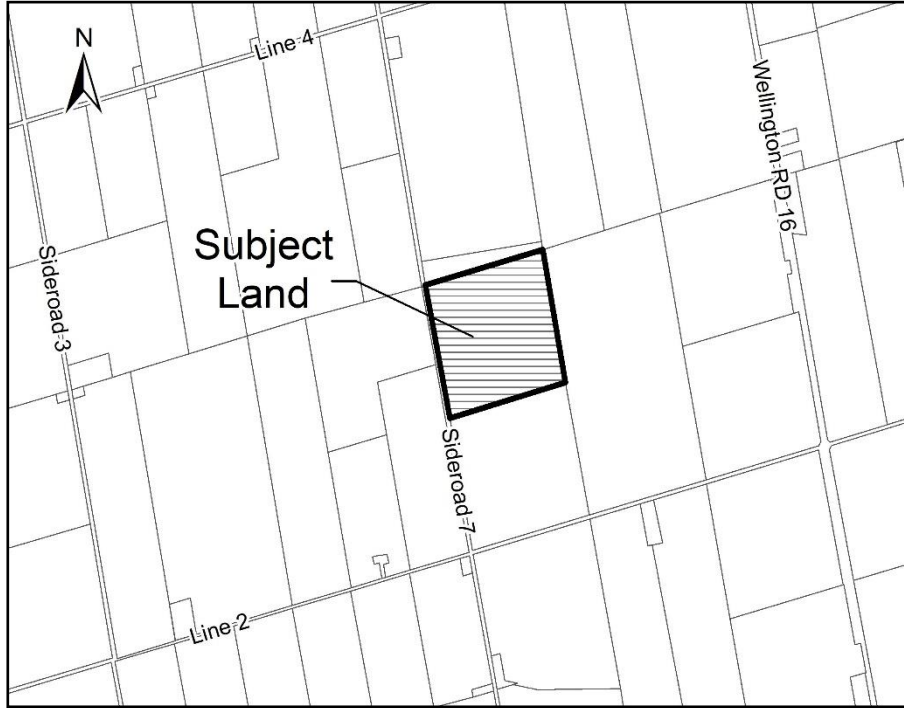
Hello Ms. Pringle,

We are residents at 740 Princess Street in Mount Forest and are writing to express our support for Sue Doherty's petition re zoning amendment for 773 Princess Street, Mount Forest. We are currently on vacation and cannot sign the petition in person, but would like our names added to it.

Christine Ditner & Doug Fischer  
740 Princess Street, Unit 43  
Mount Forest  
N0G 2L3

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LITTLE-REST FARMS INC.





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

Prepared by the County of Wellington Planning and Development  
Department

**DATE:** August 16<sup>th</sup>, 2021  
**TO:** Darren Jones, C.B.O.  
Township of Wellington North  
**FROM:** Asavari Jadhav, Junior Planner  
Matthieu Daoust, Planner  
County of Wellington  
**SUBJECT:** **Little-Rest Farms Inc.**  
**c/o Dave Sealey**  
**Part Lot 7, Concession 3**  
**Zoning By-law Amendment**

**Planning Opinion**

The purpose of this zoning amendment is to prohibit future residential development on the retained agricultural portion of the subject land. This rezoning is a condition of severance application B16/21, that was granted provisional consent by the Wellington County Land Division Committee in June 2021. The consent will sever a 1.1 ha (2.7 ac) parcel with an existing dwelling and a shed from the retained 40 ha (98.8 ac) agricultural parcel.

We have no objections to the zoning amendment. Both the PPS and County Official Plan provide for surplus farm dwelling severances, provided the agricultural lands are rezoned to prohibit future development dwellings.

**INTRODUCTION**

The property subject to the proposed amendment is legally described Part Lot 7, Concession 3 with a civic address of 8619 Sideroad 7. The proposal is a condition of a recent severance application on the property, B16/21. The proposed severed parcel is 1.1 ha (2.7 ac) parcel with an existing dwelling and a shed. The retained parcel is 40 ha (98.8 ac). The location of the property is shown on Figure 1.

**PROPOSAL**

The purpose of the application is to rezone the subject land to restrict future residential development on the



Figure 1. 2015 Aerial photo

retained agricultural lot. This rezoning is a condition of severance application B16/21, that was granted provisional approval by the Wellington County Land Division Committee in June 2021. The consent will sever the existing dwelling with a shed from the agricultural parcel under the surplus farm dwelling policies.

**PROVINCIAL POLICY STATEMENT (PPS)**

The subject property is considered to be within a PRIME AGRICULTURAL. Section 2.3.4.1(c) of the PPS provides consideration for the severance of a surplus residence, provided that new residential dwellings are prohibited on the remnant parcel of farmland.

**WELLINGTON COUNTY OFFICIAL PLAN**

The subject lands are designated as PRIME AGRICULTURE. This application is submitted to facilitate a condition of the proposed severance application B16/21. Section 10.3.4 of the Official Plan implements the PPS and requires that the remnant parcel be rezoned to prohibit dwellings. The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels where the impact on existing and future farm operations can be kept to a minimum.

**WELLINGTON NORTH ZONING BY-LAW**

The subject lands are zoned Agricultural (A). Permitted uses in the Agricultural zone include agricultural uses, single detached dwellings and accessory uses, buildings and structures. This zoning amendment will apply the standard A-2, which will restrict any future residential development on the retained agricultural parcel.

**Draft Zoning By-law Amendment**

A draft zoning by-law amendment has been prepared and attached to this report for Council's consideration.

Respectfully submitted  
County of Wellington Planning and Development Department



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Asavari Jadhav  
Junior Planner



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Matthieu Daoust, RPP MCIP  
Planner

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
BY-LAW NUMBER \_\_\_\_\_.**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01  
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH**

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Schedule 'A' Map 1 to By-law 66-01 is amended by changing the zoning on lands legally described as Part Lot 7, Concession 3 with a civic address of 8619 Sideroad 7, as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural (A) to Agricultural Exception (A-2)**.
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

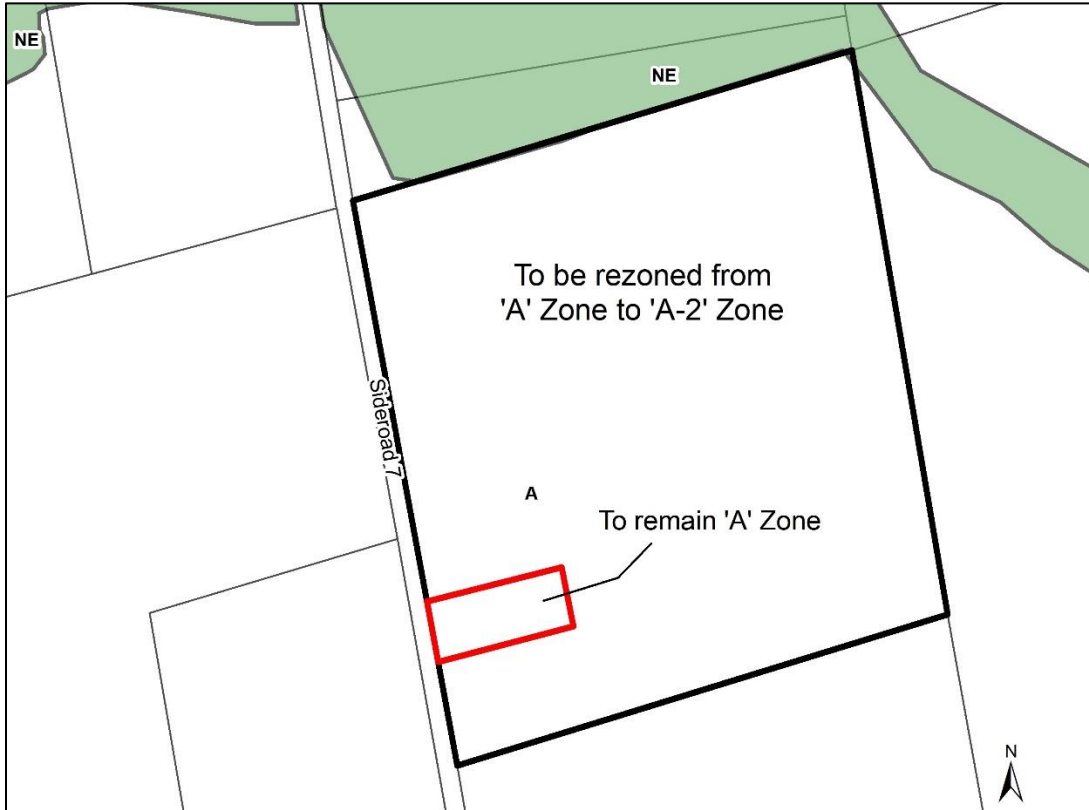
CLERK



**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 subject property is legally described as Part Lot 7, Concession 3 with a civic address of 8619 Sideroad 7. The lands subject to the amendment is 40 ha (98.8 ac) in size and are currently zoned Agriculture (A).

**THE PURPOSE AND EFFECT** of the amendment is to rezone the subject lands to restrict future residential development on the retained agricultural parcel. This rezoning is a condition of severance application B16/21, that is granted provisional approval by the Wellington County Land Division Committee in June, 2021. The Consent will sever a 1.1 ha (2.7ac) parcel with an existing dwelling and a shed from the retained 40 ha (98.8 ac) agricultural parcel under the surplus farm dwelling policies.