

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING MINUTES – AUGUST 23, 2021 @ 7:00 P.M.  
VIA WEB CONFERENCING - <https://www.youtube.com/watch?v=xOiLzvj6MOM>

**Members Present:**

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

**Staff Present:**

<b>Chief Administrative Officer:</b>	<b>Michael Givens</b>
<b>Director of Legislative Services/Clerk:</b>	<b>Karren Wallace</b>
<b>Deputy Clerk:</b>	<b>Catherine Conrad</b>
<b>Director of Finance:</b>	<b>Adam McNabb</b>
<b>Director of Operations:</b>	<b>Matthew Aston</b>
<b>Manager of Recreation Services:</b>	<b>Tom Bowden</b>
<b>Community Recreation Coordinator:</b>	<b>Mandy Jones</b>
<b>Chief Building Official:</b>	<b>Darren Jones</b>
<b>Risk Management Official:</b>	<b>Kyle Davis</b>
<b>Director of Fire Services/Fire Chief:</b>	<b>Chris Harrow</b>
<b>Manager of Development Planning:</b>	<b>Curtis Marshall</b>
<b>Planner:</b>	<b>Matthieu Daoust</b>
<b>Senior Planner:</b>	<b>Jessica Rahim</b>

**CALLING TO ORDER** - Mayor Lennox

Mayor Lennox called the meeting to order at 7:12 p.m.

**DISCLOSURE OF PECUNIARY INTEREST**

No pecuniary interest declared.

**OWNERS/APPLICANT**

Archcon Group Inc. ZBA 19/21

**LOCATION OF THE SUBJECT LAND**

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.

**PURPOSE AND EFFECT OF THE APPLICATION**

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.

**NOTICE**

Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on July 26th, 2021.

## PRESENTATIONS

Jessica Rahim, Senior Planner, County of Wellington, Township of Wellington North, reviewed her Planning Report dated August 17, 2021  
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 referenced 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.

### 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

### 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;	<p>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.</p>

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.

- Andrea Sinclair, MHBC Planning
  - Presentation

Ms. Sinclair, Applicant's Planner, reviewed the proposed multiple residential development at 773 Princess Street, Mount Forest. Location, site context, development proposal, benefits of proposal, planning application timeline, purpose of planning application, policy conformity, and preliminary renderings.

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

- Darlene C. Wilken letter dated August 10, 2021
- Jean Pfeffer letter dated August 11, 2021
- Penny & Helmut Renken letter dated August 12, 2021
- Cleta & Charlie Davis letter dated August 12, 2021
- Terry & Terry Martin letter dated August 12, 2021
- Brent Rose letter dated August 14, 2021
- Michelle Andrews & Gianni Accettola letter dated August 16, 2021
- Cindy Gilbert & Tim Brooks letter received August 18, 2021
- Sue Doharty Letter with Signatures dated August 16, 2021
- Christine Ditner & Doug Fischer email dated August 18, 2021
- Chris McGaughey email dated August 18, 2021

### **REQUEST FOR NOTICE OF DECISION**

The by-law will be considered at a future regular council meeting. Persons wishing notice of the passing of the by-law must submit a written request.

## MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

- Michelle Andrews & Gianni Accettola, 307 Jeremy's Crescent, Mount Forest
  - While not opposed to development in general they are concerned this would allow for even more dense development.
  - Privacy, especially on south and east sides of the building. The 20-foot distance will allow for some trees but a two-storey building towering over the houses and not allow for privacy and will reduce the enjoyment of their property.
  - Does not fit in with the fabric of the neighbourhood
  - Community safety with additional traffic on Princess Street. There are no sidewalks for pedestrians.
  - Property values will decrease
  - Snow removal concerns
  - Light pollution coming from the development
- Terry Martin, 781 Princess Street, Mount Forest and a four-unit rental at 311 Jeremy's Crescent
  - Concerns over the impact of zoning change from R2 to R3 and do not believe a two-storey 32-unit apartment building is suitable for this space.
  - Lack of privacy with second storey windows and balconies that look directly into backyards, decks and rooms of the homes behind and beside it will affect the value, appeal and sale of their rentals.
  - Increased traffic volume on Princess Street, which is a major corridor to the hospital, medical clinic, nursing home and recreational center.
  - Impact on the future development of their adjacent property
  - Provided an alternate plan for 15 unit townhouse, barrier free, single level development for the property that they feel would be more suitable for the neighbourhood.
- Penny Renken and Helmut Renken, 319 Jeremy's Crescent, Mount Forest,
  - Property previously had a three-storey commercial property, which they believe was the reason their house was on the market for a long time and deterred buyers. A 9.4 m building is not compatible with any building surrounding this property as there are no two-storey buildings in the area and it will detract from the neighbourhood, not enhance it. Would prefer an alternate plan for a 15 unit, single-storey, townhouse development.
  - Proposed apartment complex belongs on a much larger property in an area better suited to the building.
  - Privacy on backside of building. Second storey will look down into the yards on Jeremy's Crescent. They will no longer be able to enjoy relaxing in their yards in private and will have to block windows in their back rooms for privacy in their home. They won't be able to enjoy the sunshine in their yard or through windows due to the height of the building.
  - Was a traffic study done? There is a lot of traffic on Princess Street and there are no sidewalks. Children wait for school buses at curbside and use Princess Street to get to the park on Cork Street. Mennonites use this route when coming from the west or south-west. A lot of seniors walk for exercise and people walk their dogs on the road. Caregivers from the 2 group homes often use the roadway for residents in wheelchairs.
  - How are emergency vehicles going to be able to access the property should they be needed.
  - Where will garbage bins be located, inside or outside? Concerned about odours coming from garbage bins.

- Cindy Gilbert and Tim Brooks, 771 Princess Street, Mount Forest
  - The land does not support the current proposed site plan.
  - Safety threat to many seniors, children and families that walk on Princess Street. There are no sidewalks, so people are forced to walk on the road. The proposed entrance does not take into account the site lines needed to ensure that individuals on the road can be seen by drivers exiting and entering an apartment building.
  - Privacy is important to residents. Opposed to the two-storey building. A one-storey design (town-house, row-house, or semi-detached style buildings) would mean that adjoining affected neighbours can enjoy some privacy while allowing the owner some land-appropriate building to take place.
  - Which portion of the property would be considered the front yard? An entranceway cannot be a front yard.
  - Where will visitor parking be located. There isn't room on the road.
  - Where will garbage disposal be and where will excess snow go?
- Sue Doharty, 335 Jeremy's Crescent, Mount Forest
  - Where will the parking lot lighting be? Ms. Sinclair responded that drainage, lighting, fire access, etc. will be reviewed during the site plan approval process.
  - Will any of the units provide affordable housing for those people that can't work full time or are on disability. Ms. Sinclair responded that they are trying to provide attainable rental housing. It will not be subsidized housing. Single storey townhouse units would be more expensive to rent.
  - Are there any plans to put sidewalk on Princess Street? Mayor Lennox responded that there are no current plans for sidewalks; however, there have been discussions regarding where sidewalks are needed.
  - Will this set a precedence for other properties to be rezoned? Mayor Lennox responded that the property was previously zoned commercial. Under the Official Plan when a commercial use ceases, that is not in a commercial area, the property reverts to the zoning of the surrounding area, which in this case is R2.

#### **COMMENTS/QUESTIONS FROM COUNCIL**

Councillor Hern asked what is the height of the proposed building compared to what is the height that is permitted in an R2 Zone. How does this differ from what is currently allowed in regard to height and setbacks? Ms. Rahim explained that the maximum building height in an R3 zone is 12 metres, or 39.5 ft. compared to 10.5 metres, or 34.44 ft. Because of the shape of the lot it becomes a couple interior side yard setbacks versus front yard and rear yard. The interior sideyard minimum is half the building height; but, in no case less than 3 metres.

Michael Givens explained that the R2 Height restriction is 10.5 metres. What is being proposed is 9.5 metres, which meets the R2 zoning. The reason for the R3 request is the apartments. In theory two storey townhouses that exceed the height of what is being proposed could be built without rezoning. Ms. Sinclair stated that the height being proposed falls under what is being permitted under the R2 Zone. The R3 is being sought to permit the use. Through the zoning they would be agreeable to a maximum height of 10.5 metres. The side yard required would be 4.5 metres and they are proposing 6 metres.

Councillor Burke questioned if there will be a green space area. Ms. Sinclair explained that there are plans for exterior common green space area, in addition to the private balconies.

Councillor McCabe stated that Council had received the plan proposed by the Martin's and asked if Archcon has considered that plan instead. Ms. Sinclair stated that the clients are aware of the alternative proposal but it is not what they are pursuing with this application. That proposal would be far more costly as rental units.

Mayor Lennox asked, given the height of the grade of the property, in relation to the neighbouring properties, has consideration been given to reducing the grade. Ms. Sinclair stated that the engineers have been working to address that grade and they can be prepared to speak to when this matter comes back or to planning staff. Mayor Lennox inquired about the balcony set back to the lot line. Is the setback to the main part of the building or the balcony? Ms. Sinclair stated that the setback is to the building. The balconies are slightly closer but still meet the minimum setback, so they are not encroaching into the side yard setback. Mayor Lennox inquired about driveway access and sitelines. Would the site lines have to meet certain requirements to be an acceptable entrance based on prior emergency personnel entry and safety of exit onto our streets. Michael Givens commented that typically site line triangle is considered to make sure there is clear access in and out of the property. Matthew Aston stated that turning radius' would be part of the proposed assessment as far as truck turning standards based on engineering standards. Darren Jones stated that turning radius' are regulated through the Municipal Servicing Standards and Building Code to make sure fire trucks can safely enter and exit the site.

Councillor Burke inquired if the proposed 32 unit plan is the only plan being considered or is there consideration or room to reconfigure the proposal. Ms. Sinclair stated that the proposal is the proposal that the client is proceeding with. Comments received tonight will be reviewed; however, they are not pursuing townhouses. They will look at landscaping, etc. during the site plan process.

#### **OWNERS/APPLICANT**

Little-Rest Farms Ltd. ZBA 21/21

#### **LOCATION OF THE SUBJECT LAND**

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. *The location is shown on the map attached.*

#### **PURPOSE AND EFFECT OF THE APPLICATION**

The purpose and effect of the proposed amendment is to rezone 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.

#### **NOTICE**

Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on July 29th, 2021.

#### **PRESENTATIONS**

Matthieu Daoust, Planner presented the planning report, dated August 16, 2021, prepared by Asavari Jadhav, Junior Planner & Matthieu Daoust, Planner, County of Wellington, Township of Wellington North

##### 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).

#### PROPOSAL

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

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

No correspondence was submitted or tabled for Council's review.

### **REQUEST FOR NOTICE OF DECISION**

The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the by-law must submit a written request.

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

Hailey Keast of Van Harten Surveying was present to answer any questions regarding the application.

### **COMMENTS/QUESTIONS FROM COUNCIL**

No comments or questions from Council regarding the application.

### **ADJOURNMENT**



RESOLUTION: 010-2021

Moved: Councillor McCabe

Seconded: Councillor Burke

*THAT the Public Meeting of August 23, 2021 be adjourned at 8:43 pm.*

CARRIED

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CLERK

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MAYOR