

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING MINUTES – JANUARY 10, 2022 @ 2:00 P.M.
VIA WEB CONFERENCING <https://www.youtube.com/watch?v=CrzsOngho0U>**

Members Present:	Mayor: Councillors:	Andrew Lennox Sherry Burke Lisa Hern Steve McCabe Dan Yake
Staff Present:	Chief Administrative Officer: Director of Legislative Services/Clerk: Deputy Clerk: Director of Finance: Director of Operations: Manager of Environment and Development Services: Manager of Transportation Services: Community Recreation Coordinator: Manager of Recreation Services: Deputy Chief Building Official: Development Clerk: Economic Development Officer: Human Resources Manager: Director of Fire Services: Senior Planner: Senior Planner:	Michael Givens Karren Wallace Catherine Conrad Adam McNabb Matthew Aston Corey Schmidt Dale Clark Mandy Jones Tom Bowden Brian Corley Tammy Pringle Dale Small Chanda Riggi Chris Harrow Jessica Rahim Mathieu Daoust

CALLING TO ORDER - Mayor Lennox

Mayor Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest declared.

OWNERS/APPLICANT

Avila Investments Ltd. – ZBA25/21

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is legally described as Part Parks lots Q & R, Survey MacDonald's Mount Forest, Part Lot 2, Concession WOSR, Divisions 3 & 4, geographic Arthur Township, being Parts 1 on Reference Plan 61R-7881, Township of Wellington North. The property is approximately 31.1 ha (76.8 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 lands from Industrial Site Specific Holding (H)M1-26 & (H)M1-27 and Natural Environment Site Specific (NE-28) zone to Site Specific Low Density Residential (R1B-xx) zone, Low Density Residential (R1C-xx) zone, Medium Density Residential (R2-xx) zone, High Density Residential (R3-xx) zone, Highway Commercials (C2-xx) zone and Open

Space (OS) zone. This rezoning is a condition of the Draft Plan of Subdivision 23T-13002.

NOTICE

Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies, posted on the subject property and posted in the Wellington Advertiser on December 16th, 2021.

PRESENTATIONS

- Jessica Rahim, Senior Planner, County of Wellington, Township of Wellington North
 - Planning Report dated January 4, 2022

An application to amend the Zoning By-law to implement the proposed Draft Plan of Subdivision 23T-13002 has been submitted to the Township. The purpose of this report is to provide the Township with an overview of the above reference zone amendment application and 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. A meeting will be held at a future date for Council to consider the proposed amendment to the zoning by-law.

Location

The land subject to the proposed amendment is situated in the Urban Centre of Mount Forest (Wellington North) and is legally described as Part Parks lots Q & R, Survey MacDonald’s Mount Forest, Part Lot 2, Concession WOSR, Divisions 3 & 4, geographic Arthur Township, being Parts 1 on Reference Plan 61R-7881, Township of Wellington North. The property is approximately 31.1 hectares.

Proposal

The proposed Zoning By-law amendment will rezone the subject lands from Industrial Site Specific Holding (H)M1-26 & (H)M1-27 and Natural Environment Site Specific (NE-28) zone to:

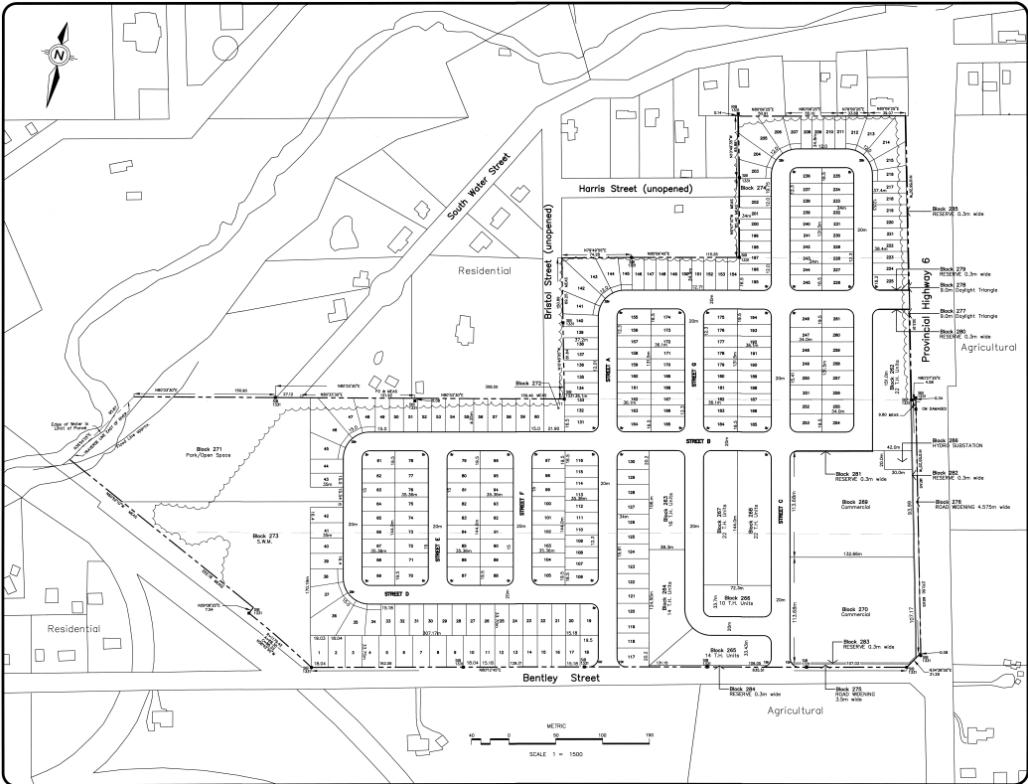
- Low Density Residential (R1B) zone;
- Site Specific Low Density Residential (R1B-xx) zone;
- Site Specific Low Density Residential (R1C-xx) zone;
- Site Specific Medium Density Residential (R2-xx) zone;
- Site Specific High Density Residential (R3-xx) zone;
- Site Specific Highway Commercials (C2-xx) zone; and
- Open Space (OS) zone

The Subdivision (23T-13002) was draft approved on October 2, 2018. The details of the Draft Plan of Subdivision are as follows:

Table 1: Land Use Schedule:

Land Use	Area (Ha)	Units
Single Detached Residential (Lots 1-116, 131-245)	12.296	231
Semi-detached Residential (Lots 117-130, 246-261)	1.672	60
Street Townhouse Units (Blocks 262-268)	3.106	120

Commercial (Blocks 269-270)	2.953	
Park/Open Space Area (Block 271)	2.574	
Walkway (Block 272 & 274)	0.144	
Stormwater Management (Block 273)	1.722	
Total	31.142	411



Provincial Policy Statement (PPS)
 The subject property is located within the settlement area of Mount Forest. Section 1.1.3.1 of the Provincial Policy Statement states that “settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.” 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.

Under section 2.2.7 of the Growth Plan, new development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that supports the achievement of complete communities.

Wellington County Official Plan Policy Framework

The lands subject to the amendment are designated RESIDENTIAL and HIGHWAY COMMERCIAL with a Special Policy Area PA6-8 in the Urban Centre of Mount Forest. The property is located outside of the defined “built boundary” and therefore is considered a Greenfield area.

Intensification

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

Section 3.3.1 identifies targets and states “the designated greenfield area of the County will be planned to achieve an overall minimum density of not less than 40 residents and jobs per hectare”. This application is located within a greenfield area of Mount Forest and will contribute to and support this target.

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

Section 4.4.3 of the Official Plan encourages intensification in urban centres and further states in subsection a) that the plan supports increased densities in newly developing greenfield areas with a broad mix of housing types.

Section 4.4 of the Plan outlines Housing policies. The main applicable policy, Section 4.4.4, deals with Greenfield Housing, and requires a gross density of at least 16 residential units per gross hectare (6.5 units per gross acre). The development as proposed has 16 units per gross hectare (6.5 units per gross acre).

Section 4.4.5, Affordable Housing, requires a minimum of 25% of new housing units in the County to be affordable. This is to be accomplished mainly through accessory apartments, semi-detached, duplex, townhouse and apartment units. This proposal will exceed this target as 44% of the housing unit types fall into this category.

Residential Designation

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

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

Highway Commercial Designation

The policies of Section 8.6.2 of the Official Plan sets out a number of objectives for highway commercial development including, a) to provide commercial services for the

travelling public, and c) to provide, on a limited basis, convenience facilities to serve the daily needs of the local residents.

Section 8.6.3 of the Plan indicates that residential uses may be permitted within mixed use development provided that commercial uses are located at street level, and land use compatibility can be addressed. The applicants are proposing the commercial blocks in the draft plan of subdivision to have mixed commercial uses on the main floor level and residential dwelling units above.

Special Policy Area PA6-8

PA6-8 Murphy Lands:

“The lands identified as PA6-8 on Schedule “A6-1” may be used for Highway Commercial uses as set out in Section 8.6 of this Plan. Limited retail uses including a retail drug store and financial institution(s), but not including a grocery store, are also allowed. Additional commercial uses may be included in a zoning bylaw provided such additional uses are supported by a market study being completed to the satisfaction of the municipal”.

Wellington North Community Growth Plan

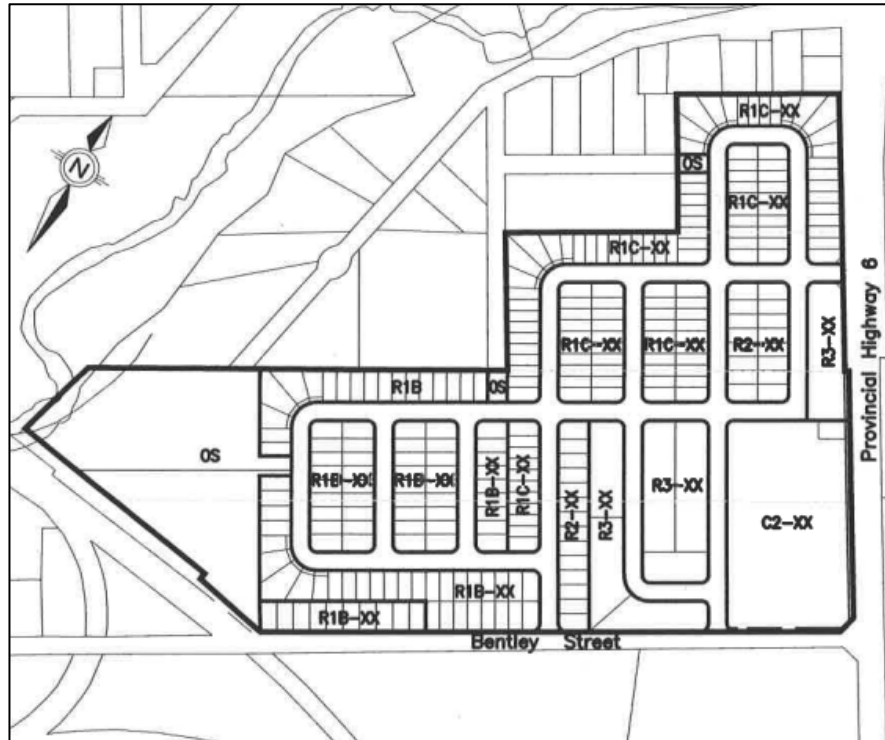
The following relevant Growth Management Goals have been identified:

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

Wellington North Zoning By-law 66-01

The subject lands are currently zoned Industrial Site Specific Holding (H)M1-26 & (H)M1-27 and Natural Environment Site Specific (NE-28). An application to amend the Zoning By-law to implement the proposed Draft Plan of Subdivision 23T-13002 has been submitted to the Township. The amendment would permit the development of 231 single detached lots, 30 semi-detached lots (60 units), 120 street townhouses, two Commercial Blocks, a Park Block and a Stormwater Management Block.

This amendment is also seeking zoning relief to permit reductions in frontage and setbacks and increased building height in the commercial blocks, in order to accommodate the mixed uses on the main floor level and 4 storeys of residential units above for a total of 5 storeys. The proposed zoning and associated site specific criteria is provided below:



	Required	Proposed
R1B Zoning Provisions: LOT FRONTAGE, Minimum EXTERIOR SIDE YARD, Minimum	15 m (49.2 ft) 6 m (19.7 ft)	18 m (59 ft) along Bentley St. 4.5 m (14.76 ft)
R1C Zoning Provisions: EXTERIOR SIDE YARD, Minimum	6 m (19.7 ft)	4.5 m (14.76 ft)
R2 Zoning Provisions – Semi-detached: LOT FRONTAGE, Minimum per dwelling LOT FRONTAGE, Minimum separate lot EXTERIOR SIDE YARD, Minimum	18 m (59 ft) 9 m (29.5 ft) 6 m (19.7 ft)	15 m (49.2 ft) 7.5 m (24.6 ft) 4.5 m (14.76 ft)
R3 Zoning Provisions- Street Townhouse: LOT FRONTAGE, Minimum • Corner lot EXTERIOR SIDE YARD, Minimum	6.5 m (21.3 ft) 14 m (46 ft) 6 m (19.7 ft)	6 m (19.7 ft) 10.5m (34.4 ft) 4.5 m (14.76 ft)
C2 Zoning Provisions: BUILDING HEIGHT, Maximum	12.5 m (41 ft)	18.5 m (60.7 ft)

Holding

The subject lands currently have a holding provision that remains in place. The holding may be lifted as follows:

Council may pass a By-law removing the holding symbol once it is satisfied that the following matters have been adequately addressed:

- I. Adequate municipal services, including a suitable road entrance, are or will be available to the lands
- II. A satisfactory stormwater management plan has been completed, in consultation with the Saugeen Valley Conservation Authority.

Next Steps

Following the Public Meeting, staff will finalize the technical review of the amendment to the zoning by-law. An amending by-law will be forwarded to Township Council for consideration at a later date. If the amending by-law is approved by Township Council at a later meeting, and the appeal period has been met, there are a number of conditions placed on the Draft Plan of Subdivision 23T-13002 that still need to be addressed before construction can begin. The following matters will be brought back to Council, in addition to the amending by-law regarding subdivision 23T-13002:

- Sewage allocation for the subdivision;
- Holding removal report once the provisions are adequately addressed; and
- Development agreement.

Planning staff note that the engineering design details are underway in order to address stormwater management, traffic, grading etc. This will be reviewed by Township Staff before the subdivision agreement can be finalized.

CORRESPONDENCE FOR COUNCIL'S REVIEW

- Danielle Walker, Wellington Source Water Protection
 - Email dated December 17, 2021 (No Objection)
- Edward Duncan Boxall, 250 Harris Street, Mount Forest (addendum A)
 - No objection to rezoning but noted concerns about wet areas in Lots Q and R and on his property
- Peter and Elizabeth Mogenson, 140 South Water St., Mount Forest (addendum B)
 - No objection to rezoning by noted concerns with flooding issues

REQUEST FOR NOTICE OF DECISION

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

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

Barb and Tom Schellenberger, Registered

Questions and concerns:

- Street widths and on street parking. Will there be parking on both sides of the street, or one side only, and how will emergency vehicles be accommodated?
- Sidewalks. Will the sidewalks be on one side of the street only, as per the Township development standards? There is a lot of foot traffic on Bentley Street. Will sidewalks be considered on Bentley Street?
- There are a lot of site-specific relief proposals for side yard, frontage, etc. that will make the development very dense. Where will the semis be located? Will street A on the southeast side be single family dwellings or semis?

- Do we have fire vehicles that can adequately service a situation in the five-storey commercial and residential buildings? The Growth Plan recommends five-storey buildings in the downtown core. Why should there be an exemption in an area that will be highly visible when coming into Mount Forest on Highway 6?
- Noticed that buffering is proposed along the highway and would like to see natural buffering, rather than fencing. Will there be trees along Bentley Street?
- Will 5% of the land be going to the Township for parkland or will it cash? If it is cash, they would like to have the money dedicated to parks and trails in the immediate area. Block 27 is labelled as open space. Will this be for all generations? Blocks 272 and 274 will not be for vehicles. Will this be a trail that will connect the development to the town proper?
- Bentley Street is in poor condition and will deteriorate further with the development. Is there a capital plan by the Township?
- The County of Wellington Active Transportation Plan has conceptual plans for a trail route from #6 going west along South Water, then river, to Wellington Street (Allan & Geddes Survey, shown in recent Consent B85/21). This conceptual drawing could get walkers off Bentley Street.
- Phasing. Will development begin in servicing area?

John Cox, Planning Consultant

- There hasn't been any detailed discussion regarding parking on the streets. Sidewalks will be provided on at least one side of the street. There were never any considerations given to reduce rights of way for internal residential streets.
- The trail system intent was the linkage of Harris and Bristol Street that would facilitate trail linkages and provide access from outside the development as well. There would be potential for tot lots closer to some of the homes than the main park area. The main park area will be partly a natural area leading to the river and some open area which will be available for more active use. Part of the approval process includes a trail plan. Some of the work around the storm water area has taken that into consideration.
- There are some semi lots proposed on the east side of Street A where you enter the development. There are two street accesses to Bentley Street. The first being the commercial blocks and multiple residential; and the second the single detached dwellings.
- Phasing will be driven by what can be done with the access on Highway 6. It is anticipated that initial development will be where the services area.

Elsa Mann, Registered

- Requested that it be noted that an undertaking with the County of Wellington and the OMB stated that the lots fronting onto Bentley Street were to be 60 ft frontage, but they are now 59 ft. frontages.
- There is an opportunity to make this development a part of the community, rather than an appendage. As an example, there is a similar subdivision in the north west part of Elmira that has a connecting walking trailway system behind the properties. This helps to give it a sense of community and not be just a place to house people.
- Agree that natural buffering would be better than fencing.

- What is meant by mixed use of the commercial space? What will be housed there?
- Are there numbers to be extrapolated from the traffic studies happening since March 2020 given that traffic patterns are very different than pre Covid?

John Cox, Planning Consultant

- There is some natural buffering around the perimeter of the property.
- The mixed use proposed is adding the residential to the commercial. It is a Highway Commercial zone and there were some limits put in place when the official plan amendment was done in terms of large scale, specifically a grocery store. Any variation beyond that requires a market impact study. The ground floor must remain commercial.

John Kerr, Project Engineer

- A third party consultant traffic study is underway and is expected to be ready shortly. That will help determine phasing. They will work with the municipality, staff and Council on the phases.
- Stormwater management has been reviewed and approved in principle by the Conservation Authority, Township staff, and a consultant with B.M. Ross. It is currently under review with the Ministry of Environment for an ECA.
- Buffering will retain almost completely the vegetation in the western portion of the park block and the north western portion of the stormwater management block. There won't be any major intrusion into the hedgerows. The hedgerows around the perimeter will be maintained as much as possible. Any trees along the north side of Bentley will be maintained as well as they fit into the development, driveways, etc.

Elsa Mann asked where they can take further questions and concerns. Mayor Lennox explained that there have been public meetings regarding the plan of subdivision where there were significant comments from neighbours recorded. Those comments are still part of the record that staff and the applicant will work with. Further comments can be forwarded to Township staff. Many of the issues will be dealt with in the plan of subdivision, site plan and stormwater management. CAO Givens added that as it related to the initial public meeting and draft plan approval there were thirty-one conditions assigned to draft plan approval. A lot of those conditions address many of the concerns raised. The developer and their consultants must satisfy each condition for the subdivision to move forward. The Subdivision Agreement is the next step and gets into the specifics related to engineer design as part of schedules to the agreement. Council approves the Subdivision Agreement after staff work with the consultant and developer to create the agreement.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor Yake stated that they do have an opportunity to make sure the development does fit into the community. He hoped the developer will take that into account. It will change the dynamics of the entrance into Mount Forest.

Councillor McCabe questioned if there will be a turn lane off Highway 6 onto Bentley Street. Matt Aston, Director of Operations explained that the entrance to Bentley

Street is under the jurisdiction of the MTO and ultimately the traffic impact assessment will be provided to determine what happens at that intersection.

Councillor Burke asked if the 100 ft. environmentally sensitive area can be left undisturbed as it might make a better natural buffer. Mr. Cox explained that the 100 ft buffer goes back to when the property was being proposed as industrial. The subdivision design is not retaining that buffer. The hedgerows around the perimeter will be retained and what is natural will stay natural to the best extent. Ms. Rahim provided mapping to show where the buffer for industrial was located.

Mayor Lennox noted that letters were received regarding drainage issues and asked if there are still considerations in place to help with this. CAO Givens explained that the developers have been very understanding of the concerns raised about the properties along the north property line and drainage issues. What is being proposed can be mitigated; but some of the issues pre-exist the development so the idea that this will correct all the existing conditions should not be assumed. The development will help with those issues but not fully fix issues that have been on those properties for many years. Property owners on South Water Street should also consider what they can do.

Councillor Yake asked if existing property owners must find a solution for themselves. CAO Gives stated that what is being proposed will improve the situation, but it is unknown to what extent. Frank Vanderloo, Engineer, B.M. Ross and Associates, commented that as part of the detailed review of the engineering submissions they are capturing all surface runoff from the development. For properties on South Water Street that abut the development they are installing rear yard storm sewers to capture that water. Most water being captured will be directed to the storm water management pond proposed. Due to grading some properties closer to the Main Street and 140 South Water Street the water cannot go to the stormwater pond. There was an effort to get an easement across properties; but that fell through. They are looking at a storm sewer and ditching going down unopened Harris Street and Bristol Street to direct it to a suitable outlet. It will cut off the catchment area currently going across South Water Street properties. It depends on phasing when this will benefit South Water Street properties. It could be many years before anything is implemented that could help South Water Street properties.

OWNERS/APPLICANT

Township of Wellington North – Housekeeping - ZBA 01/22

LOCATION OF THE SUBJECT LAND

The proposed amendment affects all lands in the Township of Wellington North.

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to provide for Township initiated “housekeeping” amendments to the Comprehensive Zoning By-law as itemized below. Please note this is not a complete list and more information can be obtained at the Township office:

- i) General typographical and mapping corrections.
- ii) Add and update definitions, including clarifying the definition of stacked townhouse.

- iii) Remove and/or amend site specific exemptions for expired garden suites, redundant restrictions and general adjustments.
- iv) Removal of redundant Holding provisions in various zones and added a blanket Holding provision under Section 7.3.

NOTICE

Notices were mailed to the applicable agencies and posted in the Wellington Advertiser on December 16th, 2021.

PRESENTATIONS

- Matthieu Daoust, Planner, County of Wellington, Township of Wellington North
 - Planning Report dated December 20, 2021
 - Chart of Township initiated amendments dated November 23, 2021
 - Draft By-Law (Council to receive for information. By-law to return to future meeting.)

Planning Summary

This housekeeping amendment will introduce changes to the Township of Wellington North Zoning By-law 66-01 to clarify regulations and mapping, improve or refine regulations and correct any typographical inaccuracies. This report provides our preliminary comments on the proposed amendments, while providing an opportunity for further discussion and comments through the public meeting process.

PURPOSE

Housekeeping changes or amendments are intended to keep a zoning by-law relevant with other policy or legislation, user friendly, accurate and manageable. The current Zoning By-law was adopted in 2001 and has undergone four housekeeping amendments (2003, 2009, 2013 and 2018). The 2022 proposed housekeeping changes have been compiled through day to day usage of the document and are to edit, clarify and update the By-law. These housekeeping amendments have been developed in consultation with Township Staff.

PROPOSED CHANGES

Planning Staff have identified the key changes to the By-law below:

Stacked Townhouses

Proposed introduction of a Stacked Townhouse definition and provision: The existing By-law currently does not define or have provisions for stacked townhouses. The proposed addition is to permit stacked townhouses in the R3 zone under the Cluster Townhouse provisions. This change will permit stacked townhouses as of right within the R3 zone. This change will eliminate the need for a site specific zone amendment and stacked townhouses will provide an additional housing type to the residents of Wellington North. The maximum number of units in a row has been kept to six, with the opportunity to have a stacked unit above, bringing the maximum total number of units to 12 in one grouping. From a streetscape perspective this change would provide little to no impact as the proposed change would only alter the structural composition of the townhouse.

Holding By-laws

Consolidation of repetitive Holding provisions in a number of zones as it relates to matters addressing sufficient water and services: The proposed change would consolidate the repetitive Holding provision wording into a blanket Holding provision section under the general regulations section of the Zoning By-law. This change will increase the ease of use of the document.

Additional Residential Units (ARU)

Add wording to clarify that a detached ARU can only be located within an accessory structure and cannot be a standalone unit.

Add additional subsection to clarify the location of the detached ARU to be within 60m of the main residence. This ensures the ARU remains within the building cluster and decreases potential severance requests. Planning Staff note that an ARU may not be severed from a property under provincial policy and the County Official Plan.

Housekeeping Items

All of the proposed Township initiated amendments are set out in the attached chart, maps and draft By-law. The proposed amendments are intended to correct topographical errors, keep the by-law current and user friendly by introducing new criteria, enhance customer service by expediting appropriate development, maintain the effectiveness of the Zoning By-law and reduce the number of Committee of Adjustment applications.

Next Steps

Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final report and By-law for Councils consideration.

CORRESPONDENCE FOR COUNCIL'S REVIEW

Michael Oberle, Saugeen Conservation, email dated January 5, 2022 (no objection)

REQUEST FOR NOTICE OF DECISION

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

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

Barb Schellenberger inquired if five-storey buildings will be allowed everywhere in Wellington North, or just the downtown core. Mr. Daoust, Senior Planner, explained the amendment is for stacked townhouses with a maximum height of 10.5 metres.

COMMENTS/QUESTIONS FROM COUNCIL

No Comments or questions from Council.

OWNERS/APPLICANT

Mary & Paul Bolen - ZBA 02/22

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Part Lot 14, Concession 2, with civic address of 9131 Concession 2. The property is 40 ha (98.8 ac) in size.

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 B77/21, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 1.8 ha (2.7 ac) rural residential parcel with an existing dwelling and a garage. A 39.5 ha (97.6 ac) vacant 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 December 15th, 2021.

PRESENTATIONS

- Jessica Rahim, Senior Planner reviewed Asavari Jadhav, Junior Planner & Jessica Rahim, Senior Planner, County of Wellington, Township of Wellington North
 - Planning Report dated January 4, 2022

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 B77/21, that was granted provisional consent by the Wellington County Land Division Committee in November 2021. The consent will sever 1.8 ha (4.44 ac) rural residential parcel with an existing dwelling and garage from the retained 39.5 ha (97.6ac) 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 as Part Lot 14, Concession 2 with civic address of 9131 Concession 2. The proposal is a condition of a recent severance application B77/21 on the property. The proposed severed parcel is 1.8 ha (4.44 ac) with an existing dwelling and a garage. A vacant agricultural parcel of 39.5 ha (97.6 ac) is retained.

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 B77/21, that was granted provisional approval by the Wellington County Land Division Committee in November 2021. The consent will sever the existing dwelling and garage 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 area. 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 B77/21. 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) and Natural Environment (NE). 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. It was noted that the by-law will be amended by removing the reference to two existing sheds.

CORRESPONDENCE FOR COUNCIL'S REVIEW

No correspondence received

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

- Jeff Buisman, Van Harten Surveying Inc., Agent for Applicant, was available to answer questions regarding the application.

COMMENTS/QUESTIONS FROM COUNCIL

No comments or questions from Council.

ADJOURNMENT

RESOLUTION: 001-2022

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the Public Meeting of January 10, 2022 be adjourned at 4:49 pm.

CARRIED

MAYOR

CLERK

Sent: January 7, 2022 2:40 PM

To: Karren Wallace <KWallace@wellington-north.com>; Cathy Conrad <cconrad@wellington-north.com>; Tammy Pringle <tpringle@wellington-north.com>

Subject: Written submission from Edward Duncan Boxall

Written Submission regarding Township of Wellington North Zoning Bylaw Amendment – Comprehensive Zoning Bylaw 66-01 (to be addressed at the Jan. 10, 2022 meeting at 2:00 p.m.)

From Edward Duncan Boxall

250 Harris St., Mount Forest, Ont. N0G 2L3

Phone Number - [REDACTED]

I, Edward Duncan Boxall am the owner of the home and property at 250 Harris St. running along side part of Lot Q and north of Lot R as shown on the map of the subject lands.

To Township of Wellington North Council:

This is a written submission regarding Part Parks lots Q and R Survey Macdonald's Mount Forest, Part Lot 2, Concession WOSR, Division 3 and 4, geographic Arthur Township being Parts 1 on Reference Plan 61R -7881, Township of Wellington North and its proposed rezoning.

I, Edward Duncan Boxall, have no objection to the rezoning of the subject lands from Industrial Site Specific Holding (H)M1-26 and (H)M1-27 and Natural Environment Site Specific (NE-28) zone to Site Specific Low Density Residential (R1B-xx) zone, Low Density Residential (R1C-xx), Medium Density Residential (R2-xx) zone, High Density Residential (R3-xx) zone, Highway Commercials (C2-xx) zone and Open Space (OS) zone, a condition of the Draft Plan of Subdivision 23T-13002

I own three lots adjacent to Lot R running along Harris St. to Bristol St. For your information I would like you to know that on my property some areas are exceedingly swampy with some quicksand-like sections. In the spring the portion of the subject lands that is represented as Lot Q touching Lot R near the highway can be very wet. It would be beneficial to check the source of all this underground water before proceeding with the installation of infrastructure for future development.

I also request that I be notified of the decision in respect to the proposed Township of Wellington North Zoning Bylaw Amendment – Comprehensive Zoning Bylaw 66-01 when it is available.

I would also like to be kept informed in writing of the progress of this development and when construction would most likely start since I do not have a computer or email access.

Thank you.

Sincerely Edward Duncan Boxall

Written Submission regarding Township of Wellington North Zoning Bylaw Amendment –
Comprehensive Zoning Bylaw 66-01 (to be addressed at the Jan. 10, 2022 meeting at 2:00 p.m.)

From Peter and Elizabeth Mogensen

140 South Water St., Mount Forest, Ont. N0G 2L3

Phone Numbers – [REDACTED]

Email – [REDACTED]

Peter and Elizabeth Mogensen are owners of the vacant lot fronting on Harris St. and running along side part of Lot Q, as well as the owners of the property fronting on South Water St. and backing on to Harris St. near Ed Boxall who resides and owns property at 250 Harris St. which is located near both Lot Q and Lot R.

To Township of Wellington North Council:

This is a written submission regarding Part Parks lots Q and R Survey Macdonald's Mount Forest, Part Lot 2, Concession WOSR, Division 3 and 4, geographic Arthur Township being Parts 1 on Reference Plan 61R -7881, Township of Wellington North and its proposed rezoning.

We, Peter and Elizabeth Mogensen, have no objection to the rezoning of the subject lands from Industrial Site Specific Holding (H)M1-26 and (H)M1-27 and Natural Environment Site Specific (NE-28) zone to Site Specific Low Density Residential (R1B-xx) zone, Low Density Residential (R1C-xx), Medium Density Residential (R2-xx) zone, High Density Residential (R3-xx) zone, Highway Commercial (C2-xx) zone and Open Space (OS) zone, a condition of the Draft Plan of Subdivision 23T-13002

We do want it noted that after the rezoning we still want to address any issues such as flooding due to snowmelt/rainwater run-off from the subject property onto our properties directly or from snowmelt/rainwater that runs across the corner of Ed Boxall's property from subject lands then across Harris St. and indirectly onto our properties at 140 South Water St. and Harris St.

On May 13, 2018 we met with Mayor Andy Lennox, John Kerr and staff from the Township of Wellington North and Avila Developments regarding drainage issues and a flooding situation that occurred as a result of a fast, heavy rainfall and water run-off in early spring of 2018. Some remedial work was done by Township staff (I.e. digging out a shallow ditch to reroute the rainwater run-off) but we still experience water draining on to our properties (both Harris St. and South Water St.) from subjects lands. With Climate change the conditions were right in 2018 for a heavy rainfall to cause a significant amount of water to run across our properties and to wash out the right of way giving us limited access to our home. We have experienced a flooded basement on two different occasions resulting in the use of insurance to repair damages. On one occasion it cost us \$12 000.00 to repair the damage done to our basement. During various times of the year due to heavy rainfall or snowmelt we have major concerns that a significant flooding situation could occur again.

We have been waiting a long time for a solution to the water run-off situation and for the development of the subject lands. We were told in an email from John Kerr on May 2, 2018 that the proposed subdivision would present a great opportunity to reduce or eliminate historic drainage issues. We are

hopeful that proper drainage solutions will be available in the near future not four, five or ten more years down the road.

We also request that we be notified of the decision in respect to the proposed Township of Wellington North Zoning Bylaw Amendment – Comprehensive Zoning Bylaw 66-01 when it is available.

Sincerely Peter Mogensen and Elizabeth Mogensen