

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING MINUTES – APRIL 11, 2022 @ 2:00 P.M.
VIA WEB CONFERENCING <https://www.youtube.com/watch?v=Af9jm-EIRjI>

Members Present:

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

Staff Present:

Chief Administrative Officer:	Michael Givens
Director of Legislative Services/Clerk:	Karren Wallace
Deputy Clerk:	Catherine Conrad
Director of Operations:	Matthew Aston
Development Technologist:	Tammy Stevenson
Manager of Environment and Development Services:	Corey Schmidt
Community Recreation Coordinator:	Mandy Jones
Manager of Recreation Services:	Tom Bowden
Human Resources Manager:	Amy Tollefson
Economic Development Officer:	Dale Small
Chief Building Official:	Darren Jones
Director of Fire Services:	Chris Harrow
Manager of Development Planning:	Curtis Marshall
Planner:	Matthieu Daoust
Township Engineer:	Dustin Lyttle

CALLING TO ORDER - Mayor Lennox

Mayor Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest declared.

OWNERS/APPLICANT

John & Helena Klassen

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Part Park Lot 8, and has frontage on Wellington Rd 109, Geographic Arthur Township. The portion of the property subject to the proposed amendment is approximately 0.49 ha (1.21 ac) in size.

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone a portion of the subject lands to permit a single detached dwelling on the property. The property is currently zoned Highway Commercial with a site specific provision (C2-14) which permits tourist commercial uses. The subject lands are currently vacant. 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 March 11th, 2022.

PRESENTATIONS

- Matthieu Daoust, Planner, County of Wellington, Township of Wellington North
 - Planning Report dated March 10, 2022

PLANNING OPINION

The purpose of this zoning amendment is to rezone the subject lands from Highway Commercial Exception (C2-14) Zone to Unserviced Residential (R1A) Zone to permit a single detached dwelling on the property.

Grand River Conservation Authority (GRCA) Staff have identified a significant slope and hazard lands on the subject property. GRCA staff have requested the completion of a geotechnical report before they can provide a final recommendation on the zone change request.

The purpose of this report is to provide the Township with an overview of the above referenced application and provide the comments received to date.

INTRODUCTION

The property subject to the proposed amendment is described as Part Park Lot 8, and has frontage on Wellington Rd 109, Arthur. The portion of the property subject to the proposed amendment is approximately 0.49 ha (1.21 ac) in size and is currently vacant.

PROPOSAL

The purpose and effect of the proposed amendment is to rezone a portion of the subject lands to Unserviced Residential (R1A) to permit a single detached dwelling on the property. The property is currently zoned Highway Commercial with a site-specific provision (C2-14) which permits tourist commercial uses and an accessory single detached dwelling.

ADJACENT PROPERTY

In August 2018, the abutting parcel at 7840 Wellington Rd 109 received zoning approval to permit a single detached residential dwelling on private services. This zoning By-law Amendment rezoned the subject lands from Highway Commercial Exception (C2-14) zone to Unserviced Residential (R1A) zone.

PROVINCIAL POLICY STATEMENT (PPS)

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

WELLINGTON COUNTY OFFICIAL PLAN

The property is within the Arthur Urban Centre and is designated Future Development and Core Greenlands. The objectives for areas designated Future Development are as follows:

- a) to provide for the orderly future development of the unbuilt areas of the Urban Centre;
- b) to limit development of such lands until an Official Plan Amendment including a proper site plan or concept plan for future uses has been submitted and approved;
- c) to prohibit any major development of these lands until the necessary municipal services can be made available to such areas.

The permitted uses within areas designated FUTURE DEVELOPMENT as illustrated on Schedule "A" of the Plan shall be limited to existing uses and the growing of crops including nursery and horticultural crops but does not include greenhouses. Consideration may be given to the creation of a new lot by consent provided such development is in accordance with the policies of this plan.

In regards to the Core Greenlands area, the comments of the Grand River Conservation Area should be considered by Council.

WELLINGTON NORTH ZONING BY-LAW

The subject lands are zoned Highway Commercial Exception (C2-14). Permitted uses in the C2-14 zone include tourist commercial uses and an accessory single detached dwelling. The subject lands are proposed to be rezoned to Unserviced Residential (R1A) to facilitate the construction of a single detached dwelling.

GRCA COMMENTS

Grand River Conservation Authority (GRCA) Staff have identified a significant slope and hazard lands on the subject property. GRCA staff have requested the completion of a geotechnical report and a site plan examining the erosion and steep slope on and adjacent to the site before they can provide a final recommendation on the zone change request.

CONCLUSION

Once the owner has had further discussion and addressed GRCA concerns, Planning Staff will bring a final report and draft By-law for Council's consideration.

CORRESPONDENCE FOR COUNCIL'S REVIEW

- Fred Natolochny, Supervisor of Resource Planning – North & South, Resource Planning, Grand River Conservation Authority
 - Letter dated April 1, 2022 (Recommends Deferral)

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

Mr. Klassen was present to speak to the application. He has not received a response from the GRCA to his inquiry regarding the slope. Most of the property is not on a slope. The back end of the property is sloped with trees. There is no intention to do anything with the woodland. There is no slope where the building will be located.

COMMENTS/QUESTIONS FROM COUNCIL

Mayor Lennox asked if there were any other issues of concern from a planning perspective. Matthieu Daoust, Planner, explained that is the main issue and it is Council decision whether to approve, defer or deny. GRCA has provided these comments and requested this report. He has asked for an explanation on that point. The GRCA standpoint is that without that Geotech report to say if the steep slope is aggressive enough to get a house on site then they are not comfortable with the zone change that would allow a house on the site. They will not provide comments or concerns without that report.

ADJOURNMENT

RESOLUTION: 002-2022

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Public Meeting of April 11, 2022 be adjourned at 2:41 pm.

CARRIED

MAYOR

CLERK