

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING MINUTES – JULY 25, 2022 @ 7:00 P.M.
VIA WEB CONFERENCING**

Members Present:	Mayor:	Andrew Lennox
	Councillors:	Lisa Hern Dan Yake
Member Absent:	Councillor:	Sherry Burke Steve McCabe
Staff Present:		
Interim Chief Administrative Officer/Chief Building Official:		Darren Jones
Director of Legislative Services/Clerk:		Karren Wallace
	Deputy Clerk:	Catherine Conrad
	Director of Finance:	Farhad Hossain
	Economic Development Officer:	Dale Small
Interim Manager Programming & Community Engagement:		Mandy Jones
	Director of Fire Services:	Chris Harrow
	Senior Planner:	Matthieu Daoust

CALLING TO ORDER - Mayor Lennox

Mayor Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest declared.

OWNERS/APPLICANT

Peter & Mary Reeves

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Concession 3, Part Lot 71; RP 60R2149 Pt Part 2. The property is approximately 1.99 ha (4.9 ac) in size.

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to amend the existing Site Specific Residential (R2-58) Zone. This application is seeking to rezone the subject lands to change the minimum required units from 34 to 21. 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 June 28, 2022.

PRESENTATIONS

Matthieu Daoust, Senior Planner, County of Wellington, Township of Wellington North

- Planning Report dated July 25, 2022

PLANNING OPINION

The purpose of the application is to amend the current Site Specific Residential (R2-58) zoning to reduce the minimum residential development density on the property from 34 to 21 dwelling units.

In October 2017, the subject lands were rezoned from Residential (R2) to Site Specific Residential (R2-58) to establish a minimum residential development density of 34 dwellings units. This rezoning was a condition of severance applications B62-65/17 that were granted provisional approval by the Wellington County Land Division Committee. The minimum density was established on the remaining lands, consistent with the Official Plan in order to make up for the lower density (larger lots) that had been removed from the property in 2017.

Council should be satisfied that the proposed zoning amendment is consistent with the Provincial Policy Statement and generally conforms to the County of Wellington Official Plan. Planning Staff attached a zoning by-law amendment to this report for Councils consideration.

LOCATION

The subject property is legally described as Part Lot 71, Concession 3, with frontage on Wellington Street E, Mount Forest. The property is approximately 2.02 hectares (5.0 acres) in size and is currently vacant.

PROPOSAL

The purpose and effect of the proposed amendment is to amend the existing Site Specific Residential (R2-58) zoning to reduce the minimum residential development density on the property from 34 to 21. The applicant has included a concept plan (Figure 2). The proposal includes nine single detached dwellings and six semi-detached dwellings.

PROVINCIAL PLANNING POLICY

The subject property is considered to be 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.

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.

COUNTY OFFICIAL PLAN

The land subject to the amendment is designated RESIDENTIAL in the Urban Centre of Mount Forest. The property is located outside of the defined “built boundary” and therefore is considered a Greenfield area.

Development of Greenfield Areas

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 encourages the 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 and will contribute and support this target.

According to Section 4.4.4, the County in Greenfield areas will encourage increased densities and a broader mix of housing. New developments will be required to achieve densities which promote the overall greenfield density target of 40 persons and jobs per hectare and specifically strive to attain at least 16 units per gross hectare (6.5 units per gross acre) in newly developing subdivisions. The introduction of medium density housing types in new subdivisions and other Greenfield areas is encouraged. As proposed (21 units), the proposed development would yield 10.4 units per gross hectare (4.2 units per gross acre). The current zoning which is consistent with the Official Plan establishes a density of 16 units per hectare.

ZONING BY-LAW

The subject property is zoned Agricultural Site Specific (R2-58). In October 2017, the subject lands were rezoned from Residential (R2) to Site Specific Residential (R2-58) to establish a minimum residential development density of 34 dwellings units as a condition of severance applications B62-65/17.

PLANNING DISCUSSION

Consent Applications B62-65/17

In July 2017, four severance applications (B62-65/17, single detached dwellings) on the Reeve's property were conditionally approved by the County Land Division Committee.

Due to the large lot sizes proposed, the four severance applications achieved a density of 8.57 units per hectare (4 units per acre) which is below the target of 16 units per gross hectare (6.5 units per gross acre) in the Official Plan. An air photo showing the severances and the retained parcel is provided in Figure 2.

County Planning Staff provided comments on the applications recommending that an additional lot be introduced to increase the number of proposed lots to five, which would achieve a density of 12.3 units per gross hectare (5 units per gross acre) and provide a more efficient use of land and services and. The applicant confirmed that their preference was to propose four new lots.

In light of the reduced density proposed, the Township of Wellington North requested a condition of approval which requires that the retained property be rezoned to establish a minimum residential density in accordance with the Official Plan. The intent was that notwithstanding the creation of the four (4) larger lots, the target density in the Official Plan still needs to be achieved across the entire property.

Draft Zoning By-law Amendment

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

The draft By-law includes a requirement that a minimum of 21 units be constructed on the subject lands. Further clarification is also provided in the By-law stating that accessory apartments do not count towards the required number of units. The draft by-law is attached to this report for public viewing and Council's consideration.

CORRESPONDENCE FOR COUNCIL'S REVIEW

- Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection Email dated June 29, 2022 (No Objection)
- Michael Oberle, Environmental Planning Technician, Saugeen Valley Conservation Authority correspondence dated July 21, 2022 (application acceptable)

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

Peter and Mary Reeves were present to answer questions regarding the application. Mr. Reeves stated the proposed development is all single-family dwellings, and he feels they feel these should be normal sized lots for single family homes. They stated that it is not their fault it has taken many years to proceed to this stage and they should not have to change their plan to meet density targets.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor Yake inquired if the planner is okay with this zoning amendment. Matthieu Daoust, Senior Planner, stated that in 2017 the four lots were permitted with the understanding that a condition be put in place for the 34 unit minimum on the retained land to meet the County Official Plan density requirements.

Mayor Lennox asked about the portion of land on the east side that will be untouched. Mr. Daoust commented that it is slated to be a storm water management area. CBO Darren Jones explained that the four lots previously severed are on a force main to get up to the sanitary sewer as the lay of the land does not support gravity feed sewer. Mr. Reeves commented that this development was originally designed in 2007, stating it took ten years to get the four lots and the sewer was designed to do what it does. The subdivision will work on gravity flow. The land on the east side will be retained for storm water management and is not accessible to get sewers to. It will be one straight road that will support gravity flow sewers with single family homes on one side and duplexes on the other. They don't want apartment buildings in this subdivision. Mr. Daoust provided clarity regarding the density. In 2017 when the four severances were requested planning staff had the same concerns for the entirety of the subject lands. The request for the 34-unit density remained stable from 2017 to present date in the Official Plan.

Councillor Hern questioned the lower density. Mayor Lennox asked if it is impossible to attain the higher density? Mr. Daoust stated that Planning staff would be in a position to keep the 34-unit density requirement. The option of two rows of semis was suggested. There are other options to get closer to 34 units.

Councillor Yake stated that the planning opinion says the Council should be satisfied with the proposed zoning amendment. The single-family homes are consistent and would back onto other single-family homes on the west side of the property noting that across the road they put in as many semis as possible without using land to east

and without having to put in a large multiunit apartment building. It fits the area but may be a little shy of the density target. Mayor Lennox commented that there have been developments where more density was proposed and there were comments that higher density should be in greenfield areas, which is what this is. He questioned if Council doesn't ask for the density requirements under the County Official Plan how will there be enough housing that offers greater options in which people can afford. He noted single family homes are out of reach for a large segment of the population. Mr. Reeves stated that if the development had happened in a timely fashion the density requirements would not have to be met, noting in 2017 they were not given any other options. Mary Reeves commented that in other developments with higher density there is hardly room for parking in their driveways, bumpers are hanging out on the street. Councillor Yake remarked that in both Arthur and Mount Forest in the higher density areas the streets are full of cars, and it is difficult to get through. This has nothing to do with this proposal, but it is a valid point and needs to be considered.

OWNERS/APPLICANT

Estate of John Baker (Sean Baker)

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Part Lot 13, Division 2 to 4 EOSR RP 60R1463 Part 1. The property is approximately 36.16 ha (89.3 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 land approximately 1 ha (2.47 ac) from Agricultural Site Specific (A-1) to Agricultural Commercial (AC) to facilitate the construction of a new facility to fabricate farm use equipment. 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 June 29, 2022.

PRESENTATIONS

Matthieu Daoust, Senior Planner and Asavari Jadhav, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated July 20, 2022

PLANNING OPINION

The purpose of this zone amendment is to rezone a portion of the subject land, approximately 1 ha (2.47 ac) to Agricultural Commercial (AC) zone to allow development of a facility for repair and sale of farm use equipment. The applicants are proposing to construct a new 1,244.90 m² (13,400 ft²) facility for repair and sale of farm use equipment. The subject property is approximately 36.16 ha (89.3 ac) in size.

Planning staff have no concerns with the application. The application is consistent with applicable Provincial Policy and generally conforms with the Official Plan. A draft

zoning by-law has been attached to this report for public viewing and Councils consideration.

INTRODUCTION

The subject land is legally described as Part Lot 13, Division 2 to 4 EOSR RP 60R1463 Part 1. The subject property is approximately 36.16 ha (89.3 ac) in size and is currently vacant and farmed. An air photo is shown below in Figure 1.

PROPOSAL

The purpose of this zone amendment is to rezone a portion of subject property approximately 1 ha (2.47 ac) from Site Specific Agricultural (A-1) to Agricultural Commercial (AC) to permit the development of a facility for repair and sale of farm use equipment for the local farming community.

PROVINCIAL PLANNING POLICY

Rezoning's are subject to the Provincial Policy Statement and decisions of a Council are required to be "consistent" with it (Section 4.2). The subject property is considered to be within a PRIME AGRICULTURAL area. Section 2.3.3.1 of the PPS allows for agriculture-related uses provided those uses are compatible with, and shall not hinder surrounding agricultural operations. Agricultural-related uses include "farm related commercial and industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation".

COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURE and CORE GREENLANDS. The identified feature include Saugeen Valley Conservation Authority regulated Hazard Lands. Section 6.4.3 (b) and (c), of the plan provides consideration for secondary uses and agriculture related uses. Agriculture –related uses include "farm related commercial and industrial uses that are small scale and directly related to the farm operation and are required in closed proximity to the farm operation".

Section 6.4.2 of Agriculture First policy states that "As a general rule, land use activities that support agriculture will be encouraged and land use activities that do not support agriculture will be discouraged". We believe that the proposed use meets this intent.

ZONING BY-LAW

The subject lands are zoned Agriculture (A), Site Specific Agriculture (A-1) and Natural Environment (NE). Based on the site plan it appears that the proposed facility is located on the lands zoned Site Specific Agriculture (A-1). The draft by-law proposes to rezone 1 ha (2.47 ac) from Site Specific Agriculture (A-1) to Agricultural Commercial (AC) to be used for a farm equipment repair facility with a sales component. The farm equipment repair and sales facility would fall adequately under the Agricultural Commercial zone criteria.

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

- Michael Oberle, Environmental Planning Technician, Saugeen Valley Conservation Authority correspondence dated July 21, 2022 (application acceptable)

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

Jim Coffey, agent for the applicant, and applicants Cleason and Leroy Shantz, were present to answer questions regarding the application.

Kathy Worthman, 7359 Sideroad 5 East, a resident across the road from the subject property, inquired where the building will be located as she has concerns from a visual and safety perspective. Ms. Worthman expressed concern with road safety as many Mennonites use the road with their bicycles and horse and buggies and also with noise from increased traffic. She would like to see speed reduction on the road and asked about the next steps and timeline for construction. Mr. Daoust, Senior Planner, stated that the building will be near the middle of the property. CBO Jones explained that the location is in the first field from Highway 6 and explained the process of notice of by-law passing, appeal period, by-law considered final after appeal period, site plan approval coming to Council and the building permit being issued.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor Yake questioned if the estate is building this or if the property is being sold. Mr. Coffey, Applicant's Agent, explained that he is working with the estate of Mr. Baker. The Shantz's are looking to relocate their business from West Montrose but do not want to buy the property if this cannot proceed.

Councillor Hern inquired if this is a small-scale size building. Cleason Shantz, applicant, stated that the 13,000 sq. ft. is for two buildings. One shop building and a storage building. They might move dirt this fall and build in the spring of 2023.

Mayor Lennox asked about the nature of the business. Mr. Shantz explained that they repair hay equipment and assemble new hay rakes; they do not manufacture and do not expect to see a lot of extra traffic on the roadway. Mayor Lennox stated that it is suitable in an agricultural zone, yet still close to the Riverstown Industrial area.

ADJOURNMENT

RESOLUTION: 007-2022

Moved: Councillor Hern

Seconded: Councillor Yake

THAT the Public Meeting of July 25, 2022 be adjourned at 8:26 pm.

CARRIED

MAYOR

CLERK