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Plan to
Simply Explore.

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Public Meeting

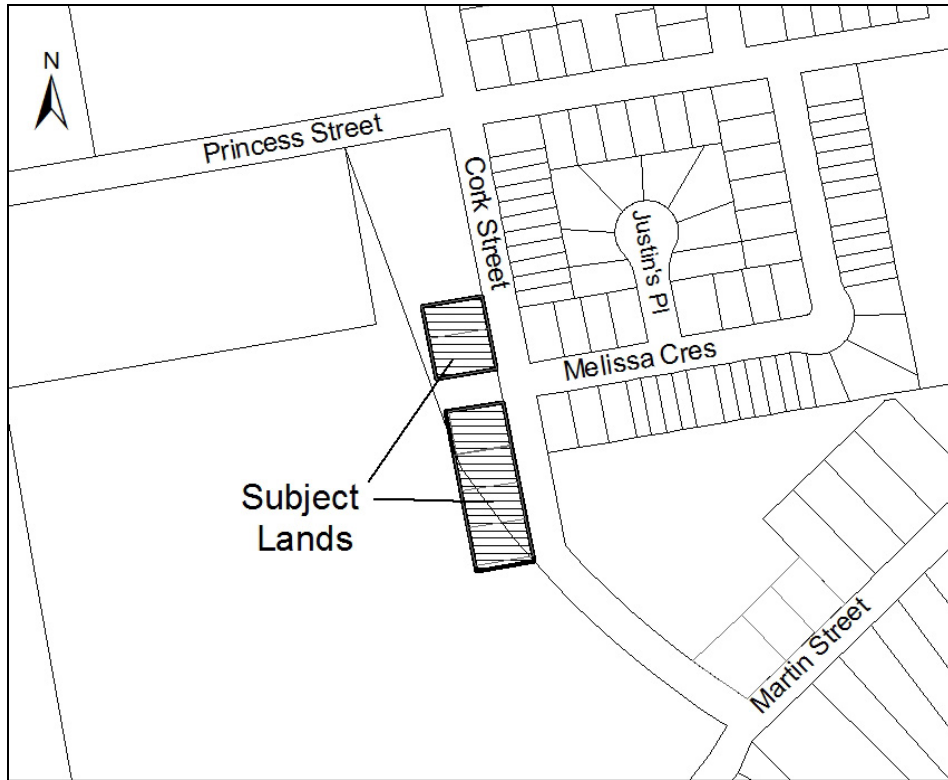
Monday, August 28, 2017 at 7:00 PM

Mount Forest Sports Complex, Plume Room

AGENDA

AGENDA ITEM	PAGE NO.
<p><u>CALLING TO ORDER</u></p> <ul style="list-style-type: none">- Acting Mayor Hern <p><u>DISCLOSURE OF PECUNIARY INTEREST(S) AND THE GENERAL NATURE THEREOF</u></p> <p><u>OWNERS/APPLICANT</u></p> <ul style="list-style-type: none">- South Saugeen Developments Ltd <p><u>LOCATION OF THE SUBJECT LAND</u></p> <p>The land subject to the proposed amendments is described as Part of Park Lots 10, 11 and 12, s/s Princess Street, Part of Park Lots I, K and L, MacDonald's Survey, Geographic Town of Mount Forest. The property is approximately 0.50 hectares (1.23 acres) in size and is currently vacant.</p> <p><u>PURPOSE AND EFFECT OF THE APPLICATION</u></p> <p>The purpose and effect of the proposed amendments are to rezone the subject lands from Future Development FD to Residential R2 to facilitate construction of semi-detached dwellings on six proposed lots (12 units total), and to reduce the required exterior side yard setback requirement. These amendments are required in order to facilitate this proposal.</p>	1

AGENDA ITEM	PAGE NO.
<p><u>NOTICE</u></p> <p>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 27, 2017.</p>	
<p><u>PRESENTATIONS</u></p> <p>Curtis Marshall, MCIP, RPP, Senior Planner</p> <ul style="list-style-type: none"> - See attached report and draft by-law 	2
<p><u>CORRESPONDENCE FOR COUNCIL'S REVIEW</u></p>	
<p>Jim Klujber, Chief Operating Officer, Wellington North Power Inc.</p> <ul style="list-style-type: none"> - Developer to consult for electrical service layout 	9
<p>Emily Bumbaco, Planning Technician, Upper Grand District School Board</p> <ul style="list-style-type: none"> - No objection 	10
<p>Michael Oberle, Environmental Planning Technician, Saugeen Valley conservation Authority</p> <ul style="list-style-type: none"> - Application is acceptable to SVCA Staff (January 4, 2017) - Application is acceptable to SVCA Staff (August 8, 2017) 	11
<p>Patrick J. Kraemer, Duncan, Linton LLP, representing the Township of Wellington North</p> <ul style="list-style-type: none"> - Recommends that the proponent be required to provide proof of conformity with the <i>Environmental Assessment Act</i> for the proposed undertaking prior to any approval for the zoning by-law amendment that may be granted by the Township. 	17
<p><u>REQUEST FOR NOTICE OF DECISION</u></p>	
<p>The by-law will be considered a future regular council meeting. Persons wishing notice of the passing of the by-law must submit a written request.</p>	
<p><u>MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS</u></p>	
<p><u>COMMENTS/QUESTIONS FROM COUNCIL</u></p>	
<p><u>ADJOURNMENT</u></p>	



South Saugeen Development Ltd.



PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development
Department

DATE: August 17, 2017
TO: Mike Givens, C.A.O.
Township of Wellington North
FROM: Curtis Marshall, Senior Planner
County of Wellington
SUBJECT: **South Saugeen Developments Inc.**
Cork Street, Mount Forest
Zoning By-law Amendment - Revised

PLANNING OPINION

The amendment would rezone the subject lands to Residential (R2) and reduce the minimum exterior side yard setback to permit the construction of semi-detached dwellings on 6 lots (12 units total).

Planning Staff are satisfied that the proposal is in general conformity with the County of Wellington Official Plan and we are supportive of the request to rezone the property. A draft Zoning By-law amendment has been prepared for Council's consideration which proposes to rezone the portion of the property (3 lots) which is not located on former railway lands and is not subject to the Record of Site Condition process. A second By-law amendment will be brought forward in the future for the remaining lands (3 lots, former railway land) once it has been confirmed that the *Environmental Assessment Act* requirements (Record of Site Condition) have been met.

LOCATION

The subject property is legally described as Part of Park Lots 10, 11 and 12, s/s Princess Street, Part of Park Lots I, K and L, MacDonald's Survey, Geographic Town of Mount Forest. The property is approximately 0.50 hectares (1.23 acres) in size and is currently vacant.

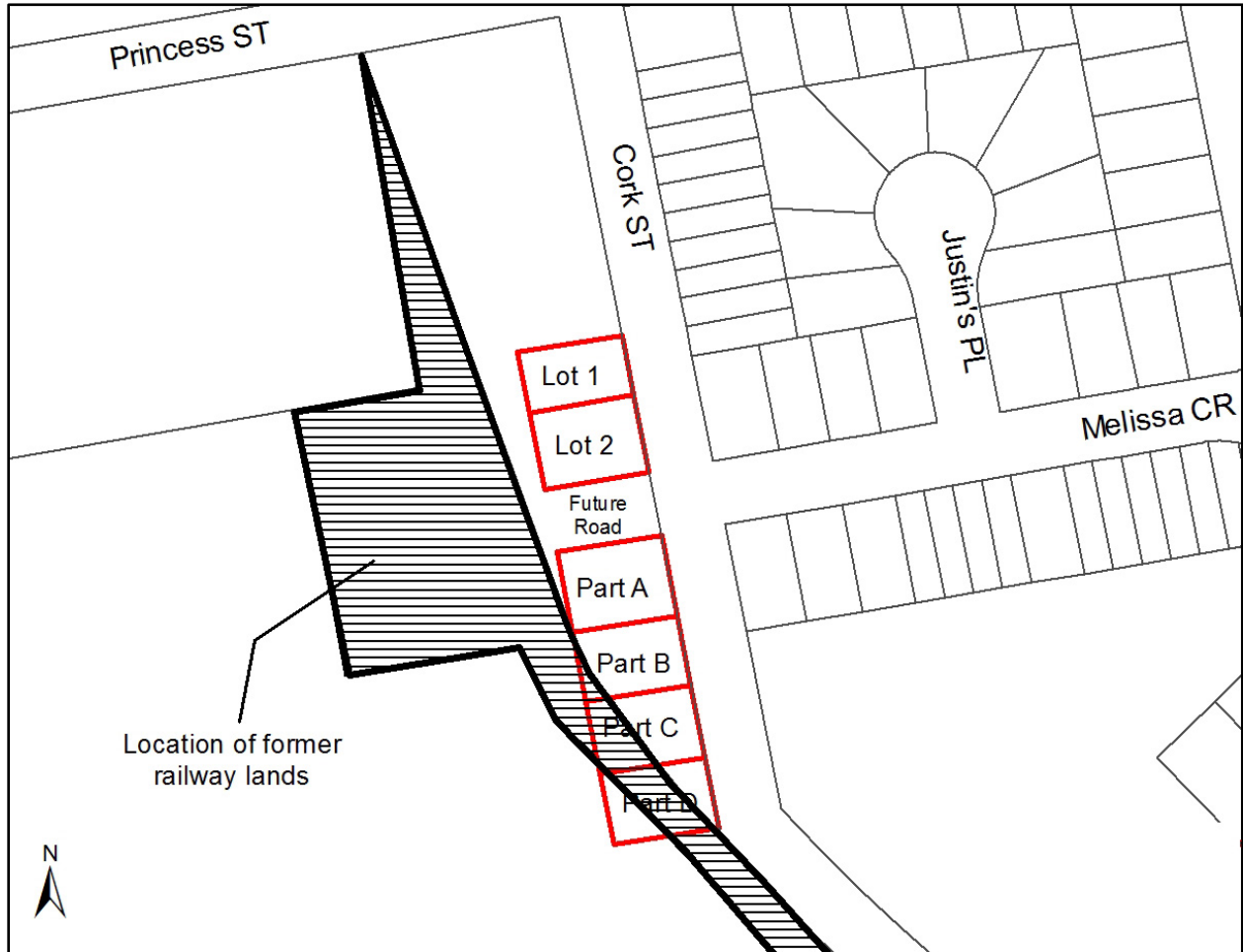
PROPOSAL

The proposal is to rezone the subject lands from Future Development (FD) to Residential (R2) to permit the construction of semi-detached dwellings on 6 proposed lots (12 units total), and to reduce the required minimum exterior side yard setback. This re-zoning application also fulfills conditions of consent applications B125/16, B126/16, B127/16, B55/17, B56/17, and B57/17 which create the 6 lots for the semi-detached dwellings. The application was initially filed in December 2016 for 4 semi-detached lots (8 units). The application was deferred by Wellington North Council in January 2017, pending the filing of a Record of Site Condition (ROC) with the Ministry of the Environment and Climate Change confirming that the requirements of the *Environmental Assessment Act* have been complied with for the lands (i.e. the lands have been

remediated for residential use). A portion of the subject property was formerly used as a railway track.

The application was revised in May 2017 to add two additional semi-detached lots (4 additional units) and to request a reduction to the required minimum exterior side yard setback. A location map is provided below.

Figure 1: Location Map



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.

COUNTY OFFICIAL PLAN

The land subject to the amendment is designated RESIDENTIAL in the Urban Centre of Mount Forest. Section 8.3.1 identifies that the new housing types are needed to provide a greater variety of residential accommodation as well as a more affordable housing supply. It is anticipated that semi-detached, townhouse and apartment dwellings will be developed to respond to this need.

Section 4.5.2 - Contaminated Sites of the Plan states that development will not be permitted on contaminated sites. Development may only be permitted once a contaminated site is restored such that no adverse effect will result from any on-site activity associated with the proposed use. An Ministry of Environment and Climate Change acknowledged Record of Site Condition may be accepted as evidence that a site is not contaminated and no remediation is required.

ZONING BY-LAW

The subject lands are currently zoned Future Development (FD). The applicant has requested to rezone the subject property to Residential (R2) to permit the construction of semi-detached dwellings and to reduce the minimum exterior side yard setback requirement from 7.6 m (24.9 ft) to 6.0 m (19.7 ft). Permitted uses in the Residential (R2) Zone include: single detached dwellings, semi-detached dwellings, duplex, triplex, fourplex, and four unit street townhouses.

A draft Zoning By-law has been prepared for Council's consideration and is attached to this report.

PLANNING DISCUSSION

Semi Detached Dwellings

The applicant has requested to rezone the property to Residential (R2) to permit the construction of semi-detached dwellings. Planning Staff note that the proposed R2 zoning is consistent with zoning for the subdivision directly across from the subject property. A mix of single detached and semi-detached dwellings have been constructed in the neighbourhood.

Density

Section 4.4.4 of the Official Plan encourages new developments to achieve increased densities and a broader housing mix. Section 4.4.4 b) i) sets a target of 16 units per gross hectare (6.5 units per gross acre) which new developments should strive to achieve in greenfield areas. The proposed 6 semi detached lots with 12 total units on 0.5 ha (1.23 acre) of land achieves a density of 24 units per hectare (9.76 units per acre).

Exterior Side Yard Setback Reduction

The applicant has requested to reduce the minimum exterior side yard setback requirement from 7.6 m (24.9 ft) to 6.0 m (19.7 ft). This reduction will be utilized to accommodate the construction of dwellings on the two lots adjacent to the future proposed street (extension of Melissa Crescent). The dwellings to be constructed on Lot A and Lot 2 (see Figure 1 above) will be setback in anticipation of the construction of the future road between the lots. The “exterior side yard” setback is defined as the side yard setback for the dwelling adjacent to a street on a corner lot. Planning Staff have no concerns with the proposed reduction, and note that the intention is to review the exterior side yard setback requirements as part of the next “housekeeping” update to the Township’s Zoning By-law.

Former Railway Lands

Proposed Lots B, C, and D (see Figure 1 above) are located on former railway lands. A Record of Site Condition must be filed with the Ministry of the Environment and Climate Change confirming that the requirements of the *Environmental Assessment Act* have been complied with for the lands (i.e. the lands have been remediated for residential use) prior to the consent applications being finalized and the zoning being amended for these properties. According to the applicant this process is not expected to be completed until later this year.

Proposed Lots 1, 2, and A do not include former railway lands and are not subject to the Record of Site Condition requirements. Development may proceed on these three lots at this time. The draft Zoning By-law amendment attached to this report proposes only to rezone these lands at this time. A second draft Zoning By-law Amendment for the remaining lands (Lots B, C and D) will be forwarded to Council for consideration once the Record of Site Condition process has been completed and the requirements of the *Environmental Assessment Act* have been complied with.

Respectfully submitted

County of Wellington Planning and Development Department



Curtis Marshall, MCIP, RPP
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" Map 3 to By-law 66-01 is amended by changing the zoning on lands described Part of Park Lots 10, 11 and 12, s/s Princess Street, Part of Park Lots I, K and L, MacDonald's Survey, Geographic Town of Mount Forest, as shown on Schedule "A" attached to and forming part of this By-law from:
 - **Future Development (FD) to Residential (R2) and Residential Exception (R2-56)**
2. THAT Section 32, Exception Zone 2 – Mount Forest, is amended by the inclusion of the following new exception:

32.56 Part of Park Lots 10, 11 and 12, s/s Princess Street, Part of Park Lots I, K and L, MacDonald's Survey, Geographic Town of Mount Forest	R2-56	a) Notwithstanding Section 12.2.2.7, the minimum exterior side yard shall be 6.0 m (19.7 ft); b) A minimum side yard setback of 6.0 m is required abutting the proposed street (future extension of Melissa Crescent).
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3. 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.
4. 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 _____, 2017

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2017

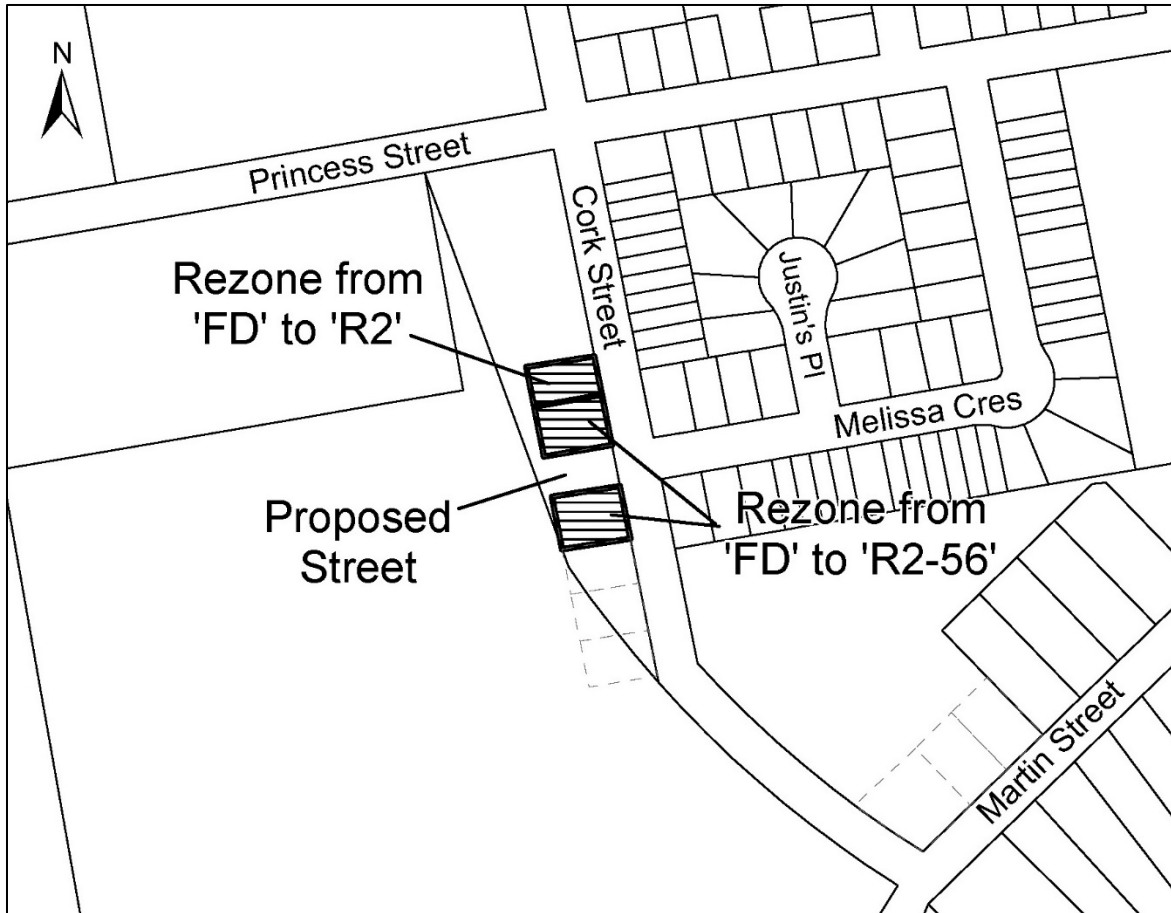
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule "A"



This is Schedule "A" to By-law _____.

Passed this ____ day of _____ 2017

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION OF THE SUBJECT LANDS

The subject lands are legally described as Part of Park Lots 10, 11 and 12, s/s Princess Street, Part of Park Lots I, K and L, MacDonald's Survey, Geographic Town of Mount Forest. The property is approximately 0.24 hectares (0.6 acres) in size and is currently vacant.

THE PURPOSE AND EFFECT of this amendment is to rezone the subject lands Residential (R2) and reduce the minimum exterior side yard setback to permit the construction of semi-detached dwellings on 3 lots (6 units total). A future street is proposed (extension of Melissa Crescent) to be constructed between two of the lots which are rezoned to Residential R2-56.



014

Wellington North Power Inc.

290 Queen Street West, PO Box 359, Mount Forest, ON N0G 2L0
Phone: 519.323.1710 Fax: 519.323.2425 E-mail: wnp@wellingtonnorthpower.com

www.wellingtonnorthpower.com

January 3, 2017

Township of Wellington North
Attention: Darren Jones
7490 Sideroad 7, W
Kenilworth, ON N0G 2E0

RECEIVED

JAN - 6 2017

TWP. OF WELLINGTON NORTH

Dear Mr. D Jones

**Re: Public Meeting January 23rd, 2017
Part of Park Lots 10, 11, and 12, s/s Princess Street, Part of Park Lots I, K
and L MacDonald's Survey, Geographic Town of Mount Forest.**

Please notify the applicant to contact Wellington North Power Inc. (WNP) prior to completion of the building plans to request electrical service layout details and requirements.

Sincerely,

WELLINGTON NORTH POWER INC.
Jim Klujber, Chief Operating Officer



UPPER GRAND DISTRICT SCHOOL BOARD
 500 Victoria Road North, Guelph, Ontario N1E 6K2
 Phone: (519) 822-4420 Fax: (519) 822-2134

Martha C. Rogers
Director of Education

January 11, 2017

PLN: 17-04

File Code: R14

Sent by: mail & email

Darren Jones, CBO
 Township of Wellington North
 7490 Sideroad 7 W
 Kenilworth, Ontario
 NOG 2E0
 djones@wellington-north.com

Dear Mr. Jones;

Re: Proposed Zoning By-law Amendment
Part of Park Lots 10, 11 and 12, s/s Princess Street, Part of Park Lots I, K and L, MacDonald's Survey,
Geographic Town of Mount Forest

Planning staff at the Upper Grand District School Board has received and reviewed the above noted application for a proposed zoning by-law amendment to permit the development of 8 semi-detached dwelling units.

Please be advised that the Planning Department at the Upper Grand District School Board has **no objection** to the application, subject to the following condition:

- Education Development Charges shall be collected prior to the issuance of a building permit.

Should you require additional information, please feel free to contact me.

Sincerely,

Emily Bumbaco
 Planning Technician
 emily.bumbaco@ugdsb.on.ca



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ONLY (*debt@wellington.ca*)

January 4, 2017

County of Wellington Planning and Land Division Committee
Wellington County Administration Centre
74 Woolwich Street
Guelph, Ontario
N1H 3T9

ATTENTION: Deborah Turchet, Secretary – Treasurer

AND

Township of Wellington North
7490 Sideroad 7 West
Kenilworth, Ontario
N0G 2E0

ATTENTION: Darren Jones, CBO

Dear Ms. Turchet and Mr. Jones:

RE: Applications for Consent B120/16 through to B127/16; and
Proposed Zoning By-law Amendment
Unassigned civic addresses
Roll Nos.: 234900000400175 and 234900000400150
Part of Park Lots 10, 11, 12, s/s of Princess St.; Part of Park Lots I, K, & L, MacDonald's Survey; Part of
Division 1 of Lot 2, WOSR
Geographic Town of Mount Forest
Township of Wellington North (Ron Davidson Land Use Planning Consultant Inc., agent)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the Applications for Consent in accordance with the SVCA's mandate and policies and the Memorandum of Agreement between the Authority and County of Wellington related to plan review, and SVCA staff has reviewed the proposed By-law Amendment in accordance with the SVCA's mandate and policies. According to the Notice of an Application for Consent for B120/16 through to B127/16, the proposed severances include lot line adjustments of two current parcels of land, as well as the creation of four new lots. According to The Township of Wellington North Notice of a Public Meeting to Consider Amendments to the Comprehensive Zoning By-law 66-01, the purpose and effect of the proposed amendment is to rezone the lands (proposed Parts A, B, C, and D) from Future Development FD to Residential R2 to facilitate construction of semi-detached dwellings on four proposed lots (8 units' total). The Applications for Consent as well as the proposed Zoning By-law Amendment are acceptable to SVCA staff, and the following comments are offered.



Watershed Member Municipalities
Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

Natural Hazard

In the opinion of SVCA staff, proposed Part A, B, C and D, as part of these applications are not affected by natural hazard features. Furthermore, the two current parcels of land are not designated as Core Greenlands or Greenlands in the Wellington County Official Plan (OP) and are not zoned Natural Environment (NE) in the Township of Wellington North Zoning By-law 66-01. However, a watercourse appears to be located on the proposed Part 7.

Natural Heritage Features

In the opinion of SVCA staff, the natural heritage features and areas affecting the properties include potentially fish habitat, potentially significant woodlands, potentially significant wildlife habitat, and potentially the significant habitat of endangered or threatened species.

Fish Habitat

Proposed Part 7 as well as Proposed Parts A, B, C, and D may be located within the adjacent land to fish habitat. Fish habitat has an adjacent land width of 120m according to the Wellington County OP. The South Saugeen River and its tributaries are considered fish habitat by SVCA staff. Section 2.1.8 of the Provincial Policy Statement (PPS 2014) indicates that, among other things, development and site alteration shall not be permitted on the adjacent lands of fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on fish habitat or on their ecological function. In the opinion of SVCA staff, the potential impacts to fish habitat as a result of this proposal will be negligible, and the completion of an Environmental Impact Study (EIS) is unwarranted as part of these proposals.

Significant Woodlands

SVCA staff are of the opinion that the woodlands on lands adjacent to the west of proposed Part 7 may be considered significant woodlands. Significant woodlands have an adjacent land width of 120m according to the Wellington County OP. In the opinion of SVCA staff, impacts to the significant woodlands as a result of this proposal will be negligible and that the completion of an EIS would serve no useful purpose as no new buildings or structures are proposed in or on the adjacent lands to significant woodlands.

Significant Wildlife Habitat

While there is no County-wide mapping of significant wildlife habitat, it has come to the attention of SVCA staff that significant wildlife habitat may be located on or adjacent to the properties. Section 5.5.1 of the Wellington County OP states in part that development and site alteration shall not be permitted within significant wildlife habitat, unless it has been demonstrated that there will be no negative impacts to the habitat or its ecological functions. However, in the opinion of SVCA staff, an EIS is not necessary to allow development on proposed Part A, B, C, and D as proposed, as SVCA staff does not anticipate any negative impacts to significant wildlife habitat, on those lands as a result of this proposal.

Environmental Impact Study

Please be advised that SVCA staff may recommend that an Environmental Impact Study (EIS) be prepared to address significant natural heritage features prior to future development of the proposed Part 7.

Significant Habitat of Endangered or Threatened Species

It has come to the attention of SVCA staff that habitat of endangered or threatened species may be located on or on the adjacent lands of the properties. Section 2.1.7 of the Provincial Policy Statement (PPS 2014) indicates that development and site alteration shall not be permitted in habitat of endangered species or threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the applicant to ensure the endangered and threatened species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Natural Resources and Forestry (MNRF) for information on how to address this policy.

SVCA Regulation

The majority of the land in question as part of these applications is not subject to the SVCA's Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended).

However, please be advised that the south eastern portion of proposed Part 7, including the watercourse, is subject to the SVCA's Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the *Conservation Authorities Act*, R.S.O, Chap. C. 27, and requires that a person obtain the written permission of the SVCA prior to any "development" in a Regulated Area or alteration to a wetland or watercourse.

"Development" and Alteration

Subsection 28(25) of the *Conservation Authorities Act* defines "development" as:

- a) *the construction, reconstruction, erection or placing of a building or structure of any kind,*
- b) *any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure increasing the number of dwelling units in the building or structure,*
- c) *site grading, or*
- d) *the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere*

According to Section 5 of Ontario Regulation 169/06, as amended, alteration generally includes the straightening, diverting or interfering in any way the existing channel of a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

County of Wellington Planning & Land Division Committee
Applications for Consent B120/16 through to B127/16; and
Proposed Zoning By-law Amendment
(Ron Davidson Land Use Planning Consultant Inc., agent)
January 4, 2017
Page 4 of 4

To determine where the SVCA's areas of interest is located associated with our Regulation on the properties, please refer to the SVCA's online mapping program, available via the SVCA's website at <http://eprweb.svca.on.ca>. Should you require assistance, please contact our office directly.

Permission for Development or Alteration

If development or alteration including construction, reconstruction, conversion, grading, filling or excavation is proposed within the areas of interest associated with our Regulation, the SVCA should be contacted, as permission may be required. However, please be advised that development, proposed as part of these applications, on proposed Part A, B, C, and D will not require permission from the SVCA.

Conclusion

All of the plan review functions listed in the Agreement have been assessed with respect to the applications. The Applications for Consent B120/16 through to B127/16, and the proposed Zoning By-law Amendment are acceptable to SVCA staff. We trust this information is helpful. Should questions arise, please do not hesitate to contact this office.

The SVCA would appreciate receiving notice of the decisions to the above referenced planning applications.

Sincerely,



Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO\

cc: Jana Poechman, Wellington County (via email)
Karren Wallace, Clerk, Township of Wellington North (via email)
Ron Davidson Land Use Planning Consultant Inc., agent (via email)
John and Aline Padfield; and South Saugeen Development Ltd. c/o John Padfield (via email)
Steve McCabe, Authority Member, SVCA (via email)



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ONLY (township@wellington-north.com)

August 8, 2017

Township of Wellington North
7490 Sideroad 7 West
Kenilworth, Ontario
N0G 2E0

ATTENTION: Darren Jones, CBO

Dear Mr. Jones:

RE: Proposed Zoning By-law Amendment
Unassigned civic addresses
Roll Nos.: 234900000400175 and 234900000400150
Part of Park Lots 10, 11, 12, s/s of Princess St.; Part of Park Lots I, K, & L, MacDonald's Survey
Geographic Town of Mount Forest
Township of Wellington North (Ron Davidson Land Use Planning Consultant Inc., agent)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the revised application in accordance with the SVCA's mandate, and the Saugeen Valley Conservation Authority Environmental Planning and Regulations Policies Manual, Approved May 16, 2017. According to The Township of Wellington North Notice of a Public Meeting to Consider Amendments to the Comprehensive Zoning By-law 66-01, the purpose and effect of the proposed amendment is to rezone the lands from Future Development FD to Residential R2 to facilitate construction of semi-detached dwellings on six proposed lots (12 units total), and to reduce the required exterior side yard setback requirement. Authority staff provided comments to the Township of Wellington North and the County of Wellington dated January 4, 2017 regarding the proposed zoning by-law amendment and the associated Applications for Consent B120/16 through to B127/16. Please refer to that letter for more details on the properties. SVCA staff do not have updated comments regarding this application. The proposed zoning by-law amendment is acceptable to SVCA staff.

The SVCA would appreciate receiving notice of the decision to the above referenced planning application.

We trust you find this information helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,

Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO\



Watershed Member Municipalities

Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

Township of Wellington North
Proposed Zoning By-law Amendment
(Ron Davidson Land Use Planning Consultant Inc., agent)
August 8, 2017
Page 2 of 2

cc: Karren Wallace, Clerk, Township of Wellington North (via email)
Ron Davidson Land Use Planning Consultant Inc., agent (via email)
John and Aline Padfield; and South Saugeen Development Ltd. c/o John Padfield (via email)
Steve McCabe, Authority Member, SVCA (via email)

DUNCAN, LINTON LLP
————— **LAWYERS** —————

IRWIN A. DUNCAN+ • J. DAVID LINTON+ • DAVID M. STEELE
MICHAEL A. VAN BODEGOM • PATRICK J. KRAEMER • DANIEL W. VEINOT
PETER A. HERTZ • THOMAS E. SANDERSON • JERAMIE J.A. GALLICHAN

(+Denotes Professional Corporation)

P.O. BOX 457
45 ERB STREET EAST
WATERLOO, ONTARIO
N2J 4B5

TEL: 519-886-3340
FAX: 519-886-8651
WEBSITE: www.kwlaw.net
EMAIL: pkraemer@kwlaw.net

January 17, 2017

File No. 0040568

Darren Jones, CBCO
THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
7490 Sideroad 7W
Kenilworth ON N0G 2E0

VIA EMAIL (djones@wellington-north.com)

Dear Mr. Jones:

Re: South Saugeen Developments Ltd. – Zoning Amendment

Further to your email of January 10, 2017, we have reviewed the Zoning By-law Amendment Application and other related documents. You asked us to review the requirements for environmental remediation as these lands were formerly part of the Canadian Pacific Railroad lands.

We note in the planning report by Ron Davidson, planner for the proponent, that he identifies that a Phase 2 Environmental Site Assessment was conducted on a portion of the lands, that remediation, including the removal of 950 metric tons of contaminated material were removed and a follow up Phase 3 Environmental Site Assessment was conducted on the property. However, Mr. Davidson does not indicate the timing of such steps and we understand that it may have been sometime in 1998.

We agree with the Township Engineer, Frank Vanderloo that the requirements for environmental assessments and remediation under the *Environmental Assessment Act* have changed since 1998. In addition, we are unaware of the intended use of the property when the Phase 2 and Phase 3 Environmental Site Assessments were completed at that time and whether or not they coincided with the proposed 8 semi-detached dwelling units.

We recommend that the proponent be required to provide proof of conformity with the *Environmental Assessment Act* for the proposed undertaking prior to any approval of the zoning by-law amendment that may be granted by the Township.

Please advise if you have any more specific questions or concerns.

Yours very truly,

DUNCAN, LINTON LLP

A handwritten signature in black ink, appearing to read "Patrick J. Kraemer". The signature is fluid and cursive, with a long horizontal stroke at the end.

Patrick J. Kraemer

PJK/lk

Encl.