

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
SUPPLEMENTARY AGENDA OF REGULAR COUNCIL MEETING
SEPTEMBER 12, 2022 AT 2:00 P.M.**

**PAGE
NUMBER**

ADOPTION OF THE AGENDA

Recommendation:

THAT the agenda and the supplementary agenda for the September 12, 2022 Regular Meeting of Council be accepted and passed.

ITEMS FOR CONSIDERATION

2. PLANNING

- k. Planning Report prepared by Matthieu Daoust, Senior Planner, County of Wellington, dated August 29, 2022, regarding H. Bye Construction Ltd., 108 – 114 Broomer Crescent, Township of Wellington North (Mount Forest), Part Lot Control Exemption Application

Recommendation:

THAT Council of the Corporation of the Township of Wellington North receive the Planning Report prepared by Matthieu Daoust, Senior Planner, County of Wellington, dated August 29, 2022, regarding H. Bye Construction Ltd., 108 – 114 Broomer Crescent, Township of Wellington North - Mount Forest, Part Lot Control Exemption Application.

BY-LAWS

- b) By-law Number 104-22 being a by-law to exempt lands from Part Lot Control, H. Bye Construction Ltd. (108 – 114 Broomer Crescent, Township of Wellington North - Mount Forest)

Recommendation:

THAT By-law Number 103-22 and 104-22 be read a First, Second and Third time and enacted.



PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

DATE: August 29th, 2022
TO: Mayor and Council
Township of Wellington North
FROM: Matthieu Daoust, Senior Planner
County of Wellington
SUBJECT: **Owner: H. Bye Construction Ltd**
Property: 108-114 Broomer Crescent
Township of Wellington North (Mount Forest)
Part Lot Control Exemption Application

The purpose of this proposed part lot control exemption is to allow for the division and conveyance of four townhouse units on separate lots (parts 9-12) and 3m easements will also be created to provide access from Broomer Crescent to the rear yards of the units (parts 13-16).

A deposited reference plan (attached as Schedule 1 to this report) has been submitted showing the proposed four townhouse units and easements.

The subject land is designated Residential in the Official Plan and is zoned Medium Density Residential (R2). The division of land is consistent with Provincial Policy and would conform to the applicable policies of the County Official Plan. The subject property forms part of Draft Approved Plan of Subdivision 23T-15002 (approved in Dec 2018), which described the intent that the property would be divided in the future for townhouses.

The lot areas and lot frontages for the townhouse units are in compliance with the zoning by-law requirements for street townhouses. The applicant has indicated the proposed development is currently under construction.

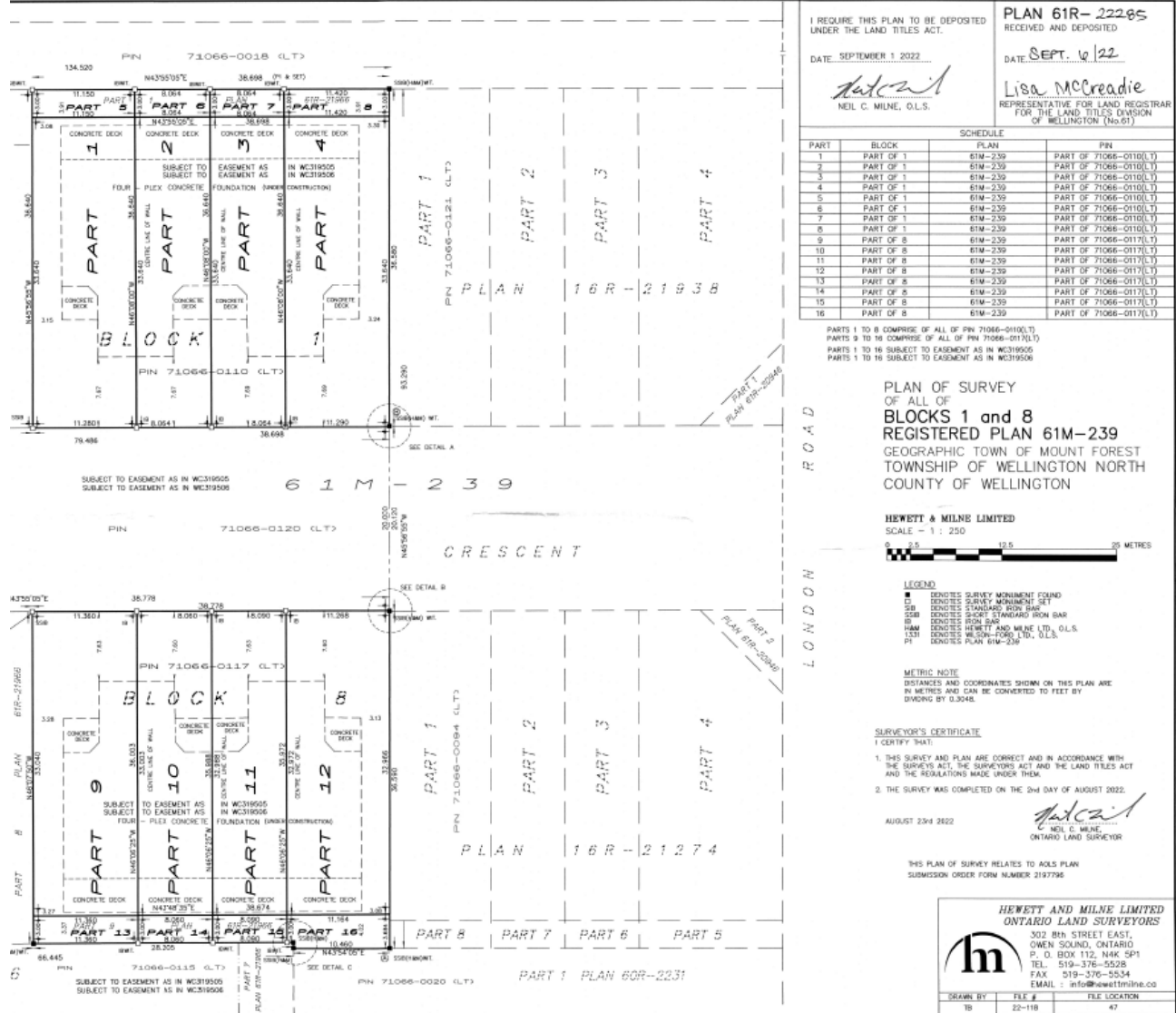
The full description of the parcel and corresponding by-law is listed on the agenda for Council's consideration. Once the By-law is approved by Council it will be forwarded to the County for registration.

Respectfully submitted
County of Wellington Planning and Development Department

A handwritten signature in black ink that reads "Matthieu Daoust".

Matthieu Daoust, MCIP, RPP
Senior Planner

Schedule 1: Deposited Reference Plan



**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

BY-LAW NUMBER 104-22

**BEING A BY-LAW TO EXEMPT LANDS FROM PART LOT
CONTROL H. BYE CONSTRUCTION LTD**

WHEREAS:

- A. Subsection 50(7) of the Planning Act, R.S.O. 1990, c.P.13 (the Act) provides that council may by by-law provide that Subsection (5) does not apply to such land within a registered plan of subdivision as designated by the by-law.
- B. Subsection (7.1) provides that a by-law passed under Subsection (7) does not take effect until it has been approved by the approval authority for purposes of Sections 51 and 51.1 of the Act.
- C. The County of Wellington is the approval authority for the purposes of such sections.
- D. A by-law passed under Subsection (7) may provide that the by-law expires at the expiration of the time period specified in the by-law.

***NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH*** enacts as follows:

- 1. Subsection 50(5) of the Planning Act shall not apply to the following lands during the time that this by-law is in effect:

Part 9, 10, 11 and 12 on Reference Plan 61R-22285 and Parts 13, 14, 15 and 16 on Reference Plan 61R-22285.
- 2. This by-law shall become effective upon the endorsement by The Corporation of the County of Wellington of its said approval of the By-law

3. This by-law shall expire upon the expiration of three years following the date of its passage by council.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 12TH DAY OF SEPTEMBER 2022**

ANDREW LENNOX MAYOR

KARREN WALLACE, CLERK