

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, September 23, 2013

The Public Meeting was held Monday, September 23, 2013 at 7:00 p.m. at the Township of Wellington North Council Chambers, Kenilworth to consider an Official Plan Amendment application.

Present:

Mayor: Raymond Tout
Councillors: Sherry Burke
Mark Goetz
Andy Lennox
Dan Yake

Also Present:

C.A.O.: Michael Givens
Deputy Clerk: Catherine More
Executive Assistant: Cathy Conrad
Township Planner: Linda Redmond

Mayor Tout called the meeting to order. (7:00 p.m.)

Declaration of Pecuniary Interest:

None declared.

Owners/Applicant: 2073022 Ontario Inc. (J. Coffey– Eastridge Landing)

Location of the Subject Lands

The primary subject land is located in the southeasterly part of the Arthur Urban Centre and is legally described as Part of Lots 118 to 121 & Part of Lots 110 to 114, 122, 169 & 170; Part of Lorne Avenue, including a 16.5' reserve at south end of Lorne Ave, Chadwich & Anderson's Survey – Registered Plan 120; Part Lot 1, Concession 1, geographic Township of West Luther, now Township of Wellington North. This land has an area of 6.608 hectares (16.3 acres) and is currently vacant. The second subject land is the parkland area immediately north of the above-noted 16.3 acres and south of the sewage lagoons.

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, September 23, 2013

Page Two

The Purpose and Effect of the Application

The main purpose and effect of the proposed Official Plan amendment is to redesignate the 16.3 acres from Future Development to Residential. The proposed Zoning By-law amendment will rezone this area from Future Development to Residential (R1C & R2). The amendments are required in order to facilitate the proposed Draft Plan of Subdivision (23T-13001). Consideration will also be given to the noted parkland area, redesignating from Industrial to Recreational, and rezoning from Industrial (M1-2) to Open Space.

The applications for an Official Plan Amendment, Draft Plan of Subdivision and Zone Amendment will result in the creation of a mixed density residential development on lands that are currently vacant. Specifically the overall proposal will create 37 single detached residential lots, 19 semi-detached residential lots and 7 townhouse blocks which will accommodate 28 townhouse units. The plan will result in the near completion of the existing residential neighbourhood accessed by way of Schmidt Drive and Eastview Drive. The existing parkland will also be recognized for its current use.

Power of OMB to Dismiss Appeals

If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Wellington before the proposed Official Plan amendment is adopted or in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, or Township of Wellington North before the proposed Zoning By-law amendment is passed, the person or public body is not entitled to appeal the decision of the County of Wellington or the Council of the Township of Wellington North to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Wellington before the proposed Official Plan amendment is adopted or in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, or Township of Wellington North before the proposed Zoning By-law amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

1. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on August 30, 2013.

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, September 23, 2013

Page Three

2. Presentation by:

Linda Redmond reviewed her preliminary planning comments dated September 18, 2013.

The applications for an Official Plan Amendment, Draft Plan of Subdivision and Zone Amendment will result in the creation of a mixed density residential development on lands that are currently vacant. Specifically the overall proposal will create 37 single detached residential lots, 19 semi-detached residential lots and 7 street townhouse blocks which will accommodate 28 townhouse units for a total of 103 residential units. The plan will result in the near completion of the existing residential neighbourhood accessed by way of Schmidt Drive and Eastview Drive.

The Wellington County Official Plan provides consideration for the establishment of new residential areas within the Urban Area of the County. The County Official Plan growth strategy identifies Greenfield density and affordable housing targets within urban areas. This proposal will contribute to and support these targets.

The subject property is located in the southeasterly part of the Arthur Urban Centre and abuts the easterly boundary of the urban centre. This 6.608 hectare (16.3 acre) parcel is legally described as Part of Lots 118 to 121 & Part of Lots 110 to 114, 122, 169 & 170; Part of Lorne Avenue, including a 16.5' reserve at south end of Lorne Ave, Chadwich & Anderson's Survey – Registered Plan 120; Part Lot 1, Concession 1, geographic Township of Luther, now Township of Wellington North.

The subject property is currently zoned Future Development (FD) in the Township of Wellington North Zoning By-law 66-01 and is located within the built boundary of the Arthur Urban area. The surrounding land uses are primarily residential and agricultural. The lands to the north include a municipal park and the Township of Wellington North's sewage treatment lagoons. Lands to the west are developed with detached and semi-detached residential dwellings and the lands east and south are currently farmed.

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, September 23, 2013

Page Four

The purpose of the amendments is to redesignate the subject lands from Future Development to Residential and rezone the lands from Future Development (FD) to Residential (R1C & R2). A draft plan of subdivision has also been submitted. The overall proposal will create 37 single detached residential lots, 19 semi-detached residential lots and 7 street townhouse blocks.

The purpose of the amendments for the Park land is to redesignate the subject lands from Industrial and Future Development to Recreational. These lands formed part of the parkland dedication required at the time of the approval of Phase 1 and 2 of the Eastridge Landing subdivision (23T-89010). The proposed amendment would be considered a minor housekeeping amendment.

These comments should be considered as preliminary input to the public meeting. Final comments will be made after we have received public input and agency comments. The following comments will first address the Official Plan Amendment application, which establishes the principle of the land use. This is followed by the Draft Plan of Subdivision Application, which considers the subdivision of the property in various lots and blocks. The County is the approval authority for both of the above applications. Finally the Zoning By-law application will be addressed, where the approval authority is the Township.

Amendments have been made to the Wellington County Official Plan previously to ensure that the Plan is in conformity with both Places To Grow and Provincial Policy Statement.

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 as follows:

- To encourage growth in urban areas
- To encourage efficient land use and increased densities in Greenfields
- To maintain a healthy balance between jobs and housing to reduce the need for long-distance commuting
- To provide choice for residents and businesses through a variety of growth opportunities...including recreation activities
- To encourage mixed-use development

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, September 23, 2013

Page Five

Section 3.5 of the Plan allocates growth to the local municipalities. Wellington North is anticipated to grow from 11,710 persons in 2006 up to 15,600 persons in 2031. An additional 1640 households are predicted.

Section 4.4.3 of the Official Plan encourages intensification in urban centres and further states in subsection b) that the plan “supports appropriate intensification in all areas within the built boundary.

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 6.5 residential units per acre. The development as proposed has a gross density of 6.4 units/acre, however this minor variance can be justified by the existing road pattern and the existence of a storm sewer easement on the subject lands.

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 and is providing 64% of affordable housing.

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, e) to ensure that an adequate level of municipal services will be available to all residential area’s and g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods”.

Further, the policies of Section 8.3.5 of the Official Plan sets out a number of objectives for medium density development in areas designated Residential, such as density, size and scale of the development and services. In particular section b) states that “the design of the proposed height, setbacks, landscaping and vehicular circulation, will ensure that it will be compatible with existing or future development on adjacent properties”. Site plan approval will be required should the site be proposed for multi residential uses, at which time the design and layout of the site and buildings will be reviewed.

The purpose of the County Official plan amendment is to redesignate an area from Future Development to Residential. Amendments are required to Wellington North Township Schedule A6-2. Please refer to the draft Official Plan amendment.

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, September 23, 2013

Page Six

The County of Wellington's Planning and Development Department has prepared a draft study entitled Comprehensive Review of Residential and Employment – Township of Wellington North. As of October, 2009 housing supply and demand figures indicate that the short term residential land supply in Arthur is adequate. However, the owners of the subject lands are also the owners of an approved draft plan of subdivision referred to as the Elderbrook subdivision. It is the intention of the owners to relinquish approval of this subdivision as part of the draft plan of subdivision for this current application. The Elderbrook subdivision was approved with 91 residential units whereas, the current proposal is 103 residential units.

As stated earlier the owners of the subject lands are proposing to remove approval of the draft plan of subdivision referred to as the Elderbrook subdivision. Recognizing that Arthur has restrictions on its sewage treatment capacity, the lands may have to be placed into a holding zone until such time that services are available.

The County of Wellington has received application No. 23T-13001 for a proposed draft plan of subdivision. The purpose of the draft plan is to consider a proposed residential subdivision of approximately 37 single detached residential lots, 19 semi-detached residential lots and 7 street townhouse blocks which will accommodate 28 townhouse units. Total residential dwellings will equal 103.

The Planning Impact Study submitted with the application indicates that an archaeological impact assessment was completed for the entire property, prior to approval of Phase 1 of the Eastridge Landing subdivision.

A park is not being proposed as part of the residential development. Therefore the developer should be providing "cash-in-lieu" of to the Township.

The purpose of the zoning by-law amendment is to rezone the residential subdivision area to appropriate residential zones. The property is currently zoned Future Development. The proposal is to rezone the subject land to Residential exception (R2 & R1C) which would permit a variety of residential housing types including, single, semi detached and townhouse development. The site specific exception will address reductions in the interior side yards from 1.8m to 1.2m and a reduction in the minimum frontage requirement for the single detached lots from 15m to 12m. This allows recent Greenfield density requirements to be met. The proposed zoning is a continuation of the zoning currently in place in Phases 1 and 2 of the Eastridge subdivision.

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, September 23, 2013

Page Seven

Under the Planning Act, the Township of Wellington North cannot approve the zoning by-law until the related Official Plan amendment is adopted by the County. As such a draft zoning amendment will be presented to Wellington North Council at a later date.

The following technical reports have been prepared in support of the application:

- Preliminary Stormwater Management and Servicing Report (March, 2013) K.J Behm & Associates.
- Planning Impact Study (April, 2013) Black, Shoemaker, Robinson & Donaldson.
- Comprehensive Review of Residential and Employment Growth for the Township of Wellington North (2009) County of Wellington Planning and Development Department.

To date we have received the following comments from circulated agencies:

Grand River Conservation Authority (GRCA) - No objection Subject to Conditions - In comments of August 22, 2013 the GRCA advised of no objection to the proposed OPA or Subdivision subject to 1) the submission of a final SWM and Servicing Report.

Canada Post - No objection - In comments of July 10, 2013 Canada Post indicated that they would provide mail service delivery through Community Mail Boxes.

Bell - No objection Subject to Conditions - In comments of July 17, 2013 Bell indicated that an easement may be required to service the property and this should form a condition of Draft Plan of approval. The Developer must confirm that sufficient wire-line infrastructure is currently available.

Upper Grand District School Board (UGDSB) - No objection - In comments of July 8, 2013 the UGDSB indicated that development charges are applicable, as digital plan of subdivision is required and adequate sidewalks, lighting and snow removal is provided.

Comments are still required from Provincial agencies, the Township's consulting engineer and others. Issues may arise in these reviews that need to be addressed.

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, September 23, 2013

Page Eight

Planning staff had no concerns in terms of the Official Plan amendment or zone amendment at this time. If Council is in support of the Official Plan Amendment, a resolution in support of it should be passed by Council after the public meeting and forwarded to the County along with required records.

3. Review of Correspondence received by the Township:

- Jackie Hope, Planning Department, Upper Grand District School Board
 - Does not object.
- Tammy Pringle, 12 Eastview Drive, Arthur
 - Concern regarding: traffic/sidewalks on Eastview Drive.

4. Mayor Tout opened the floor for any questions/comments.

Nancy Shoemaker, applicant's planner, was present to discuss the application. The proposal is for mixed density residential development. Since Phase 1 was approved there have been changes to the Official Plan regarding higher density. They are working to achieve density that meets the OP and fits with residential. Townhouses will be included in Phase 3. Storm water management block has been designed to accommodate all of the development. The pond will accommodate future land development. The park block, which was set aside during Phases 1 and 2, represents park land dedication for the entire subdivision and is being zoned as parkland. There is no cash in lieu of parkland. There will be a future meeting regarding the zoning amendment.

Mary Jo Marshall, 22 Eastview Drive, Arthur, raised concern that original part of Eastview Drive will see more traffic. The road is not up to current municipal standards. The sidewalk and curb are at least 30 years. As well she is concerned about heavier trucks using the road during construction.

Mayor Tout asked Ms. Redmond why the sidewalks and curbs are not to standard. Ms. Redmond responded that they may have been to standard at the time of construction; but will follow up on it.

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, September 23, 2013

Page Nine

5. Comments/questions from Council.

None

6. Those wishing to be notified of the decision for the Official Plan Amendment must make a written request to the Director of Planning and Development, Gary Cousins, County of Wellington, 74 Woolwich Street Guelph, ON N1H 3T9.

7. Those wishing to be notified of the decision for the Zoning By-law Amendment must make a written request to Cathy More, Deputy Clerk, Township of Wellington North, 7490 Sideroad 7 West, Kenilworth, ON N0G 2E0.

8. Adjournment 7:11 p.m.

DEPUTY CLERK

MAYOR