



Township of Wellington North

P.O. Box 125 • 7490 Sideroad 7 W • Kenilworth • ON • N0G 2E0

Public Meeting

Monday, September 23rd, 2013 at 7:00 p.m.

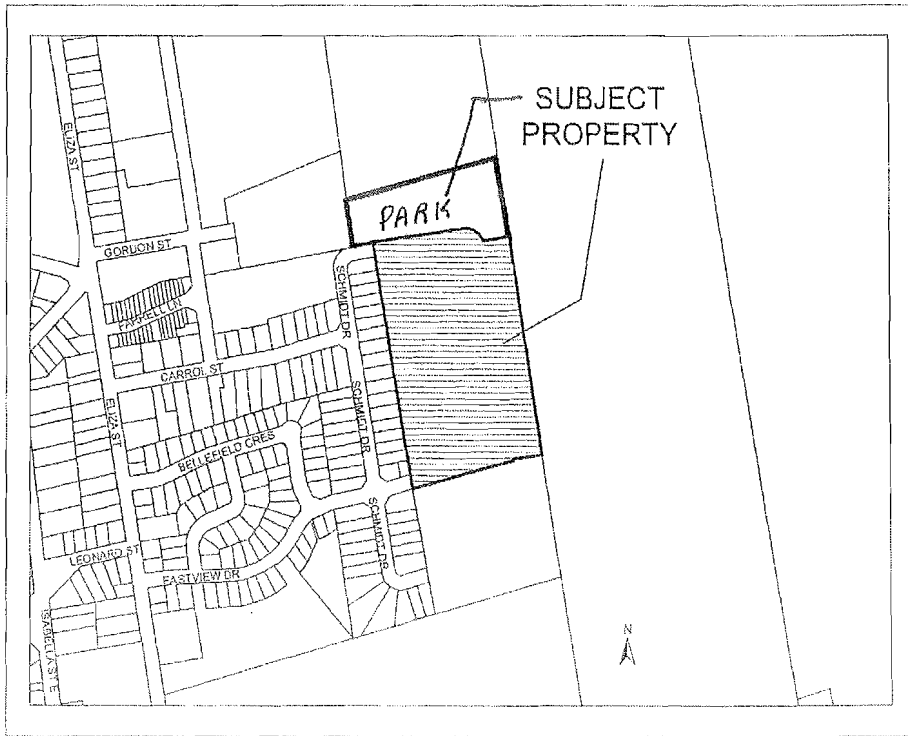
Municipal Office Council Chambers, Kenilworth

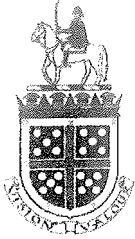
AGENDA

Page 1 of 3

AGENDA ITEM	PAGE NO.
<p>The Mayor will call the meeting to order.</p> <p>Declaration of Pecuniary Interest.</p> <p>Owners/Applicant: 2073022 Ontario Inc. (J. Coffey – Eastridge Landing)</p> <p>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. See location map attached.</p> <p>The Purpose and Effect of the Applications 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.</p>	1

AGENDA ITEM	PAGE NO.
3. Review of Correspondence received by the Township:	
- Jackie Hope, Planning Department, Upper Grand District School Board - Does not object.	16
- Tammy Pringle, 12 Eastview Drive, Arthur - Concern regarding: traffic/sidewalks on Eastview Drive.	17
4. Mayor opens floor for any questions/comments.	
5. Comments/questions from Council.	
6. If you wish to be notified of the decision for the Official Plan Amendment, you 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. If you wish to be notified of the decision for the Zoning By-law Amendment, you must make a written request to Cathy More, Deputy Clerk, Township of Wellington North, 7490 Sideroad 7 West, Kenilworth, ON N0G 2E0.	
8. Adjournment	





September 18, 2013
Mike Givens, C.A.O.
Township of Wellington North
7490 Sideroad 7 W
Kenilworth, ON N0G 2E0

Dear Mr. Givens:

**Re: Preliminary Planning Comments – Eastridge – Wellington North
Official Plan and Zoning By-law Amendments & Draft Plan of Subdivision**

PRELIMINARY PLANNING OPINION

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.

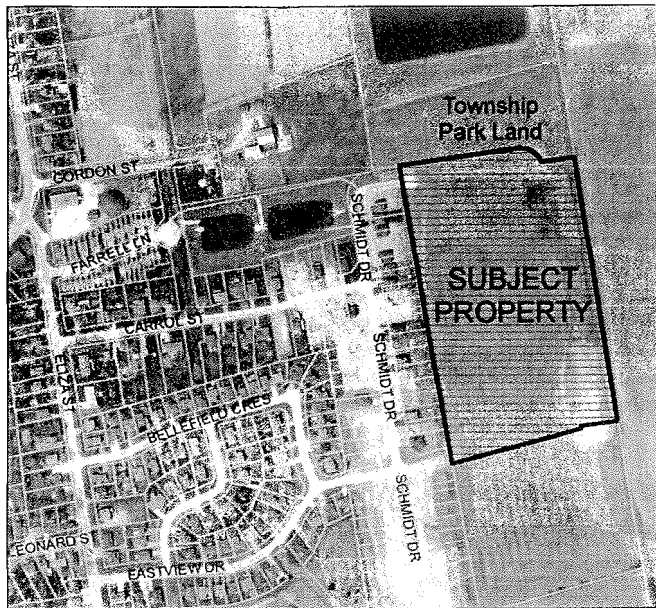
The Wellington County Official Plan provides consideration for the establishment of new residential areas within the Urban Area of the County. The County Official Plan growth strategy identifies Greenfield density and affordable housing targets within urban areas. This proposal will contribute to and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

SUBJECT PROPERTY AND LOCATION

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. (Figure 1)

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

Figure 1 – proposed site



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.

PROPOSAL AND RELATED APPLICATIONS

Proposed plan of subdivision

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.

Township Park Land

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.

PROCESS OVERVIEW

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.

PLACES TO GROW (PTG) AND PROVINCIAL POLICY STATEMENT (PPS)

Amendments have been made to the Wellington County Official Plan previously to ensure that the Plan is in conformity with both PTG and PPS.

WELLINGTON COUNTY OFFICIAL PLAN POLICY FRAMEWORK

Intensification

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

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.

Residential Designation

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.

PLANNING CONSIDERATIONS FOR OFFICIAL PLAN AMENDMENT

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.

Long Term Projected Growth and Residential Supply

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.

Availability of Municipal Services

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.

PLANNING CONSIDERATIONS FOR DRAFT PLAN OF SUBDIVISION

The County of Wellington has received application No. 23T-13001 (Figure 2) 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. (Table 1)

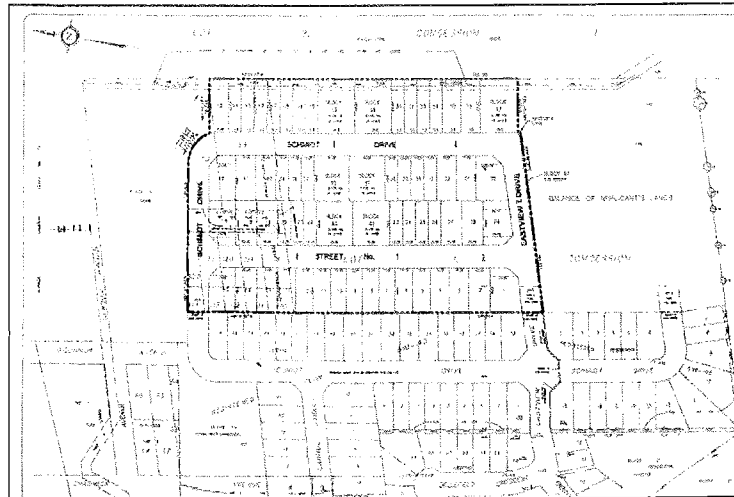


Figure 2 – Proposed Draft Plan of Subdivision 23T-13001

Table 1

Block	Land Use	Units	Area
Lots 3-14, 20-26, 33-39, 44-54	Single Family Residential	37	1.834 ha
Lots 1,2,15-19, 27-32, 40-43, 55,56	Semi-detached Residential	38	1.937 ha
Blocks 57-63	On-Street Townhouses	28	1.050 ha
Block 64	0.300 Reserve		0.005 ha
Streets			1.782 ha
Total		103	6.608 ha

Archaeological Impact Assessment

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

Parkland Dedication

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.

PLANNING CONSIDERATIONS FOR ZONING BY-LAW

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. (Figure 3)

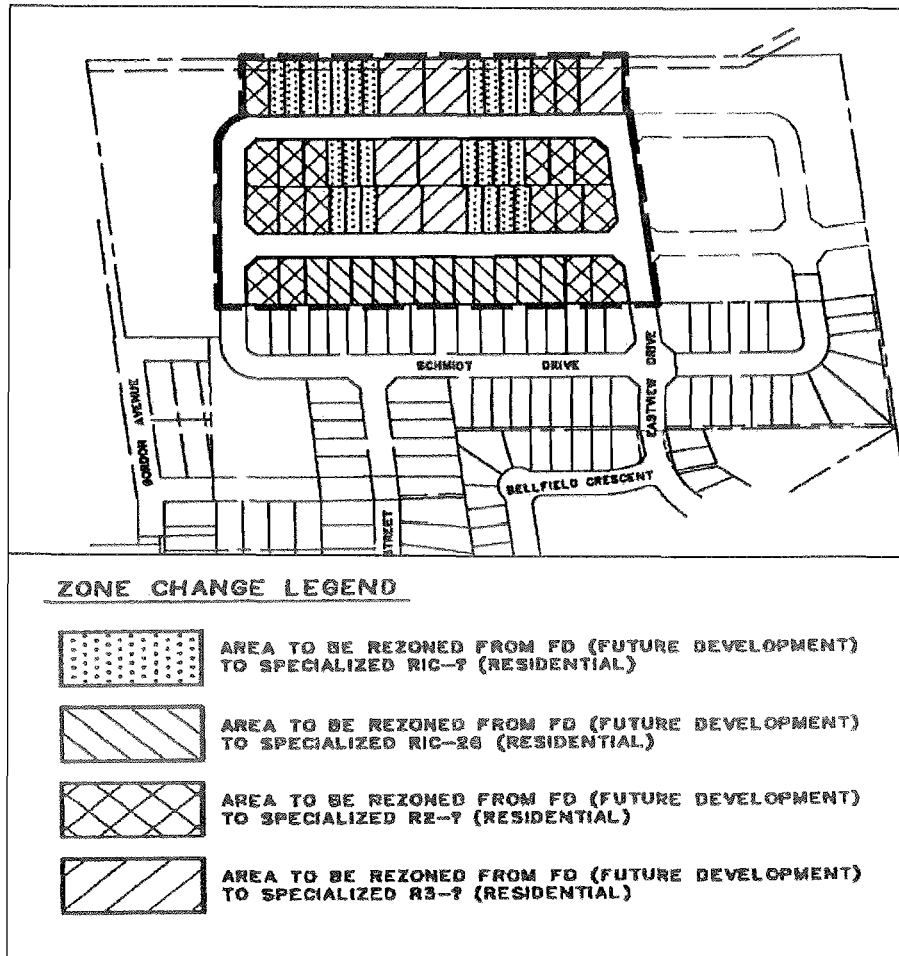


Figure 3 – Proposed zoning

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.

Technical Study Review

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.

Agency Review

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

Agency	Position	Comments
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.

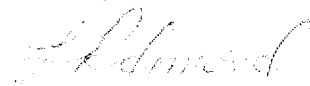
We still require comments from Provincial agencies, the Township's consulting engineer and others. Issues may arise in these reviews that need to be addressed.

CONCLUSION

Staff have 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.

I trust that the above comments will assist Council in this matter.

Sincerely,



Linda Redmond, B.A.
Senior Planner

AMENDMENT NUMBER _____
TO THE OFFICIAL PLAN FOR THE
COUNTY OF WELLINGTON

September 2013

This draft amendment to the Official Plan for the County of Wellington was prepared by the County of Wellington based on information provided by the applicant in support of their application. Please be advised that this amendment may be revised at any point prior to County Council's consideration as a result of public input, agency comments, and further review by the County Planning and Development Department.

THE CORPORATION OF THE COUNTY OF WELLINGTON

BY-LAW NO. _____

A By-law to adopt Amendment No. ___ to the Official Plan for the County of Wellington.

The Council of the Corporation of the Wellington, pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, does hereby enact as follows:

1. THAT Amendment Number ___ to the Official Plan for the County of Wellington, consisting of the attached maps and explanatory text, is hereby adopted.
2. THAT this By-law shall come into force and take effect on the day of the final day of passing thereof, subject to the provisions of the Planning Act, R. S. O., 1990 as amended

READ A FIRST AND SECOND TIME THIS ___ DAY OF _____, 2013.

READ A THIRD TIME AND PASSED THIS ___ DAY OF _____ 2013.

WARDEN

CLERK

AMENDMENT NUMBER _____
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN

INDEX

PART A - THE PREAMBLE

The Preamble provides an explanation of the proposed amendment including the purpose, location, and background information, but does not form part of this amendment.

PART B - THE AMENDMENT

The Amendment describes the changes and/or modifications to the Wellington County Official Plan, which constitute Official Plan Amendment No. _____.

PART C - THE APPENDICES

The Appendices, if included herein, provide information related to the Amendment, but do not constitute part of the Amendment.

PART A - THE PREAMBLE

PURPOSE

The purpose of this proposed amendment is to change the designation of the area identified on Schedule "A" of this Amendment from FUTURE DEVELOPMENT to RESIDENTIAL, to accommodate the development of a proposed draft plan of subdivision within the urban boundary of Arthur. Further a portion of land is to be changed from FUTURE DEVELOPMENT and INDUSTRIAL to RECREATIONAL to recognize a municipal parkland area. The amendment affects Schedule A6-2 – Arthur and there are no proposed textual changes to the policies of the Official Plan.

LOCATION

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) and Industrial 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.

BASIS

The development concept for this site includes the creation of a residential subdivision to include a mix of housing types. The Wellington County Official Plan provides consideration for the establishment of new residential areas within the Urban Area of the County.

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 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. 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 an intensification target within the built boundary of 20% by the year 2015. This proposal will contribute to and support this target.

OTHER APPLICATIONS

Concurrent with the application to amend the County Official Plan, the owners of the subject land have also submitted a rezoning application to the Township of Wellington North to amend the zoning from Future Development (FD) to Residential (R1C & R2) and from Industrial M1-2 to

Open Space or another appropriate zone. A Draft Plan of Subdivision (23T-13001) with the County Planning and Development Department has also been submitted.

The applicant has provided a Storm Water Management and Servicing Report, prepared by K.J. Behm & Associates (March 2013) and a Planning Impact Study prepared by BRS&D (April 2013). The Planning report provides a review of the relevant provincial and local policies and concludes that the proposal is consistent with the policies of the Provincial Policy Statement, is in conformity with the policies of the Growth Plan for the Greater Golden Horseshoe and is in conformity with the policies of the County Official Plan.

PART B - THE AMENDMENT

All of this part of the document entitled **Part B - The Amendment**, consisting of the following text constitutes **Amendment No. ____** to the Official Plan for the County of Wellington.

DETAILS OF THE AMENDMENT

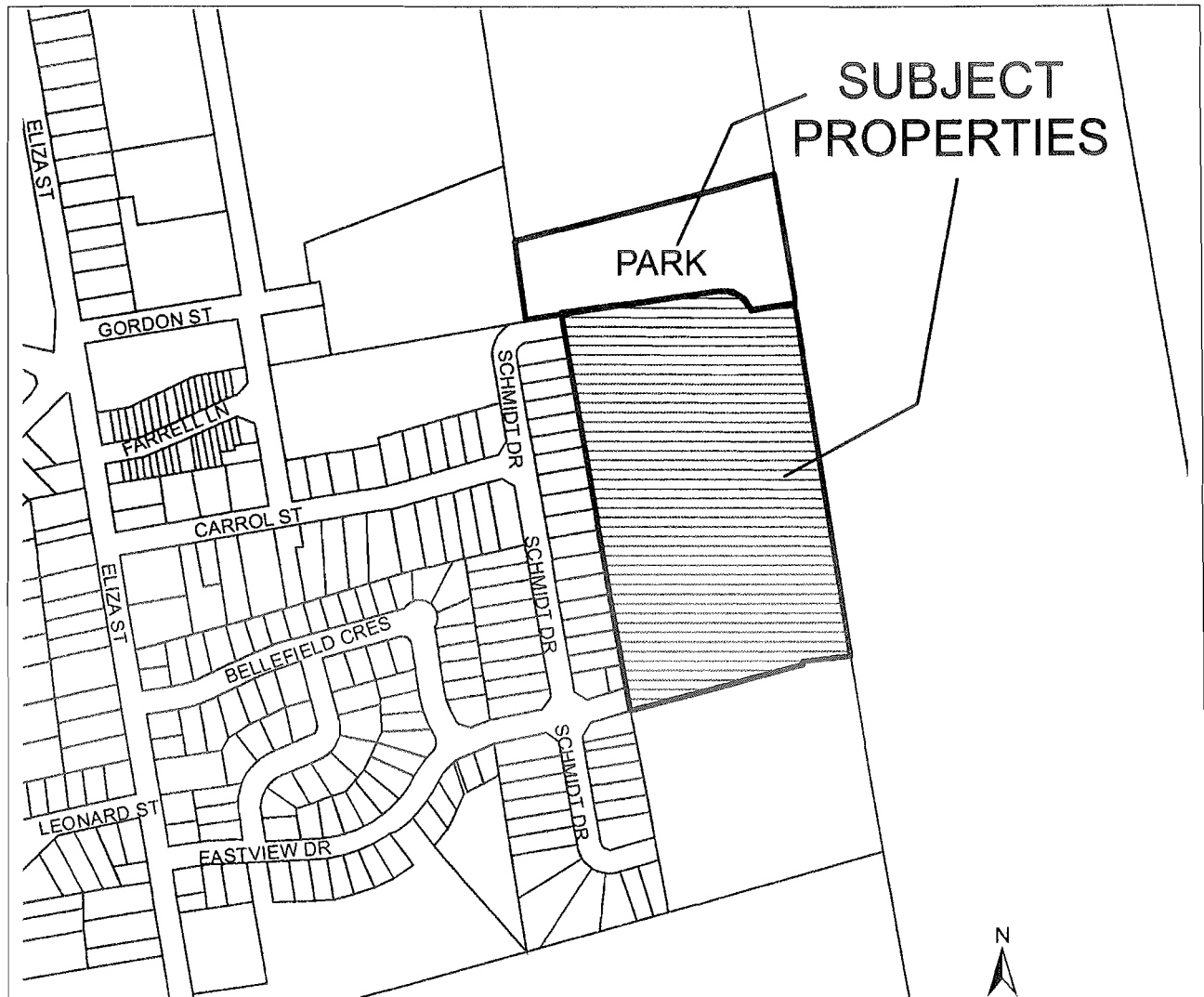
The Official Plan of the County of Wellington is hereby amended as follows:

THAT **Schedule A6-2 (Arthur)** of the County of Wellington Official Plan is hereby amended by redesignating the lands 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., as identified on Schedule "A" of this amendment, from **FUTURE DEVELOPMENT and INDUSTRIAL** to **RESIDENTIAL and RECREATIONAL**.

THE CORPORATION OF THE COUNTY OF WELLINGTON

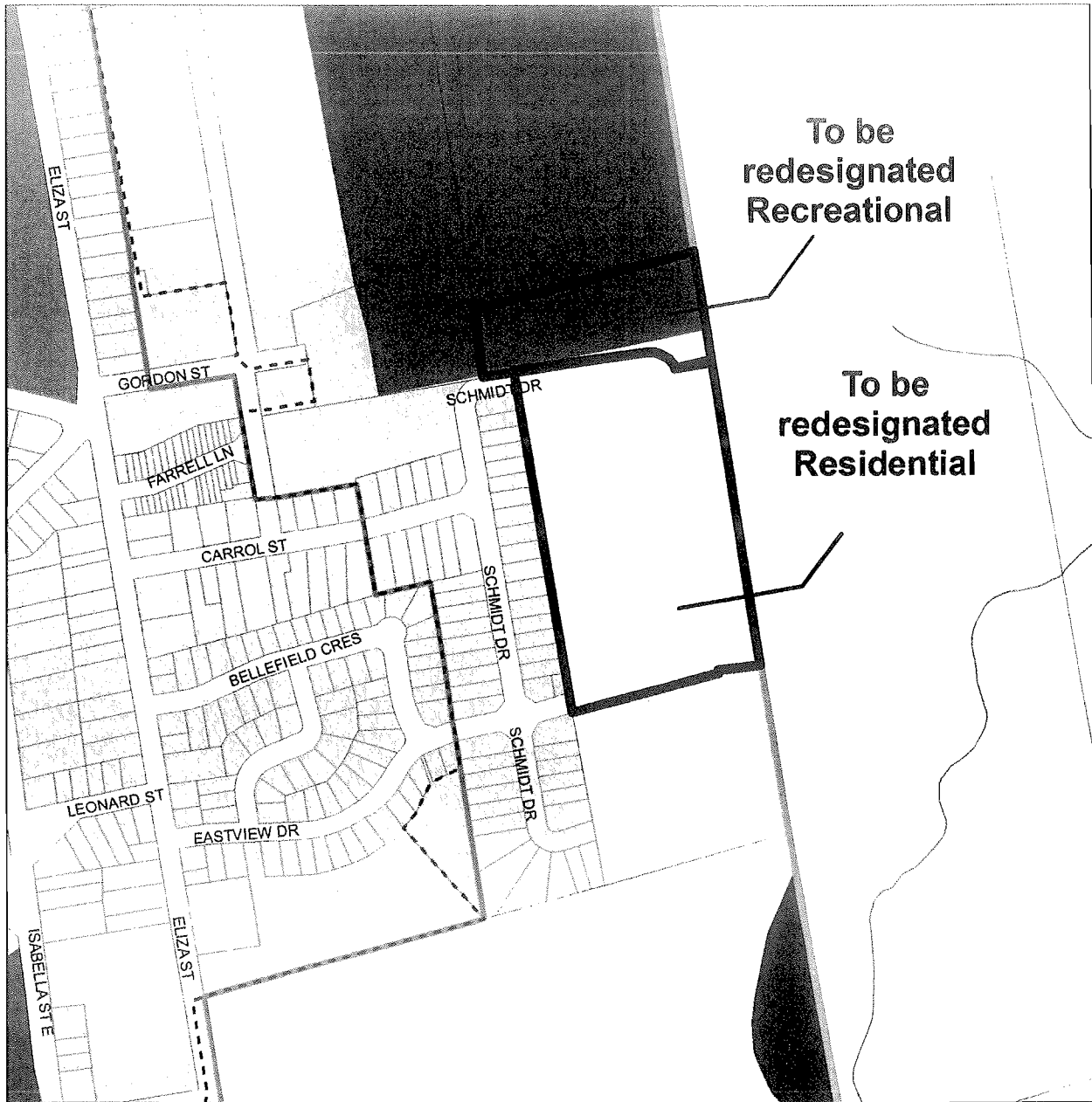
OFFICIAL PLAN AMENDMENT NO. ____

SCHEDULE "A"



Redesignate from Future Development to Residential and Recreational

Amends Schedule A6-2 Arthur



Legend :

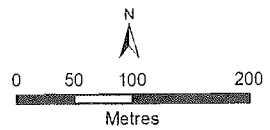
- | | |
|---------------------------|----------------------------|
| Residential | Lakes, Rivers, Streams |
| Highway Commercial | Regulatory Floodline |
| Industrial | Community Improvement Area |
| Central Business District | Policy Area |
| Core Greenlands | Waste Water Facility |
| Recreation | Built Boundary |
| Future Development | |

ARTHUR



Township
of
Wellington North

Schedule A6-2





UPPER GRAND DISTRICT SCHOOL BOARD

500 Victoria Road North, Guelph, Ontario N1E 6K2
Phone: (519) 822-4420 Fax: (519) 826-9534

Martha C. Rogers
Director of Education

July 8, 2013

PLN: 13-38
File Code: R14
Sent by: Mail & Email

Gary Cousins, RPP, MCIP
Director of Planning and Development
County of Wellington
74 Woolwich Street
Guelph, Ontario N1H 3T9

Dear Mr. Cousins;

**Re: Application for Official Plan Amendment OP-2013-02
Application for Approval of a Plan of Subdivision 23T-13001
Eastridge Landing Phase 3, Township of Wellington North**

Staff at the Upper Grand District School Board has received and reviewed the above noted applications dated June 27, 2013.

Staff at the Planning Department of the Upper Grand District School Board *does not object* to the Official Plan Amendment and Plan of Subdivision, subject to the following conditions;

- Education Development Charges shall be collected prior to the issuance of a building permit;
- The developer agrees to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ARC/INFO export or DXF format containing parcel fabric and street network;
- That adequate sidewalks, lighting and snow removal (on sidewalks and walkways) is provided to allow children to walk safely to school or to a designated bus pickup point.

Should you require additional information, please feel free to contact me at (519) 822-4420 x821.

Thank you,

Jackie Hope
Planning Department

Cc: Township of Wellington North
Nancy Shoemaker – BSR&D

Tammy Pringle
P.O. Box 223, 12 Eastview Dr.
Arthur, ON
N0G 1A0

September 18th, 2013

Township of Wellington North
Darren Jones, Building/Zoning Dept.
P.O. Box 125
Kenilworth, ON
N0G 1A0

Dear Darren,

As a resident and home owner on Eastview Drive, in Arthur, I would like to express my concern regarding the expansion of the Eastridge Landing development.

While I am glad to see the town of Arthur growing and developing, I wonder if any consideration has been given to the two streets giving access to this new development, namely Eastview Drive and Carrol Street.

In the 10 years that I have lived on Eastview Drive I have noticed considerable degradation of the pavement on our street. I believe this is due, in large part, to the construction trucks and extra traffic. As this development increases I expect this will get worse.

I am also concerned about the lack of sidewalks on Eastview Drive and wonder if this has also been considered. As more and more, young families move into the new subdivision there are more children walking on our street and more traffic.

I would like to ask that consideration been given to the maintenance of Eastview Drive and the addition of sidewalks for the safety of our citizens.

Sincerely,



Tammy Pringle