



7490 Sideroad 7 W, PO Box 125,  
Kenilworth, ON N0G 2E0

[www.wellington-north.com](http://www.wellington-north.com)

519.848.3620

1.866.848.3620 FAX 519.848.3228

Plan to  
Simply Explore.

[www.simplyexplore.ca](http://www.simplyexplore.ca)

## Public Meeting

Monday, September 25, 2017 at 7:00 PM

Municipal Office Council Chambers, Kenilworth

### AGENDA

AGENDA ITEM	PAGE NO.
<p><b><u>CALLING TO ORDER</u></b></p> <ul style="list-style-type: none"><li>- Mayor Lennox</li></ul> <p><b><u>DISCLOSURE OF PECUNIARY INTEREST(S) AND THE GENERAL NATURE THEREOF</u></b></p> <p><b><u>OWNERS/APPLICANT</u></b></p> <ul style="list-style-type: none"><li>- Allan Sharpe</li></ul> <p><b><u>LOCATION OF THE SUBJECT LAND</u></b></p> <p>The land subject to the proposed amendment is described as Part of Park Lots 7, s/s Sligo Road, Mount Forest. The property is approximately 0.78 hectares (1.94 acres) in size and is currently vacant. The location is shown on the map attached.</p> <p><b><u>PURPOSE AND EFFECT OF THE APPLICATION</u></b></p> <p>The purpose and effect of the proposed amendment is to rezone the subject lands from Industrial M1 to Residential (R3) to facilitate construction of a medium density residential development. The applicant is proposing to construct 20 townhouse units on a private road. Other amendments to setbacks, coverage, buffering etc. may be considered as identified through the review of the application.</p>	1

<b>AGENDA ITEM</b>	<b>PAGE NO.</b>
<p><b><u>NOTICE</u></b></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 September 1, 2017.</p> <p><b><u>PRESENTATIONS</u></b></p> <p>Curtis Marshall, MCIP, RPP, Senior Planner</p> <ul style="list-style-type: none"><li>- See attached report and draft by-law.</li></ul> <p><b><u>CORRESPONDENCE FOR COUNCIL'S REVIEW</u></b></p> <ul style="list-style-type: none"><li>- Jim Klujber, Chief Operating Officer, Wellington North Power Inc.</li><li>- Michael Oberle, Environmental Planning Technician, SVCA</li></ul> <p><b><u>REQUEST FOR NOTICE OF DECISION</u></b></p> <p>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.</p> <p><b><u>MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS</u></b></p> <p><b><u>COMMENTS/QUESTIONS FROM COUNCIL</u></b></p> <p><b><u>ADJOURNMENT</u></b></p>	<p></p> <p>2</p> <p>10 11</p>



7490 Sideroad 7 W, PO Box 125,  
Kenilworth, ON N0G 2E0

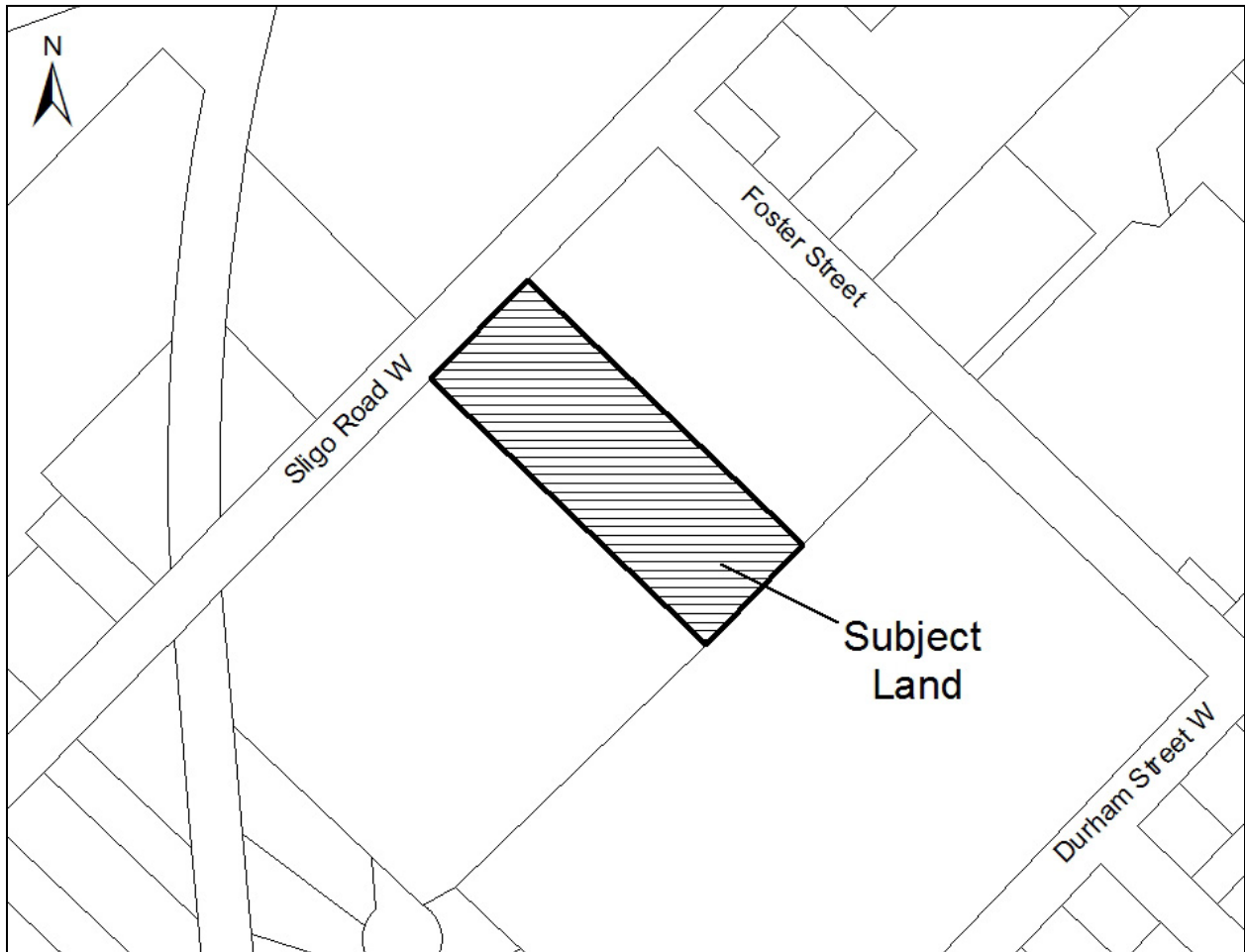
[www.wellington-north.com](http://www.wellington-north.com)

519.848.3620

1.866.848.3620 FAX 519.848.3228

Plan to  
Simply Explore.

[www.simplyexplore.ca](http://www.simplyexplore.ca)



**Allan Sharpe**



## PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

**DATE:** September 19, 2017  
**TO:** Mike Givens, C.A.O.  
Township of Wellington North  
**FROM:** Curtis Marshall, Senior Planner  
County of Wellington  
**SUBJECT:** **Allan & Cathy Sharpe**  
**Sligo Road W., Mount Forest**  
**Zoning By-law Amendment**

### PLANNING OPINION

The purpose of the application is to rezone the subject lands from Industrial (M1) to Residential (R3) to facilitate construction of a medium density residential development. The applicant is proposing to construct 20 townhouse units on a private road.

Planning Staff have no concerns with the application as the rezoning of the property to a residential zone implements the Official Plan residential designation. Furthermore, the development of medium density residential (townhouses) as intensification is consistent with the Provincial Policy Statement, the Growth Plan and meets the criteria of the County Official Plan.

### LOCATION

The subject property is legally described as Part of Park Lots 7, s/s Sligo Road W., Mount Forest. The property is approximately 0.78 hectares (1.94 acres) in size and is currently vacant.

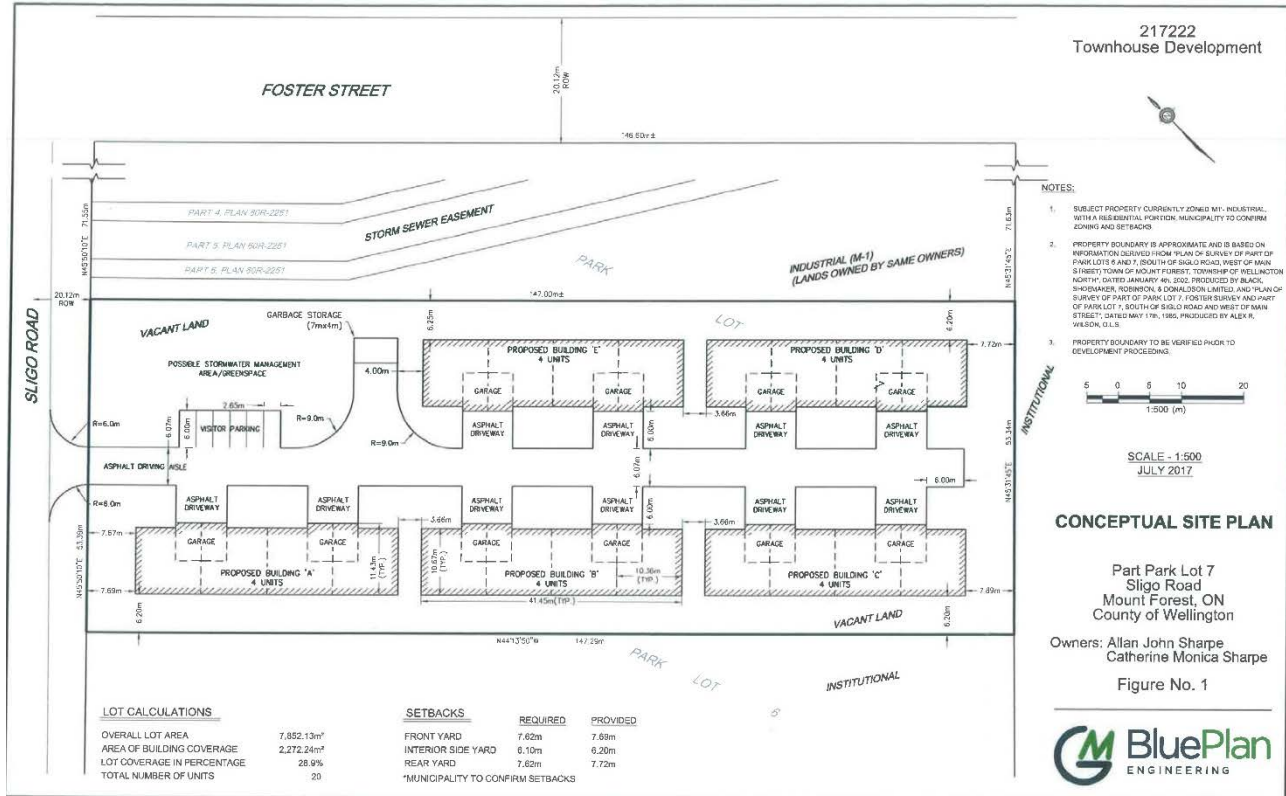
### PROPOSAL

The proposal is to rezone the subject lands from Industrial (M1) to Residential (R3) to facilitate construction of a medium density residential development. The applicant is proposing to construct 20 townhouse units on a private road. An air photo/location map, and the applicants proposed site plan are provided in Figures 1 and 2.



Figure 1: Air Photo/Location Map

Figure 2: Proposed Site Plan



## 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.

## COUNTY OFFICIAL PLAN

The land subject to the amendment is designated RESIDENTIAL in the Urban Centre of Mount Forest.

## 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. It further seeks to identify and promote opportunities for growth in the built up areas of urban centres through intensification and redevelopment where this can be accommodated, taking into account small town scale and historic streetscapes.

Section 3.3.1 identifies targets and states “by the year 2015 and for each year thereafter, a minimum of 20 percent of all residential development occurring annually will be within the

built-up area". This application is located within the built boundary of Mount Forest and will contribute and support this target.

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 including adaptive re-use or redevelopment of brownfields and greyfields".

### **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 areas, f) to minimize potential compatibility issues between residential and other land uses, and g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods".

### **Housing Variety**

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.

### **Medium Density Development**

Section 8.3.5 identifies that medium density development such as townhouses and apartments may be permitted in RESIDENTIAL designated areas provided that:

- a) Development should not exceed 35 units per hectare (14 units per acre) for townhouses;
- b) The design is compatible with existing or future development on adjacent properties;
- c) The site has a suitable size and shape to accommodate the development and required infrastructure;
- d) Adequate services are available;
- e) The development is encouraged to locate on major roadways; and,
- f) Appropriate zoning is provided.

### **ZONING BY-LAW**

The subject lands are currently Industrial (M1). The applicant has requested to rezone the subject property to Residential (R3) to permit the construction of 20 townhouse dwellings on a private road. The Residential (R3) Zone permits Street townhouse, cluster/block townhouses and apartments.

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

## PLANNING DISCUSSION

### Medium Density Development

Section 8.3.5 identifies that medium density development such as townhouses and apartments may be permitted in RESIDENTIAL designated areas provided that specific criteria are addressed. The specific criteria are addressed as follows:

Policy Requirement:	Response:
a) Development should not exceed 35 units per hectare (14 units per acre) for townhouses	The proposed density (20 units) is 25 units per hectare (10.3 units per acre).
b) The design is compatible with existing or future development on adjacent properties;	Adjacent uses include a warehouse/storage building and a school. Site design, landscaping fencing etc. will be reviewed as part of the site plan application and will consider compatibility with adjacent uses.
c) The site has a suitable size and shape to accommodate the development and required infrastructure	The site is 0.78 hectares (1.94 acres) in size which is suitable in size and shape for a townhouse development. Site design, grading, drainage, landscaping etc. will be reviewed as part of the site plan application.
d) Adequate services are available	Municipal servicing is available in Mount Forest. Servicing design and stormwater management will be reviewed as part of the site plan application .
e) The development is encouraged to locate on major roadways;	The property is located on Sligo Road, which is a County Road (arterial road).
f) Appropriate zoning is provided.	The property is proposed to be zoned Residential R3 which provides standards for townhouse dwellings.

### Setbacks Between Townhouse Blocks

The draft By-law includes a proposed reduced minimum setback of 3.0 m (9.8 ft) between townhouse blocks. The By-law currently requires a minimum 9.0 m (30.0 ft) setback between the blocks of townhouses. We have no concerns with the proposed reduction for this proposal as 3.0 m (9.8 ft) will provide for adequate access between buildings. We also note that the intention is to review this setback requirement as part of the next “housekeeping” update to the Township’s Zoning By-law.

**Site Plan Approval**

The proposed development will be subject to Site Plan Review by the Township. Site design, grading, servicing, stormwater management, landscaping, parking, fencing etc. will be reviewed as part of the site plan review.

Respectfully submitted

County of Wellington Planning and Development Department

A handwritten signature in purple ink that reads "C Marshall". The signature is written in a cursive, flowing style.

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 as Part of Park Lots 7, s/s Sligo Road W., Mount Forest as shown on Schedule "A" attached to and forming part of this By-law from:

- **Industrial (M1) to Residential Exception (R3-57)**

2. THAT Section 32, Exception Zone 2 – Mount Forest, is amended by the inclusion of the following new exception:

<b>32.57</b> Part of Park Lots 7, s/s Sligo Road W., Mount Forest		a) Notwithstanding Section 13.2.2.9 c) a minimum of 3.0 m (9.8 ft) shall be maintained between the sides of townhouse blocks.
--	--	---

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 7, s/s Sligo Road W., Mount Forest. The property is approximately 0.78 hectares (1.94 acres) in size and is currently vacant.

**THE PURPOSE AND EFFECT** of this amendment is to rezone the subject lands from Industrial (M1) to Residential (R3) to facilitate construction of a medium density residential development. The applicant is proposing to construct 20 townhouse units on a private road.



**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](mailto:wnp@wellingtonnorthpower.com)

[www.wellingtonnorthpower.com](http://www.wellingtonnorthpower.com)

September 8, 2017

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

RECEIVED

SEP 13 2017

TWP. OF WELLINGTON NORTH

Dear Mr. D Jones

**Re: Public Meeting September 25, 2017  
Part of Park Lots 7, s/s Sligo Road, Mount Forest.**

Wellington North Power Inc. has reviewed the subject notice. Please notify the applicant of the following comments:

1. The applicant is to contact Wellington North Power Inc. prior to completion of site plans to request electrical service requirements.
2. The applicant will be required to enter into a Construction Agreement with Wellington North Power Inc.

Sincerely,

WELLINGTON NORTH POWER INC.  
Jim Klujber, Chief Operating Officer



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*)

September 19, 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 municipal address, Sligo Road  
Roll No. 234900000410201  
Part of Park Lots 7, S/S Sligo Road  
Geographic Town of Mount Forest  
Township of Wellington North (Allan and Cathy Sharpe, owners)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed this proposed zoning by-law amendment 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, the purpose and effect of the application is to rezone the subject lands from Industrial M1 to Residential (R3) to facilitate construction of a medium density residential development. The applicant is proposing to construct 20 townhouse units on a private road. Other amendments to setbacks, coverage, buffering, etc. may be considered as identified through the review of the application. The proposed zoning by-law amendment is acceptable to Authority staff, and the following comments are offered.

#### Natural Hazards

In the opinion of SVCA staff, the property is not affected by natural hazard features, and is not zoned Natural Environment (NE) in the Township of Wellington North Zoning By-law 66-01.

#### Natural Heritage Features

In the opinion of SVCA staff, the natural heritage features and areas affecting the property are potentially significant wildlife habitat, and potentially the significant habitat of endangered or threatened species.



**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

### 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 property. 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. Nevertheless, it is the opinion of SVCA staff that the likelihood that significant wildlife habitat exists on the property is low, and the potential impacts to significant wildlife habitat as a result of the proposed zoning by-law amendment are likely to be negligible. Therefore in the opinion of SVCA staff the preparation of an Environmental Impact Study (EIS) regarding significant wildlife habitat is not warranted for this proposal.

### 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 lands adjacent to the property. 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 land subject to this proposed zoning by-law amendment is not subject to the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). An SVCA Permit will not be required for development on the property.

### **Conclusion**

All of the plan review functions have been assessed with respect to this proposal. 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\

cc: Karen Wallace, Clerk, Township of Wellington North (via email)  
Steve McCabe, Authority Member, SVCA (via email)  
Allan and Cathy Sharpe, owners (via email)