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Public Meeting

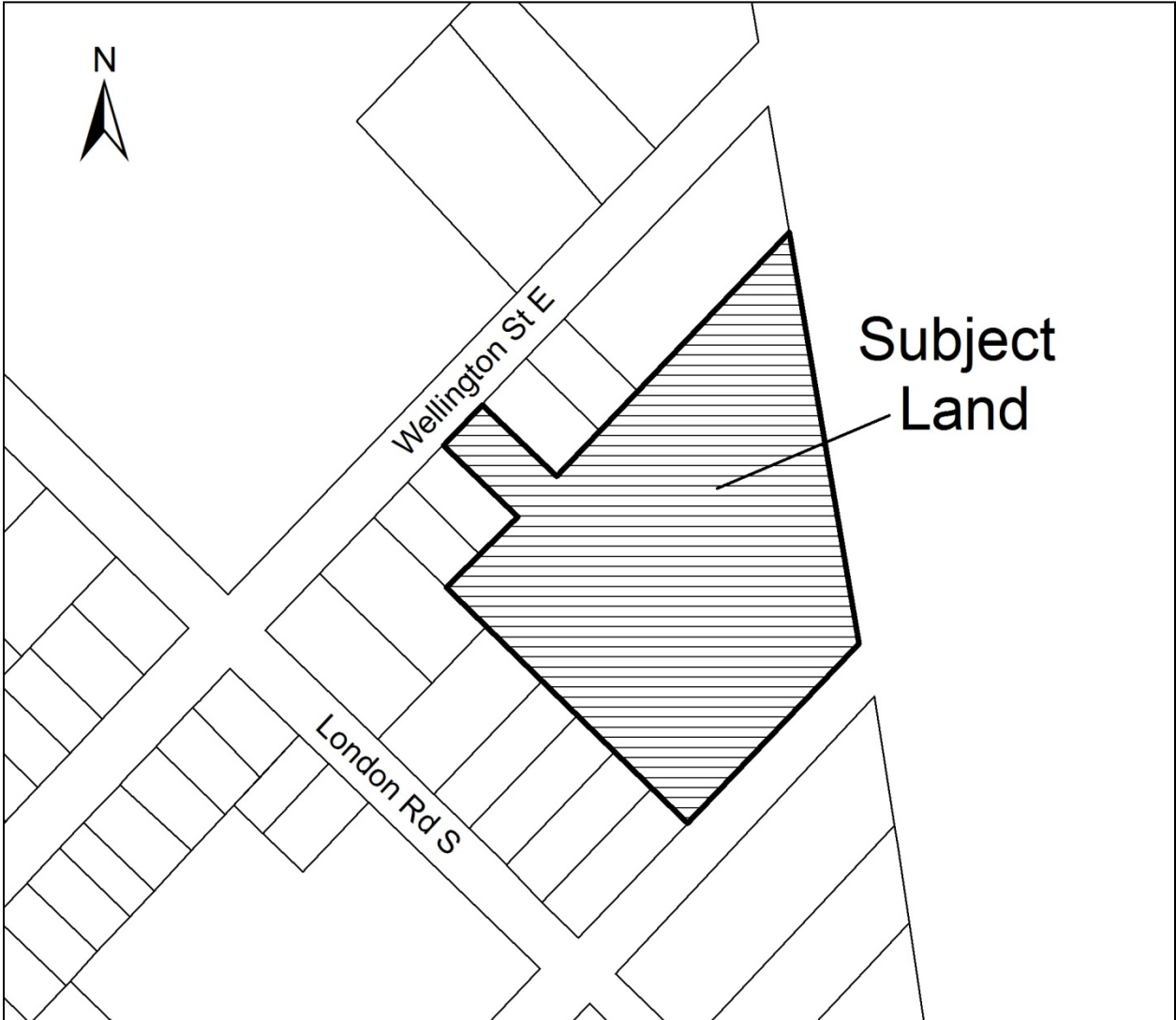
Monday, November 6th, 2017 at 2:00 PM

Municipal Office Council Chambers, Kenilworth

AGENDA

AGENDA ITEM	PAGE NO.
<p><u>CALLING TO ORDER</u></p> <ul style="list-style-type: none">- Mayor Lennox	
<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">- Peter and Mary Reeves	
<p><u>LOCATION OF THE SUBJECT LAND</u></p> <p>The land subject to the proposed amendment is described as Part Lot 71, Concession 3, geographic Egremont Township with frontage on Wellington Street East, Mount Forest. The property is approximately 2.17 hectares (5.38 acres) in size and is currently vacant. The location is shown on the map attached.</p>	1
<p><u>PURPOSE AND EFFECT OF THE APPLICATION</u></p> <p>The purpose and effect of the proposed amendment is to amend the current Residential (R2) zoning to establish a minimum residential development density on the property. This rezoning is a condition of severance applications B62-65/17 that were granted provisional approval by Wellington</p>	

AGENDA ITEM	PAGE NO.
<p>County Land Division Committee. The rezoning is required to ensure that a minimum residential density is achieved on the remaining property in accordance with the County Official Plan once the property is developed in the future.</p>	
<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 October 16th, 2017.</p>	
<p><u>PRESENTATIONS</u></p>	
<p>Curtis Marshall, MCIP, RPP, Senior Planner - See attached report and draft by-law.</p>	<p>2</p>
<p><u>CORRESPONDENCE FOR COUNCIL'S REVIEW</u></p>	
<p>- Jim Klujber, Chief Operating Officer, Wellington North Power Inc.</p>	<p>9</p>
<p><u>REQUEST FOR NOTICE OF DECISION</u></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><u>MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS</u></p>	
<p><u>COMMENTS/QUESTIONS FROM COUNCIL</u></p>	
<p><u>ADJOURNMENT</u></p>	



Peter and Mary Reeves



PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

DATE: October 27, 2017
TO: Mike Givens, C.A.O.
Township of Wellington North
FROM: Curtis Marshall, Senior Planner
County of Wellington
SUBJECT: **Peter and Mary Reeves**
Wellington Street E., Mount Forest
Zoning By-law Amendment

PLANNING OPINION

The purpose of the application is to amend the current Residential (R2) zoning to establish a minimum residential development density on the property. This rezoning is a condition of severance applications B62-65/17 that were granted provisional approval by the Wellington County Land Division Committee.

Planning Staff have no concerns with the application as the rezoning of the property to establish a minimum residential development density implements the Greenfield area policies of the Official Plan and is consistent with Provincial Policy.

LOCATION

The subject property is legally described as Part Lot 71, Concession 3, with frontage on Wellington Street E, Mount Forest. The property is approximately 2.02 hectares (5.0 acres) in size and is currently vacant. An air photo is shown in Figure 1.

PROPOSAL

The purpose and effect of the proposed amendment is to amend the current Residential (R2) zoning to establish a minimum residential development density on the property. This rezoning is a condition of severance applications B62-65/17 that were granted provisional approval by the Wellington County Land Division Committee. The rezoning is required to ensure that a minimum residential density is achieved



Figure 1: Air photo of subject property

across the remaining property in accordance with the County Official Plan (when the property is developed in the future).

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.

Under section 2.2.7 of the Growth Plan, new development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that supports the achievement of complete communities.

COUNTY OFFICIAL PLAN

The land subject to the amendment is designated RESIDENTIAL in the Urban Centre of Mount Forest. The property is located outside of the defined “built boundary” and therefore is considered a Greenfield area.

Development of Greenfield Areas

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 encourages the efficient use of land through increased densities in designated Greenfield areas of urban centres.

Section 3.3.1 identifies targets and states “the designated greenfield area of the County will be planned to achieve an overall minimum density of not less than 40 residents and jobs per hectare. This application is located within a Greenfield area and will contribute and support this target.

According to Section 4.4.4, the County in Greenfield areas will encourage increased densities and a broader mix of housing. New developments will be required to achieve densities which promote the overall greenfield density target of 40 persons and jobs per hectare and specifically strive to attain at least 16 units per gross hectare (6.5 units per gross acre) in newly developing subdivisions. The introduction of medium density housing types in new subdivisions and other Greenfield areas is encouraged.

ZONING BY-LAW

The subject lands are currently zoned Residential (R2).

Permitted uses include:

- Single detached dwellings
- Semi-detached dwellings
- Duplex dwellings
- Triplex dwellings
- Fourplex dwellings
- Four Unit Street Townhouses

PLANNING DISCUSSION

Consent Applications B62-65/17

In July 2017, four severance applications (B62-65/17, single detached dwellings) on the Reeve's property were conditionally approved by the County Land Division Committee.

Due to the large lot sizes proposed, the four severance applications achieved a density of 8.57 units per hectare (4 units per acre) which is below the target of 16 units per gross hectare (6.5 units per gross acre) in the Official Plan. An air photo showing the severances and the retained parcel is provided in Figure 2.

County Planning Staff provided comments on the applications recommending that an additional lot be introduced to increase the number of proposed lots to five, which would achieve a density of 12.3 units per gross hectare (5 units per gross acre) and provide a more efficient use of land and services and. The applicant confirmed that their preference was to propose four new lots.

In light of the reduced density proposed, the Township of Wellington North requested a condition of approval which requires that the retained property be rezoned to establish a minimum residential density in accordance with the Official Plan. The intent is that notwithstanding the creation of the four (4) larger lots, the target density in the Official Plan still needs to be achieved across the entire property. Effectively, the lower density of the four larger lots needs to be made up on the remainder of the property (retained parcel).

Figure 2: Air photo showing proposed severances



Minimum Residential Density Requirement

In order to achieve an overall density of 16 units per gross hectare (6.5 units per gross acre) for residential development across the entire 2.428 hectare (5.99 acre) property (severed and retained lands), a total of 38.8 units are required. If four units are subtracted from the total for the proposed new lots (B62-65/17), 34.8 units would need to be constructed on the remainder of the property (2.02 hectares or 5.0 acres, retained parcel) to achieve the Official Plan density target. For practical purposes the result is 34 actual dwelling units.

Draft Zoning By-law Amendment

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

The draft By-law includes a requirement that a minimum of 34 units be constructed on the retained property to ensure that the target density is achieved across the entire property. Further clarification is also provided in the By-law stating that accessory apartments do not count towards the required number of units.

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 as Part Lot 71, Concession 3, with frontage on Wellington Street E, Mount Forest as shown on Schedule "A" attached to and forming part of this By-law from:

- **Residential (R2) to Residential Exception (R2-58)**

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

32.58 Part Lot 71, Concession 3, Wellington Street E, Mount Forest		A minimum of 34 dwelling units shall be constructed on site. Accessory apartments do not count towards the minimum number of required dwelling units.
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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

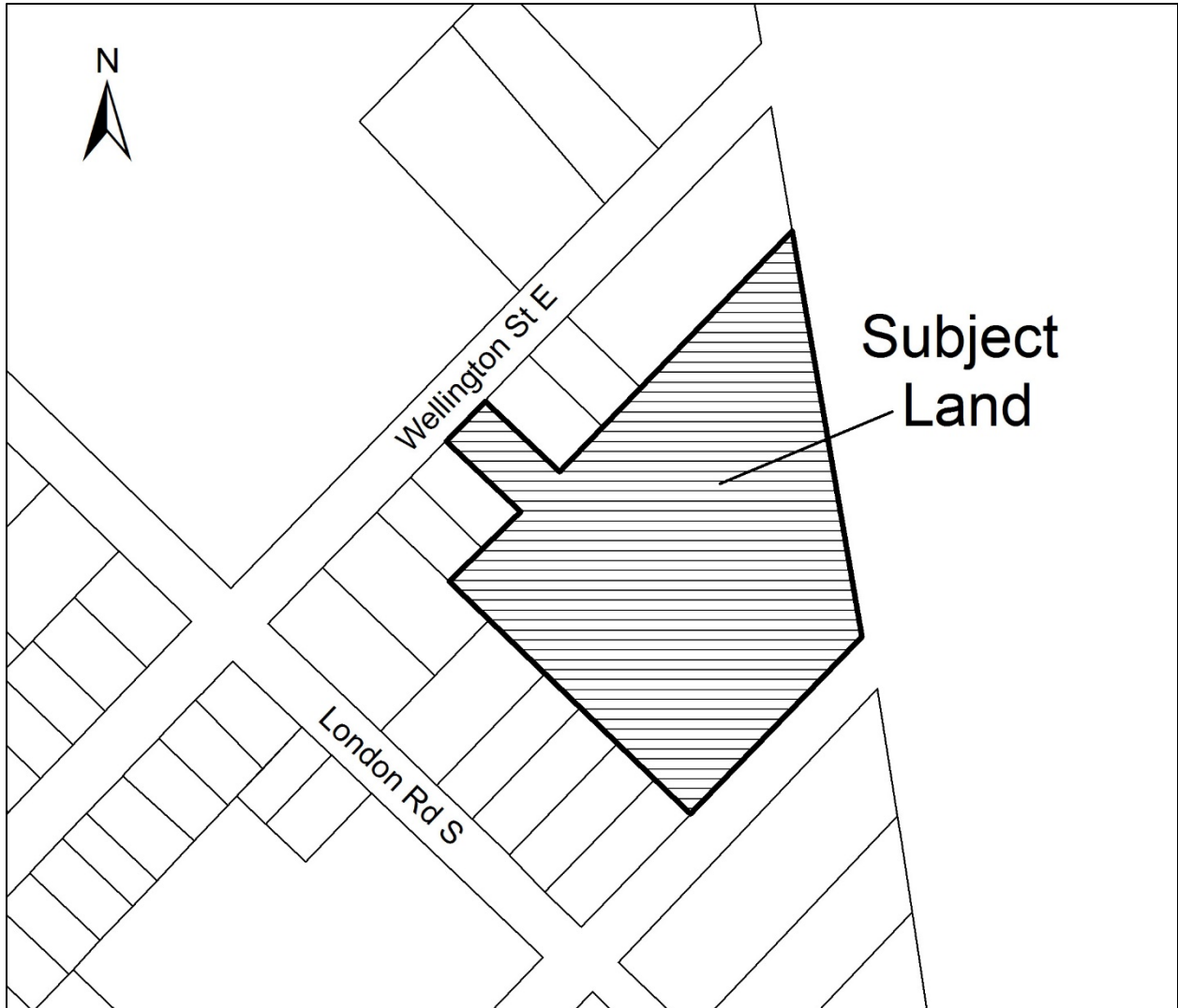
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule "A"



Rezone from Residential (R2) to Residential Exception (R2-58)

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 property is legally described as Part Lot 71, Concession 3, with frontage on Wellington Street E, Mount Forest. The property is approximately 2.02 hectares (5.0 acres) in size and is currently vacant.

THE PURPOSE AND EFFECT

The purpose and effect of the proposed amendment is to amend the current Residential (R2) zoning to establish a minimum residential development density on the property. This rezoning is a condition of severance applications B62-65/17 that were granted provisional approval by the Wellington County Land Division Committee. The rezoning is required to ensure that a minimum residential density is achieved across the remaining property in accordance with the County Official Plan (when the property is developed in the future).



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

October 24, 2017

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

RECEIVED

OCT 26 2017

TWP. OF WELLINGTON NORTH

Dear Mr. D Jones

**Re: Public Meeting November 6, 2017
Part Lot 71, Concession 3, geographic Egremont Township with frontage
on Wellington Street East, 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