

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING MINUTES – DECEMBER 19, 2022 AT 7:00 P.M.
VIA WEB CONFERENCING**

Members Present:

**Mayor: Andrew Lennox
Councillors: Sherry Burke
Lisa Hern
Steve McCabe
Penny Renken**

Staff Present:

**Chief Administrative Officer: Brooke Lambert
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Human Resources Manager: Amy Tollefson
Chief Building Official: Darren Jones
Director of Operations: Matthew Aston
Director of Finance: Farhad Hossain
Economic Development Officer: Dale Small
Senior Planner: Matthieu Daoust
Manager of Development Planning: Curtis Marshall**

CALLING TO ORDER - Mayor Lennox

Mayor Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest declared.

OWNERS/APPLICANT

Mctrach Capital & 427 Management Service Inc.

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Pt Park Lot 3 RP 60R2483; Part 1 & 2 and known Municipally as 425-427 King St E. The property is 0.62 ha (1.53 ac) in size and is currently vacant.

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone the subject lands from Residential (R2) Zone to Residential (R3) Zone to facilitate the construction of an 18-unit cluster townhouse development. Additional relief may be considered at this meeting.

NOTICE

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 November 25th, 2022.

PRESENTATIONS

Matthieu Daoust, Senior Planner, County of Wellington, Township of Wellington North

- Planning Report dated December 19, 2022

Planning Opinion

The purpose of this zoning amendment is to rezone the subject lands from Residential (R2) zone to Residential (R3) to permit the construction of an 18-unit cluster townhouse development.

The purpose of this report is to provide the Township with an overview of the proposed zone amendment application and facilitate the public meeting. Further, this statutory public meeting will provide the opportunity for the community and area residents to ask questions and seek more information from the applicant. It will also provide an opportunity for the applicant to address some of the concerns that have been raised through the notification process.

Planning Staff note that site plan approval will be required for the proposed development which will finalize details relating to landscaping, buffering, fencing, snow storage etc. and address compatibility of the building with the adjacent properties.

Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final report and By-law for Councils consideration.

INTRODUCTION

The property subject to the proposed amendment is described as Part Park Lot 3, RP 60R2483 Pt 1 & 2 and Municipally known as 425 & 427 King St E, Geographic Town of Mount Forest. The subject property is 0.62 ha (1.53 ac) in size and is currently vacant.

PROPOSAL

The purpose of this zoning amendment is to rezone the subject lands from Residential (R2) zone to Residential (R3) zone to permit the construction of an 18-unit cluster townhouse development. The proposed development will include one vehicular access located on King St E, a total of 18 parking spaces at each dwelling, four visitor parking and one accessible parking spaces and an outdoor amenity area to be used by the area residents.

SUPPORTING STUDIES

The applicant has completed the following technical reports and studies in support of the proposed application:

- A Hydrant Flow Test Report prepared by Bruce Fire Engineering
- A Traffic Impact letter prepared by IBI Group
- A Storm Water Management and Sanitary Concept Report prepared by AM Engineering
- A Planning Justification Report prepared by ARDPROBE Inc

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is located within the settlement area of Mount Forest. Section 1.1.3.1 of the PPS 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.

A PLACE TO GROW

The Growth Plan for the Greater Golden Horseshoe, 2019, came into effect on May 16, 2019.

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. The vast majority of growth will be directed to settlement areas that have a delineated built boundary.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated RESIDENTIAL in the Urban Centre of Mount Forest. The property is located within the defined “built boundary”.

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 build boundary and will continue to support this target.

Urban Centres

Section 7.5.1 of the County Official Plan provides details on land use compatibility in Urban Centres “Urban Centres are expected to provide a full range of land use opportunities. Residential uses of various types and densities, commercial, industrial and institutional uses as well as parks and open space uses will be permitted where compatible and where services are available.”.

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”, and g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighborhoods.

The policies of Section 8.3.11 of the Official Plan encourage development of “vacant or under-utilized properties for residential uses which are compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks”.

WELLINGTON NORTH COMMUNITY GROWTH PLAN

The following relevant Growth Management Goals have been identified:

- To direct and focus development to the urban areas of Arthur and Mount Forest as the primary centres and complete communities with a mix of land uses, housing, jobs and services.
- To plan and promote orderly, compact development within the urban areas, based on phasing to align with planning for infrastructure, transportation, facilities and services.
- Intensification Goals – To encourage intensification generally to achieve the desired urban structure.

WELLINGTON NORTH ZONING BY-LAW

The subject lands are zoned Residential (R2). The applicant is seeking to rezone to Residential (R3) to permit the construction of an 18-unit cluster townhouse development.

PLANNING DISCUSSION

Medium Density Development

Section 8.3.5 of the County Official Plan identifies that medium density development such as townhouses may be allowed in areas designated RESIDENTIAL subject to the requirements of the zoning by-law and further provided that the following criteria are satisfactorily met:

Policy Requirement:	Response:
<p>a) Development should not exceed 35 units per hectare (14 units per acre) for townhouses</p>	<p>The proposed townhouse development is to be built with a total of 18 units on a 0.62 ha (1.53 ac) (12 units per ac).</p> <p>The proposed density is under the maximum units per hectare for medium density. The maximum density as stated in the County Official Plan is 35 units per hectare (14 units per acre) identified for townhouses.</p>
<p>b) The design is compatible with existing or future development on adjacent properties</p>	<p>Adjacent land uses include residential and institutional uses along King St E. The surrounding properties include low low/medium density residential.</p> <p>Site design, landscaping, fencing etc. will be reviewed as part of the site plan application and will consider compatibility with adjacent uses.</p>
<p>c) The site has a suitable size and shape to accommodate the development and required infrastructure</p>	<p>The subject lands are 0.62 ac (1.53 ac) in size which is suitable in size and shape for the townhouse development. Site design, grading, drainage, landscaping etc. will be reviewed as part of the site plan application.</p>
<p>d) Adequate services are available</p>	<p>Township Staff have confirmed adequate services are available for the proposed development.</p>

<p>e) In the built boundary, medium density townhouses are encouraged to locate on major roadways and arterial roads</p>	<p>The property is located on King St E in Mount Forest. Although King St E is not considered an arterial road, it does have direct access to Main St/Highway 6.</p> <p>A Traffic Impact Letter was submitted by the applicant which indicated “that the amount of weekday peak hour trips generated is considered minimal and unlikely to present notable traffic impacts to the adjacent roadway.” This letter will be reviewed by Township Staff.</p>
<p>f) Appropriate zoning is provided</p>	<p>The property is proposed to be zoned Residential (R3) which provides standards for cluster townhouses.</p>

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.

NEXT STEPS

Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final report and By-law for Councils consideration.

CORRESPONDENCE FOR COUNCIL’S REVIEW

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated November 29th, 2022 (No Objections)

Michael Oberle, Environmental Planning Coordinator, Saugeen Conservation

- Letter dated December 12, 2011 (No Objections)

Raymond Petersen, Wellington North Power Inc.

- Letter dated December 16, 2022 (Concerns and Recommended Conditions)

Rachel and Gyula Kery, 421 King St. E., Mount Forest

- Letter (Objections)

Dwight Rundle, 455 Wellington St. E., Mount Forest

- Email dated December 19, 2022 (Objections)

Janet Harrop, Wellington Federation of Agriculture President

- Letter dated December 13, 2022 (Support Application)

REQUEST FOR NOTICE OF DECISION

The by-law will be considered at a future council meeting. Persons wishing notice of the passing of the by-law must submit a written request.

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

Maaz Khan and Farhan Mahmood, owners and applicants, advised their families are planning to move into this development and their intent is to increase housing in the Town of Mount Forest. They noted there are townhouses in the back and front of the property and their goal is to conform to what is already there.

Rachel Kéry, 421 King St. E., Mount Forest, raised concerns regarding increased traffic, the number of existing townhouses in the area, and the density of development in this area. Her concerns also included garbage pickup that has been an ongoing issue, loss of green space, increased light and sound pollution, and problems with trespassing on their property. She noted if this development is approved many properties would back onto their property.

Mr. Khan explained that their goal is to satisfy the municipal requirements, address concerns and make everything extremely habitable, stating the units will be set up as condo townhouses and garbage pickup will be private.

Usama Kashaf stated that a traffic assessment report was completed, and they are in line as far as the street traffic is concerned. They don't intend to completely intensify the property.

Barry Gingrich, 423 King St E., Mount Forest, inquired about drainage, roadways, curbing, parking, setbacks, sitelines, timing of the project and snow removal. He is concerned about loss of trees and commented that this is a swamp area that is the end of an underground river that has flooded the area for 50 years. This development will affect the sale price of his property. Mr. Khan stated that part of the application addresses Mr. Gingrich's concerns. New homes generally lift the price of existing homes. They do not intend to remove trees. Fencing of a certain size will be used for privacy. Mr. Mahmood commented that they have been in touch with the neighbour at 429 King St. who will be doing most of the foundation work.

Darren Jones, CBO, outlined the process and advised there is information on the notice to contact the Clerk to review the full size drawings and the development. The municipal Planner and staff will take the comments from the meeting and work on a by-law to come back to a future Council meeting. Following that staff will review the developer's technical submissions for site plan approval. They will look at compliance with Municipal Servicing Standards that deals with servicing, and especially storm water management, and the zoning by-law that deals with setbacks, buffering, landscaping, etc. This is the start of the process and there is still lots of work to do

HB Kéry, son of Rachel Kéry, stated that what is being discussed is what is legal and following the by-laws; but wondered what is preferable to the landowners and the home owners in the area. How is culture, environment and atmosphere of the neighbourhood going to be factored into the process to strike a balance between homeowners and the developer's desires? CBO Jones commented that this Public Meeting is the only public process. Those on the call will get written notice when Council is going to consider the by-law. There will be a draft by-law available on the website and those wanting to comment can make a deputation to Council. After the zoning by-law is approved the site plan approval is a staff procedure. Mayor Lennox

stated that the developer is willing to meet with residents and work at reaching an agreement. When these matters come to Council they have to determine if that fits within our planning legal policies and is appropriate for development. The onus is on the property owner developer to make those kinds of modifications based on the feedback they receive.

Rachel Kéry, inquired if this development is happening or will their comments be considered. Councillor Burke asked if they are opposed to the development or density of the development. The Kéry's stated that they are concerned about the density. Mathieu Daoust, Planner, explained that the R2 Zone would permit a maximum 4-unit street townhouse, or perhaps a fourplex. The R3 includes street townhouses, apartments, and cluster townhouses. The Official Plan highlights a density maximum of 35 units per hectare/14 per acre. This development would yield 12 per acre so they are under the maximum and they meet the standards of the R3 Zone. Ms. Kéry and H.B. Kéry inquired what leverage neighbours have to say they would prefer to have an R2 Zone rather than an R3 Zone. What comfort is there that their concerns will be addressed. Mayor Lennox stated that this will not be decided tonight. There will be further refinements and revisions before it comes back to Council before approval.

Mr. Khan asked if there is a process to meet with neighbours and iron out concerns and review the plan. They would like to make sure everyone is content with what is taking place. Mr. Daoust explained that the next step will be asking the applicant to provide a comment matrix on how to address the concerns of Council and the public that will be included as an appendix to his report.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor Renken inquired about parking within the development. Mr. Khan clarified that these will be three-bedroom units with one parking space inside a garage and two outside. There will be over 30 feet of space to give themselves and the neighbours privacy.

Councillor Burke asked if there is a possibility to have access staggered or reconfigure the units as the access is close to the entrance of 440 King St. Mr. Khan stated that the traffic study has been completed and they meet the requirements. They have considered emergency vehicles entering and people leaving. There is ample space for snow. The goal is to have a safe community. Raed Al Rawi, Project Engineer, commented that one of the features designed was the entrance and exits and was verified by the traffic study. They are trying to make sure there is minimum impact on neighbours.

Councillor Renken inquired about the discrepancy in height between the neighbours land and the new development and asked if the developer will be responsible for ensuring there will be no flooding onto neighbouring properties. Mr. Khan commented that grading is a major aspect of the plan for a sustainable development. The ample space in the backyards will help with this.

Mayor Lennox requested clarification that the intent is that the access road would be a private road. Mr. Khan confirmed that the access road would be a private road.

Mayor Lennox reminded Council that this will come back with some potential revisions before they deal with the by-law.

OWNERS/APPLICANT

Paul & Wendy Levine, Parry Levine & Lindsay Ellis

LOCATION OF THE SUBJECT LAND

The lands subject to the proposed amendment is described as Part Park Lot 1, Park Lot 2 N/S Macauley St. The property is 1.26 ha (3.11 ac) in size and is currently vacant.

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone the subject lands from Future Residential (FD) Zone to Site Specific Future Residential (FD-9) Zone to facilitate the construction of a single detached dwelling on private services. Additional relief may be considered at this meeting.

NOTICE

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 November 25th, 2022.

PRESENTATIONS

Matthieu Daoust, Senior Planner, County of Wellington, Township of Wellington North

- Planning Report dated December 19, 2022

Planning Opinion

The purpose of this zoning amendment is to rezone the subject lands from Future Development (FD) Zone to Site Specific Future Development (FD) Zone to permit a single detached dwelling on private services on the property.

This rezoning is a condition of severance application B32/21, that was granted provisional consent by the Wellington County Land Division Committee in July 2022. The consent will sever a 1.2 ha (2.96 ac) vacant lot in Arthur from the retained 17.2 ha (42.5 ac) vacant parcel.

Planning Staff have prepared a draft Zoning By-law for Councils consideration. Council should be satisfied the proposal is consistent with the Provincial Policy Statement and conforms to the Official Plan policies.

INTRODUCTION

The property subject to the proposed amendment is described as Part Park Lot 1 & 2 N/S Macauley St, Arthur. The portion of the property subject to the proposed amendment is approximately 1.2 ha (2.96 ac) in size and is currently vacant.

PROPOSAL

The purpose and effect of the proposed amendment is to rezone a portion of the subject lands from Future Development (FD) to Site Specific Future Development (FD-9) to permit a single detached dwelling on private services on the property.

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is located within the settlement area of Arthur. 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.

With respect to servicing, the PPS states under Section 1.6.6.4 that, “where municipal sewage services and water services or private communal sewage services and private communal water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling and minor rounding out of existing development.”

WELLINGTON COUNTY OFFICIAL PLAN

The property is within the Arthur Urban Centre and is designated Future Development and Core Greenlands. The objectives for areas designated Future Development are as follows:

- a) to provide for the orderly future development of the unbuilt areas of the Urban Centre;
- b) to limit development of such lands until an Official Plan Amendment including a proper site plan or concept plan for future uses has been submitted and approved;
- c) to prohibit any major development of these lands until the necessary municipal services can be made available to such areas.

The permitted uses within areas designated FUTURE DEVELOPMENT as illustrated on Schedule “A” of the Plan shall be limited to existing uses and the growing of crops including nursery and horticultural crops but does not include greenhouses.

Consideration may be given to the creation of a new lot by consent provided such development is in accordance with the policies of this plan.

In regards to the Core Greenlands area, the comments of the Grand River Conservation Area should be considered by Council.

The proposed severed lot is to be serviced by private well and septic. Section 11.2.4 h) states that “where municipal and private communal services are not available in an urban centre and it is not reasonable to anticipate these services, individual on-site sewage and water services may be used in accordance with a servicing options assessment.” Planning Staff understand that municipal services are not anticipated in the foreseeable future for this area.

WELLINGTON NORTH ZONING BY-LAW

The subject property is currently zoned Future Development (FD). The Future Development Zone does not permit any new development.

Draft Zoning By-law Amendment

A draft Zoning By-law amendment has been prepared for public review and Council’s consideration and is attached to this report. The proposed site-specific zoning permits

the construction of a single detached dwelling and related accessory uses (including accessory residential units (ARU's).

CORRESPONDENCE FOR COUNCIL'S REVIEW

Grand River Conservation Authority

- Email dated December 19, 2022 (No Concerns)

Raymond Petersen, Wellington North Power

- Letter dated December 16, 2022 - WNP noted the property is in the extremity of the service territory of Wellington North Power with a significant span from their services. From a planning and servicing viewpoint, it would be much more advantageous if this property was zoned for higher density development.

REQUEST FOR NOTICE OF DECISION

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.

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

Parry Lavine and Lindsay Ellis, Applicants, stated that this is a property that has been in the family for fifty years. It is on the furthest point of the urban development and is separated by GRCA greenspace. Services will not be available until at least 2051 and they asked for support of the application.

COMMENTS/QUESTIONS FROM COUNCIL

Mayor Lennox questioned what the impacts of MDS are on the adjacent agricultural lands. Matthieu Daoust, Planner, stated that the zoning has a blanket zoning of A-1 which limits agricultural operations to existing operations within 1 km. There can't be any new barns or manure storage. CBO Jones provided that the adjacent farms are already limited more by urban boundary rather than this dwelling. The urban boundary distance, or type B land use, is double what that would be for a house. If any of those farms wanted to substantially expand they would need relief for the type B land use.

Mayor Lennox asked if this is appropriate to keep this in the urban center if this is the outcome. Curtis Marshall, Manager of Development Planning stated that this concern was raised initially with the severance application as it was in the urban boundary and designated for future development. However, the application has been approved by the Land Division Committee. Now we are dealing with the zoning to zone it to an appropriate zone to permit the dwelling on private services. Right now, it is in the boundary of Arthur. It would have to be removed from Arthur through the review of the Official Plan, if that is what is suggested.

Mayor Lennox expressed concern with a private well. The Township recently received a report on a new well on the corner of McCauley Street and Wells Street. Through the study process there was a neighbour's well that had noticeable affect during the pumping testing process. This property lies in an almost direct line between those two properties and I'm concerned about potential impact of a new water service when we are working on a water well and what the future impact on that well might be. Matthew

Aston, Director of Operations, discussed the possibility of a private well in this location with the Township Engineer. The odds of it being disruptive to the plans for McCauley Street and Wells Street are low. The applicant is agreeable with the Township Engineer be involved with how their new well is constructed and that will further mitigate the risk. The well location will provide a location for further testing of the water for the Township.

ADJOURNMENT

RESOLUTION: 011-2022

Moved: Councillor Hern

Seconded: Councillor Burke

THAT the Public Meeting of December 19, 2022 be adjourned at 8:32 pm.

CARRIED

MAYOR

CLERK



Wellington North Power Inc.

290 Queen Street West, PO Box 359, Mount Forest, ON N0G 2L0

Phone: 519.323.1710 Fax: 519.323.2425

www.wellingtonnorthpower.com

E-mail: customerservice@wellingtonnorthpower.com

ESA # 7012854

December 16, 2022

Township of Wellington North
7490 Sideroad 7, W
Kenilworth, ON
N0G 2E0

Attn: Tammy Pringle, Development Clerk

Re: Public Meeting December 19, 2022
Subject land described as Pt Park Lot 1 Park Lot 2 N/S Macauley St.

Wellington North Power Inc has reviewed the subject notice. Please note the following during the public meeting:

1. This property is in the extremity of the service territory of Wellington North Power with a significant span from our last services. From a planning and servicing viewpoint, it would be much more advantageous if this property was zoned for higher density development.
2. All electrical plans must be reviewed and approved by Wellington North Power.
3. The applicant is required to enter into a Construction Agreement with Wellington North Power.

Sincerely,

WELLINGTON NORTH POWER INC.
Raymond Petersen

From: Elaine Rundle

Sent: December 19, 2022 12:18 PM

To: Karren Wallace <KWallace@wellington-north.com>

Subject: Application ZBA3/22 McTrach Capital & 427 Management Service Inc.

Hi Karren

I would like to voice my strong opposition to this proposal. The traffic on Wellington St. E will be hugely impacted by the construction of this complex. Contrary to what is stated on Pg. 4 section (e) in the info package I read, King St. E (at this location) does NOT have direct access to Main St/Hwy 6 (unless they are going right through the middle of the soccer fields) Which means anyone wanting to go downtown would be doing so via Wellington St. E by way of either Newfoundland St. or London Road. Wellington St. has already seen drastic increase of traffic due to new construction there.

I am also concerned about the increased density of population that an 18-unit cluster of 2-story townhouses will mean as opposed to single family dwellings.

The proposal states that there are 18 parking spots available as well as 4 visitor parking spots & 1 handicapped parking spot. A 2-story townhouse indicates that there will be more than 1 vehicle per house. Where are all the residents going to be parking? I refer again to the situation on Wellington St. Residents in those new townhouses are parking on both sides of the street because there is not ample room. It is not right that residents be allowed to use municipal roads as their parking spot as it is a hazard for people trying to drive down the street - always having to zigzag/maneuver around vehicles. How would this unit/complex be any different?

I also disagree that the surrounding properties are low, low medium density residential. There has been a staggering amount of new housing projects, of all kinds, on the east side of Mount Forest especially between London Road to Egremont St. area.

Thank you for your consideration.

Sincerely,

Dwight Rundle

To: Karren Wallace, Clerk

From: Rachel and Gyula Kery

Tammy Pringle, Development Clerk

421 King St. E., Mount Forest

Re: Application to consider a proposed amendment to the Comprehensive By-law 66-01, pursuant to Section 34 of the *PLANNING Act, R.S.O. 1990*, as amended.

To Whom It May Concern:

We are **not in favour** of the zoning change or the request to build 18 new housing units on two town lots. Our major concern is that what was once a tree-lined street of single dwelling homes is now growing into a **very densely populated** area with all the associated issues.

Traffic:

- **Already feeding on to King St. E. in one block area are:**
 1. **Newfoundland St.,**
 2. **20+new homes at the end of Newfoundland St.**
 3. **Ronnie's Way**
 4. **440 King St. Units**
 5. **All the single dwelling homes along King St. E.**
- This new development would add 18 more families driving their vehicles onto and up and down King St.E.
- The entrance/exit to the street would also be extremely close to the 440 King St entrance and on the rise of a hill.
- We already have problems with people driving unsafely on the street, speeding or ignoring the stop signs that are guarding the entrances to the street.
- This creates a **safety hazard** for those of us who live and walk on this street

Garbage:

- For years we have been trying to get help for the issue of **curbside waste removal for the multi-dwelling housing** complex of 440 King St. E:
 1. People put garbage early, bring bins in late and do not clean up litter
 2. Many people live there, so no one takes responsibility for keeping the curbside clean. There is rarely a day when that curb area is completely clean.
- This new 18 unit development would add another pile of curbside garbage, very close to 440 King.
- This creates a **health and safety concern**, as garbage is often strewn or blown around onto other people's properties, onto the roads and onto the sidewalks. It is also extremely unsightly.

Other Concerns

Environmental, Light and Sound pollution, private property:

- Loss of mature, native trees
- Loss of green space in neighbourhood
- Light and sound pollution from population density
- No fences provided by developers along our property lines



Wellington North Power Inc.

290 Queen Street West, PO Box 359, Mount Forest, ON N0G 2L0

Phone: 519.323.1710 Fax: 519.323.2425

www.wellingtonnorthpower.com

E-mail: customerservice@wellingtonnorthpower.com

ESA # 7012854

December 16, 2022

Township of Wellington North
7490 Sideroad 7, W
Kenilworth, ON
N0G 2E0

Attn: Tammy Pringle, Development Clerk

Re: Public Meeting December 19, 2022
Subject land described as Pt Park Lot 1 Park Lot 2 N/S Macauley St.

Wellington North Power Inc has reviewed the subject notice. Please note the following during the public meeting:

1. This property is in the extremity of the service territory of Wellington North Power with a significant span from our last services. From a planning and servicing viewpoint, it would be much more advantageous if this property was zoned for higher density development.
2. All electrical plans must be reviewed and approved by Wellington North Power.
3. The applicant is required to enter into a Construction Agreement with Wellington North Power.

Sincerely,

WELLINGTON NORTH POWER INC.
Raymond Petersen