

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING MINUTES – MAY 8, 2023 @ 2:00 P.M.
HYBRID MEETING – IN PERSON AND 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
Acting Treasurer: Mary Jo Marshall
Human Resources Manager: Amy Tollefson
Economic Development Officer: Dale Small
Chief Building Official: Darren Jones
Manager of Transportation Services: Dale Clark
Manager of Environment and Development Services: Corey Schmidt
Development Technologist: Tammy Stevenson
Recreation Community Coordinator: Tasha Grafos
Recreation Services Manager: Tom Bowden
Deputy Fire Chief: Marco Guidotti
Director of Fire Services: Chris Harrow
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 disclosed.

OWNERS/APPLICANT

ZBA 04/23 - 5053745 Ontario Inc.

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Pt Park Lot 2 and municipally known as 405 Wellington St E. The property subject of the amendment is approximately 0.22 ha (0.54 ac) in size with an existing single detached dwelling.

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the amendment is to rezone the lands from Residential (R2) zone to Site Specific Residential (R3-74) to permit an 8-unit stacked townhouse development with a reduced minimum lot area and interior side yard setback. 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 April 3rd, 2023.

PRESENTATIONS

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

- Planning Report dated May 8, 2023

Planning Opinion

The purpose of this zoning amendment is to rezone the subject lands from Residential (R2) zone to Site Specific Residential (R3-74) to facilitate the proposed development of an 8-unit stacked 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.

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 2, Geographic Town of Mount Forest. The subject property is 2,211.7 m² (0.54 ac) in size and is currently occupied by a single detached dwelling and accessory structure.

PROPOSAL

The purpose of this zoning amendment is to rezone the subject lands from Residential (R2) zone to Site Specific Residential (R3-74) to facilitate the development of an 8-unit stacked townhouse development. The proposed 1.5 storey development will include 12 parking spaces and a private amenity area for the residents. Site specific relief is requested to permit a 23,806 ft² minimum lot area and a 5.1 m minimum interior side yard setback.

SUPPORTING STUDIES

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

- A Planning Justification Report prepared by Cobide Engineering Inc
- A Functional Servicing & Stormwater Management Report prepared by Cobide Engineering 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, 2020, came into effect on August 28, 2020.

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.

Section 2.2.1.4 of the Plan seeks to achieve a complete community including a diverse mix of lands uses and provide for a more compact built form and vibrant public realm.

Section 2.2.2 establishes growth targets for development within delineated built-up areas. The proposed subdivision is located within a built boundary per the Official Plan which states that a minimum of 20% of new housing must be within the built-up area.

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 (WNCGP)

The Community Growth Plan was completed in February 2018 to establish a strategic vision for development. The Plan builds on and promotes a continued and strengthened community partnership, and the Township’s leadership role in engaging and working with

the community, public and private partners, stakeholders and investors, to shape the future of Wellington North.

The Plan was shaped by a Steering Committee comprised of residents, stakeholders, Township Council and County Planning staff. Beyond that community workshops, focus groups and online surveys were conducted in September 2017.

Through these efforts 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.
- To protect prime agricultural land and rural resources for farming and rural economic development.

Available residential lands are generally sufficient to address future needs based on the population and housing growth forecasts; however, potential additional intensification, integration of a greater housing mix on available residential lands, and the positioning of greenfield development opportunities in opportune locations would optimize the land supply towards achieving the current and future targets.

In line with provincial direction for intensification at the time, the WNCGP proposed three intensification targets. The Plan identifies a recommended intensification target of 30-40% between 2022 to 2041 within Arthur and Mount Forest.

Planning Staff note the subject lands are located within Stage 1 of the WNCGP Development Stages mapping for Mount Forest and will contribute to the proposed intensification targets outlined above. Stage 1 is identified as the first priority area for development in Mount Forest.

WELLINGTON NORTH ZONING BY-LAW

The subject lands are zoned Residential (R2). The applicant is seeking to rezone to Site Specific Residential (R3-74) to facilitate the construction of an 8-unit stacked townhouse development.

This amendment is seeking zoning relief to permit reductions in lot area and interior side yard setbacks. Planning Staff note that the proposed 8-unit development is not subject to site plan control as a result of the recent Provincial legislative changes (Bill 23) to the planning framework. As a result, Planning Staff will be including items within the site specific zoning to ensure the proposal that is approved by Council is similar to the proposal built. It is important to note, although items such as buffering and amenity areas are included within the site specific zoning, the applicant requires relief from the R3 zone minimum lot area and interior sideyard setbacks.

Zone		Required	Proposed
R3-74	R3 Zoning Provisions – Street Townhouse: LOT AREA, Minimum INTERIOR SIDE YARD, Minimum	2,452 m ² (26,401.6 ft ²) 6 m (19.7 ft)	2,211.7 m ² (23,806 ft ²) 5.1 m (16.7 ft)

PLANNING DISCUSSION

Medium Density Development - Compatibility

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:
a) Development should not exceed 35 units per hectare (14 units per acre) for townhouses	The proposed townhouse development is to be built with a total of 36 units on a 0.22 ha (0.54 ac) (14.8 units per ac). The proposed density is consistent with the Official Plan policies for medium density.
b) The design is compatible with existing or future development on adjacent properties	Adjacent land uses include residential and recreational uses along Wellington St E. The surrounding properties include low low/medium density residential. The proposed 1.5 storey (23 foot) height is compatible to the surrounding properties.
c) The site has a suitable size and shape to accommodate the development and required infrastructure	The subject lands are 0.22 ha (0.54 ac) in size which is suitable in size and shape for a townhouse development.
d) Adequate services are available	Township staff have confirmed adequate services connections are available to service the proposed development. Water and sewage allocation would have to be obtained in accordance with the Township's sewage allocation policy process.
e) In the built boundary, medium density townhouses are encouraged to locate on major roadways and arterial roads	The property is located on Wellington St E in Mount Forest.
f) Appropriate zoning is provided	The property is proposed to be zoned Site Specific Residential (R3-74). The R3 zoning provides standards for cluster and street townhouses. Site specific standards have been proposed and are being reviewed by Planning Staff.

Stormwater Management

A Functional Servicing & Stormwater Management Report prepared by Cobide Engineering Inc dated March 2023 have been submitted in support of the application.

The post development runoff from the entire site will be utilizing underground chambers to control flows on the subject lands. The report summarizes that site peak flows will be improved from pre-developments conditions to post development.

A final detailed design will be required which will be reviewed by the Township Engineer prior to final approval and construction of the proposed development.

NEXT STEPS

Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final recommendation report including a recommendation on the draft plan of subdivision, conditions of draft approval and a draft zoning by-law amendment for Council's consideration.

Dana Kieffer, Cobide Engineering, Applicant's Agent, stated that the units are two bedrooms / two baths and will be about a storey and a half high. The units will target first time home buyers or retirees.

CORRESPONDENCE FOR COUNCIL'S REVIEW

Michael Oberle, Environmental Planning Coordinator, Saugeen Conservation

- Letter dated April 6, 2023 (No Objection)

Darlene Wright, 117 Church Street North, Mount Forest

- Email dated May 5, 2023 (Objection)

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

Drew Nelson, 114 Church Street North, inquired about fencing, existing hedges and trees, which way the units and driveway face, and what the minimum side yard will be. Ms. Kieffer explained that the building and driveway will be oriented towards the west. Greenery will be maintained as much as possible. They will be asking for a minimum side yard reduction from 6 m to 5.1m.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor McCabe questioned if the private amenity will be fenced in and if the units will have a back yard. Ms. Kieffer stated that the amenity area will be fenced in and have picnic tables, etc. Each unit will have a front and back porch as well.

Councillor Burke stated that she is happy that there is green space included in the plan and a lot of existing trees will be kept. She expressed concern with the intensification in the area, and suggested that we ensure sidewalks and the right amenities will be put in.

Councillor Renken was also pleased with the design of the units and that the units will not be overly high. She inquired if the plan was a few feet over with the eight units. Mr. Daoust stated that in the R3 zone you are permitted to have six in a row and one above each unit for stacked townhomes.

Mayor Lennox commented that this is a new type of housing for our community and expected that these will be a more affordable for first time homebuyers or people wanting to downsize.

ADJOURNMENT

RESOLUTION: 004-2023

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Public Meeting of May 8, 2023 be adjourned at 2:27 pm.

CARRIED

DocuSigned by:

00AF03F09D204A3...
MAYOR

DocuSigned by:
Karren Wallace
E66A115C71324C9...
CLERK