

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING AGENDA - JUNE 5, 2023 @ 2:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING**

HOW TO JOIN

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/89156653198>

Description: Public Meeting Under the Planning Act

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

855 703 8985 (Toll Free) or 1 438 809 7799 (*long distance charges may apply*)

Webinar ID: 891 5665 3198

**PAGE
NUMBER**

CALLING TO ORDER - Mayor Lennox

DISCLOSURE OF PECUNIARY INTEREST

ZBA 06/23 WT Land LP

OWNERS/APPLICANT

ZBA 06/23 WT Land LP

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Plan Mount Forest Pt Park Lot 4 S Durham St E Main St RP 61R22218 Pt Part 1 and RP 61R22274 Part 1 and municipally known as 185 Jack's Way. The property subject of the amendment is approximately 2.28 ha (5.63 ac) in size with an apartment (under construction). *The location is shown on the map attached.* 3

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the amendment is to amend the Site Specific Residential (R3-74) zoning to permit a personal service shop and business or professional office to be contained in the 34 m² (366 ft²) commercial space located in the bottom floor of the apartment. 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 May 15th, 2023.

PRESENTATIONS

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

- Planning Report dated June 5, 2023 4

CORRESPONDENCE FOR COUNCIL'S REVIEW

Erik Downing, Manager, Environmental Planning & Regulations, Saugeen Conservation

- Letter dated May 24, 2023 (No Objections) 8

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

COMMENTS/QUESTIONS FROM COUNCIL

ADJOURNMENT

Recommendation:

THAT the Public Meeting of June 5, 2023 be adjourned at _____ pm.

WT LAND LP





PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

DATE: June 5th, 2023
TO: Darren Jones, C.B.O
Township of Wellington North
FROM: Matthieu Daoust, Senior Planner
County of Wellington
SUBJECT: **WT Land LP**
185 Jack's Way
Zoning By-law Amendment (ZBA 06/23)

Planning Opinion

The purpose of this zoning amendment is to revise the Residential Site Specific (R3-49) to permit a personal service shop and professional office. The applicant is proposing to add the aforementioned use in a 34m² (366 ft²) commercial space located on the ground floor of the apartment.

Planning Staff generally have no concerns with the application. The application is consistent with applicable Provincial Policy and generally conforms with the Official Plan. A draft zoning by-law has been attached to this report for public viewing and Councils consideration.

INTRODUCTION

The property subject to the proposed amendment is described as PLAN MOUNT FOREST PT PARK LOT 4, S DURHAM ST, E MAIN ST RP 61R22218 PT PART 1 AND RP 61R22274 PART 1 and known municipally as 185 Jack's Way. The subject property is 2.28 ha (5.6 ac) in size. The location of the property is shown on Figure 1.

PROPOSAL

The purpose of this zoning amendment is to amend the existing Site Specific Residential (R3-49) Zone to permit a personal service shop and professional office. The applicant is proposing to add the aforementioned use in a 34m² (366 ft²) commercial space located on the ground floor of the apartment.



Figure 1: 2020 Aerial Photo

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.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated RESIDENTIAL in the Wellington County Official Plan. Section 8.3.3 *Permitted Uses* states “In addition, non-residential uses such as schools, churches, clinics, local convenience stores, home occupations, neighborhood parks and other public facilities may also be permitted within the Residential designation subject to the appropriate zoning by-law regulations and policies of the Official Plan”.

ZONING BY-LAW

The subject lands are zoned Site Specific Residential (R3-49) zone. The existing site specific zoning denotes minimum and maximum standards for the apartment use (lot area, interior side yard, height, balcony projection and parking size). The aforementioned standards will remain. The applicant is seeking to amend the site specific zone on the property to permit a personal service shop and professional office. The applicant is proposing to add the aforementioned use in a 34m² (366 ft²) commercial space located on the ground floor of the apartment.

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 by-law revises the Site Specific R3-49 Zone.

Respectfully submitted

County of Wellington Planning and Development Department



Matthieu Daoust, RPP MCIP
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 of By-law 66-01 is amended by amending the site specific zoning on lands described as PLAN MOUNT FOREST PT PARK LOT 4 S DURHAM ST E MAIN ST RP 61R22218 PT PART 1 AND RP 61R22274 PART 1 and Municipally know as 185 Jack's Way, as shown on Schedule "A" attached to and forming part of this By-law.
2. That Section 32, Exception Zone 2 – Mount Forest, 32.49 be deleted and replaced with the following:

32.49 185 Jack's Way	R3-49	<p>Notwithstanding any other section of the by-law to the contrary, the lands zoned R3-49 shall be subject to the following regulations:</p> <ul style="list-style-type: none"> i) Minimum Lot Area - 3,370 m² ii) Minimum Interior Side Yard - 6 m iii) Maximum Building Height - 15.1 m iv) Maximum balcony projection - 1.853 m v) Minimum parking space size - 2.9 m by 5.5 m within a garage <p>In addition to the uses permitted in Section 13, Residential Zone, the lands zoned R3-49 shall permit a 34m² (366 ft²) personal service shop and business and a professional office to be located within the ground floor of an apartment.</p>
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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 _____, 2023

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2023

_____.

MAYOR

_____.

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION OF THE SUBJECT LANDS

The property subject to the proposed amendment is described as PLAN MOUNT FOREST PT PARK LOT 4 S DURHAM ST E MAIN ST RP 61R22218 PT PART 1 AND RP 61R22274 PART 1 and Municipally know as 185 Jack's Way. The property is approximately 2.28 ha (5.6 ac) in size and currently zoned Site Specific Residential (R3-49) Zone.

THE PURPOSE AND EFFECT of the proposed amendment is to amend the existing Site Specific Residential (R3-49) Zone to permit a personal service shop and professional office. The applicant is proposing to add the aforementioned use in a 34m² (366 ft²) commercial space located on the ground floor of the apartment

SENT ELECTRONICALLY ONLY (tpringle@wellington-north.com)

May 24, 2023

Township of Wellington North
7490 Sideroad 7 West
Kenilworth, Ontario N0G 2E0

ATTENTION: Tammy Pringle, Development Clerk

Dear Ms. Pringle

RE: Zoning By-law Amendment ZBA 06/23
185 Jack's Wav
Geographic Town of Mount Forest
Township of Wellington North WT Land LP

Saugeen Valley Conservation Authority (SVCA) staff have reviewed the proposed Zoning By-law Amendment in accordance with the SVCA's mandate, the SVCA Environmental Planning and Regulations Policies Manual, amended October 2018, and the Memorandum of Agreement between the Authority and the County of Wellington relating to Plan Review.

Authority staff provided comments dated May 22, 2019, January 30, 2020, November 2, 2021, and January 18, 2022 associated with the subdivision, and engineering reports. Please refer to those letters for more details on the subject property. Authority staff are of the opinion that this proposal appears to comply with the relevant policies of the Wellington County Official Plan and Provincial Policies.

We trust these comments are helpful. Should questions arise, please do not hesitate to contact this office.

Yours Sincerely,



Erik Downing
Manager, Environmental Planning & Regulations
Saugeen Conservation
ED/

cc: Karen Wallace, Clerk, Township of Wellington North (via email)
Darren Jones, CBO, Township of Wellington North (via email)
Dana Kieffer, Cobide Engineering, agent (via email)
Steve McCabe, Authority Member, SVCA (via email)