

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING MINUTES - JUNE 5, 2023 AT 2:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING
<https://www.youtube.com/watch?v=f1X3Q1ii70E>**

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
Chief Building Official: Darren Jones
Human Resources Manager: Amy Tollefson
Acting Treasurer: Mary Jo Marshall
Economic Development Officer: Dale Small
Development Technologist: Tammy Stevenson
Manager, Environment & Development Services: Corey Schmidt
Manager of Transportation Services: Dale Clark
Recreation Community Coordinator: Tasha Grafos
Recreation Services Manager: Tom Bowden
Manager of Development Planning: Curtis Marshall
Junior Planner: Asavari Jadhav
Senior Operations Manager, OCWA: Don Irvine

CALLING TO ORDER - Mayor Lennox

Mayor Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest declared

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).

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

Curtis Marshall, Manager of Development Planning, presented the Planning Report prepared by Matthieu Daoust, Senior Planner, County of Wellington, Township of Wellington North

- Planning Report dated June 5, 2023

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.

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.

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

CORRESPONDENCE FOR COUNCIL'S REVIEW

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

- Letter dated May 24, 2023 (No Objections)

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

Dana Kieffer, Cobide Engineering Inc., Agent for Applicant, explained that the building is the same as WD built on Main St., Mount Forest. This use was missed on the initial zoning amendment

COMMENTS/QUESTIONS FROM COUNCIL

Councillor Renken inquired if there will be enough parking with a service shop and professional office included. Ms. Kieffer stated that there will be two dedicated parking spots for the use but there will probably be opportunity for parking sharing at the location with the mix of use. Councillor Renken asked if the parking spaces will be designated or open for use. Ms. Kieffer replied that parking will not be assigned.

Councillor Burke expressed concern as this is a predominantly residential area and would like to see it kept as residential. Future commercial space should be pushed to the naturally designated commercial areas within our communities. She is concerned with the density in that area and bringing more commercial into that area would be a disservice to the neighbourhood, noting she has received concerns with the commercial use and can't support this application.

Councillor McCabe stated that he thinks this is a great idea and is in support of the application. In an apartment building with this use there might be people that can access the services easier.

Mayor Lennox commented that in theory it is a great idea to have service where people are, but we do try to keep commercial activities separated from residential except in the downtown where we have mixed uses. Mayor Lennox asked Mr. Marshall to comment, from a planning principles perspective in general, on this type of situation. Mr. Marshall responded the residential designation in the Official Plan does permit commercial uses that serve the local area. Some commercial uses permitted in a residential designation are a convenience store or hair salon. Businesses like a grocery store, hardware store or car dealership are directed to other areas of town, in downtown or highway commercial designations. Home occupations are permitted so you can have an office limited in scale size, like a hairdressing use. This would be similar to that with a small unit. If it was something larger that had a lot of people

coming and going such as a restaurant, bank or post office parking could be a challenge on the site. A small personal service shop would have one person on site to provide the service and one customer at a time, nothing Council should consider the scale and this is a minor size being requested. If they were asking for the whole ground floor for commercial in this location, that may pose a challenge with parking and compatibility. Mayor Lennox stated that our residential zoning allows for some of those personal services and inquired what the limitations on what that could be used for regarding this application. CBO Jones provided that it would be similar to home occupation uses and limited to personal service, such as a hairdresser or accountant.

Councillor Renken inquired if we are setting a precedent by permitting this. Personal services like a hair salon often have more than one person working, which means more people coming in. Mayor Lennox commented that the report indicated it would be 360 sq. ft. (18ft X 20ft). CBO Jones stated that this application wouldn't set a precedent as it is something that is already permitted in the Official Plan. Mayor Lennox inquired what the limit on floor area would be without requiring a variance or zoning amendment. CBO Jones stated that within the residential zone it there would be none, with the exception of a home occupation allowing 25% of the home floor area. In the case of a single family detached home it would be a larger area than this proposal and would be allowed as a right.

ADJOURNMENT

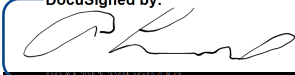
RESOLUTION: 006-2023

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Public Meeting of June 5, 2023 be adjourned at 2:39 pm.

CARRIED

DocuSigned by:

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MAYOR

DocuSigned by:
Karen Wallace
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CLERK