

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING MINUTES – JULY 10, 2023 AT 2:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING
<https://www.youtube.com/watch?v=FQ79ez4-wmQ>**

Members Present:

Mayor: Andrew Lennox
Councillors: Sherry Burke
Steve McCabe
Penny Renken

Member Absent:

Councillor: Lisa Hern

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
Recreation Community Coordinator: Tasha Grafos
Manager of Transportation Services: Dale Clark
Director of Fire Services: Chris Harrow
Senior Planner: Matthieu Daoust

CALLING TO ORDER - Mayor Lennox

Mayor Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

Councillor Burke declared an indirect pecuniary interest with ZBA 03/23 Betty Dee Limited as her employer worked on schedules for the application.

Councillor Burke left Council Chambers.

OWNERS/APPLICANT

ZBA 03/23 Betty Dee Limited

LOCATION OF THE SUBJECT LAND

The land subject to the proposed zoning amendment and Draft Plan of Subdivision is legally described as MACDONALD'S SURVEY PT LOTS G, H AND I RP 61R22213 PART 1. The subject property has a total area of 1.6 ha (3.95 ac).

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed Zoning By-law amendment is to rezone the subject lands from Residential (R2) Zone to Site Specific Residential (R3-XX). The amendment is required in order to facilitate the proposed Draft Plan of Subdivision (23T-23001).

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 June 8, 2023.

PRESENTATIONS

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

- Planning Report dated July 10, 2023

Planning Opinion

The purpose of this zoning amendment is to rezone the subject lands from Holding Residential (H)R2 zone to Site Specific Residential R3-75 and remove the holding symbol to facilitate the proposed development of seven street townhouses and 27 cluster townhouse units.

A draft plan of subdivision (23T-23001) has been filed with the County of Wellington. The draft plan of subdivision proposed to create six blocks for the proposed 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 MACDONALD'S SURVEY PT LOTS G;H AND I RP 61R22213 PART 1, Geographic Town of Mount Forest. The subject property is 1.6 ha (3.95 ac) in size and is currently vacant.

PROPOSAL

The purpose of this zoning amendment is to rezone the subject lands from Holding Residential (H)R2 zone to Residential R3-75 to facilitate the development of seven street townhouses and 27 cluster townhouse units (Figure 2). The proposed development will include a stormwater management area and a private amenity area.

DRAFT PLAN OF SUBDIVISION

A draft plan of subdivision was filed with the County of Wellington (23T-23001). The applicant is proposing seven street townhouses and 27 cluster townhouse units. The draft plan of subdivision proposed to create six blocks for the proposed townhouse development with a private street. The proposed development will include a stormwater management area and a private amenity space. As a result of recent legislative changes, namely Bill 23, Subdivisions no longer require a public meeting.

SUPPORTING STUDIES

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

- A Planning Justification Report prepared by Ron Davidson Land Use Planning Consultants Inc
- A Functional Servicing and Stormwater Management Report prepared by Cobide Engineering
- An Archaeological Report prepared by AMICK Consultants Ltd

Please consult <https://www.wellington.ca/en/resident-services/pl-active-applications.aspx> for access to the aforementioned studies and reports.

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 a greenfield area of Mount Forest.

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 centers through intensification and redevelopment where this can be accommodated, considering small town scale and historic streetscapes.

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 neighbourhoods.

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 2 of the WNCGP Development Stages mapping for Mount Forest and will contribute to the proposed intensification targets outlined above. Stage 2 is identified as the second priority area for development in Mount Forest.

WELLINGTON NORTH ZONING BY-LAW

The subject lands are zoned Holding Residential (H)R2. The holding provisions were put in place to ensure a comprehensive plan was submitted on the subject lands. The applicant is seeking to rezone to Site Specific Residential R3-75 to facilitate the proposed Draft Plan of Subdivision (23T-23001). The development is proposed to include seven street townhouses and 27 cluster townhouse units.

This amendment is seeking zoning relief to permit reductions in the interior side yard setback and distances between cluster townhouses. The proposed zoning and associated site-specific criteria is provided below:

Zone		Required	Proposed
R3-75	R3 Zoning Provisions – Cluster Townhouse: INTERIOR SIDE YARD, Minimum DISTANCES BETWEEN CLUSTER TOWNHOUSES	6 m (19.7 ft) 3 m (9.8 ft)	1.2 m (3.9 ft) 2.4 m (7.8 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 34 units on a 1.6 ha (3.95 ac) (8.6 units per ac). The proposed density is consistent with the Official Plan policies 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.
b) The design is compatible with existing or future development on adjacent properties	Adjacent land uses include residential. The surrounding properties include low/medium density residential. Planning Staff will be requesting an updated preliminary site plan following the public meeting which shows and addresses buffering, fencing, and landscaping.
c) The site has a suitable size and shape to accommodate the development and required infrastructure	The subject lands are 1.6 ha (3.95 ac) in size which is suitable in size and shape for a townhouse development.
d) Adequate services are available	The subject lands are proposed to be rezoned R3-75. Municipal staff have confirmed adequate servicing is available for the proposed development.
e) In the built boundary, medium density townhouses are encouraged to locate on major roadways and arterial roads	The property is located not located within the built boundary of Mount Forest. The subject lands are located on Cork St.
f) Appropriate zoning is provided	The property is proposed to be zoned Site Specific Residential to facilitate the proposed Draft Plan of Subdivision (23T-23001). The R3 zoning provides standards for cluster and street

	townhouses. Site specific standards have been proposed and are being reviewed by Planning Staff.
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Stormwater Management

A Functional Servicing Report prepared by Cobide Engineering dated February 2023 have been submitted in support of the application.

The post development runoff from the entire site will be directed to proposed underground storage chambers and the stormwater management pond on site. The report summarizes that site peak flows will be improved from pre-developments conditions to post development at discharge point 1 and will increase flows on discharge point 2. Township Staff and the Township Engineer are reviewing the Functional Servicing Report.

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

Site Plan Approval

The proposed townhouse development will be subject to Site Plan Review by the Township. Final Site design, grading, servicing, stormwater management, buffering, parking, fencing etc. matters are 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 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.

PRESENTATION BY APPLICANT'S AGENT

Ron Davidson, Ron Davidson Land Use Planning Consultant Inc., applicant's agent, introduced Harjinder Kang, developer and Raj Patel, architect; and Travis Burnside, Cobide Engineering. He explained the development will include thirty-four townhouses; seven street townhouses along Cork Street and twenty-seven cluster townhouses on a new private road. The by-law amendment is needed for the twenty-seven units. Each cluster townhouse will have a garage and parking in front so each unit will have at least two parking spots and there will be an interior parking lot with eight spots for a total of sixty-five onsite parking spaces; whereas the zoning by-law requires forty-one for this development. A small park and a storm water management facility will be included on the property and will be owned by the developer. The twenty-seven units will eventually become condominiums. The proposal is consistent with the Official Plan, the Provincial Policy Statement and the Growth Plan for the Golden Horseshoe. The Provincial standards require a higher density. The Official Plan allows for a maximum density of thirty-five units per hectare. This is about two thirds of that with about twenty-one units per hectare.

CORRESPONDENCE FOR COUNCIL'S REVIEW

Monica & John Dryden

- Email dated June 12, 2023 (Concerns)

Joe Haley

- Email dated June 26, 2023 (Concerns)

Derek McMurdie, Planner, Grey County

- Letter dated June 28, 2023 (No 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

John Dryden, 657 Martin Street, expressed concern with stormwater run off as his property backs onto the proposed development as current plans show that snow for the development will be piled in the parking area and melting may affect other properties. He is also concerned with the affects of the proposed barrier wall. Travis Burnside, engineer, stated that the snow storage will be dealt with during site plan approval and the location on the plans is for temporary snow storage, but the snow will be moved off-site. The wall has been proposed to be eliminated.

Tom Tangney, 650 Martin Street, expressed concern with increased traffic. Mr. Burnside commented that the municipal engineer has requested that a traffic study be completed.

Monica Dryden, 657 Martin Street, questioned if this is the final draft and if a decision will be made today. Mayor Lennox stated that a decision will not be made today. Staff will take comments provided and work with the applicant to make any necessary changes before the by-law comes to Council for approval at a future date. Ms. Dryden expressed concern with the construction and asked if both properties would be developed at the same time, when will construction occur, and who is responsible for grass cutting. Mayor Lennox stated that the current owner is responsible for grass cutting and maintaining the property. Mr. Burnside explained that they would like to get the five properties on Martin Street going as soon as possible, probably next spring. The Cork Street development has a number of planning processes and engineering to work through so it will have a longer timeline.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor Renken stated that the integrity and character of the existing neighbourhood will be changed forever and is concerned with the setback and does not think it is minor. The required setback is 19 ft and the proposed is 3 ft and is not in support of the proposed minor variance. Mr. Burnside explained that the proposed setbacks are consistent with a number of neighbouring municipalities where the side yard setbacks are generally 1.2 m (4ft). There are a number of municipalities that have a similar cluster townhouse zoning. A lot of it has to do with cluster townhouses being a newer type of development and the age of some of the by-laws. They are seeing 1.2m as being consistent in other municipalities and the townhouse development on the other side of Cork Street has a 1.2m side yard.

Councillor McCabe also had concerns with the decreased setbacks of 1.2m and would prefer setbacks closer to 6m. He would like the height of the fences along the back row be worked out with the neighbours.

Mayor Lennox questioned if sidewalks and street condition would be dealt with through site plan and development agreements. Mr. Jones stated that the installation of, or contribution towards, sidewalks would be included in the development agreement. In this case it would be the subdivision agreement.

Councillor Burke returned to Council Chambers.

OWNERS/APPLICANT

ZBA 09/23 Harvey & Elsie Bowman

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as EOSR Part Lot 12 Division 3 and Division 4 with civic address of 9453 Highway 6. The subject property is approximately 40 ha (98.85 ac) in size.

PURPOSE AND EFFECT OF THE APPLICATION

The subject property is currently zoned Agricultural Site Specific (A-1) Zone which does not permit new livestock facilities. The purpose and effect of the amendment is to rezone the lands from Agricultural Site Specific (A-1) to Agricultural Site Specific (A-XX) to permit construction of a new livestock facility (poultry barn).

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 June 16, 2023.

PRESENTATIONS

Matthieu Daoust, Senior Planner and Asavari Jadhav, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated July 10 2023

PLANNING OPINION

The purpose of this zone amendment is to rezone the portion of the subject land zoned Site Specific Agricultural (A-1) to Agricultural Site Specific (A-118) zone to permit a livestock facility. The applicants are proposing to construct a new 929 m² (10,000 ft²) livestock facility (poultry barn). The subject property is approximately 40 ha (98.85 ac) in size.

Planning staff 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 subject land is legally described as EOSR Part Lot 12 Division 3 and Division 4 with civic address of 9453 Highway 6. The subject property is approximately 40 ha (98.85 ac) in size and has an existing dwelling, a driveshed, and a quonset.

PROPOSAL

The purpose of this zone amendment is to rezone a portion of subject property zoned Site Specific Agricultural (A-1) to Agricultural Site Specific (A-118) to permit a livestock facility.

PROVINCIAL PLANNING POLICY

Rezoning's are subject to the Provincial Policy Statement and decisions of a Council are required to be "consistent" with it (Section 4.2). The subject property is considered to be within a PRIME AGRICULTURAL area.

COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURE, CORE GREENLANDS and GREENLANDS in the County Official Plan. The identified feature includes Significant Wooded Areas and Saugeen Valley Conservation Authority regulated Hazard Lands. Section 6.4.3 (c), of the plan provides consideration for agriculture related uses.

Section 6.4.2 of Agriculture First policy states that "As a general rule, land use activities that support agriculture will be encouraged and land use activities that do not support agriculture will be discouraged". We believe that the proposed use meets this intent.

ZONING BY-LAW

The subject lands are zoned Agriculture (A), Site Specific Agriculture (A-1) and Natural Environment (NE). Based on the site plan provided by the applicant it appears that the proposed livestock facility is located on the lands zoned Site Specific Agriculture (A-1).

The A-1 zone represents a 1 km area around urban boundaries, which prevents the construction of new livestock facilities. The draft by-law proposes to rezone the portion to subject property zoned Site Specific Agriculture (A-1) to Site Specific Agricultural (A-118) to permit construction of a livestock facility (poultry barn).

CORRESPONDENCE FOR COUNCIL'S REVIEW

Cassandra Malo, Environmental Planning Technician, Saugeen Conservation

- Letter dated July 4, 2023 (The application is generally acceptable to SVCA staff)

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

Harvey Bowman, applicant, was present to answer and questions regarding the application.

COMMENTS/QUESTIONS FROM COUNCIL

Mayor Lennox inquired if the proximity of the urban center was Maas Park or the hamlet of Riverstown. The CBO responded that Maas Park is not within the urban boundary; the urban center is Riverstown. Mayor Lennox asked if the MDS calculations for the poultry barn had been completed. Mr. Jones commented that the MDS calculations were submitted and both Type A land use with houses between the proposal between the proposal and Maas Park and also to the Type B land use.

ADJOURNMENT


RESOLUTION: 007-2023

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Public Meeting of July 10, 2023 be adjourned at 2:45 pm.

CARRIED

DocuSigned by:

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MAYOR

DocuSigned by:
Karren Wallace
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CLERK