

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING AGENDA NOVEMBER 18, 2024 @ 7:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING
[November 18, 2024, Township of Wellington North Council Meeting \(youtube.com\)](#)**

Members Present: Mayor: Andrew Lennox
Councillors: Lisa Hern
Steve McCabe
Penny Renken

Member Absent: Councillor: Sherry Burke

Staff Present:
Chief Administrative Officer: Brooke Lambert
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Executive Assistant to the CAO: Tasha Grafos
Human Resources Manager: Amy Tollefson
Chief Building Official: Darren Jones
Senior Project Manager: Tammy Stevenson
Manager of Development Planning: Curtis Marshall

CALLING TO ORDER

Mayor Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

OWNERS/APPLICANT

ZBA 15/24 & OPA 2024-02 2073022 Ontario Inc.

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is legally described as CON 1, PT LOT 1 (West Luther), Parts 5 and 6 RP 61R21786, Arthur, Township of Wellington North. The subject property has a total area of 3.45 ha (8.5 acres).

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed zoning by-law amendment is to rezone the lands from Future Development (FD) to Low Density Residential (R1B), Low Density Residential (R1C), Medium Density Residential (R2), High Density Residential (R3), and Open Space (OS).

The purpose and effect of the proposed official plan amendment is to re-designate the subject lands from “Future Development” to “Residential”.

A 55 unit residential subdivision is being proposed on the subject lands.

Draft Plan of Subdivision Application

A related draft plan of subdivision application has been filed with the County of Wellington to permit the development of 18 Single Detached Residential Lots; 6 Semi-

Detached Residential Lots (12 units); 25 On-Street Townhouse Units (5 Blocks) and 1 Block Walkway on the subject lands.

NOTICE

Notices were mailed to property owners within 120 meters of the subject property as well as the applicable agencies and posted on the subject property on October 29, 2024.

PRESENTATIONS

Curtis Marshall, Manager of Development Planning, County of Wellington, Township of Wellington North

- Planning Report dated November 8, 2024

CORRESPONDENCE FOR COUNCIL'S REVIEW

Tammy Stevenson, Senior Project Manager, Township of Wellington North

- Letter dated October 29, 2024 (No Objections)

Danielle Fisher, Source Protection Coordinator, Wellington Source Water Protection

- Memorandum dated October 30, 2024 (No Objections)

Hailey Till, Planning Technician, Upper Grand District School Board

- Letter dated October 31, 2024 (No Objections)

Jessica Conroy, Resource Planner, Grand River Conservation Authority

- Letter dated November 1, 2024 RE: OPA-2024-02 & 23T-24002 (No Objections)

Jessica Conroy, Resource Planner, Grand River Conservation Authority

- Email dated November 4, 2024 RE: ZBA 15/24 (No Objections)

REQUEST FOR NOTICE OF DECISION

The by-law for the proposed zoning by-law amendment 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 COMMENTS/QUESTIONS

Nancy Shoemaker, Planning Consultant for the applicant, commented that the project started in 2006 with a draft plan that included five phases of this subdivision, but it was determined that they would do draft plan approval phase by phase. In phase one the Township received the full parkland dedication and the construction of the storm water management pond that services the entire subdivision, including phase five.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor Renken inquired where the parkland designated in phase one is located. Ms. Shoemaker explained that it is along the north side of Schmidt Drive and that the entire north side is parkland.

Councillor Renken asked if the units are going to be built so that no variances are required. Ms. Shoemaker responded that they haven't asked for specialized regulation and are not anticipating any variances.

Mayor Lennox inquired if an endorsement of the Official Plan Amendment is required at this stage. Mr. Marshall the intent is to come back in the near future with a follow up report. They are hopeful that they can have draft conditions and seek the endorsement soon. Endorsement of the OPA and endorsement of the subdivision from Council should be sent to the County for their consideration and approval. They will also be seeking an approval in principle of the Zoning By-law. When it gets approval by the County the by-law will come to a Council Meeting for consideration, subject to Council's support. The zoning by-law can't be approved until the Official Plan Amendment is in force and affect.

ADJOURNMENT

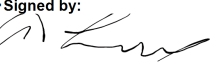
RESOLUTION: PM-2024-010

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Public meeting of November 18, 2024, be adjourned at 7:30 p.m.

CARRIED

Signed by:

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MAYOR

DocuSigned by:
Karren Wallace
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CLERK