

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING AGENDA JULY 28, 2025 @ 7:00 P.M.  
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING**

**HOW TO JOIN**

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

<https://us02web.zoom.us/j/81563312932>

Please click this URL to join.

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: 815 6331 2932

**PAGE  
NUMBER**

**CALLING TO ORDER**

**DISCLOSURE OF PECUNIARY INTEREST**

ZBA 03/25 Sarah Properties Ltd.

ZBA 08/25 Karen Kammer Meier

**OWNERS/APPLICANT**

ZBA 03/25 Sarah Properties Ltd.

**LOCATION OF THE SUBJECT LAND**

The land subject to the proposed zoning amendment, official plan amendment, and draft plan of subdivision is legally described as Part of Lot 1, Concession 1 Geographic Township of West Luther, now in the Township of Wellington North and municipally described as 211 Eliza St and 8014 Wellington RD 109. The subject property has a total area of 18.4 ha (45.6 ac). *The location is shown on the map attached.*

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**PURPOSE AND EFFECT OF THE APPLICATION**

The purpose and effect of the proposed Zoning By-law amendment will rezone the lands from Residential (R1C) Zone, Future Development (FD), Highway Commercial (HC) and Natural Environment (NE) to Residential (R1C-XX), Residential Site Specific (R3-XX), Highway Commercial Site Specific (HC-XX), and Open Space (OS) to permit 155 single detached units, 13-25 townhouse units, 44 bungalow townhouse units, medium density residential block, commercial block, park block, and internal roads.

## NOTICE

Notices were mailed to property owners within 120 meters of the subject properties as well as the applicable agencies and posted on the subject property on July 4, 2025.

## PRESENTATIONS

Zachary Prince, Senior Planner, County of Wellington, Township of Wellington North

- Planning Report dated July 21, 2025 6

## CORRESPONDENCE FOR COUNCIL'S REVIEW

Jason Thompson, Wellington North Power Inc.

- Letter dated March 7, 2025 (No Objection) 19

Avo Tularam, Planning Technician, Upper Grand District School Board

- Letter dated March 18, 2025 (No Objection) 20

Avo Tularam, Planning Technician, Upper Grand District School Board

- Letter dated May 6, 2025 (No Objection) 22

Patti Emery, 160 Eliza Street

- Email dated May 6, 2025 (Questions) 24

Land Use Planning Department, Hydro One Networks Inc.

- Email dated May 20, 2025 (No Objection) 27

Township Engineering Comments prepared by Triton Engineering Services

- Memorandum dated May 23, 2025 29

- Memorandum dated February 28, 2023 (referenced in May 23, 2025 Memo) 30

Avo Tularam, Planning Technician, Upper Grand District School Board

- Letter dated May 29, 2025 (No Objection) 35

Lauren Campbell, 18 Eastview Drive

- Email dated June 3, 2025 (Concerns) 37

Danielle Fisher, Risk Management Inspector, Wellington Source Water Protection

- Letter dated June 9, 2025 (No Objection) 38

Pasquale Costanzo, Technical Services Supervisor, County of Wellington

- Memorandum dated June 12, 2025 (No Objection) 41

Jessica Conroy, Resource Planner, Grand River Conservation Authority

- Letter dated June 30, 2025 (Deferral Requested) 42

Gil Deverell, Deverell & Lemaich on behalf of Wellington North Power

- Email dated July 24, 2025 (Condition Requested) 50

## REQUEST FOR NOTICE OF DECISION

The by-law will be considered at a future regular council meeting. Persons wishing notice of the passing of the by-law must submit a written request.

## MAYOR OPENS FLOOR FOR COMMENTS/QUESTIONS

## COMMENTS/QUESTIONS FROM COUNCIL

### OWNERS/APPLICANT

ZBA 08/25 Karen Kammer Meier

### LOCATION OF THE SUBJECT LAND

The land subject to the proposed zoning amendment is described as 52  
Concession 2, Part Lot 11 with a civic address of 8449 Line 2, Arthur. The  
subject property is approximately 36.2 ha (98.45 ac) in size. *The location is  
shown on the map attached.*

### PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed Zoning By-law amendment is to rezone  
a portion of the subject lands from Agricultural (A) Zone to Site Specific  
Agricultural (A-2) Zone. This application is seeking to rezone the retained  
agricultural portion of the property to prohibit future residential development. This  
rezoning is a condition of severance application B19/24, that was granted  
provisional approval by the Wellington County Land Division Committee. The  
consent will sever a 1.00 ha (2.47 ac) rural residential parcel with an existing  
dwelling. A 35.20 ha (86.98 ac) vacant agricultural parcel will be retained.  
Additional relief may be considered at this meeting.

### NOTICE

Notices were mailed to property owners within 120 meters of the subject  
properties as well as the applicable agencies and posted on the subject  
property on July 2, 2025.

### PRESENTATIONS

Asavari Jadhav-Admane, Planner and Lysandra Quilatan, Student Planner,  
County of Wellington, Township of Wellington North

- Planning Report dated July 28, 2025 53

### CORRESPONDENCE FOR COUNCIL'S REVIEW

Andrew Herreman, Resource Planning Technician, Grand River Conservation  
Authority

- Letter dated July 10, 2025 (No Objection) 58

## **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 COMMENTS/QUESTIONS**

## **COMMENTS/QUESTIONS FROM COUNCIL**

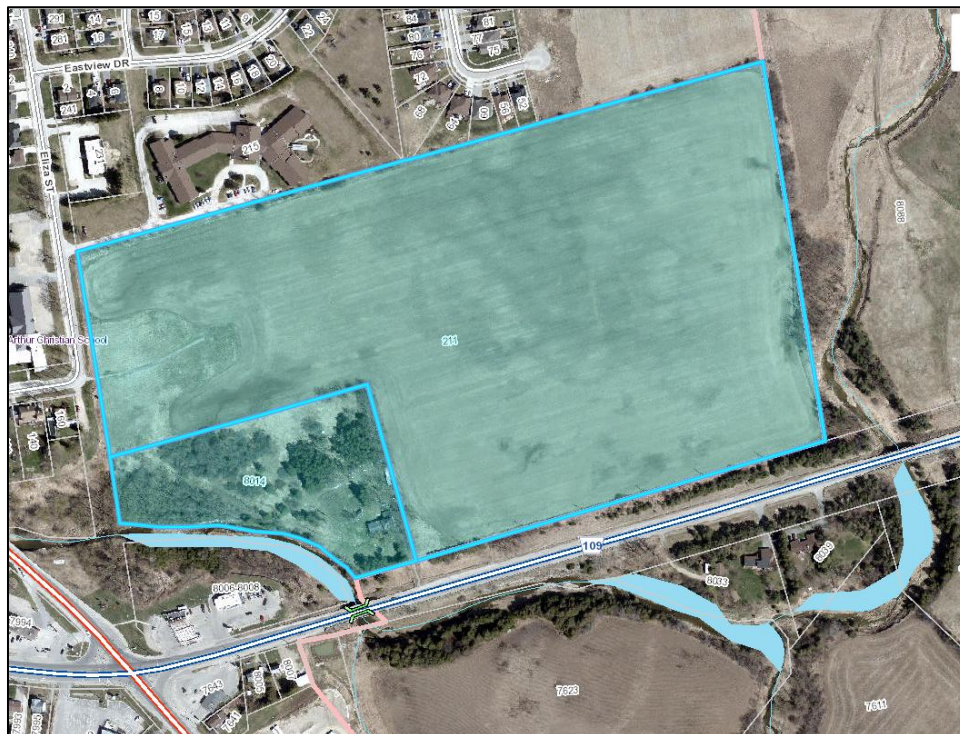
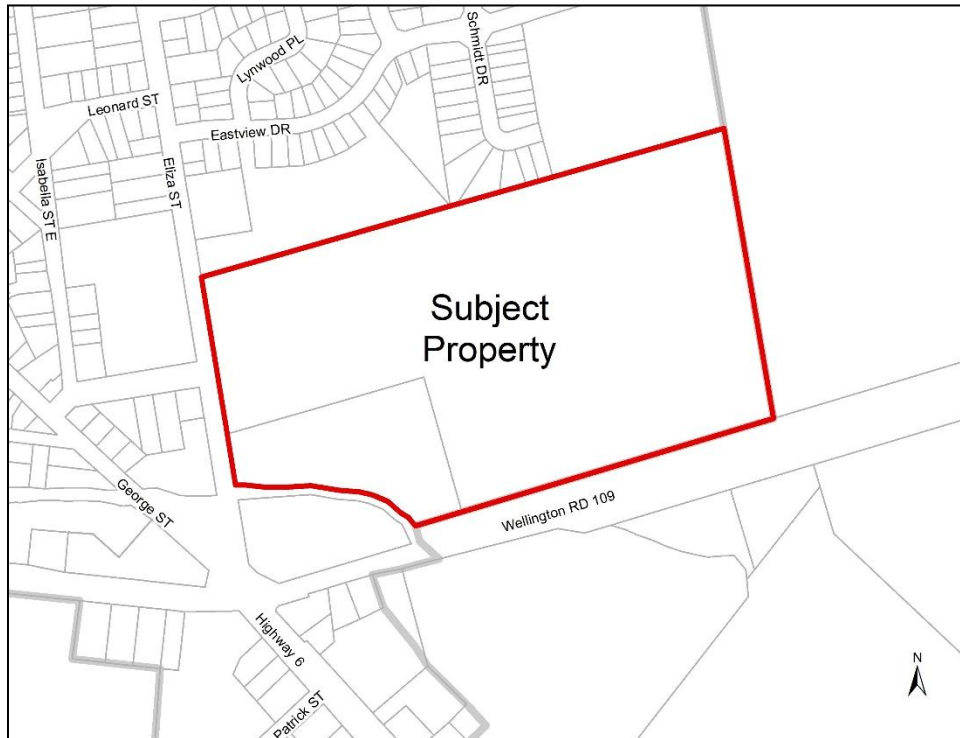
## **ADJOURNMENT**

Recommendation:

THAT the Public meeting of July 28, 2025 be adjourned at \_\_\_\_\_



211 ELIZA STREET & 8014 WELLINGTON ROAD 109 – SARAH PROPERTIES LTD.





## **PLANNING REPORT**

### **for the TOWNSHIP OF WELLINGTON NORTH**

Prepared by the County of Wellington Planning and Development  
Department

**DATE:** July 21<sup>st</sup>, 2025  
**TO:** Darren Jones, C.B.O.  
Township of Wellington North  
**FROM:** Zachary Prince, Senior Planner  
County of Wellington  
**SUBJECT:** **PUBLIC MEETING REPORT**  
**CON 1 PT LOT 1 E/S ELIZA ST, Arthur**  
**Sarah Properties Ltd**  
**Zoning By-law Amendment (ZBA 03/25), OPA 2025-02, Draft Plan of**  
**Subdivision 23T-25001**  
**ATTACHMENTS:** 1 – Proposed Draft Plan of Subdivision  
2 – Commercial Block Concept Plan

#### **PLANNING COMMENT**

The Township of Wellington North and the County of Wellington have received applications for an official plan amendment, a draft plan of subdivision, and a zoning by-law amendment to facilitate a residential and commercial development in Arthur.

The purpose of the official plan amendment is to redesignate the subject lands from Future Development to Residential and Highway Commercial in the County of Wellington Official Plan.

A draft plan of subdivision (23T-25001) has been filed with the County of Wellington. The draft plan of subdivision as proposed includes 155 single detached units, 13-25 townhouse units, 44 bungalow townhouse units, medium density residential block, commercial block, park block, and internal roads.

The purpose of the zoning amendment is to rezone the subject lands from Future Development (FD) to site specific Low Density Residential (R1C-xx), Medium Density Residential (R2-xx), High Density Residential (R3-xx), Highway Commercial (HC-xx), Natural Environment (NE) and Open Space (OS).

This report provides the Township with an overview of the proposed applications and facilitates the public meeting. Further, the 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 any 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 for Councils consideration.



## LOCATION

The property subject to the proposed amendment is legally described as Part of Lot 1, Concession 1 Geographic Township of West Luther, now in the Township of Wellington North and municipally described as 211 Eliza St and 8014 Wellington RD 109, Arthur. The subject property has a total area of 18.4 ha (45.6 ac) illustrated on Figure 1.



Figure 1 - Subject Property

## PROPOSED DEVELOPMENT

### Official Plan Amendment

The purpose and effect of the proposed Official Plan Amendment is to (1) redesignate the lands from Future Development (FD) to Residential, (2) expand the existing Highway Commercial (HC) designation and (3) realign the Greenlands designations.

### Draft Plan of Subdivision

A draft plan of subdivision application has been submitted to the County of Wellington for approval which creates the following lots/blocks:

**Table 1: Land Use Schedule**

Land Use	Units	Area (Ha.)
Single Detached Dwellings	155	6.49
Bungalow Street Townhouses	44	1.32
Cluster Townhouses	13-25	0.51
Medium Density Block	TBD (130 max)	1.54
Commercial Block		2.76
Park		0.55
Walkway		0.08
Municipal / undeveloped area		1.72
Roads		3.43
<b>TOTAL UNITS/AREA</b>	<b>224</b>	<b>18.4</b>

The proposed draft plan of subdivision includes a connection to the development to the North (East Ridge Landing) and a walkway connection to a proposed trail to the Northeast. A larger version of the plan is included as Attachment 1. A concept plan for the commercial block is included as Attachment 2.

### **Zoning By Law Amendment**

The proposed zoning amendment would rezone lands to align with the proposed official plan amendment and draft plan of subdivision. Currently the lands are zoned Low Density Residential (R1C), Future Development (FD), Highway Commercial (C2), and Natural Environment (NE). The amendment as proposed seeks to introduce site specific standards for residential dwellings and the commercial block. Additional details regarding the proposed zoning are discussed later in the report.

### **Supporting Studies**

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

- Environmental Impact Study, Natural Resource Solutions (NRSI), January 2021
- Functional Servicing Report, Burnside, December 2024
- Geotechnical Investigation, CMT Engineering Inc, October 2024
- Hydrogeological Study, Burnside, November 2024
- Phase 1 Environmental Site Assessment, A&A Environmental Consultants, January 2025
- Planning Justification Report, GSP Group, January 2025
- Stage 1-2 Archaeological Report, Amick Consultants Ltd, October 2018
- Stage 1-2 Archaeological Supplementary Report, Amick Consultants Ltd, October 2018
- Stormwater Management Report, Burnside, December 2024
- Traffic Impact Study, HDR Corporation, December 2024

Digital copies of the submitted studies and reports are available electronically on the County's Active Applications webpage .

## **PLANNING POLICY**

### **Provincial Planning Statement (PPS) 2024**

The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use planning and development. Under section 3 of the Planning Act, decisions affecting planning matters shall be consistent with policy statements issued under the Act.

Section 2.2.1 of the PPS states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by (c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active Transportation.

Section 2.3.1 of the PPS states that settlement areas shall be the focus of growth and development. Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) optimize existing and planned infrastructure and public service facilities;
- c) support active transportation;
- d) are transit-supportive, as appropriate; and
- e) are freight-supportive.

### **WELLINGTON COUNTY OFFICIAL PLAN**

The subject lands are designated FUTURE DEVELOPMENT, HIGHWAY COMMERCIAL, and GREENLANDS and are within the Primary Urban Centre of Arthur. The property is located within the “greenfield” area. A summary of relevant Official Plan policies are provided below:

#### **General Strategy – 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 encourage more efficient use of land through increased densities in designated Greenfield areas of urban centres.

Section 4.4 encourages increased densities and a mix of housing specifically by targeting a density of 16 units per gross hectare (6.5 units per acre) in newly developing subdivisions. Including the proposed apartment block, the development would achieve a density of approximately 19 units per hectare (7.8 units per acre).

#### **Urban Centres**

Section 7.4.1 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”.

### 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 and 75 units per hectare (30 units per acre) for apartments.	The medium density block as proposed would have a maximum of 130 units as described in the proposed zoning bylaw, and with an area of 1.5 ha the block achieves a density of 86.6 units per hectare.
b) The design is compatible with existing or future development on adjacent properties	Adjacent land uses include existing residential uses and vacant lands which are proposed for residential development.
c) The site has a suitable size and shape to accommodate the development and required infrastructure	The site has been identified for residential development. The draft plan of subdivision is currently under review by the Town’s engineer to ensure that adequate servicing, drainage and grading can be achieved.
d) Adequate services are available	The proposed draft plan includes the extension of servicing to the development. Water and sewage allocation will have to be obtained in accordance with the Township’s sewage allocation process.
e) In the built boundary, medium density townhouses are encouraged to locate on major roadways and arterial roads	The property is located in a greenfield area.
f) Appropriate zoning is provided	A zoning by-law amendment has been filed which propose to zone the townhouse blocks and apartment

	block as R3 which is appropriate for the use. Site specific standards have also been proposed and are under review.
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### **Greenlands System**

The property contains area designated as Core Greenlands and Greenlands in the County of Wellington Official Plan. Identified features include Slope Valley, Flood Plan, and the Conestoga River. The applicant has completed an Environmental Impact Study; however the study has not been updated to reflect the current draft plan. The report should consider the impacts of development within the 8014 Wellington County Road 109 property.

### **Official Plan Amendment 123 (OPA 123)**

On October 31, 2024, County Council adopted OPA 123 which redesignates the subject lands as Residential. This amendment was undertaken as part of the County's Official Plan Review and serves to ensure that sufficient land is available for residential development in urban centres including Arthur. This amendment is being submitted to the Province for final approval.

The timing of the Province's approval of the amendment is unknown at this time. If OPA 123 is approved by the Province (as adopted by the County in respect to the subject lands) the proposed official plan amendment application filed by the applicant would not be necessary.

### **WELLINGTON NORTH GROWTH MANAGEMENT ACTION PLAN**

In September 2024, the Township of Wellington North approved a new Growth Management Action Plan. This plan updated and replaced the previous growth plan from 2018.

The Township of Wellington North Growth Management Action Plan serves as a guiding document that broadly addresses the future impacts of growth related to municipal service delivery, infrastructure requirements, urban land needs and land use planning policy, economic development, and financial sustainability as the Township evolves.

### **Guiding Principles**

The plan includes 10 guiding principles for planning for growth. Relevant guiding principles to this proposed development include:

#### **3. Supporting Responsible and Sustainable Growth and Infrastructure**

This principle focuses on integrating environmental stewardship, fiscal responsibility and social equity into planning for growth and infrastructure. Key considerations in planning for responsible and sustainable growth includes ensuring that growth is phased and occurs at a pace that aligns with the timing of infrastructure delivery in a fiscally and sustainable manner. Moreover, this principle involves prioritizing infrastructure that is resilient to climate change, energy efficient and adaptable to future needs, while also considering the social and economic benefits for the Township. By adhering to this principle, the Township aims to create a thriving, well-planned environment that supports both current and future generations.

## 8. Providing Diverse and Affordable Options for Housing

The Township is anticipated to accommodate an increasingly diverse population base, as well as a large, aging population. Furthermore, across the Province housing affordability is eroding rapidly. This principle involves ensuring that growth in the Township accommodates a variety of housing types that cater to different income levels, family sizes, age groups, and lifestyle needs. By prioritizing affordability and diversity in housing, the Township will create an inclusive and vibrant community where residents have access to suitable and sustainable living arrangements.

### Growth Forecasts and Urban Land Needs

The Growth Management Action Plan also reviewed growth forecasts and the Township's urban land needs. The forecasts have identified that additional "Community Lands" were needed within Arthur to accommodate growth forecasted up till 2051. "Community Lands" include residential and commercial uses. The subject lands are located within a priority area (Future Development Area #1) for future residential development in Arthur.

### Strategic Directions

The plan also established strategic directions for every guiding principle. Relevant Strategic Directions include:

#### Guiding Principle 8. Providing Diverse and Affordable Options for Housing

##### Strategic Direction 1:

Provide an increased range and mix of attainable housing and affordable housing options, including a variety of densities by structure type and tenure (ownership and rental) to accommodate a changing, diverse population base of all backgrounds, ages, and incomes in keeping with high-quality urban design standards while maintaining the Township's small-town charm.

##### Strategic Direction 2:

Advocate for a range of housing options in development application plans.

The action plan highlighted the need for residential lands and an additional 5 ac of commercial land to accommodate growth to 2051. The plan assessed preferred areas for growth and included the subject property for additional commercial and residential development.

## **WELLINGTON NORTH ZONING BY-LAW**

The applicant is seeking to introduce site specific permissions to facilitate the development. The below charts summarize the proposed site specific requests:

<b>R1C Zone – Low Density Single Detached</b>	<b>Permitted</b>	<b>Proposed</b>	<b>Difference</b>
<b>Front Yard, Minimum (12.2.1.3)</b>	6 m (19.7 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)
<b>Exterior Side Yard, Minimum</b>	6 m (19.7 ft)	4 m (13.1 ft)	1 m (3.3 ft)



(12.2.1.5)			
<b>Rear Yard, Minimum</b> (12.2.1.6)	7.6 m (24.9 ft)	7.5 m (24.6 ft)	0.1 m (0.3 ft)
<b>Lot Coverage, Maximum</b> (12.2.1.8)	40%	50%	10%

<b>R3 Zone – High Density Cluster Townhouse</b>	<b>Permitted</b>	<b>Proposed</b>	<b>Difference</b>
<b>Front Yard, Minimum</b> (13.2.1.3)	6 m (19.7 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)
<b>Exterior Side Yard, Minimum</b> (13.2.1.5)	6 m (19.7 ft)	4 m (13.1 ft)	2 m (6 ft)
<b>Rear Yard, Minimum</b> (13.2.1.6)	7.6 m (24.9 ft)	7.5 m (24.6 ft)	0.1 m (0.3 ft)
<b>Maximum number of units attached in a row</b> (13.2.1.9)	6	8	2

<b>R3 Zone – High Density Apartment</b>	<b>Permitted</b>	<b>Proposed</b>	<b>Difference</b>
<b>Front Yard, Minimum</b> (13.2.1.3)	6 m (19.7 ft)	4.5 m (14.8 ft)	2.0 m (6.6 ft)
<b>Exterior Side Yard, Minimum</b> (13.2.1.5)	6 m (19.7 ft)	4 m (9.8 ft)	3 m (9.8 ft)
<b>Rear Yard, Minimum</b> (13.2.1.6)	7.6 m (24.9 ft)	7.5 m (19.7 ft)	1.6 m (5.2 ft)
<b>Height</b> (13.2.3.7)	12 m (39.4 ft)	24 m (78.7 ft) or 6 storeys	12 m (39.4 ft)
<b>Parking Rate - apartment</b> (Table 3)	1.5/unit	1.25/unit	0.25/unit

<b>HC Zone Highway Commercial</b>	<b>Permitted</b>	<b>Proposed</b>	<b>Difference</b>
<b>Buffer Area</b> (6.3)	1.5 m (4.9 ft)	0.7 m (2.3 ft)	0.8 m (2.6 ft)
<b>Loading Space Location</b> (6.16.b)	Not within Front Yard	Within Front Yard	
<b>Location of Parking, adjacent to Residential</b> (6.27.4)	4.5 m (14.8 ft)	2.6 m (8.5 ft)	1.9 m (6.2 ft)
<b>Barrier Free Parking Spaces</b> (6.27.5)	15	4	11
<b>Front Yard Setback</b>	7.6 m (24.9 ft)	6.4 m (21 ft)	1.2 m (3.9 ft)

(17.2.3)			
<b>Rear Yard Setback</b> (17.2.6)	7.6 m (24.9 ft)	3 m (9.8 ft)	4.6 m (15ft)

The proposed zoning also includes adding additional uses to the Highway Commercial zone including:

- Bake Shop
- Day Nursery
- Medical Clinic
- Neighbourhood Store
- Personal Service Shop
- Retail Food Store
- Retail Store
- Shopping Centre
- Shopping Mall

Additional relief may also be identified upon review of the application.

#### **AGENCY COMMENTS**

The applications were circulated to commenting agencies. Details comments are attached to this report, the following is a brief summary of comments received to date:

##### **Grand River Conservation Authority (GRCA):**

Comments and concerns which need to be addressed are as follows:

- Implementation of Low Impact Development (LID) features on the site
- Further evaluation of wetland on site
- Proposed stormwater management design will need to be further revised (a stormwater management pond has not been proposed presently)

##### **Triton Engineering**

Comments and concerns which need to be addressed are as follows:

- Proposed stormwater management design will need to be further revised (a stormwater management pond has not been proposed presently)
- Number of entrances and connection of commercial block to subdivision requires further discussion

##### **County Roads**

The County will require the following:

- That a storm sewer network be installed along Wellington Road 109 outleting to the Conestogo River as recommended.

- Left turn facilities be installed as recommended.
- Wellington Road 109 be upgraded to an urban cross section standard along the development frontage (north side of road only). The County will be improving the infrastructure along this section Right-of-way over the next 4 years and could work collectively to incorporate the improvements required by the proponent for this proposed development.

### **Upper Grand District School Board**

No concerns

### **Wellington Source Water Protection**

No concerns

### **REVIEW OF DRAFT PLAN OF SUBDIVISION**

The proposed draft plan of subdivision and supporting materials are currently being reviewed by Township Staff and the Township's Consulting Engineer.

Planning staff note there are blocks identified on the plan which future ownership will need to be discussed (Block 207, 208, 209). The Township may want to consider the potential uses for the proposed park block to ensure the location and size is sufficient along with any connections to existing or future trails in the area including to the proposed commercial block.

The density of the proposed apartment block exceeds the density in the Official Plan, the density of this block should be revised to 75 units per hectare and the proposed height of 6 storeys should be justified and evaluated by the applicant.

The EIS from 2021 should be updated to reflect the development of the 8014 WCR 109 and evaluate the impacts of the development of the park and road/townhouses. Further, comments from GRCA regarding an unevaluated wetland need to be addressed.

Further discussion with the Township, County and applicant will need to occur regarding the number of entrances to WCR 109. Stormwater Management design may need to be revisited to meet the requirements of the GRCA, Township and County.

Comments received to date may result in changes to the draft plan and will need to be addressed by the applicant. Some comments may be addressed by providing additional information, draft plan conditions or revisions to the draft plan. Staff will continue to work with the applicant and agencies as the file progresses.

A list of proposed draft plan conditions which address the requirements of the Township otherwise will be prepared and included as part of a future report to Township Council. The conditions of draft approval will have to be satisfactorily addressed prior to the development receiving final approval from the County of Wellington.

## NEXT STEPS

Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final recommendation report(s) which will ultimately:

1. Seek Town Council endorsement of the proposed official plan amendment (endorsement to be forwarded to County of Wellington);
2. Seek Town Council approval in principle of the proposed zoning by-law amendment (final amending by-law to be considered by Council later once official plan amendment is in force and effect); and,
3. Seek Town Council endorsement of the draft plan of subdivision (endorsement to be forwarded to County of Wellington). Proposed draft plan conditions to be included in report for Council's consideration.

Respectfully submitted

County of Wellington Planning and Development Department



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Zach Prince MCIP RPP  
Senior Planner









March 7, 2025

Township of Wellington North  
7490 Sideroad 7, W  
Kenilworth, ON N0G 2E0

Attn: Karren Wallace, Clerk  
Tammy Pringle, Development Clerk

**Re:** Notice of a complete application to consider amendments to the comprehensive zoning by-law 66-01Public  
Application Number: ZBA 03/25  
Part of Lot 1, Concession 1 Geographic Township of West Luther, now in the Township of Wellington North and municipally described as 211 Eliza St and 8014 Wellington Rd 109.

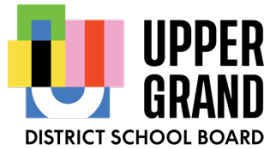
Wellington North Power Inc has reviewed the subject notice. Please notify the applicant of the following requirements:

1. All electrical distribution system plans must meet Wellington North Power standards for design and construction. The applicant is to contact Wellington North Power for a copy of the standards and specifications.
2. All electrical plans must be reviewed and approved by Wellington North Power.
3. The applicant is required to enter into a Construction Agreement with Wellington North Power.

Sincerely,

WELLINGTON NORTH POWER INC.

Jason Thompson



## PLANNING DEPARTMENT

Board Office: 500 Victoria Road N. Guelph, ON N1E 6K2

Email: [municipal.circulations@ugdsb.on.ca](mailto:municipal.circulations@ugdsb.on.ca)

Tel: 519-822-4420 ext.821 or Toll Free: 1-800-321-4025

18 March 2025

Tammy Pringle  
Development Clerk  
Township of Wellington North  
7490 Sideroad 7, W  
Kenilworth, ON N0G 2E0

Dear Ms. Pringle,

### Re: Notice Of A Complete Application To Consider Amendments To The Comprehensive Zoning By-Law 66-01

#### Application: ZBA 03/25, 211 Eliza St and 8014 Wellington RD 109, Arthur ON

The planning staff at the Upper Grand District School Board have received and reviewed the above-noted application of the proposed Zoning By-law amendment that will rezone the lands from Residential (R1C) Zone, Future Development (FD), Highway Commercial (HC) and Natural Environment (NE) to Residential (R1C-XX), Residential Site Specific (R3-XX), Highway Commercial Site Specific (HC-XX), and Open Space (OS) to permit 155 single detached units, 13-25 townhouse units, 44 bungalow townhouse units, medium density residential block, commercial block, park block, and internal roads.

Please be advised that the Planning Department **does not object** to the proposed application, subject to the following conditions, to be imposed during future Site Plan Control or Plan of Subdivision/Condominium applications:

- The collection of Education Development Charges is required prior to the issuance of a building permit(s).
- Planning staff requests that the developer provide the Upper Grand District School Board with a digital file of the plan containing parcel fabric and street network. The digital file of the subdivision is in the form of ARC/INFO export or DWG format.
- That the developer shall agree in the **subdivision agreement/site plan agreement/condominium declaration** that adequate sidewalks, lighting and snow removal (on sidewalks and walkways) will be provided to allow children to walk safely to school or to a designated bus pickup point.

#### Upper Grand District School Board

• Ralf Mesenbrink; Chair	• Jen Edwards	• Irene Hanenberg	• Martha MacNeil	• Alethia O'Hara-Stephenson
• Katherine Hauser; Vice Chair	• Robin Ross	• Luke Weiler	• Laurie Whyte	• Lynn Topping



Recipient Name

-2-

Date

- That the developer shall supply, erect, and maintain a sign (at its expense and according to the Board's specifications) affixed to the permanent development sign advising prospective residents about schools in the area.
- That the developer shall agree in the **subdivision agreement / site plan agreement / condominium declaration** to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease:

*"In order to limit liability, public school buses operated by the Service de transport de Wellington-Dufferin Student Transportation Services (STWDSTS), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up students, and potential busing students will be required to meet the bus at a congregated bus pick-up point."*

- That the developer shall agree in the **subdivision agreement / site plan agreement / condominium declaration** to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease, until such time as a permanent school is assigned:

*"Whereas the Upper Grand District School Board has designated this subdivision as a Development Area for the purposes of school accommodation, and despite the best efforts of the Upper Grand District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside the area, and further, that students may in future have to be transferred to another school."*

Should you require additional information, please feel free to contact the undersigned.

Sincerely,

*Avo Tularam*

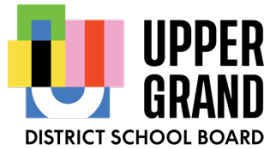
Avo Tularam  
Planning Technician

PLN: 25-19  
File Code: R14

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**Upper Grand District School Board**

• Ralf Mesenbrink; Chair	• Jen Edwards	• Irene Hanenberg	• Martha MacNeil	• Alethia O'Hara-Stephenson
• Katherine Hauser; Vice Chair	• Robin Ross	• Luke Weiler	• Laurie Whyte	• Lynn Topping



## PLANNING DEPARTMENT

Board Office: 500 Victoria Road N. Guelph, ON N1E 6K2

Email: [municipal.circulations@ugdsb.on.ca](mailto:municipal.circulations@ugdsb.on.ca)

Tel: 519-822-4420 ext.821 or Toll Free: 1-800-321-4025

6 May 2025

Deborah Turchet  
Development and Administration Supervisor  
County of Wellington - Planning and Development Department  
74 Woolwich St  
Guelph, ON N1H 3T9

Dear Ms. Turchet,

**Re: Wellington County Official Plan Amendment Application OP-2025-02 and Draft Plan of Subdivision 23T-25001 - Wellington North**

**Applications - OP-2025-02, Draft Plan of Subdivision 23T-25001.**

The planning staff at the Upper Grand District School Board have received and reviewed the above-noted application of the proposed Official Plan Amendment is to re-designate the subject lands from "Future Development" to "Residential, Highway Commercial and Core Greenland's" to permit:

- 155 Single Detached Units
- 13-25 Townhouse Units
- 44 bungalow Townhouse Units
- Medium density Residential Block, Commercial Block, Park Block, and Internal Roads.

Please be advised that the Planning Department **does not object** to the proposed application, subject to the following conditions, to be imposed during future Site Plan Control or Plan of Subdivision/Condominium applications:

- The collection of Education Development Charges is required prior to the issuance of a building permit(s).
- Planning staff requests that the developer provide the Upper Grand District School Board with a digital file of the plan containing parcel fabric and street network. The digital file of the subdivision is in the form of ARC/INFO export or DWG format.

### Upper Grand District School Board

- |                                |               |                   |                  |                             |
|--------------------------------|---------------|-------------------|------------------|-----------------------------|
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| • Katherine Hauser; Vice Chair | • Robin Ross  | • Luke Weiler     | • Laurie Whyte   | • Lynn Topping              |

- That the developer shall agree in the **subdivision agreement/site plan agreement/condominium declaration** that adequate sidewalks, lighting and snow removal (on sidewalks and walkways) will be provided to allow children to walk safely to school or to a designated bus pickup point.
- That the developer shall supply, erect, and maintain a sign (at its expense and according to the Board's specifications) affixed to the permanent development sign advising prospective residents about schools in the area.
- That the developer shall agree in the **subdivision agreement / site plan agreement / condominium declaration** to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease:

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- That the developer shall agree in the **subdivision agreement / site plan agreement / condominium declaration** to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease, until such time as a permanent school is assigned:

*"Whereas the Upper Grand District School Board has designated this subdivision as a Development Area for the purposes of school accommodation, and despite the best efforts of the Upper Grand District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside the area, and further, that students may in future have to be transferred to another school."*

Should you require additional information, please feel free to contact the undersigned.

Sincerely,

*Avo Tularam*

Avo Tularam  
Planning Technician

PLN: 25-29  
File Code: R14

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**Upper Grand District School Board**

• Ralf Mesenbrink; Chair	• Jen Edwards	• Irene Hanenberg	• Martha MacNeil	• Alethia O'Hara-Stephenson
• Katherine Hauser; Vice Chair	• Robin Ross	• Luke Weiler	• Laurie Whyte	• Lynn Topping

## Deborah Turchet

---

**From:** Zachary Prince  
**Sent:** Wednesday, May 7, 2025 3:26 PM  
**To:** Deborah Turchet  
**Subject:** FW: File NOS.OP-2025-02 and 23T-25001

### Zach Prince, RPP MCIP

Senior Planner  
Planning and Development Department  
County of Wellington  
74 Woolwich Street  
Guelph ON N1H 3T9  
T (519) 837-2600 x2064  
E [zacharyp@wellington.ca](mailto:zacharyp@wellington.ca)

---

**From:** Patti Emery [REDACTED]  
**Sent:** Tuesday, May 6, 2025 10:54 AM  
**To:** Zachary Prince <[zacharyp@wellington.ca](mailto:zacharyp@wellington.ca)>  
**Subject:** Re: File NOS.OP-2025-02 and 23T-25001

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---

160 Elza Street Arthur 519 848 2091.

Address and Phone Number

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---

**From:** Zachary Prince <[zacharyp@wellington.ca](mailto:zacharyp@wellington.ca)>  
**Sent:** Tuesday, May 6, 2025 9:47:31 AM  
**To:** [REDACTED]  
**Cc:** Karren Wallace <[KWallace@wellington-north.com](mailto:KWallace@wellington-north.com)>; Tammy Pringle <[tpringle@wellington-north.com](mailto:tpringle@wellington-north.com)>; Deborah Turchet <[debt@wellington.ca](mailto:debt@wellington.ca)>  
**Subject:** RE: File NOS.OP-2025-02 and 23T-25001

Hi Patti,

Thanks for sending the attached comments regarding the above applications, could you let us know your address?  
Also if you could provide a phone number someone can call you to discuss the applications further.

Thanks,

**Zach Prince, RPP MCIP**

Senior Planner

Planning and Development Department  
County of Wellington  
74 Woolwich Street  
Guelph ON N1H 3T9  
T (519) 837-2600 x2064  
E [zacharyp@wellington.ca](mailto:zacharyp@wellington.ca)

---

**From:** Patti Emery [REDACTED]  
**Sent:** May 2, 2025 8:24 AM  
**To:** Karren Wallace <[KWallace@wellington-north.com](mailto:KWallace@wellington-north.com)>  
**Subject:** File NOS.OP-2025-02 and 23T-25001

“This e-mail message (including attachments, if any) is intended for the use of the individual to whom it is addressed and may contain information that is privileged and confidential. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and erase this e-mail message immediately.”

QUESTIONS RE NOTICE OF APPLICATION FILE NUMBER OP-2025-02  
AND 23T-25001

1. Will there be enough water and sewage facilities for the increase in town population?
2. With the increase in population, is a larger grocery store part of the plan?
3. The present public and Catholic schools will not be able to accomodate a large increase in population. Will provisions be made to increase the size of the schools?
4. There will be a lot more traffic and vehicles on our streets. Is more frequent repair budgeted for?
5. Is this new development one for seniors or one for the general public?
6. How many roads will be put in to get to highway 9?

## Tammy Pringle

---

**From:** Zachary Prince <zacharyp@wellington.ca>  
**Sent:** May 20, 2025 11:32 AM  
**To:** Deborah Turchet  
**Subject:** FW: COUNTY OF WELLINGTON - ELIZA STREET AND WELLINGTON ROAD 109 - 23T-25001

### Zach Prince, RPP MCIP

Senior Planner  
Planning and Development Department  
County of Wellington  
74 Woolwich Street  
Guelph ON N1H 3T9  
T (519) 837-2600 x2064  
E [zacharyp@wellington.ca](mailto:zacharyp@wellington.ca)

---

**From:** LANDUSEPLANNING <LandUsePlanning@HydroOne.com>  
**Sent:** Tuesday, May 20, 2025 11:31 AM  
**To:** Zachary Prince <zacharyp@wellington.ca>  
**Subject:** COUNTY OF WELLINGTON - ELIZA STREET AND WELLINGTON ROAD 109 - 23T-25001

**CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.**

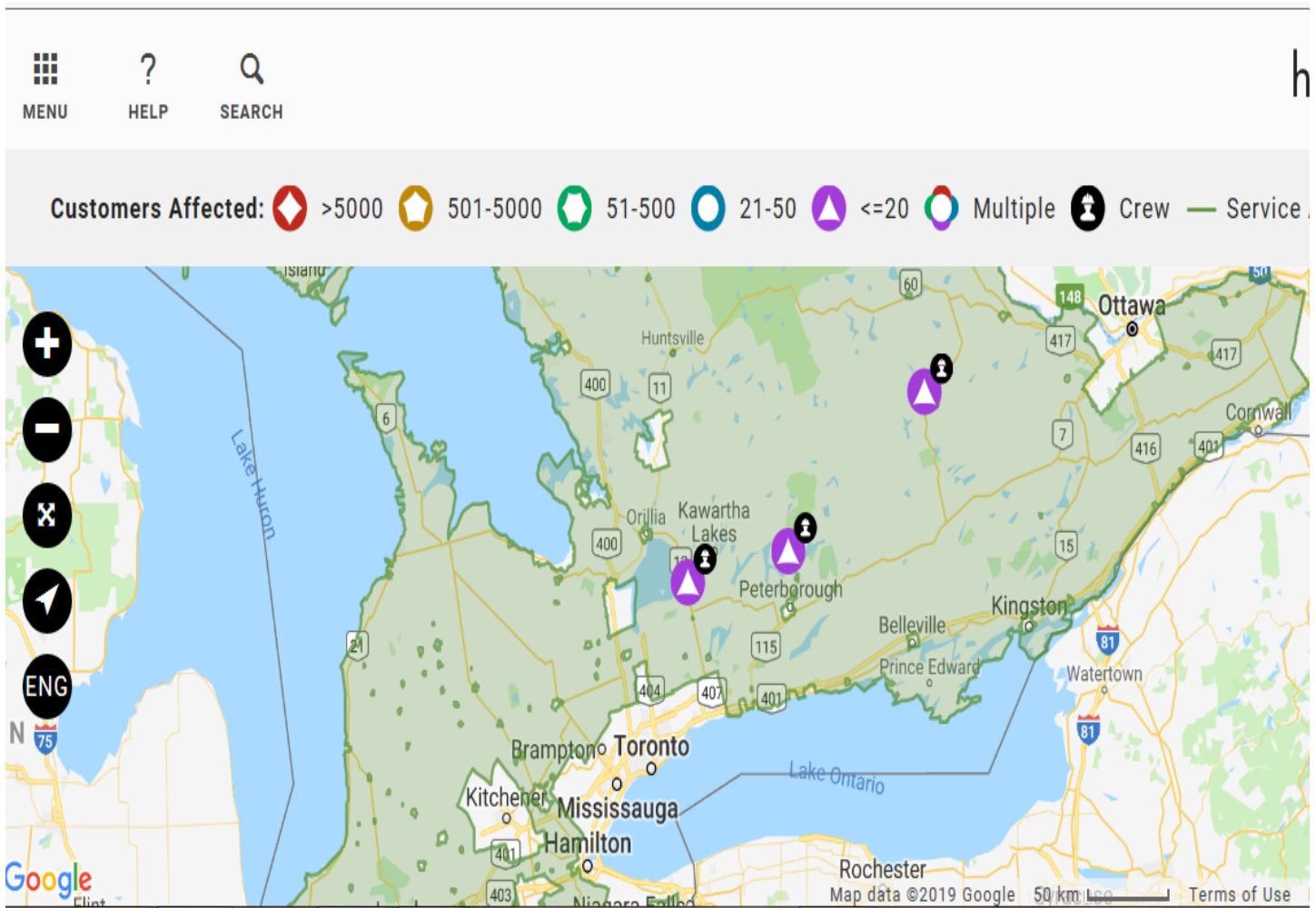
Hello,

We are in receipt of your Application for Subdivision, 23T-25001 dated 2025-04-22. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at [subdivision@Hydroone.com](mailto:subdivision@Hydroone.com) or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: [Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com)

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.



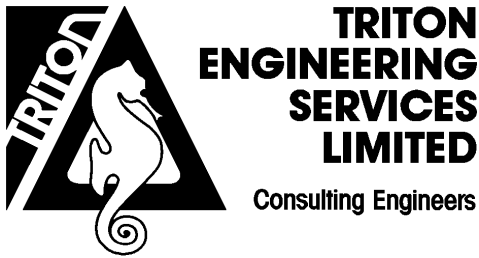
If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Land Use Planning Department  
Hydro One Networks Inc.  
Email: [LandUsePlanning@HydroOne.com](mailto:LandUsePlanning@HydroOne.com)





## Memorandum

DATE:	May 23, 2025
TO:	Tammy Pringle
FROM:	Dustin Lyttle
RE:	211 Eliza Street, Arthur (Sarah Properties) Official Plan & Zoning Bylaw Amendment Submission No.1
FILE:	A5527A

### **Submitted Items List:**

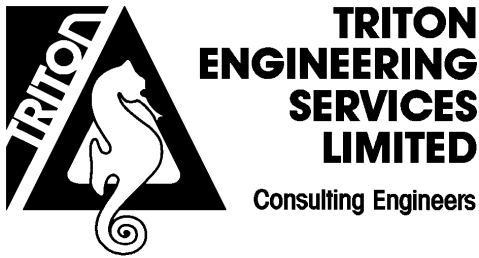
- Cover Letter of Applications for Draft Plan of Subdivision, Official Plan Amendment and Zoning By-Law Amendment, dated January 24, 2025, prepared by GSP Group Inc.
- Planning Justification Report, dated January 2025, prepared by GSP Group Inc.
- Stage 1-2 Archaeological Property Assessment, (Project Report), dated October 16, 2018, prepared by AMICK Consultants Limited.
- Stage 1-2 Archaeological Property Assessment, (14.0 Project Report Supplementary Documentation), dated October 16, 2018, prepared by AMICK Consultants Limited.
- Hydrogeological Assessment, November 2024, prepared by R.J. Burnside & Associates Limited.
- Functional Servicing and Stormwater Management Report, dated December 2024, prepared by R.J. Burnside & Associates Limited.
- Environmental Impact Study, dated January 2021, prepared by Natural Resource Solutions Inc.
- Transportation Impact Study Residential Subdivision, dated June 17, 2022, prepared by HDR Corporation
- Draft Plan, dated December 13, 2024, prepared by BSR & D Ltd.
- Notice of Application for Plan of Subdivision, dated April 22, 2025, prepared by County of Wellington.
- Notice of Complete Application for Zoning By-Law 66-01, dated March 6, 2025, prepared by the Township of Wellington North.
- Notice of Complete Application for a Proposed Official Plan Amendment dated April 22, 2025, prepared by County of Wellington.

### **Current Submission Comments:**

- 1.1 The Draft Plan and associated studies/drawings are to be revised to include a connection from the proposed commercial block to the internal subdivision street network. Additionally, only one connection to WR109 from the commercial space is permitted, as per the November 11, 2022, Draft Plan previously submitted.

*Note: there are other changes and discussion required to address comments issued in February 2023 regarding the Draft Plan previously submitted. These previously issued comments can be addressed after the Zoning Bylaw and Official Plan Amendment application is approved.*

If you have any questions regarding the above comments please contact us.



## Memorandum

DATE:	February 28, 2023
TO:	Tammy Pringle
FROM:	Dustin Lyttle
RE:	211 Eliza Street, Arthur (Sarah Properties) Draft Plan Submission No.4 Review
FILE:	A5527A

### Submitted Items List:

- Cover Letter of Applications for Draft Plan of Subdivision, Official Plan Amendment and Zoning By-Law Amendment, dated January 19, 2021, prepared by GSP Group Inc. **(Not Resubmitted)**
- Planning Justification Report, dated March 2022, prepared by GSP Group Inc. **(Not Resubmitted)**
- Stage 1-2 Archaeological Property Assessment, (Project Report), dated October 16, 2018, prepared by AMICK Consultants Limited **(Not Resubmitted)**
- Stage 1-2 Archaeological Property Assessment, (14.0 Project Report Supplementary Documentation), dated October 16, 2018, prepared by AMICK Consultants Limited **(Not Resubmitted)**
- Hydrogeological Assessment, dated September, 2020, prepared by R.J. Burnside & Associates Limited **(Not Resubmitted)**
- Functional Servicing and Stormwater Management Report, dated February 28, 2022, prepared by R.J. Burnside & Associates Limited **(Not Resubmitted)**
- Geotechnical Investigation/Slope Stability Report, dated January 6, 2020, prepared by CMT Engineering Inc. **(Not Resubmitted)**
- Environmental Impact Study, dated January 2021, prepared by Natural Resource Solutions Inc. **(Not Resubmitted)**
- Development Concept, 211 Eliza Street, Arthur, dated November 10, 2020, prepared by GSP Group Inc. **Update June 24, 2021 (Not Resubmitted)**
- Schedule A – Application for Sewage Application, dated March 10, 2022, prepared by Broos Properties **(Not Resubmitted)**
- Transportation Impact Study Residential Subdivision, dated June 17, 2022, prepared by HDR Corporation **(Not Resubmitted)**
- Drawing No. DP:1 – Draft Plan, dated November 11, 2022, prepared by BSR & D Ltd.
- Response Letter, dated December 16, 2022, prepared by GSP Group Inc.

### Previous Submission Comments

#### General Comments:

- 1.1 Confirm if development will be phased. Note: A temporary secondary access to the site may be required depending on proposed phase sizing. **Pending; drawing indicating limits of phases to be provided during detailed design.**
- 1.2 **Addressed.**
- 1.3 Parkland is to be dedicated in accordance with Section 51.1(1) of the Planning Act which indicates 5% of the total land area must be conveyed as parkland, or cash in-lieu. Details regarding requirements to be confirmed later in the process. **Pending; park area is to be 5.0% of total area, not just residential as indicated.**
- 1.4 **Addressed.**

- 1.5 Approval from GRCA is required related to the following issues: ***Pending, preliminary comments from the GRCA are to be provided.***
- Floodline
  - Slope stability
  - EIS
  - Water Balance
  - Stormwater Management design criteria
- 1.6 Supporting information proposes a Foundation Drain Collector (FDC) to lower groundwater levels below basements. This system will require a “3rd pipe” which is shown in typical road section and mentioned in hydrogeological report. This system is not included in the Municipal Servicing Standards; therefore, it will need to be reviewed in detail prior to acceptance by the Township. ***Addressed, details to be provided/approved during detailed design.***
- 1.7 Divided entrance feature indicated at Eliza will need to be reviewed in detail prior to acceptance by the Township. This configuration may cause issues with snow clearing, truck turning and may require additional maintenance by Township staff. Further, a wider ROW may be needed to accommodate wider asphalt width. ***Addressed, details to be provided/approved during detailed design.***
- 1.8 An 18 m road ROW is proposed throughout the development which is not in accordance with the Municipal Servicing Standards. As such, is not acceptable. ***Pending, Day-Lighting triangles are to form part of the ROW.***
- 1.9 ***Addressed.***

**Sanitary:**

- 1.10 Sewage Treatment allocation is not assured due to WWTP limited Reserve Capacity. Township has an allocation process in place to determine development allocation. Refer to Township Sewage Allocation By-Law 012-19. Application for 2022 had been included as part of previous submission. Although this application may be premature, the Township processed the application to officially acknowledge it's submission. ***Addressed, however, please note that Sewage Allocation 2022 application did not receive allocation units in 2022. Council will consider yearly requests and all applications are to be submitted to the Township prior to March 31, 2023.***
- 1.11 ***Addressed.***
- 1.12 Due to downstream sewer constraints on Francis Street, sewage flows are to be routed equally between the John Street outlet and through the neighbouring Eastridge Subdivision. FSR indicates that sanitary sewage from this development is routed entirely to the John Street outlet, with none conveyed to the Eastridge outlet. This is to be addressed during detailed design.

Note: due to flow constraints downstream of the proposed development, monitoring may be required and potentially external improvements to increase capacity. Any flow monitoring program of existing sanitary sewers deemed necessary by the Township will be at the Developer's cost. ***Acknowledged, the need for a pre- and post-development flow monitoring program is to be included as a Draft Plan condition.***

**Water:**

- 1.13 One watermain feed is not acceptable for a development of this size due to redundancy concerns. Connection through Eastridge Subdivision Phase V (Walsh Street) is required in addition to the Eliza/John connection. ***Addressed, details to be provided/approved during detailed design.***
- 1.14 ***Addressed.***

**Storm Water Management:**

- 1.15 “Normal Level” quality treatment is proposed using OGS; GRCA is to confirm this strategy is acceptable. ***Pending GRCA Comments.***

- 1.16 No quantity control is proposed for this development; GRCA is to confirm this strategy is acceptable. Quality control strategy has been proposed utilizing infiltration and underground storage (i.e., superpipes/tanks). This strategy doesn't not appear to provide post to pre control. However, GRCA should comment on the adequacy of this strategy. **Pending GRCA comments.**
- 1.17 Proposed discharge to the CR109 to be approved by the County. Details regarding what is proposed and an assessment of the existing/proposed drainage features is to be provided. **Pending.**
- 1.18 Infiltration trenches are proposed for water balance which are to be located in rear yards along the north property. Details/logistics regarding these structures needs to be confirmed such as; ownership, easements, maintenance, impacts of lot use. **Addressed, details to be provided/approved during detailed design.**
- 1.19 Comments regarding the water balance calculation/strategy will be provided as part of future detailed design. GRCA approval of water balance strategy is required. This issue to be reviewed in detail as part of the Hydrogeologic report review. Further comments pending. **Pending GRCA Comments.**
- 2.1 **Addressed.**
- 2.2 TIS required to address issues related to development proposal including:
- a. Impacts on local streets/intersections including, but not limited to:
    - i. Eliza & Street A
    - ii. Eliza & Smith
    - iii. Street J & East Ridge
    - iv. Street H & CR109.
  - b. Suitability and assessment of multiple CR109 entrances and any modifications (urbanization etc.) required and the expected impact on residential and commercial/retail traffic.
  - c. Pedestrian movement and access; including along CR109 and/or trail system between block 168 and 82.
  - d. Horse and buggy and agricultural equipment traffic.
  - e. Future bridge design on CR109.
  - f. Suitability of the island at the entrance to this subdivision.
- Note: Consultation with Wellington County for their requirements is imperative.  
**Pending, TIS Comments will be issued at a later date.**
- 2.3 Daylighting triangles at the proposed intersection of Eliza & Street A and CR109 & Street H are to be indicated. **Pending; these are to be indicated. Note: daylighting triangles are to form part of the ROW and not be provided via easements.**
- 2.4 Noise impacts to be considered for residential lots backing on to CR109 and the retail/commercial block. **Pending, the need for a noise impact study is to be included within the Draft Plan Conditions.**
- 2.5 – 2.6 **Addressed.**
- 2.7 Arthur Phase 1 WWTP upgrade has been completed, revise FSR accordingly. **Pending, FSR to be resubmitted.**
- 2.8 Reference to the expansion of Fredrick Street Pumping Station with the FSR (page 9) is to be removed as this is no longer required. **Pending, FSR to be resubmitted.**
- 2.9 Urbanization of CR109 to be discussed further as the development progresses. **Pending, this will be discussed further once the TIS review has been completed and comments issued.**
- 3.1 County Engineering/Roads does not support multiple entrances to the development on Wellington Road 109 in its current state. Further discussion is needed between the County, Township and applicant regarding the need for urbanization of the north side of Wellington Road 109 across the frontage of the development along with length to the Highway 6 intersection. The County is currently undertaking EA studies for the replacement of bridges on Wellington Road 109 in front of (and nearby) the subject property. **Pending, refer to additional comments below.**

- 3.2 Confirm that the MTO has been consulted regarding the proposed development and share their comments with the Township and County. The proposed development appears to be located within the MTO corridor control limits of the Highway 6 intersection. ***Pending, a copy of the MTO comments is to be provided for TWSP review/consideration.***
- 3.3 County Engineering/Roads will not support the discharge of stormwater into the current ditches within the County Road allowance. Upgraded storm drainage infrastructure (i.e., sewers) may be considered as part of the urbanization of Wellington Road 109. ***Pending comments from the County.***
- 3.4 The subdivision should be revised to provide internal access and servicing connections to the neighbouring property (8014 Wellington Road 109). ***Addressed, however please note that an "Access Easement" will need to be in place between commercial block and neighbouring property. The commercial block entrance and parking lot are to be designed to allow future traffic flow to commercial block.***
- 3.5 Confirm that the GRCA has been consulted in regards to the proposal and share their comments with the Township. Comments from the GRCA regarding stormwater management strategy, the stormwater outlet location and potential setbacks are critical to the design of the subdivision. ***Pending GRCA Comments.***
- 3.6 – 3.7 ***Addressed.***

**Current Submission Comments:**

**Township Comments:**

- 4.1 Loading dock has been moved to the west side of the commercial block to reduce impact on residential lots. However, at this location it may conflict with the entrance from 109 resulting in traffic backing up onto 109. Confirm sufficient turning radius is available to allow for truck movements within the commercial site with truck movements indicated.
- 4.2 The TIS has indicated the need for Left Turn lanes on 109 to support this development. These will affect configuration/assessment of the 109 frontage and the urbanization.
- The response letter implies that these off-site improvements and the Class EA are independent from this development however this is not correct. The Class EA will need to confirm that these improvements, along with an appropriate urbanization of 109 can be accommodated in the existing ROW. This is critical to the viability of the development.

**County Engineering Comments:**

- 4.3 The general layout is acceptable to the Wellington Roads Department. Urbanization will be required on the northern side of Wellington Road 109 along development frontage and extending connect to the existing sidewalk at George Street intersection.
- 4.4 There is a significant grade difference at proposed Street H and Wellington Road 109 and the maximum permitted slope grade for entrances is 10%. Ensure these requirements are met.
- 4.5 Direct storm outlet onto Wellington Road 109 is not permitted without the installation of a sewer trunk adequately sized to convey any drainage from the development site. Note: The expectation is that the pre-development run-off rates will be maintained.
- 4.6 The Traffic Impact Study can be revisited to reflect the latest proposed draft plan
- 4.7 The development is to be submitted to the MTO (West Region London office) for review and commenting. A copy of the MTO Comments is to be provided once received.

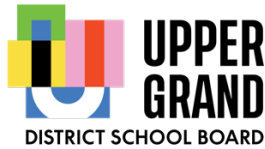
**County Planning Comments:**

- 4.8 Please confirm density of the proposed development in accordance with Official Plan Section 4.4.4
- 4.9 Additional buffer area should be provided between the proposed commercial buildings and the residential dwellings and block. The location of the entrance for the commercial block should be

buffered from the rear of the residential lots. The driveway entrance is also inconvenient on the bend of Street C/Street F and will make accessing driveways difficult for some of the residential dwellings across from the entrance.

- 4.10 Please label slope setbacks adjacent to river on the east side of the property.
- 4.11 We note that the covering letter from GSP dated December 16, 2022 indicates that an OPA has been filed. Planning Staff note that the OPA, ZBA and Subdivision applications are incomplete/on hold. Our previous comments on the timing of the applications and the MCR continue to stand.

If you have any questions regarding the above comments please contact us.



## PLANNING DEPARTMENT

Board Office: 500 Victoria Road N. Guelph, ON N1E 6K2

Email: [municipal.circulations@ugdsb.on.ca](mailto:municipal.circulations@ugdsb.on.ca)

Tel: 519-822-4420 ext.821 or Toll Free: 1-800-321-4025

29 May 2025

County of Wellington  
Planning and Development Department  
Administration Centre  
74 Woolwich St  
Guelph, ON N1H 3T9

Dear County of Wellington,

### Re: Wellington County Official Plan Amendment Application OP-2025-02 and Draft Plan of Subdivision 23T-25001 - Wellington North (Sarah Properties)

The planning staff at the Upper Grand District School Board have received and reviewed the above-noted applications for a proposed Official Plan Amendment to re-designate the subject lands from "Future Development" to "Residential, Highway Commercial and Core Greenland's" and a Draft Plan of Subdivision to create:

- 155 Single Detached Units
- 13-25 Townhouse Units
- 44 bungalow Townhouse Units
- Medium density Residential Block, Commercial Block, Park Block, and Internal Roads.

Please be advised that the Planning Department **does not object** to the proposed application, subject to the following conditions, to be imposed during future Site Plan Control or Plan of Subdivision/Condominium applications:

- The collection of Education Development Charges is required prior to the issuance of a building permit(s).
- Planning staff requests that the developer provide the Upper Grand District School Board with a digital file of the plan containing parcel fabric and street network. The digital file of the subdivision is in the form of ARC/INFO export or DWG format.
- That the developer shall agree in the **subdivision agreement/site plan agreement/condominium declaration** that adequate sidewalks, lighting and snow removal (on sidewalks and walkways) will be provided to allow children to walk safely to school or to a designated bus pickup point.

#### Upper Grand District School Board

- |                                |               |                   |                  |                             |
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| • Katherine Hauser; Vice Chair | • Robin Ross  | • Luke Weiler     | • Laurie Whyte   | • Lynn Topping              |

- That the developer shall supply, erect, and maintain a sign (at its expense and according to the Board's specifications) affixed to the permanent development sign advising prospective residents about schools in the area.
- That the developer shall agree in the **subdivision agreement / site plan agreement / condominium declaration** to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease:

*"In order to limit liability, public school buses operated by the Service de transport de Wellington-Dufferin Student Transportation Services (STWDSTS), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up students, and potential busing students will be required to meet the bus at a congregated bus pick-up point."*

- That the developer shall agree in the **subdivision agreement / site plan agreement / condominium declaration** to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease, until such time as a permanent school is assigned:

*"Whereas the Upper Grand District School Board has designated this subdivision as a Development Area for the purposes of school accommodation, and despite the best efforts of the Upper Grand District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside the area, and further, that students may in future have to be transferred to another school."*

Should you require additional information, please feel free to contact the undersigned.

Sincerely,

*Avo Tularam*

Avo Tularam  
Planning Technician

PLN: 25-27  
File Code: R14

cc-

Karren Wallace, Director of Legislative Services/Clerk Wellington North  
Tammy Pringle, Development Clerk Wellington North

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**Upper Grand District School Board**

---

• Ralf Mesenbrink; Chair	• Jen Edwards	• Irene Hanenberg	• Martha MacNeil	• Alethia O'Hara-Stephenson
• Katherine Hauser; Vice Chair	• Robin Ross	• Luke Weiler	• Laurie Whyte	• Lynn Topping



## Tammy Pringle

---

**From:** Lauren Campbell [REDACTED]  
**Sent:** June 3, 2025 2:50 PM  
**To:** landdivisioninfo@wellington.ca; Tammy Pringle; Karren Wallace  
**Subject:** Notification Request - Eliza Street/ Highway 109 Planned Subdivision

Subject: Draft Planned Subdivision  
Township of Wellington North Application **ZBA 03/25**  
County of Wellington Subdivision File Number [23T-25001](#)

Please accept this email as my written request to receive notice of decision and to be informed of any future public meetings regarding Township of Wellington North Application Number ZBA 03/25, also referred to as County of Wellington Subdivision File 23T-25001.

Based on my interpretation of the posted documents (linked above on the County of Wellington website) I have concerns regarding the current draft plans for this subdivision.

The 2025 planning justification report advises that a portion of this subdivision is planned for six-story high density apartment buildings. However, the earlier dated 2024 transportation impact study identifies this apartment complex as having changed from high (six-story) to medium (three-story) density. While I understand and support the need for affordable housing and apartments within Arthur, I would be opposed to any six story apartment buildings. The charm of our town lies in its modest skyline and low-rise neighborhoods. To my knowledge, no existing residential structure exceeds three stories. Introducing significantly taller structures in a predominantly residential, low-rise area deviates significantly from our town's established character and could set a precedent that threatens the cozy small town atmosphere our community values.

In addition, I have concerns regarding the Transportation Impact Study. While it acknowledges the left-hand turning lanes at highway 6 and County Road 109, I found no recommendation to introduce advanced turning signals. Turning left at this intersection is already difficult and poses safety concerns when traffic is high. Increased traffic from new residences and businesses would undoubtedly exacerbate these issues if intersection improvements are not addressed.

Thank you for your attention to these matters. I appreciate your consideration of the concerns outlined above and look forward to staying informed as this application progresses.

Sincerely,  
Lauren Campbell  
18 Eastview Drive  
Arthur ON



06/09/2025

## Memorandum

To: Deborah Turchet - Development and Administration Supervisor, County of Wellington

Cc: Zachary Prince - Senior Planner, County of Wellington  
Darren Jones – Chief Building Official, Township of Wellington North  
Tammy Pringle – Development Clerk, Township of Wellington North

From: Danielle Fisher – Risk Management Inspector, Wellington Source Water Protection

RE: **211 Eliza Street, 8014 Wellington Road 109, Arthur**  
**Official Plan Amendment, OP 2025-02**  
**Draft Plan of Subdivision, 23T-25001**

Wellington Source Water Protection (WSWP) staff have had the opportunity to review the submitted documents in support of the above noted application. This property is located within a vulnerable area and our review was completed to ensure the activities at this property meet the requirements of relevant Source Protection Plan and County of Wellington Official Plan policies.

### *Clean Water Act Section 59 Notice & Risk Management Plan:*

A Section 59 Notice and Risk Management Plan are not required for this proposal. If the nature of the development changes, Notices may apply and Risk Management Plan may be required.

### *Land Use Planning:*

WSWP request that the owners or their agents submit the following plans, reports or documentation to the satisfaction of the Township Risk Management Official:

1. A Winter Maintenance Plan including, but not limited to, how salt is applied and stored on the property, snow clearing procedures, details regarding winter maintenance contracts, and contractor and/or employee training procedures. Please see attached Appendix C - Guidance Documents for additional information on Winter Maintenance Plans.
2. A liquid fuel handling, storage and spill response procedure for construction if more than 250L of fuel are present on-site during construction. If the construction contractor is not known at this time, please provide documentation that a fuel plan will be requested in the contractor tender package.
3. Documentation that any unused wells, including the Groundwater Monitoring wells discussed in the Hydrogeological Study Report, are decommissioned as per *Ontario Regulation 903*.
4. Documentation of all provincial approvals required for this property, including Environmental Compliance Approval and Permits to Take Water. If no provincial approvals are required, please confirm this in a future submission.



As noted in the Stormwater Management Report and Hydrogeological Study Report, both from R.J. Burnside & Associates, LID measures are recommended to be implemented on site. We are aware that development will be municipally serviced, however, the imperviousness of the site is substantially increasing, and without mitigation measures for infiltration, there will be a recharge reduction of 15,600 m<sup>3</sup>/year. In future submissions, please confirm appropriate LID measures that will be adhered to on the site.

For more information, please contact [sourcewater@centrewellington.ca](mailto:sourcewater@centrewellington.ca).

Sincerely,

2025/06/09

A handwritten signature in black ink, appearing to read 'D Fisher'.

Danielle Fisher  
Risk Management Inspector  
519-846-9691 ext 236  
[dfisher@centrewellington.ca](mailto:dfisher@centrewellington.ca)

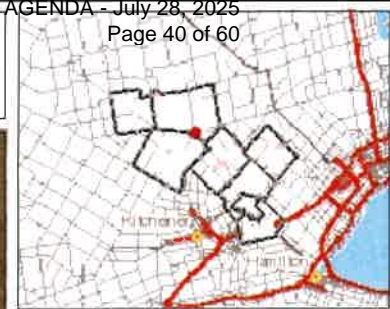
Attachments: Vulnerable Area Map  
Resources: [Appendix C: Guidance Documents](#)





**Explore**  
Wellington

211 Eastview Dr, W111 McPherson Road 109 Annual



### Legend

Parcels

#### Roads

- Local Road
- County Road
- Highway

#### Well Locations

- Existing
- Proposed

#### Issue Contributing Area

- Chloride
- Nitrate
- Sodium
- TCE

#### Wellhead Protection Area

- A
- B
- C
- D

#### Vulnerability Score

- 10
- 8, D; 8; 8, C
- 2, 4, 6 (A, B or C)
- 2, 4, 6; D; 2, 4, D; 2, 4, 6 (D); 4, D; 6,

HVA

RoadsLookup

Prime Agriculture

1: 5,784



0.3 0 0.15 0.3 Kilometers

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

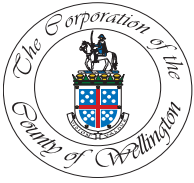
Includes material © 2022 of the Queen's Printer for Ontario. All rights reserved.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

### Notes



COUNTY OF WELLINGTON

OFFICE OF THE COUNTY ENGINEER  
ADMINISTRATION CENTRE  
T 519.837.2601  
F 519.837.8138

74 WOOLWICH STREET  
GUELPH, ONTARIO  
N1H 3T9

**MEMORANDUM**

**TO:** Zachary Prince, Senior Planner – County of Wellington

**FROM:** Pasquale Costanzo, Technical Services Supervisor – County of Wellington

**RE:** Wellington County Official Plan Amendment Application OP-2025-02,  
Draft Plan of Subdivision 23T-25001,  
Sarah Properties Inc., 211 Eliza Street & 8014 Wellington Road 109,  
Township of Wellington North, Arthur

**DATE:** June 12, 2025

In reviewing the supplied documents for the above noted applications and the County Roads have the following comments,

- The County is in acceptance of the Stormwater Management Report findings and will require that a storm sewer network be installed along Wellington Road 109 outleting to the Conestogo River as recommended.
- The County is in acceptance of the Traffic Impact Study findings and will require that left turn facilities be installed as recommended.
- Will require that Wellington Road 109 be upgraded to an urban cross section standard along the development frontage (north side of road only). The County will be improving the infrastructure along this section Right-of-way over the next 4 years and could work collectively to incorporate the improvements required by the proponent for this proposed development.

Sincerely

A handwritten signature in black ink, appearing to read "P. Costanzo", with a stylized flourish at the end.

Pasquale Costanzo C.E.T.  
Technical Services Supervisor



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 [www.grandriver.ca](http://www.grandriver.ca)

June 30, 2025

via email

GRCA File: 23T-25001, OP-2025-02 & ZBA03-25 - 211 Eliza St

Zachary Prince  
Senior Planner  
County of Wellington  
74 Woolwich Street  
Guelph, ON, N1H 3T9

Dear Zachary Prince,

**Re: Draft Plan of Subdivision Application 23T-25001**  
**Official Plan Amendment Application OP-2025-02**  
**Zoning By-law Amendment Application ZBA03-25**  
211 Eliza Street and 8014 Wellington Road 109  
Lot 1, Concession 1, geographic Township of West Luther, Arthur  
Township of Wellington North, Wellington County  
Owner: Sarah Properties Limited  
Applicant: GSP Group Inc.

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted applications for Official Plan Amendment, Draft Plan of Subdivision and Zoning by-law Amendment.

We understand the proposed draft plan of subdivision includes 155 single detached units, 13-25 townhouse units, 44 bungalow townhouse units, a medium density residential block, commercial block, park block, walkway, and internal roads.

The purpose of the proposed Official Plan Amendment is to re-designate the subject lands from "Future Development" to "Residential, Highway Commercial and Core Greenlands" with the Core Greenlands to reflect identified features.

The purpose and effect of the proposed Zoning By-law amendment will rezone the lands from Residential (R1C) Zone, Future Development (FD), Highway Commercial (HC) and Natural Environment (NE) to Residential (R1C-XX), Residential Site Specific (R3-XX), Highway Commercial Site Specific (HC-XX), and Open Space (OS).

### **Recommendation**

At this time, GRCA staff recommends that the County of Wellington and the Township of Wellington North defers the decisions on the above-noted applications until the below comments are addressed.



### **Documents Reviewed by Staff:**

GRCA staff have reviewed the following documents submitted with this application, received from the County of Wellington on April 22, 2025:

- Notice of Complete Application ZBA 03/25 (Township of Wellington North, dated March 6, 2025).
- Notice of Complete Application for Proposed Official Plan Amendment and Draft Plan of Subdivision (County of Wellington, dated April 22, 2025).
- Draft Plan of Subdivision (Prepared by Van Harten, dated February 25, 2025).
- Functional Servicing Report (Prepared by R.J. Burnside, dated September 2020, revised December 2024).
- Stormwater Management Report (Prepared by R.J. Burnside, dated December 2024) and associated digital modelling files.
- Geotechnical Investigation (Prepared by CMT Engineering Inc., dated January 6, 2020, revised October 17, 2024).
- 211 Eliza Street, Arthur Environmental Impact Study (Prepared by Natural Resource Solutions Inc., dated January 2021).
- Hydrogeological Study (Prepared by R.J. Burnside, dated November 2024).
- Official Plan Amendment Application Form (County of Wellington, February 26, 2025).
- Subdivision/Condominium Application Form (County of Wellington, February 26, 2025).
- Cover Letter (Prepared by GSP group, dated January 24, 2025).
- Draft Official Plan Amendment (GSP Group, revised January 2025).

GRCA staff have been involved in pre-consultation meetings and reviews with the applicant and municipality regarding the stormwater management strategy and other GRCA requirements for proposed development on the subject lands. GRCA provided pre-consultation comments dated October 31, 2023 and further outlined requirements via email on June 27, 2024. These comments were both Appended in the circulated Stormwater Management Report.

### **GRCA Comments**

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a regulatory authority under Ontario Regulation 41/24 and as a public body under the *Planning Act* as per our CA Board approved policies.

GRCA mapping indicates that the subject properties contain floodplain and slope erosion hazards associated with the Conestogo River. A copy of our resource mapping is attached for reference. In addition, the EIS has identified a wetland to the east of the property.

Due to the presence of these features, portions of the subject properties are regulated by the GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits Regulation. Any development or site alteration in the regulated areas requires prior approval through the issuance of permit pursuant to Ontario Regulation 41/24.

## **Comments to be Addressed Prior to Consideration of Draft Plan Conditions:**

### **Ecology Comments:**

1. Section 4.1.1 (Unevaluated Wetlands) of the EIS report refers to GRCA policies that are outdated. The report should be revised to refer to the current regulation (O. Reg. 41/24) and the GRCA's current wetland policies. Please note that the GRCA's regulated area includes the newly identified wetland plus the 30 m adjacent area (i.e. area within a 30 m radius of the wetland feature).
2. A site visit is requested to verify the wetland boundary to the east of the subject property. The surveyed wetland boundary plus the recommended setback should be clearly illustrated and labelled on all plans.
3. Setbacks from regulated hazard features should be confirmed in the EIS report. A 6m top-of-slope setback and a 15m floodplain setback are shown in the SWM report. The EIS report should also confirm the setback from the wetland feature.
4. Stormwater outlet #4 is proposed to be situated at the east end of the site. Detailed construction, grading, and erosion and sediment control plans will be required to clearly demonstrate that wetland will be maintained, in accordance with current policy.

### **Engineering Comments:**

#### **Comments on the Floodplain:**

5. Please note that grading alterations are generally not permitted within the GRCA engineered floodplain. Please confirm whether any grading is proposed within this regulated area.
6. The GRCA engineered floodplain mapping currently terminates just downstream of Outlet 4. According to GRCA's mapping, the area encompassing the proposed Outlet 4 and the upstream floodplain is classified as 'estimated floodplain,' which is not based on hydraulic modeling. It should be verified whether the actual extent of the estimated floodplain extends further towards the proposed subdivision and hence the development boundary may fall within the proposed subdivision. Please note that the extension of the existing GRCA HEC-RAS model and floodplain mapping may be required.

#### **Comments on Slope Erosion Hazards:**

7. The full 6m slope development setback has not been delineated along the east slope on Drawing No. 2 and Drawing No. 3 of the Geotechnical Report (see image below). Please revise the drawing accordingly to ensure the setback is accurately represented.





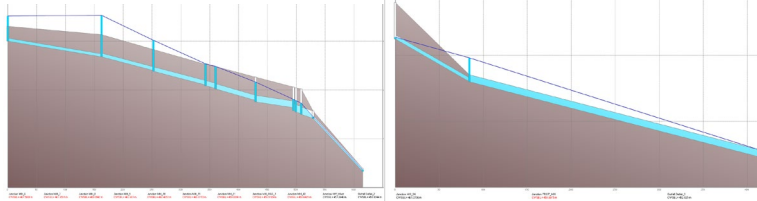
8. The development setback should be shown on the proposed Draft Plan.
9. Based on Drawing No. 4 from the Geotechnical Report, the rear portions of four lots appear to encroach into the development setback area. The Draft Plan should be revised to address this encroachment and ensure compliance with the required setback.
10. Based on our review of the geotechnical study, new lots are proposed partially within lands identified as Other Valleylands on the east side of the proposed Draft Plan. GRCA recommends that all proposed development, including the entirety of any new lots, is located outside of all natural hazard areas, including the Other Valleylands.

**Comments on Stormwater Management Strategy and modelling:**

11. The following is stated in the SWM report: "Detailed information about the 900mm storm sewer and drainage area to the existing ditch was unavailable at the time of this submission. A storm sewer capacity analysis and ditch capacity analysis will be completed at detail design." The assessment of the receiving 900mm storm sewer and existing ditch should be completed at the current stage of the project to confirm feasibility of the proposed outlet.
12. It is indicated that an erosion threshold study will be undertaken during the detailed design stage. However, the GRCA recommends completing this study at the current stage, as its results could impact the proposed subdivision layout—for instance, by identifying the need for a stormwater management pond to meet extended detention requirements.
13. Discrepancies in results between two different models (VO and GAWSER) have been noted. GRCA is concerned that combining two different models (VO and PCSWMM) may produce results that are not sufficiently conservative for the 'beat the peak' analysis. Clarification is needed on the rationale for selecting the VO model with PCSWMM hydrograph inputs for the post-development conditions. Please confirm whether using only the PCSWMM model would provide a more accurate representation of the site's hydrologic and hydraulic conditions.
14. Please note that the higher curve number (CN) values reflect existing conditions based on the hydrologic soil group and land use. The objective of the modeling efforts (VO, PCSWMM, and HEC-RAS) was not to update the existing hydrologic or hydraulic models, nor to revise the floodplain mapping. Instead, the purpose was to assess the feasibility of the 'beat the peak' approach. Therefore, justification should be provided for calibrating the VO model by reducing the calculated CN values.
15. Please confirm if the 'calibration' of VO model would produce result that impact the 'beat the peak' analysis accuracy.
16. The existing VO model does not incorporate PCSWMM input hydrographs, whereas the post-development VO model does. Since VO and PCSWMM are relatively different hydrologic modeling platforms, please confirm whether the comparison between pre-development and post-development conditions is appropriate.
17. The entirety of Catchment N has been routed beginning at the upstream point N10. However, this approach appears to be inaccurate, as only a limited upstream portion of Catchment N actually drains to N10. The routing may need to be revised to accurately represent the drainage pattern.

18. The entirety of Catchment S has been routed beginning at the upstream point N10. However, this approach appears to be inaccurate, as only a limited upstream portion of Catchment N drains to S20. The routing may need to be revised to accurately represent the drainage pattern.
19. The total Hurricane Hazel storm duration is 48 hours (73mm rain in the first 36 hours and 212mm during the last 12 hours of storm duration). Please revise the CN curve infiltration parameters to account for saturated conditions. Alternatively, the full duration of the regional storm (285mm) can be used without revisions of the CN values.
20. Please briefly clarify how the Chicago 3-hour and the 12-hour SCS Type II rainfall distribution were generated using Ontario Ministry of Transportation (M.T.O.) Intensity-Duration-Frequency (IDF) curves.
21. Please confirm whether the construction of the channels for Outlet 2 and Outlet 4 on the steep slope could impact slope stability.
22. The geotechnical report indicates that cross-section B-B, located on the east slope, lies below the proposed Outlet 4. Please verify whether an additional cross-section is necessary to assess the east slope, including the potential impact of Outlet 4 on slope stability.
23. The use of the GEOWEB® geocell system is proposed to protect the proposed channels for Outlet 2 and Outlet 4. GRCA has significant concerns regarding Outlet 4, given the steep channel slope of 33.43%. Please also confirm whether alternative design options have been considered to reduce the channel slope.
24. A velocity of 3.1 m/s was used for the riprap design of the Outlet 4 channel. However, GRCA's review suggests that the velocity may be closer to 4.6 m/s, based on the channel slope of 33.4%. Please review this discrepancy and revise the design calculations if necessary.
25. A velocity of 3.2 m/s was used for the riprap design of the Outlet 2 channel. However, GRCA's review suggests that the velocity may be closer to 3.4 m/s, based on the channel slope of 7.62%. Please review this discrepancy and revise the design calculations if necessary.
26. A riprap size of 450–600 mm and a depth of 1.2 m are indicated in Appendix H. Please confirm the methodology used to determine the required riprap length.
27. Please clarify the rationale for using a Manning's roughness coefficient of 0.013 in the conveyance capacity calculations for Outlet 4.
28. The PCSWMM model does not include a surface flow component (i.e., no dual drainage system). Please clarify how major system flows are intended to be conveyed. Additionally, please confirm whether the exclusion of surface flow in the model could impact the results at the outlets, particularly with respect to peak flows and hydrographs.

29. Significant flooding is observed at Nodes MH\_6, MH\_7, and MH\_8 during the 100-year storm event (see image below). Additional flooding is also noted at MH\_13 and PROP\_MH. This does not appear to accurately reflect the site's hydrologic and hydraulic conditions. Please review and revise the model accordingly.



30. The SWM report identifies a significant discrepancy between the surveyed water surface elevations and the 2-year water surface elevation in the existing HEC-RAS model. The report states: "This large difference suggests that the HEC-RAS model flow is conservative; therefore, it is not necessary to evaluate VO models with higher curve numbers and higher flows as alternative scenarios." However, GRCA does not agree that this rationale is sufficient to dismiss the evaluation of VO models with higher curve numbers that reflect existing conditions. Please confirm whether the use of higher curve numbers in the VO models would influence the "beat the peak" analysis.
31. Please clarify why the significant amount of interpolate cross-sections was used for the unsteady HEC-RAS modeling.

#### **Comments on Water Balance and Infiltration:**

32. A notable reduction in post-development infiltration—approximately 15,600 m<sup>3</sup>/year—has been identified (refer to the Hydrogeological Assessment Report by R.J. Burnside & Associates). To address this deficit, it was noted that Low Impact Development (LID) measures will be considered during the detailed design phase. GRCA believes that the preliminary locations and sizing of the LID features (considering infiltration rate, seasonal high groundwater table and drainage area) should be provided at this stage of the project, to demonstrate the feasibility of mitigating the post-development infiltration deficit. Please also provide a summary table including the following details for each proposed infiltration feature:

- Feature ID
- Preliminary dimensions (depth, width, length, and volume)
- Infiltration rate
- Preliminary top and bottom elevations of the infiltration gallery
- Estimated groundwater elevation at each gallery location

Please note that additional infiltration investigation may be required.

**Comment to be Addressed at Detailed Design:**

33. A comprehensive ESC Plan should be implemented for this scale of development. The comprehensive ESC Plan should contain several ESC measures (i.e. Sediment/Silt Fence, Mud Mat, Sediment Traps, Sediment Control Ponds, Swale Check Dams, Silt Sack, etc.). The comprehensive ESC Plan can be provided during the detailed design stage.

**Advisory Comment to Township and County:**

34. Uncontrolled flows from the post-development Catchment 203 are proposed to outlet to the future storm sewer on Wellington County Road 109, which is within the municipality's jurisdiction. It is noted that the road is planned to be upgraded to an urban standard along the development frontage. GRCA suggests that how major flows will be conveyed to Wellington County Road 109 and subsequently to the Conestogo River should be clarified.

**Plan Review Fees:**

GRCA charges a fee for its plan review services in accordance with the current approved GRCA Plan Review Fee Schedule. The fee required for the review of draft plan of subdivision applications is a \$2,505 base fee in addition to a fee of \$1,305 per net hectare (excluding natural hazard areas). Based on the proposed 16.67 hectares to be developed, a total fee of \$24,264.57 is required.

At this time, 70% of the base fee and per net hectare is required. The owner will be invoiced in the amount of **\$16,985.20** for the GRCA's review of these applications. Prior to issuance of conditions of draft plan approval, the remaining 30% of the fee (\$7,279.37) will be required.

Additional fees will be required for the GRCA's clearance of draft plan conditions as well as any required GRCA permits.

Should you have any questions, please contact me at [jconroy@grandriver.ca](mailto:jconroy@grandriver.ca) or 519-621-2763, extension 2230.

Sincerely,

Jessica Conway

Jessica Conroy, MES PI.  
Resource Planner  
Grand River Conservation Authority

Enclosed: GRCA Map of Subject Property

Copy (via email): Township of Wellington North  
\*Owner: Sarah Properties Limited  
Applicant: GSP Group Inc.





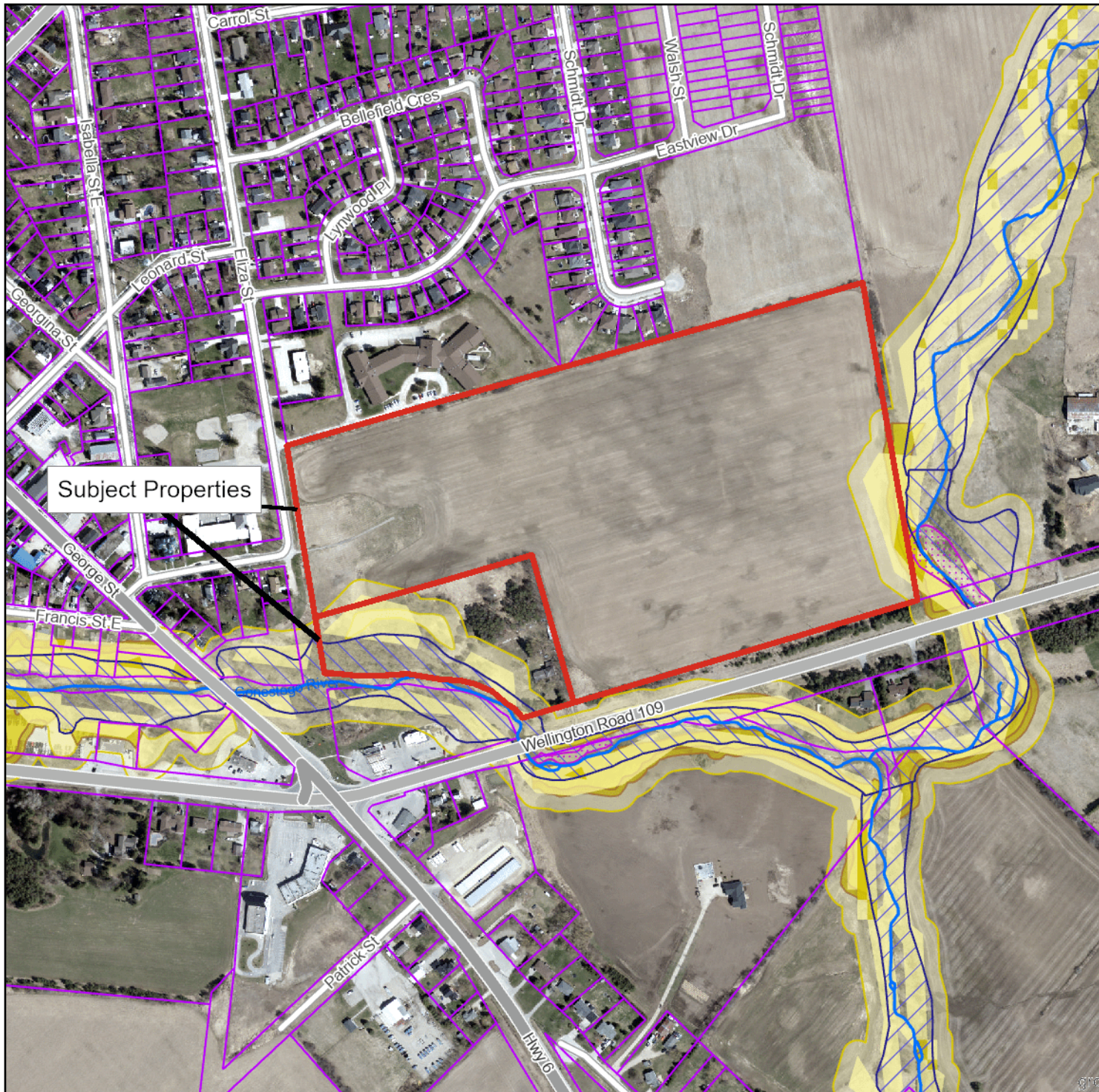
Grand River Conservation  
Authority

Date: Apr 29, 2025  
Author: JC

211 Eliza Street & 8014 Wellington  
Road 109, Wellington North

#### Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)**
  - Engineered
  - Estimated
  - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)**
  - Steep
  - Oversteep
  - Toe
- Slope Valley (GRCA)**
  - Steep
  - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel (Wellington)
- Conservation Area Boundary (GRCA)



Subject Properties

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user. The source for each data layer is shown in parentheses in the map legend. See [Sources and Citations](#) for details.

Scale 1:5,605

NAD83 UTM zone 17 (EPSG:26917)





## Tammy Pringle

---

**From:** Gil Deverell <deverell@northwellington-law.ca>  
**Sent:** July 23, 2025 4:31 PM  
**To:** Tammy Pringle  
**Cc:** rpetersen@wellingtonnorthpower.com  
**Subject:** RE: Wellington North Notice of a Public Meeting on By-Law and Official Plan Amendments Dated July 4/25

Thanks Tammy for this assistance sent on July 8. I did download the large Report and also printed a copy of the planning justification report done by GSP group March 2022, Revised January 2025. It does not appear to deal with the existing transmission line on parts of the property to be developed by Sara Properties Ltd. which does not have an easement registered on the property title. Under the Provincial Policy Statement and section 51 (24) of the Planning Act the Report on page 20 list the Criteria "The adequacy of utilities and municipal services" but the Response does not specifically address electricity utilities provided by Wellington North Power Inc. – just services coming through the municipality. Regarding the Township Notice of a Public Meeting To Consider Amendments to the zoning by-law which allows a concerned party to submit "comments prior to the meeting date to the Development Clerk" please accept this submission being sent on behalf of our client Wellington North Power Inc. It is proposed that one of the conditions or requirements to allow zoning for the proposed Registered Plan of Subdivision will be preparation and registration of a valid easement for the transmission line in favour of Wellington North Power Inc.

Gil Deverell  
G. W. Deverell, Q. C., Professional Corporation  
O/A Deverell & Lemaich ,Lawyers  
166 Main Street South., Mount Forest

---

**From:** Tammy Pringle <tpringle@wellington-north.com>  
**Sent:** July 8, 2025 2:12 PM  
**To:** Gil Deverell <deverell@northwellington-law.ca>  
**Cc:** rpetersen@wellingtonnorthpower.com  
**Subject:** RE: Wellington North Notice of a Public Meeting on By-Law and Official Plan Amendments Dated July 4/25

Hi Gil,

The Functional Servicing Report is too large to send by email. I have shared the required files on this OneDrive link for you to access: [ZBA 03-25 Sarah Properties \(FSR & PJR\)](#)  
The link will expire on July 28<sup>th</sup>, so please be sure to download them before then.

Please let me know if you would like to see any of the other files for this application or if you have any trouble with the link.

## Tammy Pringle

Development Clerk  
Township of Wellington North  
7490 Sideroad 7 W, PO Box 125  
Kenilworth, ON N0G 2E0  
T 519.848.3620 Ext. 4435  
W [www.wellington-north.com](http://www.wellington-north.com)



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---

**From:** Gil Deverell <[deverell@northwellington-law.ca](mailto:deverell@northwellington-law.ca)>

**Sent:** July 8, 2025 1:54 PM

**To:** Tammy Pringle <[tpringle@wellington-north.com](mailto:tpringle@wellington-north.com)>

**Cc:** [rpetersen@wellingtonnorthpower.com](mailto:rpetersen@wellingtonnorthpower.com); Gil Deverell <[deverell@northwellington-law.ca](mailto:deverell@northwellington-law.ca)>

**Subject:** Wellington North Notice of a Public Meeting on By-Law and Official Plan Amendments Dated July 4/25

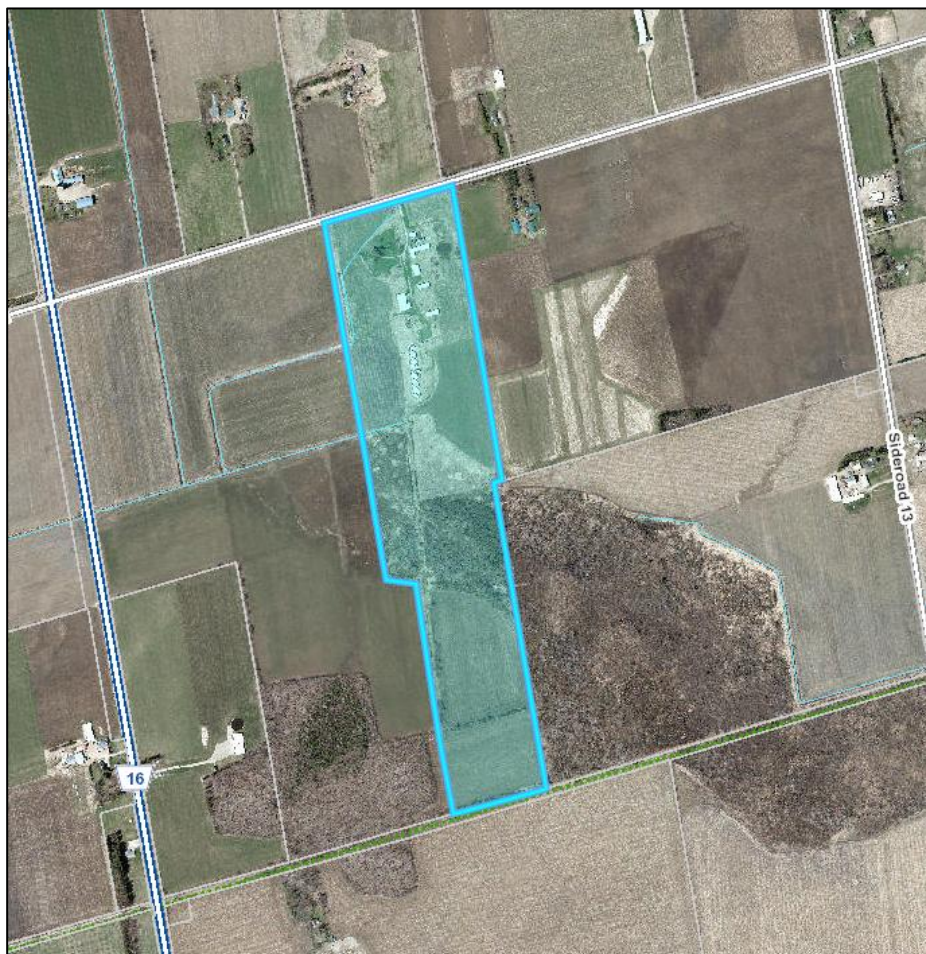
Good afternoon Tammy. As solicitors for Wellington North Power Inc. we have been asked for advice input on the proposed residential plan of subdivision development by property owner Sarah Properties Ltd. fronting on Eliza Street and Wellington Road 109 in the geographic town of Arthur/Township of Wellington North. WNP has a needed 44 KV transmission line going through the smaller part of the property to be developed and on or inside the southerly boundary of the larger part. Would you be able to provide me by email with a copy of the " Planning Justification Report, Functional Servicing Report" that I believe was filed with the " Application for Zoning By-law Amendment".

Gil Deverell

G. W. Deverell, Q. C., Professional Corporation

O/A Deverell & Lemaich, lawyers

8449 LINE 2 – KAREN KAMMER MEIER







## PLANNING REPORT

### for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

**DATE:** July 28<sup>th</sup> 2025  
**TO:** Darren Jones, C.B.O.  
Township of Wellington North  
**FROM:** Asavari Jadhav-Admane, Planner  
Lysandra Quilatan, Student Planner  
County of Wellington  
**SUBJECT:** **Karen Kammer Meier**  
**West Luther Concession 2, Part Lot 11**  
**8449 Line 2, Arthur**  
**Zoning By-law Amendment (ZBA 08/25)**

#### Planning Opinion

The purpose of this zoning amendment is to prohibit future residential development on the retained agricultural portion of the subject land. This rezoning is a condition of severance application B19/24, that was granted provisional approval by the Wellington County Land Division Committee in January 2025. The consent will sever a 1 ha (2.47 ac) rural residential parcel with an existing dwelling. A 35.2 ha (86.98ac) agricultural parcel will be retained with an existing farm shed of 743.2 m<sup>2</sup> (8,000 ft<sup>2</sup>).

We have no objections to the zoning amendment. Both the PPS and County Official Plan provide for surplus farm dwelling severances, provided the agricultural lands are rezoned to prohibit future development dwellings.

#### INTRODUCTION

The property subject to the proposed amendment is legally described as West Luther Concession 2, Part Lot 11 with a civic address of 8449 Line 2, Arthur. The proposal is a condition of recent severance application B19/24, that was granted provisional approval by the Wellington County Land Division Committee in January 2025. The proposed severed parcel is 1 ha (2.47 ac) with an existing dwelling. A 35.2 ha (86.98 ac) agricultural parcel will be retained with an existing farm shed of 743.2 m<sup>2</sup> (8,000 ft<sup>2</sup>). The location of the property is shown in Figure 1.

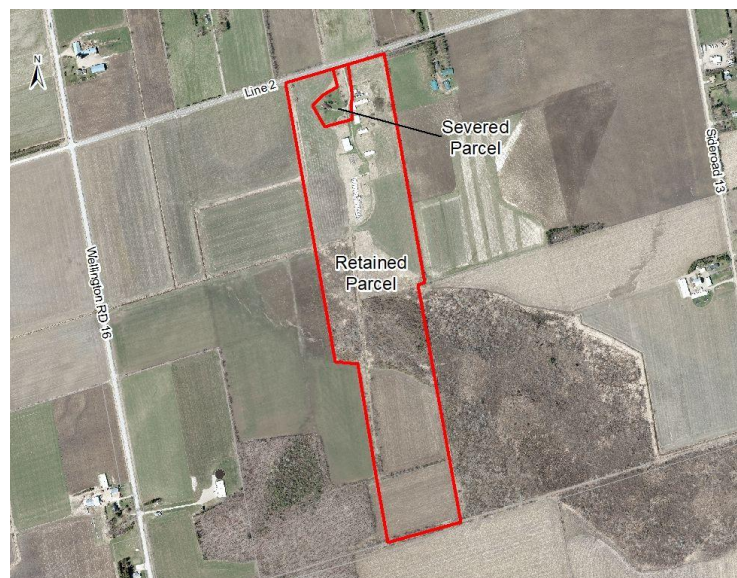


Figure 1: Airphoto of subject lands (Source: County of Wellington)

## **PROPOSAL**

The purpose of this zoning amendment is to prohibit future residential development on the retained agricultural portion of the subject land. This rezoning is a condition of severance application B19/24, that was granted provisional consent by the Wellington County Land Division Committee in January 2025. The consent will sever an existing dwelling from the agricultural parcel with an existing farm shed under the surplus farm dwelling policies.

## **PROVINCIAL POLICY STATEMENT (PPS) 2024**

The subject property is considered to be within a PRIME AGRICULTURAL area. Section 4.3.3.1 c) of the PPS provides consideration for the severance of a surplus residence, provided that new residential dwellings and additional residential units are prohibited on the remnant parcel of farmland created by the severance.

## **WELLINGTON COUNTY OFFICIAL PLAN**

The subject lands are designated as PRIME AGRICULTURE, CORE GREENLANDS and GREENLANDS. The identified environmental features include Significant Wooded Area and Grand River Conservation Authority Regulated (GRCA) Wetlands. This application is submitted to facilitate condition of the proposed severance application B19/24. Section 10.3.4 of the Official Plan implements the PPS and requires that the vacant parcel of farmland be rezoned to prohibit residential use. The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels where the impact on existing and future farm operations can be kept to a minimum.

## **WELLINGTON NORTH ZONING BY-LAW**

The subject lands are primarily zoned Agricultural (A) and Natural Environment (NE). Permitted uses in the Agricultural zone include agricultural uses, single detached dwellings and accessory uses, buildings and structures. This zoning amendment will apply the standard A-2 zone, which will restrict any future residential development on the retained agricultural parcel.

Further, Planning staff note that the application sketch indicates that the severed parcel has a frontage of 27.4 m (89.89 ft), whereas Section 8.5.2.2 requires a minimum frontage of 30.5 m (100.0 ft). As per Section 8.5.b) of the Township Zoning By-law, a new lot created by consent or lot line adjustment (retained and/or severed) lacks either the required frontage and is 10 ha (25 ac) or less, shall be deemed to comply with the lot frontage regulations of Section 8.5.2.

## **Draft Zoning By-law Amendment**

A draft zoning by-law amendment has been prepared and attached to this report for Council's consideration.

Respectfully submitted,  
County of Wellington Planning and Development Department



Asavari Jadhav-Admane, Planner



Lysandra Quilatan, Student 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 1 to By-law 66-01 is amended by changing the zoning on lands legally described as West Luther Concession 2, Part Lot 11 with civic address of 8449 Line 2, Arthur as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural (A) to Agricultural Exception (A-2)**.
2. 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.
3. THAT this By-law shall come into effect from the date of passing by Council and come into force in accordance with the requirements of the Planning Act, R.S.O., 1990, as amended.

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 \_\_\_\_\_, 2025

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**THE TOWNSHIP OF WELLINGTON NORTH**

**BY-LAW NO. \_\_\_\_\_**

**Schedule "A"**



This is Schedule "A" to By-law \_\_\_\_\_.

Passed this \_\_\_\_ day of \_\_\_\_\_ 2025

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

## EXPLANATORY NOTE

**BY-LAW NUMBER** \_\_\_\_\_.

**THE LOCATION OF THE SUBJECT LANDS** is described as West Luther Concession 2, Part Lot 11 with civic address of 8449 Line 2, Arthur. The proposed severed parcel is 1 ha (2.47 ac) with an existing dwelling. A 35.2 ha (86.98 ac) agricultural parcel will be retained with an existing farm shed of 743.2 m<sup>2</sup> (8,000 ft<sup>2</sup>). The subject lands are currently zoned Agriculture (A) and Natural Environment (NE) zone.

**THE PURPOSE AND EFFECT** of the amendment is to rezone the subject lands to prohibit future residential development on the retained agricultural portion of the subject land. This rezoning is a condition of severance application B19/24, that was granted provisional approval by the Wellington County Land Division Committee in January 2025. The consent will sever an existing dwelling from the agricultural parcel with an existing farm shed under the surplus farm dwelling policies.



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 [www.grandriver.ca](http://www.grandriver.ca)

July 10, 2025

via email

GRCA File: ZBA08-25 – 8449 Line 2

Tammy Pringle  
Township of Wellington North  
PO Box 125, 7490 Sideroad 7 West  
Kenilworth, ON N0G 2E0

Dear Ms. Pringle,

**Re: Application for Zoning By-law Amendment ZBA 08/25**  
8449 Line 2, Township of Wellington North  
Karen Kammer Meier

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted zoning by-law amendment.

**Recommendation**

The GRCA has no objection to the proposed zoning by-law amendment.

**GRCA Comments**

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a regulatory authority under Ontario Regulation 41/24, and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the subject property contains watercourses, a wetland, and the regulated allowance adjacent to these features. A copy of GRCA's resource mapping is attached.

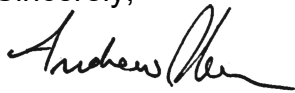
Due to the presence of the features noted above, portions of the subject property are regulated by the GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.

The proposed zone change application will rezone the retained agricultural portion of the property from Agricultural (A) Zone to Site Specific Agricultural (A-2) Zone to prohibit any future residential development. This application is required to satisfy a condition of the related consent application B19-24 and it is understood that no changes to the existing agricultural uses are proposed. As such, GRCA has no objection to the proposed zoning by-law amendment.

We wish to acknowledge receipt of the applicable plan review fee in the amount of \$465.00 for GRCA's review of the related consent application.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or [aherreman@grandriver.ca](mailto:aherreman@grandriver.ca).

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Herreman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Andrew Herreman, CPT  
Resource Planning Technician  
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Karen Kammer Meier (via email)





Grand River Conservation  
Authority

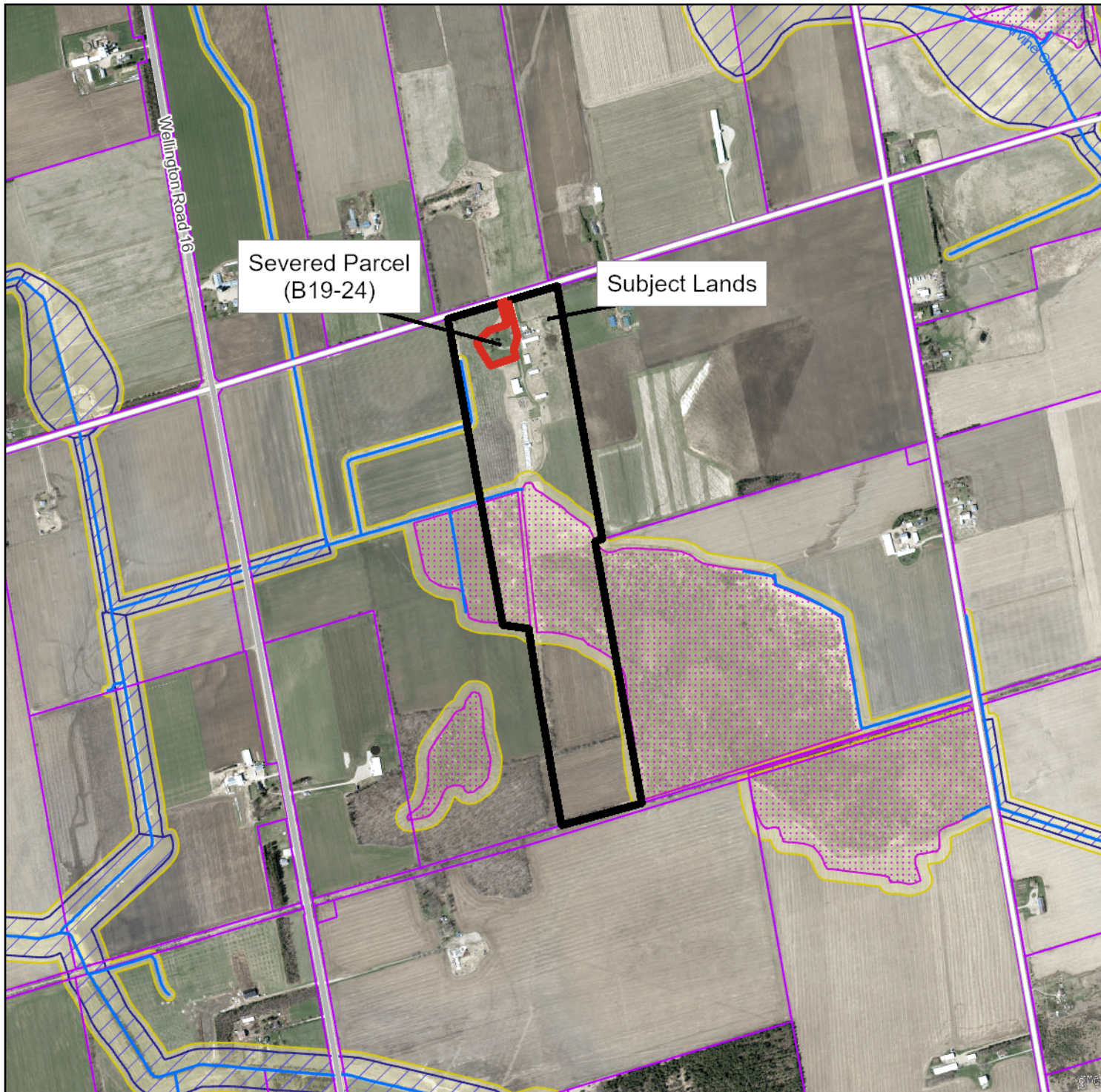
Date: Jul 10, 2025

Author: ah

ZBA08/25 - 8449 Line 2

### Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)
  - Engineered
  - Estimated
  - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)
  - Steep
  - Oversteep
  - Toe
- Slope Valley (GRCA)
  - Steep
  - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel (Wellington)
- Conservation Area Boundary (GRCA)



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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user. The source for each data layer is shown in parentheses in the map legend. See [Sources and Citations](#) for details.

Scale 1:14,753

NAD83 UTM zone 17 (EPSG:26917)

