

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING MINUTES JULY 28, 2025 @ 7:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING
[July 28, 2025 Township of Wellington North Council Meeting \(youtube\)](#)

Members Present:

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

Staff Present:

Chief Administrative Officer: Brooke Lambert
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Executive Assistant to the CAO: Tasha Grafos
Director of Finance: Jeremiah Idialu
Human Resources Manager: Amy Tollefson
Chief Building Official: Darren Jones
Manager Recreation Community & Economic Development: Mandy Jones
Deputy Fire Chief: Callise Loos
Planner: Zach Prince
Drainage Engineer: Thomas Jackson

CALLING TO ORDER

Mayor Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

Councillor Burke declared an indirect pecuniary interest with ZBA 08/25 Karen Kammer Meier as her employer worked on parts of the application.

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).

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

CORRESPONDENCE FOR COUNCIL'S REVIEW

Jason Thompson, Wellington North Power Inc.

- Letter dated March 7, 2025 (No Objection)

Avo Tularam, Planning Technician, Upper Grand District School Board

- Letter dated March 18, 2025 (No Objection)

Avo Tularam, Planning Technician, Upper Grand District School Board

- Letter dated May 6, 2025 (No Objection)

Patti Emery, 160 Eliza Street

- Email dated May 6, 2025 (Questions)

Land Use Planning Department, Hydro One Networks Inc.

- Email dated May 20, 2025 (No Objection)

Township Engineering Comments prepared by Triton Engineering Services

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

Avo Tularam, Planning Technician, Upper Grand District School Board

- Letter dated May 29, 2025 (No Objection)

Lauren Campbell, 18 Eastview Drive

- Email dated June 3, 2025 (Concerns)

Danielle Fisher, Risk Management Inspector, Wellington Source Water Protection

- Letter dated June 9, 2025 (No Objection)

Pasquale Costanzo, Technical Services Supervisor, County of Wellington

- Memorandum dated June 12, 2025 (No Objection)

Jessica Conroy, Resource Planner, Grand River Conservation Authority

- Letter dated June 30, 2025 (Deferral Requested)

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

- Email dated July 24, 2025 (Condition Requested)

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

Brandon Flewelling, GSP Group Inc. (Planner) was present to review the proposed subdivision development with various residential options including single detached, townhouses and apartment buildings, greenspace, commercial block, and roadway access Eliza Street and Wellington County Road 109. Mr. Flewelling outlined variances being requested, supporting studies, and the next steps

Lauren Campbell, 18 Eastview Drive, was present to express her concerns with the proposed subdivision and requested clarification regarding the apartment building now proposed as six storeys rather than three storeys indicated in the traffic impact study. Additional concerns include the smaller lot sizes, increased density, increased traffic, decreased parking spaces, limited barrier free parking spaces in the commercial block, snow removal, and access concerns at Eliza Street and Wellington County Road 109. She commented that these lots are similar in size to the Cachet development with sixteen of those homes currently listed on realtor.ca and questioned why more of this type of housing is needed when there are many available and not being purchased. It was noted that the Upper Grand District School Board commented with no objections and inquired if the Wellington Catholic District School Board had been notified of the proposed subdivision.

Mr. Flewelling confirmed that the proposed apartment building height is up to six stories. The traffic impact study considered 130 units but not the height of six storeys

Mr. Prince commented that the Wellington Catholic School Board was circulated but often do not provide comments if they don't have concerns.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor Burke expressed her concern with reductions on almost every variable with regards to side yard, rear yard, and lot coverage maximum, and commented that this need for variances does not consider our policy or building for the site. She would prefer the developer proceed with what is permitted. Will access onto Wellington County Road 109 be two-way access? There are concerns with added complications at that intersection. Will this project be phased and what is the time frame. Other concerns included students being bussed out of the area, and sewage allocation.

Mr. Flewelling stated that access would be two way at each driveway. The draft plan would be phased. Exact phasing limits haven't been determined. The commercial block has had quite a bit of interest and might be the first phase, subject to servicing and grading requirements.

Councillor McCabe also expressed concern with the reduction of variances and sewage allotments, fire equipment needed for a six-storey building, and the lack of an easement for Wellington North Power.

Mayor Lennox stated this is one of the properties identified for phase two of the sewage expansion. CBO Jones confirmed that there are no allocations for this property; but it was considered through the Community Growth Plan and OPA 123 that phase two would accommodate this site based off the concept. Deputy Chief Callise Loos commented that Minto has arial equipment.

Councillor Burke was concerned with the proposal of two apartment buildings with up to six storeys not being true to our community and lack of fire equipment to protect those buildings..

Councillor Hern agreed with the concerns raised. She largely supported apartment buildings but questioned if it is right to expect a volunteer fire department to deal with them.

Councillor Renken's concerns included the six storey apartment buildings not fitting small town charm, parking reductions, no vehicle access from the subdivision to the commercial block, busing students elsewhere, large number of variances requested, GRCA concerns, sewer allocations, and odour coming from nearby Walker Industries. She inquired how many bedrooms the apartments will have.

Mr. Flewelling responded that the comment regarding busing students is a standard comment from the school board. Walker Industries have processes in place regarding odour reductions but not much can be done to mitigate off site issues. The apartments will be a mix of one and two bedrooms.

Mayor Lennox questioned the degree of variances requested. Is this for all lots or to accommodate those unique situations? Our zoning by-law has provisions that we believe are appropriate for our community. Other developers were pushed to have 6 metres minimum front yard setbacks, which still results in snow storage issues. Recent developments in our community had variances on relatively large lots and we are ending up with large square footage housing types. If we are approving higher density housing, we need to get the price down so people in our community with modest or middle incomes can get into the housing market. We don't have public transit, and are not likely to any time soon, so cars, bicycles, or walking are how people get around. That creates a challenge with the parking issue. If some of these variances are necessary to make this development work consideration is needed for creating housing that will remain affordable over a long period of time for middle income people in our community. We need to have housing that people who work in our communities can live in.

Mr. Flewelling acknowledged that Council has the lived experience of what has worked. They brought the requests forward from what they have seen in developments in other municipalities and what a lot of builders are asking for. They will take the comments back and reassess what is the most beneficial to a future builder to consider. Variances were requested on the entirety of the lands but if that won't work they will take that back for reconsideration.

Mayor Lennox asked what the next step in this process is and will Council see this come back with some more refinement before we get to the by-law stage. Zach Prince, Planner, expected the OPA would be dealt with first. Regarding the draft plan, based on the comments heard and received from agencies there will be some back and forth with the applicant that may include revising the plan. There may need to be a recirculation for more comments. We are in an iterative process and can be as long as that takes to address some of these comments. The zoning may be split for the

subdivision and come back later, or deal with them at the same time. It will be evaluated at that time.

Councillor Burke left the meeting as she had previously declared an indirect pecuniary interest with Application ZBA 08/25.

OWNERS/APPLICANT

ZBA 08/25 Karen Kammer Meier

LOCATION OF THE SUBJECT LAND

The land subject to the proposed zoning amendment is described as 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.

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

Zach Prince, Senior Planner, County of Wellington presented comments provided by Asavari Jadhav-Admane, Planner and Lysandra Quilatan, Student Planner, County of Wellington, Township of Wellington North

- Planning Report dated July 28, 2025

CORRESPONDENCE FOR COUNCIL'S REVIEW

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated July 10, 2025 (No Objection)

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

Karen Kammer Meier was present to answer any questions regarding the application.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor Renken expressed her concern with the reduced frontage and large size of the severed parcel. Mayor Lennox reminded Council that the severance was previously before Council for commenting. At that time Council expressed their concerns regarding size and shape of the severed parcel.

Councillor Hern stated that she agreed with the rezoning but still disagreed with the size and shape of the severed parcel.

Councillor Burke returned to the meeting.

ADJOURNMENT

RESOLUTION: PM-2025-006

Moved: Councillor Renken

Seconded Councillor Hern

THAT the Public meeting of July 28, 2025 be adjourned at 7:53 p.m.

Signed by:

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MAYOR

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CLERK