

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING AGENDA AUGUST 25, 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/86756393780>

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: 867 5639 3780

**PAGE
NUMBER**

CALLING TO ORDER

DISCLOSURE OF PECUNIARY INTEREST

ZBA 09/25 Wilson Developments (345 Durham St E)

OWNERS/APPLICANT

ZBA 09/25 Wilson Developments

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Pt PKLT 1 N/S Durham St & E/S Main St PL, Town of Mount Forest and municipally known as 345 Durham St E, Mount Forest. The subject property is approximately 0.31 ha (0.76 ac) in size. *The location is shown on the map attached.* 3

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone a portion of the subject lands from Low Density Residential (R1C) Zone to Medium Density Residential (R2) Zone to facilitate the construction of 4 street townhouse units. The existing dwelling is proposed to be demolished. A future severance (lot line adjustment) is proposed which would sever off the rear portion of the lot and merge it with an adjacent property.

NOTICE

Notices were mailed to property owners within 120 meters of the subject property as well as the applicable agencies and posted on the subject property on July 31st, 2025.

PRESENTATIONS

Jamie Barnes, Planner, County of Wellington, Township of Wellington North

- Planning Report dated August 15, 2025 4

CORRESPONDENCE FOR COUNCIL'S REVIEW

Derek McMurdie, Grey County

- Email dated August 1, 2025 (No Objections) 8

Danielle Fisher, Risk Management Inspector, Wellington Source Water Protection

- Letter dated August 14, 2025 (No Objections) 9

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

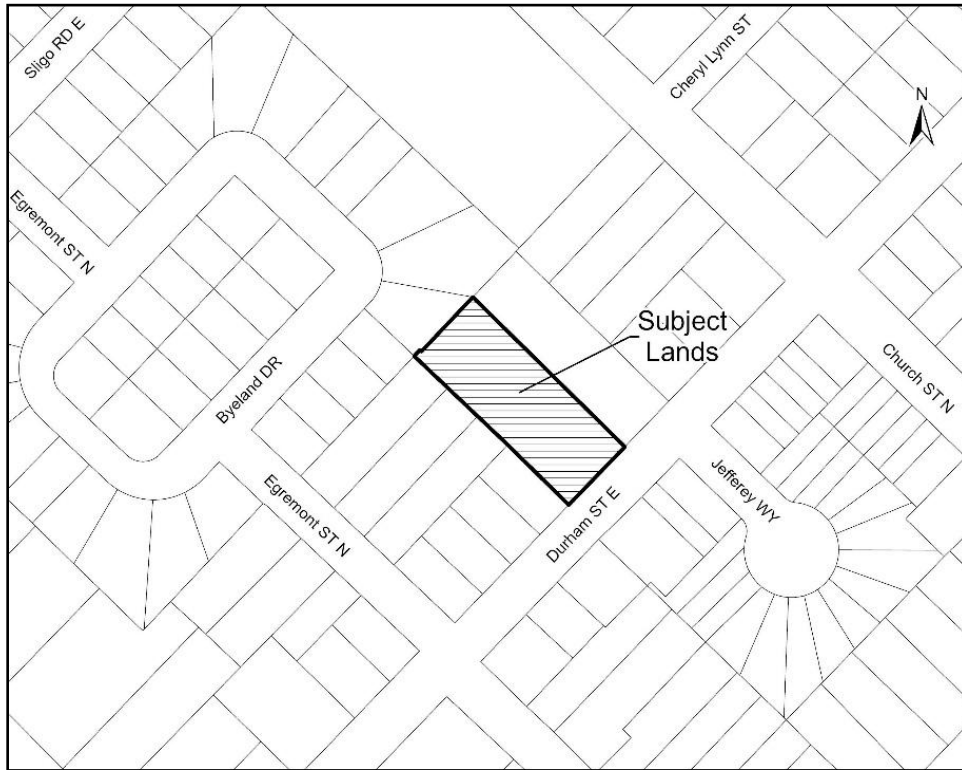
COMMENTS/QUESTIONS FROM COUNCIL

ADJOURNMENT

Recommendation:

THAT the Public meeting of August 25, 2025 be adjourned at _____

345 DURHAM ST. E. – WILSON DEVELOPMENTS





PLANNING REPORT
for the TOWNSHIP OF WELLINGTON NORTH
Prepared by the County of Wellington Planning and Development
Department

DATE: August 15th, 2025
TO: Darren Jones, CBO
Township of Wellington North
FROM: Jamie Barnes, Planner
County of Wellington
SUBJECT: **Linda Shaupe**
PT PARK LOT 1 PARK LOT 3
345 Durham Street E, Mount Forest
Zoning By-law Amendment (ZBA09/25)

PLANNING SUMMARY

The purpose and effect of the proposed amendment is to rezone a portion of the subject lands from Low Density Residential (R1C) Zone to Medium Density Residential (R2) Zone to facilitate the construction of 4 street townhouse units. The existing dwelling is proposed to be demolished. A future severance (lot line adjustment) is proposed which would sever off the rear portion of the lot and merge it with an adjacent property.

The purpose of this report is to provide the Township with an overview of the proposed zoning by-law amendment application and facilitate the public meeting. Further, this statutory public meeting will provide the opportunity for the community and area residents to ask questions and seek more information from the applicant. It will also provide an opportunity for the applicant to address any concerns that may have been raised through the notification process.

Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final report and By-law for Councils consideration.

INTRODUCTION

The land subject to the proposed amendment is described as Pt PKLT 1 N/S Durham St & E/S Main St PL, Town of Mount Forest and municipally known as 345 Durham St E, Mount Forest. The subject property is approximately 0.31 ha (0.76 ac) in size. The location is shown in Figure 1.

PROPOSAL

The purpose and effect of the proposed amendment is to rezone a portion of the



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

within the Urban Centre of Mount Forest. Section 2.3.1.1 states that “Settlement areas shall be the focus of growth and development”.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is within the Urban Centre of Mount Forest and is designated as RESIDENTIAL in the County Official Plan. Section 7.4.1 states “Primary 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

Section 7.4.5 states that, “Primary urban centres shall provide a broad range of residential uses to provide a diverse supply of housing, including affordable housing.”

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.

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.

The following relevant Vision and Purpose & Mission goals have been identified in the Plan:

- New developments support the realization of complete communities.
- Establish rules for how the Township grows in terms of pace of development, density targets, and building form.

ZONING BY-LAW

The subject lands are zoned Low Density Residential (R1C). The applicant is seeking to rezone the subject property to Medium Density Residential (R2) Zone to facilitate the construction of 4 street townhouse units. The R1C zone permits one single detached residential dwelling and does not permit Street Townhouse units.

Based on the planning justification report submitted, Planning staff note that the proposed lot will comply with the minimum lot requirements of the R2 zone. Planning staff also note that a sketch/site plan has not been submitted which would show the proposed location of the townhouse lots. Consideration should be given to construct the townhouse dwellings in line with the existing dwellings on either side of the property to provide a consistent streetscape. The proposed townhouse lots may need to be made longer (deeper) to provide for consistent front yard setbacks. Planning staff request a building footprint be added to the applicant sketch to show the proposed setbacks.

The applicant has identified that the proposed townhouse units will comply with all of the R2 zone standards and requirements. It is anticipated that the applicant will divide the townhouse units into separate lots in the future.

NEXT STEPS

Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final recommendation report and a draft zoning by-law amendment for Council's consideration.

Respectfully submitted

County of Wellington Planning and Development Department

Yours truly,

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

Jamie Barnes
Planner

Tammy Pringle

From: Karren Wallace
Sent: August 1, 2025 9:25 AM
To: Curtis Marshall
Cc: Darren Jones; Tammy Pringle
Subject: FW: County comments for ZBA 09/25 Shupe

Karren Wallace
Director of Legislative Services/Clerk
519-848-3620 ext 4227

From: planning@grey.ca <planning@grey.ca>
Sent: August 1, 2025 9:19 AM
To: Karren Wallace <KWallace@wellington-north.com>
Subject: County comments for ZBA 09/25 Shupe

County comments for ZBA 09/25 Shupe



Hello Wellington North,

Please see below for the County comments for Zoning application ZBA 09/25 Shupe - Linda Shupe.

County Planning staff have reviewed the subject application and have no comments.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Derek McMurdie

County of Grey, Owen Sound, ON



08/14/2025

Memorandum

To: Tammy Pringle – Development Clerk, Township of Wellington North

Cc: Darren Jones – Chief Building Official, Township of Wellington North
Curtis Marshall – Manager of Development Planning, County of Wellington

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

**RE: 345 Durham St E, Township of Wellington North
Zoning Amendment Application**

Wellington Source Water Protection (WSWP) staff have had the opportunity to review the submitted documents in support of the above noted applications. 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:

Pursuant to the *Clean Water Act*, there is no Notice required for this proposal. It should be noted that if the nature of the development changes, Section 59 Notices may apply.

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, prior to building permit issuance:

- a) A liquid fuel handling, storage and spill response procedure for construction if more than 250L of fuel are present on-site during construction.
- b) Implementation of best management practices, such as LID measures, with the goal to maintain pre-development recharge;
- c) That any existing, unused, wells are decommissioned as per *Ontario Regulation 903* and that this documentation is submitted;
- d) Documentation of any transport pathway proposed for the development.



For more information, please contact sourcewater@centrewellington.ca.

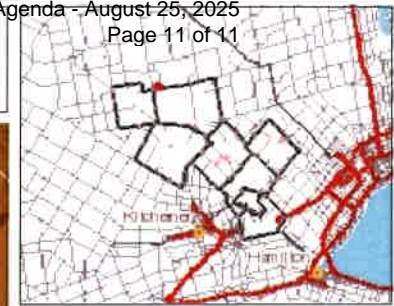
Sincerely,

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

Danielle Fisher
Risk Management Inspector
519-846-9691 ext 236
dfisher@centrewellington.ca

Attachments: Vulnerable Area Mapping

[Appendix B: Source Water Protection required document descriptions](#)



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

0.0 0 0.02 0.0 Kilometers



WGS_1984_Web_Mercator_Auxiliary_Sphere

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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2025

Notes