

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 31<sup>st</sup>, 2025.

**PRESENTATIONS**

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

- Planning Report dated August 15, 2025

**CORRESPONDENCE FOR COUNCIL'S REVIEW**

Derek McMurdie, Grey County

- Email dated August 1, 2025 (No Objections)

Danielle Fisher, Risk Management Inspector, Wellington Source Water Protection

- Letter dated August 14, 2025 (No Objections)

Mike Oberle, Environmental Planning Technician, Saugeen Valley Conservation Authority

- Email dated August 22, 2025 (No objections)

Annette and Bob Fox, 314 Egremont St. N. Mount Forest

- Email dated August 25, 2025 (Objections)

**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**

Annette and Rob Fox, owner of 314 Egremont Street North which backs onto the subject property, listed concerns regarding lot grading so there is no impact to their property, keeping the cedar trees for privacy or installing a fence to their liking, parking for the new homes, and snow storage.

Marc Darrigo, 344 Durham St E., owner of property across the road from the subject property, expressed concerns with the potential tree removal, character of the neighbourhood, and tenants in the rental units.

Matt Rapke, Applicant, was present to answer questions regarding the application. They are waiting for the survey to show the location of everything. The front trees will likely be removed so the front of the building can line up with other homes on the street. If fencing is required under the zoning by-law, they will construct one. He noted this type of development is what the PPS and Official Plan state. The townhouses will be similar to those on Wellington Street East, so they are not that out of character for the area. There will be four townhouses with the back piece of the property joining 119 Byeland Drive, to the north. The rezoning to R2 doesn't allow more than four townhouses in a row and they will be in compliance with all the setbacks, height and frontage requirements. Once the R plan is complete, they will move forward with the land division portion of this application.

Annette Fox has concerns with the back half of the property being sold to 119 Byeland Drive and questioned if this will make an entrance to a mirror subdivision to these townhouses where parking and snow storage would also be issues. Mr. Rapke explained that keeping it would create lots with a super deep backyards that in the long term would not be a good use of the land. By keeping it one and conveying it to the north there could be some long-term future densification but at this time they have no intent to do that. Any long-term development would require demolition of the house and amendments.

#### **COMMENTS/QUESTIONS FROM COUNCIL**

Councillor Burke expressed concerns with the portion of land being conveyed to 119 Byeland Drive, noting longer lots for the townhouses would give more green space to the families living there. She was happy that the townhouses would comply with the R2 zoning but questioned what will happen when the developer decides to do something with the back portion and will variances be required. Councillor Burke also expressed concern with the removal of trees.

Councillor Renken requested clarification that the severance will take place after the townhouses are built because the larger portion is required to zone the portion as R2. Curtis Marshall, Planner, explained the draft by-law that staff will prepare for Council's consideration will propose to leave the rear portion zoned as R1C, so it has similar zoning when merged. That wouldn't permit townhouses.

Councillor Renken inquired why the severance is not being done now, and what portion of the building will cover the land after the severance. Mr. Marshall stated that planning staff have requested a sketch to show where the proposed dwellings will be placed. It was noted that there are existing homes on either side, and it would be ideal to see the new dwellings built at a similar set back. It would be possible to have the dwellings further back to provide the streetscape, extra parking and snow storage. Rezoning the front portion to R2 that would later be divided into four new lots, each with a townhouse, would have to meet the requirements. The townhouses would be 40% of the new lot. Mr. Rapke clarified that they are applying for the R2 zone on the front portion of the lot. It is a 40-metre-deep area. The current single lot front portion will be divided into four portions, each will be at least 292 square metres. The R2 zone requires a minimum of 280 square metres. Within each lot, each unit will comply with the lot coverage provisions of the zoning by-law. An exact drawing has not been produced because the R Plan isn't totally refined yet. The design will adapt to the provisions of the R2 zone.

Councillor Renken commented that the larger rear yard could be used for children playing safely away from the road, a garden, or a swimming pool, and asked if it could be put into the sale contract that it was originally a larger lot. CBO Jones stated that the Township could request that but was not sure what that would accomplish on the Township's behalf.

Mayor Lennox commented that to create the lots the severance would have to be completed first. They are not rezoning the whole thing, so a definition of where that

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severance is going to occur to complete the rezoning is needed, noting this is not what was in front of them now.

Mr. Rapke clarified that the lots are not being sold that illustrated a lot depth that goes all the way to the rear and then severing it and giving people 40% of the lot they planned on buying. They need everything approved and carry on approved before they can sell anything. It makes more sense to join the back portion with an abutting property for potential long-term use.

Councillor Hern stated she is supportive of efficient use of space, and space that will provide homes for young families and retirees noting there is a deficit in those types of homes in Wellington North. She would like to see these homes being close to the affordability index. She would prefer to see the trees remain, or alternatively a fence built.

Annette Fox asked if it would it be possible for Council say no to four townhouses and put in two homes on the lot, as are the neighbouring homes. Mayor Lennox explained that Council has to deal with the application presented, nothing it is private property, and the owner has the right to develop it as they see fit provided it is permitted under our by-laws.

Councillor Burke inquired if the developer could give an idea about the future of the parcel to be conveyed to 119 Byeland to give Council some idea of the future of that property, nothing if it isn't conveyed it would be landlocked

Mayor Lennox stated that he would like to see a more detailed drawing, including information regarding the livable space of the townhouses to understand who the market might be for their use. Mr. Rapke clarified that they will bring a sketch. The by-law will be complied with. The zoning is what controls what is built. These are going to be two bedrooms, two bathrooms on the main floor, with an unfinished basement.

## **ADJOURNMENT**

RESOLUTION: PM-2025-007


Moved: Councillor Burke

Seconded Councillor Hern

THAT the Public meeting of August 25, 2025 be adjourned at 8:02 p.m.

CARRIED

Signed by:  
  
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**MAYOR**

DocuSigned by:  
  
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**CLERK**