

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING MINUTES TUESDAY JANUARY 13, 2026 AT 7:00 P.M.
ARTHUR & AREA COMMUNITY CENTER, UPPER HALL
[January 13, 2026 Township of Wellington North Public Meeting \(youtube\)](#)**

Members Present: Mayor: Andrew Lennox
Councillors: Sherry Burke
Steve McCabe
Penny Renken

Member Absent: Councillor: Lisa Hern

Staff Present:
Chief Administrative Officer: Brooke Lambert
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Chief Building Official: Darren Jones
Development Clerk: Tammy Pringle
Manager of Infrastructure and Engineering: Tammy Stevenson
Manager Environment and Development Services: Corey Schmidt
Manager of Development Planning: Curtis Marshall

CALLING TO ORDER

Mayor Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest declared.

OWNERS/APPLICANT

ZBA 05/25 & OPA-2025-03 Tribute/Sorbara Arthur Holdings Inc.

LOCATION OF THE SUBJECT LAND

The land subject to the proposed zoning amendment and Official Plan Amendment is legally described as Part of Park Lots 1 and 2 North of Macauley St Crown Survey and Part Lot 1 Concession 2 West Luther and municipally described as 665 Eliza St, Arthur and no municipal address. The subject property has a total area of 55.35 ha (137 ac) between 2 properties East and West of Eliza St.

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed Zoning By-law amendment will rezone the lands from Future Development Zone to Medium Density Residential site specific (R2-XX), Open Space (OS) and Natural Environment (NE). Site specific relief includes reductions in lot frontage, area, side yard setbacks, height, and lot coverage.

An Official Plan Amendment (OPA) has been submitted in support of the development, which proposes to re-designate the lands from Future Development (FD) to Residential.

A Draft Plan of Subdivision has also been submitted for the development of 815-866 dwelling units including single detached, semi-detached, and street townhouses. The

proposal also includes public parks, natural heritage system, stormwater management ponds, and lands for municipal infrastructure including well and a pump station.

NOTICE

Notice was posted in the Wellington Advertiser, mailed to property owners within 120 meters of the subject property as well as the applicable agencies and posted on the subject property on December 18th, 2025.

PRESENTATIONS

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

- Planning Report

Anand Desai, M.E., Des., MCIP, RPP, Principal Planner & Partner, Monteith Brown Planning Consultants

- Parks and Recreation Facilities Review

Jay McGuffin, MCIP, RPP, President, Principal Planner, Monteith Brown Planning Consultants

- Urban Design Assessment

Tammy Stevenson C.E.T., Manager of Infrastructure and Engineering, Township of Wellington North

- Infrastructure overview

Dustin Lyttle, P.Eng., Triton Engineering Services Limited

- General Arrangement, Traffic and High-level Servicing Assessment

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

- Closing Summary

Rachelle Larocque, Planner, The Biglieri Group

- Presentation

CORRESPONDENCE FOR COUNCIL'S REVIEW

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

- Planning Report dated January 2, 2026

Danielle Fisher, Source Water Protection Coordinator, Wellington Source Water Protection

- Email dated April 16, 2025
- Memorandum dated June 20, 2025

Ruchika Angrish, Manager of Planning, Upper Grand District School Board

- Letter dated May 29, 2025

Dustin Lyttle, Triton Engineering Services Limited on behalf of Township of Wellington North

- Memorandum dated June 20, 2025

Rana Roshdieh, Associate Partner, Senior Project Manager – Infrastructure, CIMA on behalf of Township of Wellington North

- Letter dated June 20, 2025

Pasquale Costanzo, Technical Services Supervisor, County of Wellington

- Memorandum dated June 27, 2025

Kristina Zeromskiene, Senior Air & Noise Scientist, R.J. Burnside on behalf of Township of Wellington North

- Letter dated July 11, 2025

Jessica Conroy, Resource Planner, Grand River Conservation Authority

- Letter dated July 14, 2025

Jack Richard, Registered Professional Forester and Biologist, Natural Resource Solutions Inc. on behalf of the County of Wellington

- Letter dated August 26, 2025

Adam Brutto, Senior Consultant, Watson & Associates Economists Ltd, on behalf of the Wellington Catholic District School Board

- Letter dated September 8, 2025
- Letter dated November 14, 2025

Jay McGuffin, President, Principal Planner, Monteith Brown Planning Consultants on behalf of Township of Wellington North

- Letter dated September 16, 2025 RE: Subdivision Design Peer Review

Steve Langlois, Vice President, Principal Planner, Monteith Brown Planning Consultants on behalf of Township of Wellington North

- Letter dated September 16, 2025 R: Parks and Recreation Facilities Peer Review

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

Joe Walsh, business owner and resident, commented that several years ago at a meeting to discuss development in the Township and the County said they wanted growth to be built up, not expand boundaries out. Mr. Walsh asked why no apartment buildings are being considered in this development and questioned if the County make changes. Mayor Lennox confirmed that the County had recommended a policy to encourage more density as opposed to less density. This meeting is being held because the landowner has made an application and this is their proposal. It is higher density than many of the neighbourhoods in our current community but does not include apartment blocks. We set the policy and framework; however, property owners have the right to make an application. Ms. Larocque added that no apartment buildings were included, but they can take that comment back for consideration. She explained that typically in smaller communities it takes longer for an apartment building to be needed and constructed. Given the location of the site, although it's walkable to some amenities, it's not the ideal location for an apartment building.

Jen McDougall, resident, asked about the status of the Cachet lands that are in between McCord Street and where Tribute lands begin. Mayor Lennox commented that Cachet, and other owners of the land, had applied to convert from Industrial to Residential. That did not happen and currently there are no applications pending for those lands. It is still designated as Industrial.

Reuben Jonker, resident, questioned why the large lot coverage difference of 20% was applied for, and what is the proposed square footage of the houses. Ms. Larocque commented that the development is denser than what has historically been constructed in Arthur. To get the size of the house on the property there needs to be some reductions in the overall landscape coverage area of the property. The final square footage of the houses and what they look like is not known yet.

Will Grobler, resident, asked who is paying for upgrades to sanitary and water? Mayor Lennox explained that upgrades to existing services are paid for by existing residents. Development Charges are used for new growth services system wide such as water tower expansion, sewage treatment expansion, collection and distribution systems. The cost of services within the development is the sole responsibility of developers.

Tim McIntosh, resident, inquired what is the timeline for new water towers. Mayor Lennox stated that there is no set date. It is related to how quickly development occurs, but there are other limitations, such as wastewater treatment capacity, that are restricting development right now. Mr. Lyttle explained that it is not a specific date for the towers but if growth happened at the predicted rate, it would be 2051 when two new water towers would be needed.

Alan Rawlins, resident, noted that the diagram only shows housing and maybe a school. The development could potentially house several thousand. Are there other land parcels that could accommodate a good-sized grocery store to accommodate this? Mr. Jones stated that this goes back to the ability to absorb development like this. It's not just building the infrastructure on the development lands; it's having the community evolve to accommodate that growth. There are other vacant development lands in the Township. It's important to consider orderly growth in the Township.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor Renken commented that if lot coverage was reduced to 40%, the residence would be smaller and more affordable which might entice more people to come to the area. Councillor Renken stated she cannot support the variances for lot coverage of more than 40%. The proposed housing are single dwellings, and people working in the area cannot afford to buy these homes. They need smaller homes that they can afford.

Councillor Burke also had concerns with what is proposed and the requested setbacks noting the developer is looking for reduction for everything to build the homes. She doesn't support variances on all sides and lot coverage as she does not believe that it is minor in nature. Councillor Burke suggested the developer look at coming closer to what we permit.

Councillor McCabe expressed concern with the proposed amendments. Wellington North has a by-law in place so our community can grow the way we want it to with the space people need for their own housing and their family. It's hard to understand who

will buy these homes if we don't use any of our employment lands, because there will be no jobs for them to go to around here. He doesn't believe people here can afford the houses they are proposing to build. We need housing for people who live here and employment land so people can work here. That goes hand in hand with employers needing employees.

Mayor Lennox stated his concern with the ability to provide necessary water and wastewater services before 2051 for this development. The Community Growth Plan and Official Plan are geared towards orderly development at a measured pace to be able to provide the necessary services to support that. This is jumping ahead of the plan. He is concerned about the community's ability to absorb that rate of growth, particularly infrastructure. He also shared concerns with the number of variances being requested from a zoning perspective. A lot more work needs to be done before this can move forward. Other facilities, such as the arena, could not accommodate the growth proposed.

ADJOURNMENT

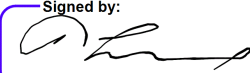
RESOLUTION: PM-2025-001

Moved: Councillor Burke

Seconded Councillor Renken

THAT the Public meeting of January 13th, 2026 be adjourned at 8:36 p.m.

Signed by:



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MAYOR

DocuSigned by:

Karen Wallace

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CLERK