

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING  
MAY 27, 2019 @ 7:00 P.M.  
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH**

**PAGE  
NUMBER**

**CALLING TO ORDER** - Mayor Lennox

**DISCLOSURE OF PECUNIARY INTEREST**

**OWNERS/APPLICANT**

Sharon Farms & Enterprises

THE LAND SUBJECT TO THE PROPOSED AMENDMENT is legally described as Plan of survey of all of Park Lot 7 and Part of Park Lot 6, South of Princess Street, and is municipally known as 730 Princess Street, Mount Forest. The property is approximately 15.2 ha (37.56 acres) in size. *The location is shown on the map attached.*

4

THE PURPOSE AND EFFECT OF THE PROPOSED AMENDMENT is to remove the holding symbol from the subject lands to allow for development of townhouse blocks and a long term care facility. The Holding Symbol has been applied to the property in order to provide Council with an opportunity to ensure that sufficient municipal water and sewer capacity is available for the use, and a satisfactory storm water management plan has been completed, in consultation with the Saugeen Valley Conservation Authority. Once the Holding symbol has been removed, the regulations of Exception Zone IN-37, and all other applicable regulations of the Township of Wellington North Zoning By-law 66-01, shall apply to the subject land.

**NOTICE**

Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on May 16th, 2019.

**PRESENTATIONS**

Michelle Innocente, Senior Planner, County of Wellington, Township of Wellington North

5

- Planning Report dated May 21<sup>st</sup>, 2019 prepared by Jessica Rahim

**CORRESPONSENCE FOR COUNCIL'S REVIEW**

None Received

**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 ANY COMMENTS/QUESTIONS**

**COMMENTS/QUESTIONS FROM COUNCIL**

**PAGE  
NUMBER**

**OWNERS/APPLICANT**

2574574 ONTARIO INC. (Brad Wilson)

THE LAND SUBJECT TO THE PROPOSED AMENDMENT is approximately 2.31 hectares in size and located within the Mount Forest Urban Centre and is legally described as Part of Park Lot 4, South of Durham Street and East of Main Street Plan of Mount Forest, Formerly the Town of Mount Forest, Township of Wellington North. *The location is shown on the map attached.* 9

PURPOSE AND EFFECT OF THE APPLICATION for a Draft Plan of Subdivision will result in the creation of 3 semi-detached lots, 13 single detached lots, 10 street townhouses and a three storey (12 unit) apartment building. The proposed Zoning By-law amendment is to rezone the lands from Future Development to Residential to facilitate the proposed Draft Plan of Subdivision (23T-18004).

**NOTICE**

Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on May 3rd, 2019.

**PRESENTATIONS**

Michelle Innocente, Senior Planner, County of Wellington, Township of Wellington North 10  

- Planning Report dated May 17<sup>th</sup>, 2019

Astrid Clos, Astrid J. Clos Planning Consultants 17  

- Planning Report dated November 28<sup>th</sup>, 2018

**CORRESPONSENCE FOR COUNCIL'S REVIEW**

Erik Downing, Manager, Environmental Planning & Regulations, Saugeen Conservation 36  

- Letter dated March 21<sup>st</sup>, 2019

Jennifer Passy, Manager of Planning, Upper Grand District School Board 40  

- Letter dated March 22<sup>nd</sup>, 2019 (No Objection)

Emily Vandermeulen, Risk Management Inspector, Source Water Protection Coordinator, Source Water Protection 42  

- Email dated May 6<sup>th</sup>, 2019 (No Objection)
- Source Water Protection Map

Jim Klujber, CEO/President, Wellington North Power (No Objection) 44  

- Letter dated May 7<sup>th</sup>, 2019

Frank Vanderloo, P. Eng., B. M. Ross and Associates Limited (Recommends Deferral) 45  

- Letter dated May 22<sup>nd</sup>, 2019

**REQUEST FOR NOTICE OF DECISION**

Persons wishing to be notified of the decision regarding the draft plan of subdivision must submit a written request to the Director of Planning and Development, Corporation of the County of Wellington, 74 Woolwich Street, Guelph, ON N1H 3T9.

The by-law for the zoning amendment 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 ANY COMMENTS/QUESTIONS**

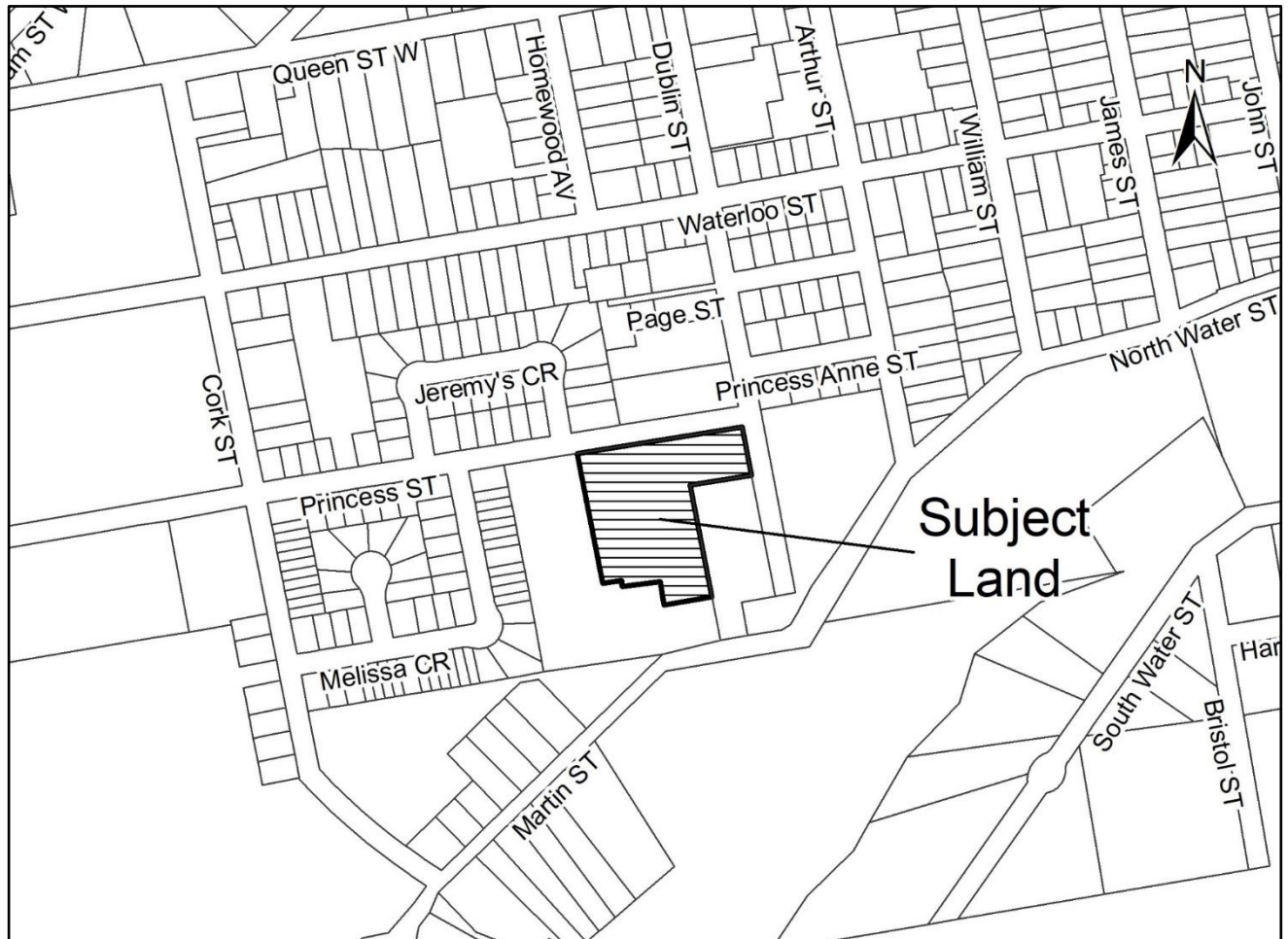
**COMMENTS/QUESTIONS FROM COUNCIL**

**ADJOURNMENT**

Recommendation:

*THAT the Public Meeting of May 27, 2019 be adjourned.*

**SHARON FARMS & ENTERPRISES**





**PLANNING REPORT**  
**for the TOWNSHIP OF WELLINGTON NORTH**

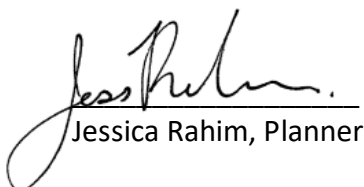
Prepared by the County of Wellington Planning and Development Department

**DATE:** May 21, 2019  
**TO:** Mike Givens, C.A.O.  
Township of Wellington North  
**FROM:** Jessica Rahim, Planner  
County of Wellington  
**SUBJECT:** **Sharon Farms Enterprises**  
**730 Princess Street, Mount Forest**  
**Removal of Holding (H) Provision for Townhouse Development and Long**  
**Term Care Facility**

Please find attached a by-law to remove the holding symbol from the subject lands. The purpose of the amendment is to remove the holding symbol (H) on a portion of the subject lands to allow for townhouse blocks and a long term care facility. The Holding Symbol has been applied to a portion of the property in order to provide Council with an opportunity to ensure that sufficient municipal water and sewer capacity is available for the use, and a satisfactory stormwater management plan has been completed, in consultation with the Saugeen Valley Conservation Authority. Once the Holding symbol has been removed, the regulations of the Institutional Exception (IN-37) zone, and all other applicable regulations of the Township of Wellington North Zoning By-law 66-01, shall apply to the subject land.

I trust that these comments will be of assistance to Council in their consideration of this matter.

Respectfully submitted  
County of Wellington Planning and Development Department

  
Jessica Rahim, Planner

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH**  
**BY-LAW NUMBER \_\_\_\_\_**  
**Being a By-law to amend By-law 66-01, being a**  
**Zoning By-law for the Township of Wellington North**

**WHEREAS** the Council of the Corporation of the Township of Wellington North deems it desirable to amend said By-law Number 66-01, as amended.

**NOW THEREFORE** the Council of the Corporation of the Township of Wellington North enacts as follows:

1. That By-law Number 66-01, is hereby amended by changing the zoning on the map forming Schedule 'A-3' – Mount Forest, as it applies to Park Lot 7 and Part of Park Lot 6, South of Princess Street, and is municipally known as 730 Princess Street, Mount Forest, as illustrated on Schedule 'A' attached to and forming part of this By-law, from **Institutional Exception (IN-37(H))** to **Institutional Exception (IN-37)**.
2. That except as amended by this By-law, the subject lands, as shown on Schedule 'A' to this By-law, shall be subject to all other applicable regulations of By-law Number 66-01, as amended.
3. This By-law shall come into effect on the final passing thereof by the Council of Corporation of the Township of Wellington North, subject to compliance with the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

**READ** a first and second time this        day of        , 2019.

**READ** a third time and passed this        day of        , 2019.

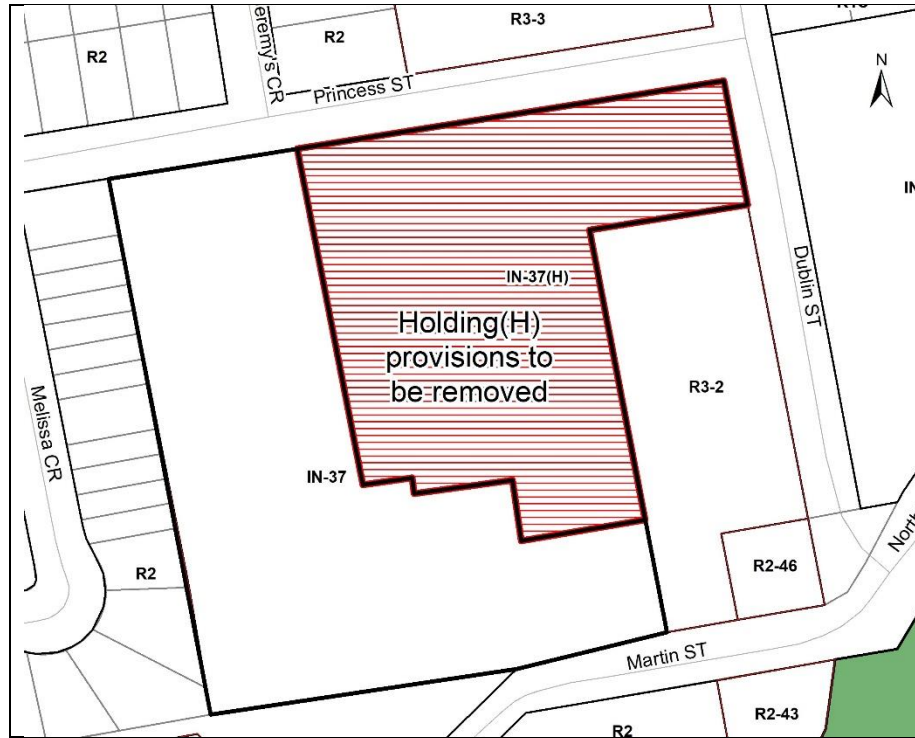
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

THE TOWNSHIP OF WELLINGTON NORTH

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

Schedule "A"



**Rezone from Institutional Exception Holding IN-37(H) to Institutional Exception IN-37**

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

Passed this \_\_\_\_ day of \_\_\_\_\_ 2019.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

## EXPLANATORY NOTE

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

### LOCATION

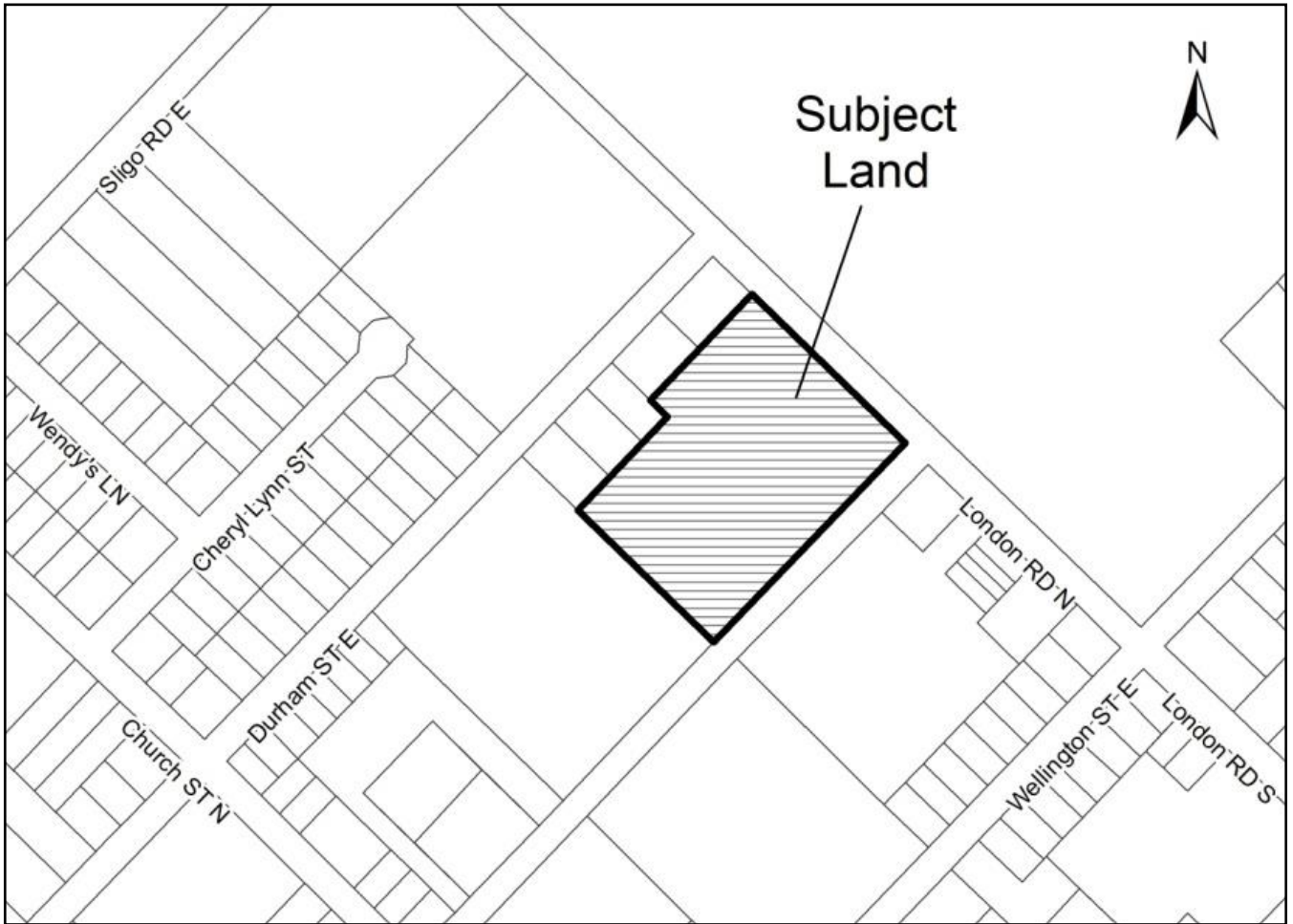
The property subject to the proposed amendment **LAND** is legally described as Plan of survey of all of Park Lot 7 and Part of Park Lot 6, South of Princess Street, and is municipally known as 730 Princess Street, Mount Forest. The property is approximately 15.2 ha (37.56 acres) in size.

### PURPOSE AND EFFECT

The purpose of the amendment is to remove the holding symbol from the subject lands to allow for development of townhouse blocks and a long term care facility. The Holding Symbol has been applied to the property in order to provide Council with an opportunity to ensure that sufficient municipal water and sewer capacity is available for the use, and a satisfactory stormwater management plan has been completed, in consultation with the Saugeen Valley Conservation Authority. Once the Holding symbol has been removed, the regulations of Exception Zone IN-37, and all other applicable regulations of the Township of Wellington North Zoning By-law 66-01, shall apply to the subject land.



2574574 ONTARIO INC. (BRAD WILSON)





## PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development  
Department

**DATE:** May 17, 2019  
**TO:** Mike Givens, C.A.O.  
Township of Wellington North  
**FROM:** Michelle Innocente, Senior Planner  
County of Wellington  
**SUBJECT:** **Proposed Residential Plan of Subdivision - 23T-18004**  
**London Road North, Mount Forest**  
**Preliminary Planning Comments**

The purpose of this report is to provide the Township with an overview of the above referenced subdivision application and provide the comments received to date.

### Location

The land subject to the proposed draft plan of subdivision is situated in the Urban Centre of Mount Forest (Wellington North). The property is located on London Road North as shown in Figure 1. The size of the subject property is 2.31 hectares (5.7 acres).



Figure 1: Airphoto of subject lands

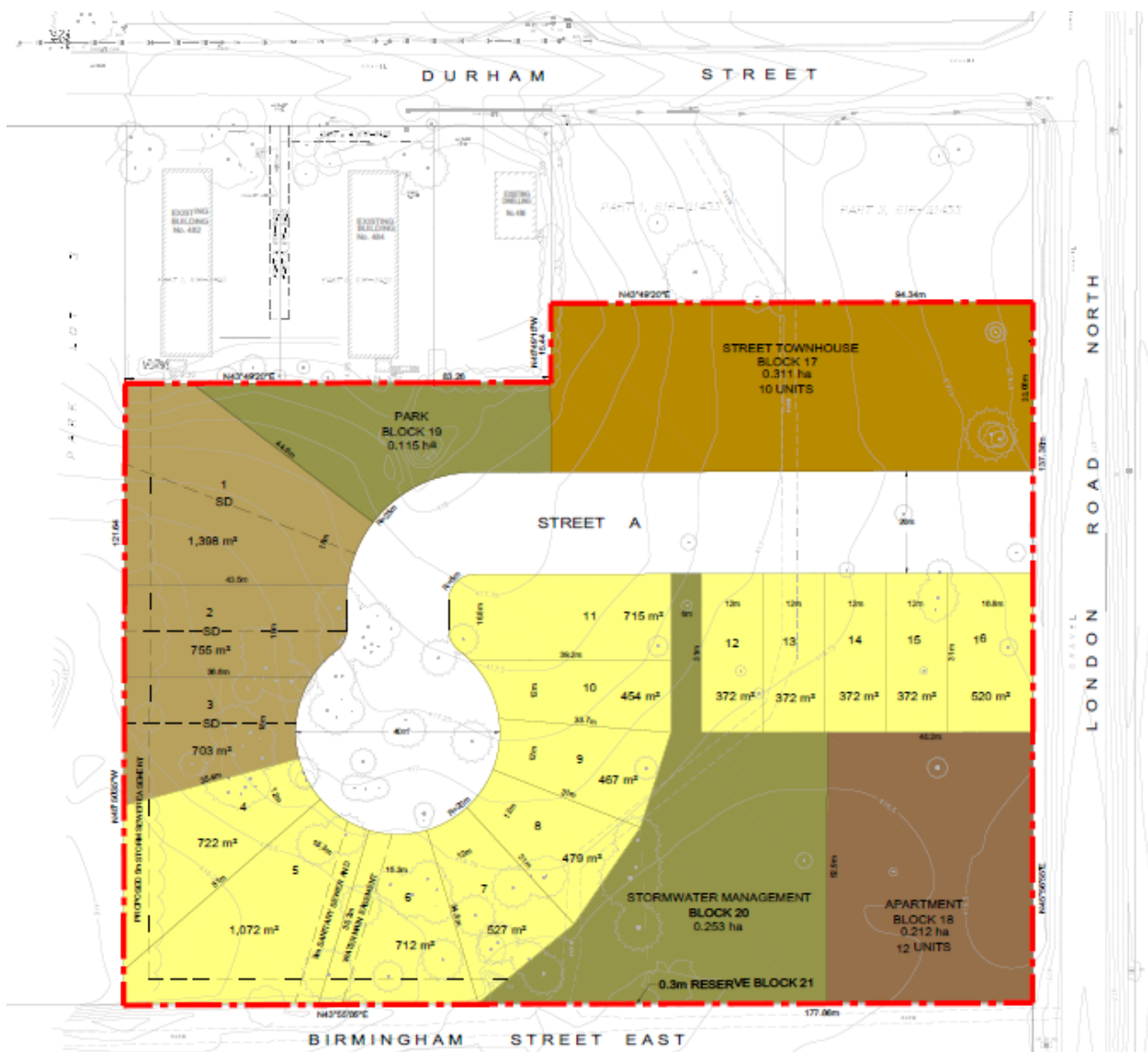
(Source: County of Wellington, 2015)

### Proposal

The application for a Draft Plan of Subdivision will result in the creation of a mixed density residential development on lands that are currently vacant. Specifically the overall proposal will create 13 single detached residential lots, 3 semi-detached residential lots, 10 street townhouse and a three storey (12 unit) apartment building. Also included in the proposal is a 0.115 hectare park block as well as a 0.253 hectare stormwater management block. The proposed Zoning By-law amendment will rezone the lands from Future Development to Residential to facilitate the proposed subdivision. The details of the proposed Draft Plan of Subdivision (23T-18004) are as follows:

**Table 1: Land Use Schedule**

Land Use	Lots/Blocks	Units	Area (Ha.)
Single Family Detached	Lots 4-16	13	0.721
Semi-Detached Dwellings	Lots 1-3	6	0.285
Street Townhouses	Block 17	10	0.311
Apartment	Block 18	12	0.212
Park Area	Block 19		0.115
Storm Water Management	Block 20		0.253
Reserve	Block 21		0.005
Roads (Street A)			0.408
<b>TOTAL UNITS/AREA</b>		<b>41</b>	<b>2.310</b>



Subdivision Application 23T-18004 (Source: Astrid J. Clos Planning Consultants)

## **Provincial Policy Statement (PPS)**

The subject property is located within the settlement area of Mount Forest. Section 1.1.3.1 of the Provincial Policy Statement states that “settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.” Settlement areas are encouraged to include a mix of densities and land uses.

## **A Place to Grow**

The Growth Plan for the Greater Golden Horseshoe, 2019, came into effect on May 16, 2019.

The Provincial Growth Plan directs the majority of growth to settlement areas as a better use of land and infrastructure while prioritizing intensification in strategic growth areas, including urban growth centres, major transit station areas, brownfield sites and greyfields.

Under section 2.2.7 of the Growth Plan, new development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that supports the achievement of complete communities.

## **Wellington County Official Plan Policy Framework**

The lands subject to the amendment are designated RESIDENTIAL in the Urban Centre of Mount Forest. The property is located outside of the defined “built boundary” and therefore is considered a Greenfield area.

## **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 3.3.1 identifies targets and states “the designated greenfield area of the County will be planned to achieve an overall minimum density of not less than 40 residents and jobs per hectare”. This application is located within a greenfield area of Mount Forest and will contribute to and support this target.

Section 3.5 of the Plan allocates growth to the local municipalities. Wellington North is anticipated to grow from 12,490 persons in 2016 up to 17,085 persons in 2036. An additional 1695 households are predicted.

Section 4.4.3 of the Official Plan encourages intensification in urban centres and further states in subsection a) that the plan supports increased densities in newly developing greenfield areas with a broad mix of housing types.

Section 4.4 of the Plan outlines Housing policies. The main applicable policy, Section 4.4.4, deals with Greenfield Housing, and requires a gross density of 16 residential units per gross hectare

(6.5 units per gross acre). The development as proposed has 17.75 units per gross hectare (7.2 units per cross acre).

Section 4.4.5, Affordable Housing, requires a minimum of 25% of new housing units in the County to be affordable. This is to be accomplished mainly through accessory apartments, semi-detached, duplex, townhouse and apartment units. This proposal will exceed this target as 68% of the housing unit types fall into this category.

### **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, and e) to ensure that an adequate level of municipal services will be available to all residential areas”.

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”.

### **Wellington North Community Growth Plan**

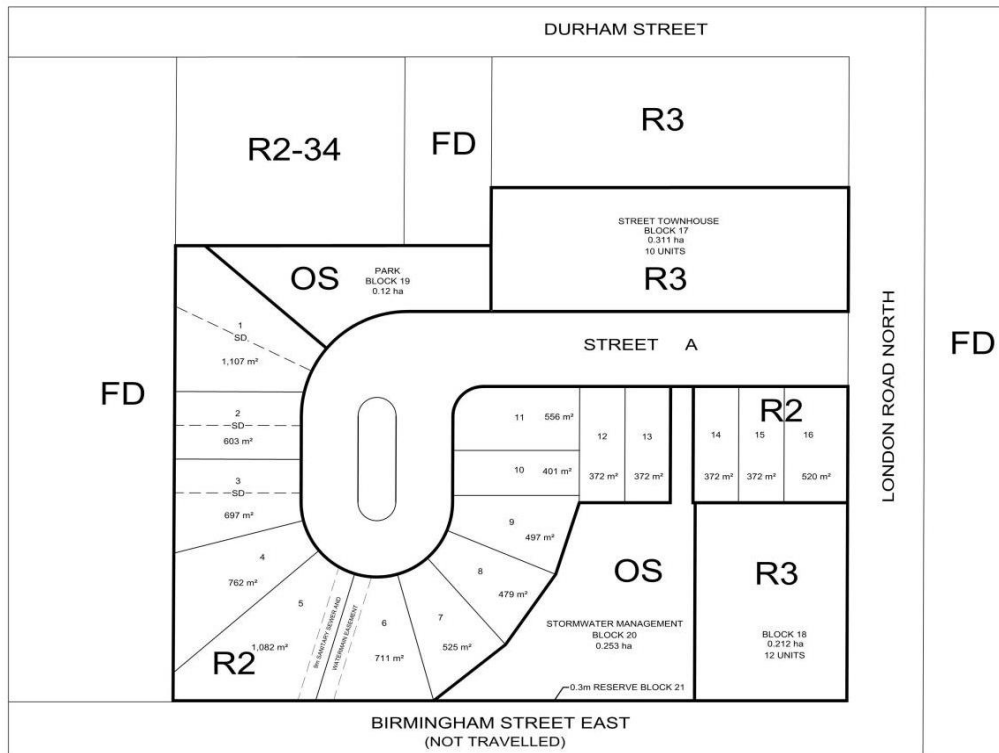
The following relevant Growth Management Goals have been identified:

- To direct and focus development to the urban areas of Arthur and Mount Forest as the primary centres and complete communities with a mix of land uses, housing, jobs and services.
- To plan and promote orderly, compact development within the urban areas, based on phasing to align with planning for infrastructure, transportation, facilities and services.
- Intensification Goals – To encourage intensification generally to achieve the desired urban structure.

### **Wellington North Zoning By-law 66-01**

The subject lands are currently zoned Future Development (FD). An application to amend the Zoning By-law to implement the proposed Draft Plan of Subdivision has been submitted to the Township. The amendment would permit the development of 13 single detached lots, 3 semi-detached lots, 10 street townhouses and a three storey (12 unit) apartment building. The proposed zoning is as follows:

<b>Lot/Block</b>	<b>Proposed Land Use</b>	<b>Proposed Zone</b>
Lots 1-3	Semi-detached dwellings	R2
Lots 4-16	Single detached dwellings	R2
Block 17	Street Townhouses	R3
Block 18	Apartments	R3
Block 19	Park	OS
Block 20	Stormwater Management	OS



Proposed Amendment to Zoning By-law (Source: Astrid J. Clos Planning Consultants)

## Technical Study Review

The following technical reports have been prepared in support of the application:

- Functional Servicing Report and Storm Water Management Report (November 2018, Revised March 2019) Cobide Engineering.
- Geotechnical Investigation (July 27, 2018) CMT Engineering Inc.
- Planning Report (November 28, 2018) Astrid J. Clos Planning Consultants.

## Agency Review

To date we have received the following comments from circulated agencies:

Agency	Position	Comments
Bell Canada	<b>No objection Subject to Conditions</b>	In comments of May 6, 2019, Bell Canada indicated that conditions of draft approval include that the owner grant any easements that may be required for communication/telecommunication infrastructure.
Upper Grand District School Board (UGDSB)	<b>No objection Subject to Conditions</b>	In comments of March 22, 2019 the UGDSB indicated that development charges are applicable, and that adequate sidewalks, lighting and snow removal is provided.
Wellington Source Water Protection	<b>No concerns</b>	

Comments from the Township's consulting engineer and conservation authority had not been received at time of the writing of these comments. We understand the plans are currently under review. Issues may arise in these reviews that need to be addressed.

## **Preliminary Planning Comments**

### **Density/Development Concept**

The proposed residential development is anticipated and encouraged by Provincial and County planning policy. The subject property is located outside of the built boundary of Mount Forest and is considered a greenfield area. This large, vacant parcel of land abuts existing residential lands and is located within an established residential area. Section 4.4 of the Official Plan outlines housing policies. The main applicable policy, Section 4.4.4, deals with Greenfield Housing, and requires a gross density of 6.5 residential units per acre. The development as proposed exceeds this density requirement. The proposed semi-detached dwellings, townhouses and apartment units will also exceed the 25% affordable housing target.

### **Parkland Dedication**

A park block has been proposed as part of the residential development with frontage along Street A. The proposed park is 0.115 ha and represents 5% of the area of the development. The Township has not advised if the preference is to acquire land for a park within the proposed draft plan of subdivision or for cash-in-lieu of parkland dedication.

### **Storm Water Management**

We have not been provided with comments from the Township Consulting Engineer on the Functional Servicing Report. We understand the plans are currently under review.

### **Availability of Municipal Services**

In terms of servicing, the proposed development is to be provided with municipal sewage and water supply services. Sufficient capacity is available to date, however this will form a condition of draft approval.

### **Wellington North Zoning By-law**

The subject land is currently zoned Future Development (FD), as a result, the applicant is proposing to amend the Zoning By-law to implement the proposed Draft Plan of Subdivision for 13 single detached lots, 3 semi detached lots, 10 street townhouses and a 3 storey (12 unit) apartment building.

## **Conclusion**

We are satisfied that the proponent has addressed the applicable land use planning policies. This statutory public meeting will provide an opportunity for the community and area residents to ask questions and seek more information from the proponent and their consultants. If Council is in support of the draft plan of subdivision a resolution in support of it should be

passed by Council after the public meeting and forwarded to the County along with required records.

I trust that the above comments will assist Council in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michelle Innocente".

Michelle Innocente, RPP  
Senior Planner



# PLANNING REPORT

LONDON ROAD NORTH  
TOWNSHIP OF WELLINGTON NORTH (MOUNT FOREST)  
COUNTY OF WELLINGTON

PREPARED ON BEHALF OF  
2574574 Ontario Inc.

November 28, 2018

Project No. 1729



423 Woolwich Street, Suite 201, Guelph, Ontario, N1H 3X3  
Phone (519) 836-7526 Email [astrid.clos@ajcplanning.ca](mailto:astrid.clos@ajcplanning.ca)

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1. **Introduction**

This report has been prepared in support of a Zone Change and Draft Plan of Subdivision application for the property located with frontage on London Road North and unopened Birmingham Street East in the Township of Wellington North (Mount Forest). The subject property is owned by 2574574 Ontario Inc. The area of the site is 2.31 hectares. The proposal includes 3 semi-detached lots (6 units), 13 single detached lots, 10 street townhouses and 12 apartment units within a three storey building. The proposal also includes a municipal road, park and stormwater management facility.

2. **Background**

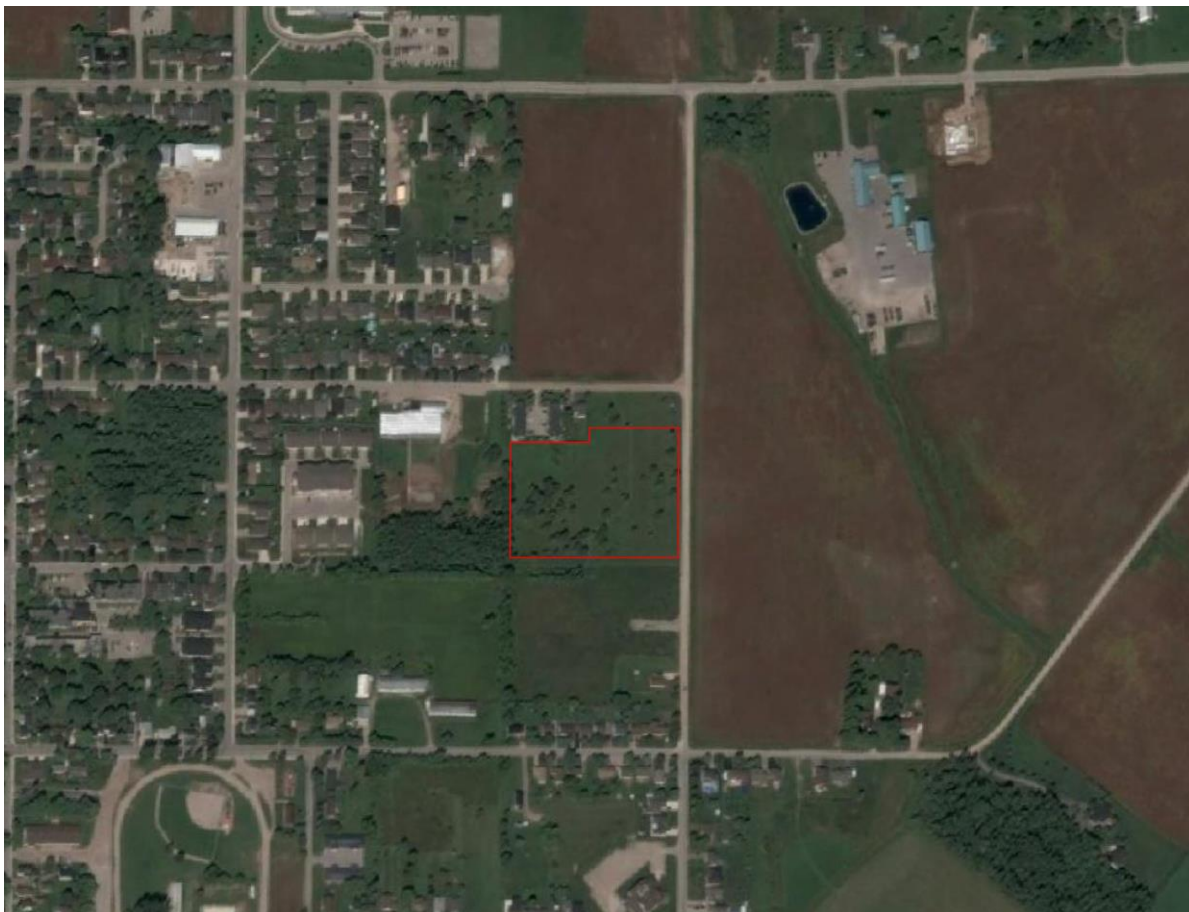
A pre-consultation process was undertaken with the County of Wellington and the Township of Wellington North. Through this process preliminary comments were received and the submission requirements to support this application were confirmed. This Planning Report was requested on July 6, 2018 through the pre-consultation process to be part of a complete application.

3. **Existing Conditions and Surrounding Land Uses**

The property owned by 2574574 Ontario Inc. is 2.31 hectares in area. The property is legally described as Part of Park Lot 4, South of Durham Street and East of Main Street Plan of the Town of Mount Forest, Formerly the Town of Mount Forest, Township of Wellington North, County of Wellington.

The property is vacant of any buildings. Cobide Engineering Inc. has prepared Functional Servicing and Stormwater Management Reports prepared by (November 2018) included with this submission. The Geotechnical Investigation prepared by CMT Engineering Inc. dated July 27, 2018 is also included with this submission.

Figure 1 – Surrounding Land Use



The existing surrounding land uses as shown in Figure 1 include:

- North - Existing townhouse units on Durham Street. Existing single detached dwelling fronting onto Durham Street. Future bungalow street townhouses on property owned by the applicant.
- East - Agricultural land located outside the Mount Forest Urban Area with frontage on London Road North.
- South - Vacant land fronting onto the Birmingham Street East unopened road allowance. Broomer Crescent.
- West - Existing greenhouse on Durham Street.

Figure 2 – Townhouses on Durham Street



Figure 3 – Townhouses on Durham Street





Figure 4 – Zoned Site for Street Townhouses on Durham Street



Figure 5 - Broomer Crescent



Figure 6 - Greenhouse located on Durham Street



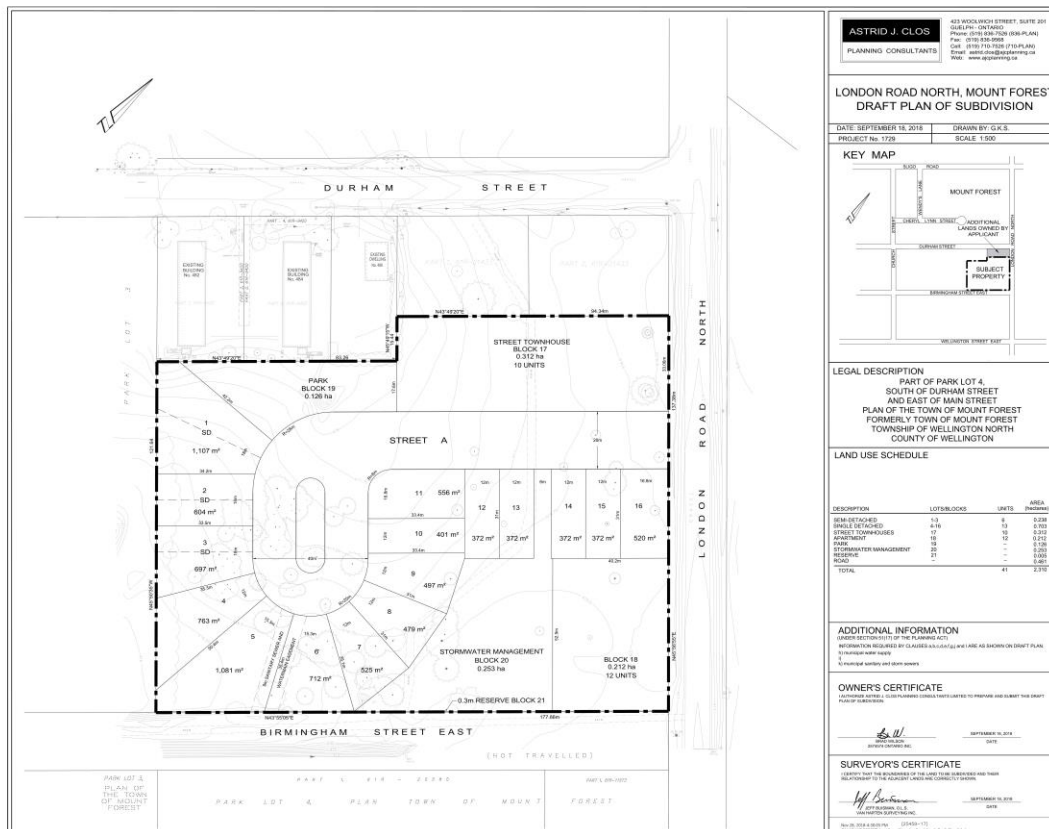
Figure 7 – Greenhouse located on Durham Street



4. **Development Proposal**

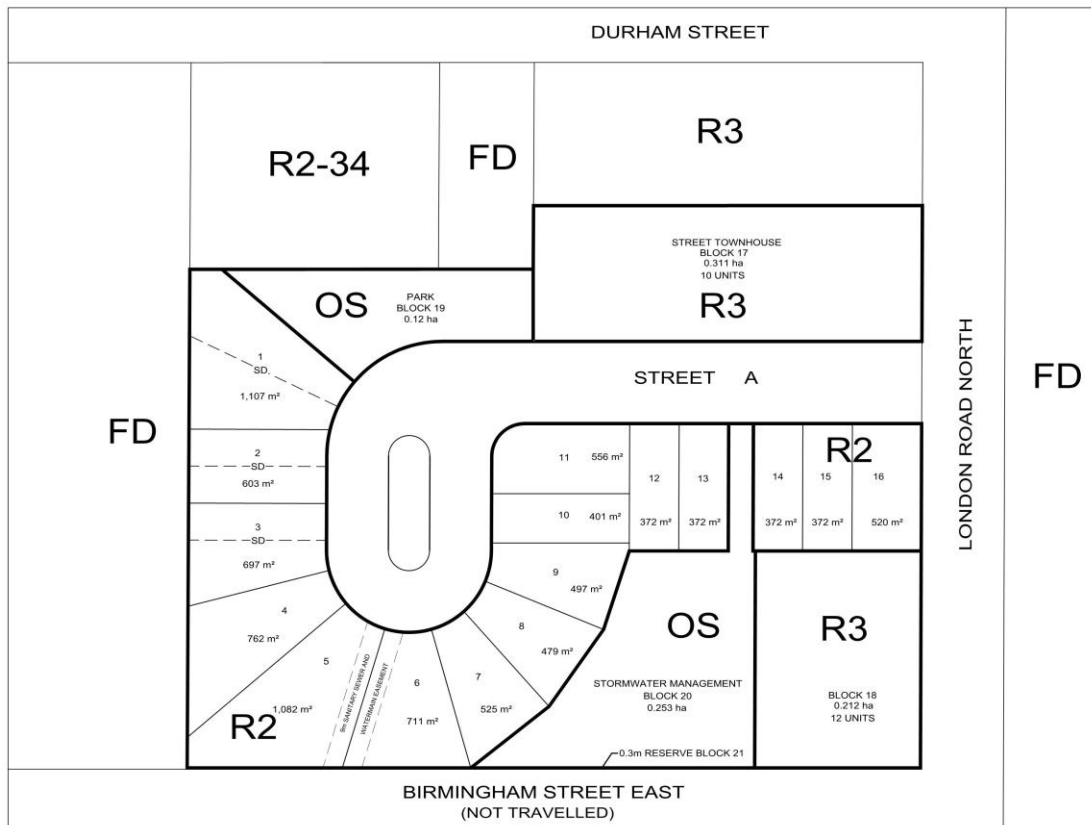
The area of the site is 2.31 hectares. The proposal includes 3 semi-detached lots (6 units), 13 single detached lots, 10 street townhouses and 12 apartment units within a three storey building. The proposal also includes a municipal road, park and stormwater management facility. This proposed Draft plan of Subdivision is in compliance with the existing Residential designation in the County of Wellington Official Plan applicable to the subject property. A Zone Change is proposed to implement this Residential Official Plan designation.

Figure 8 – Proposed Draft Plan of Subdivision (September 18, 2018)



The subject property is located within the Future Development FD Zone. The FD Zone does not permit the proposed uses therefore a Zone Change application is being submitted to change the zoning as shown in Figure 9.

Figure 9 – Proposed Zoning Map



## 5. Planning Framework

### 5.1 Provincial Policy Statement 2014

The Provincial Policy Statement 2014 (PPS) is issued under the authority of Section 3 of the Planning Act and was in effect as of April 30, 2014. It replaces the Provincial Policy Statement issued March 1, 2005.

In respect of the exercise of any authority that affects a planning matter, section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

The Provincial Policy Statement is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together. The language of each policy, including the Implementation and Interpretation policies, will assist decision-makers in understanding how the policies are to be implemented.

Provincial plans are to be read in conjunction with the Provincial Policy Statement. They take precedence over the policies of the Provincial Policy Statement to the extent of any conflict, except where the relevant legislation provides otherwise.

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. (**bolding** added for emphasis)

**“1.1.3** Settlement Areas

1.1.3.1 **Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.**

1.1.3.2 Land use patterns within settlement areas shall be based on:

a. **densities** and a mix of land uses which:

1. **efficiently use land and resources;**
2. are appropriate for, and **efficiently use, the infrastructure and public service facilities which are planned or available**, and avoid the need for their unjustified and/or uneconomical expansion; and
3. *minimize negative impacts to air quality and climate change, and promote energy efficiency in accordance with policy 1.8; and*

b. *a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.*

1.1.3.3 **Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment** where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

1.1.3.4 *Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety.*

1.1.3.5 *Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.”*

**“1.4.1** To provide for an **appropriate range of housing types and densities** required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a. **maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment** and, if necessary, lands which are designated and available for residential development;

**“1.6.3** a) *The use of existing infrastructure and public service facilities should be optimized;”*

**“1.6.6.2** *Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.”*

The Functional Servicing and Stormwater Management Report prepared by Cobide Engineering Inc. (November 2018) as part of this submission, confirms that the proposed development within this settlement area will be serviced with municipal sewage and water services consistent with the Provincial Policy Statement.



The proposal for the subject property is consistent with the Provincial Policy Statement 2014 in that Settlement areas, such as the Mount Forest Settlement Area, shall be the focus of growth and their vitality and regeneration shall be promoted. Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources. The PPS requires that an appropriate range of housing types and densities be provided.

## 5.2 Places to Grow

### Places to Grow (2017)

The Growth Plan for the Greater Golden Horseshoe (2017) came into effect on July 1, 2017. *“This Plan applies to the area designated by Ontario Regulation 416/05 as the Greater Golden Horseshoe growth plan area. All decisions made on or after July 1, 2017 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise.”(1.2.2)*

Excerpts from the Growth Plan are included in this report. **Bolding** has been added for emphasis.

The subject property is located within the Designated Greenfield Area of the Mount Forest Settlement Area. Development proposed within the Designated Greenfield Area is permitted to meet the density target in the current Official Plan until the next Official Plan is approved and in effect. The Provincial Places to Grow Policies prioritize intensification and higher densities to make efficient use of land. The proposed development has been designed to be compatible with the existing surrounding land uses while also proposed townhouse and apartment uses to make efficient use of the land. The proposed plan also supports active transportation such as walking and cycling by providing road and walkway connections to the surrounding community.

#### **“1.2.1 Guiding Principles**

*The policies of this Plan regarding how land is developed, resources are managed and protected, and public dollars are invested are based on the following principles:*

- Prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability.***
- Support a range and mix of housing options, including second units and affordable housing to serve all sizes, incomes, and ages of households.***

#### **“2.2.7 Designated Greenfield Areas**

1. *New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:*
  - a) *supports the achievement of complete communities;*
  - b) ***supports active transportation;*** and
  - c) *encourages the integration and sustained viability of transit services.*
5. *For upper- and single-tier municipalities in the outer ring, the minimum density target for designated greenfield areas contained in the applicable official plan that is approved and in effect as of July 1, 2017 will continue to apply until the next municipal comprehensive review is approved and in effect.”*

### “3.2.3 Moving People

4. *Municipalities will ensure that **active transportation networks** are comprehensive and integrated into transportation planning to provide:*
  - a) ***safe, comfortable travel for pedestrians, bicyclists, and other users of active transportation; and***
  - b) ***continuous linkages between strategic growth areas, adjacent neighbourhoods, major trip generators, and transit stations, including dedicated lane space for bicyclists on the major street network, or other safe and convenient alternatives.***

### “Active Transportation

*Human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed. (PPS, 2014”)*

### “Compact Built Form

*A land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for infrastructure. **Compact built form can include detached and semi-detached houses on small lots as well as townhouses and walk-up apartments**, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a **well connected network**, destinations that are easily accessible by transit and active transportation, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads to **encourage active transportation.**”*

### “Complete Communities

*Places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, **a full range of housing**, transportation options and public service facilities. Complete communities are age-friendly and may take different shapes and forms appropriate to their contexts.”*

### Outer Ring

*The geographic area consisting of the cities of Barrie, Brantford, Guelph, Kawartha Lakes, Orillia, and Peterborough; the **Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe, and Wellington**; and the Regions of Niagara and Waterloo.*

The proposal is consistent with the Places to Grow policies approved and in effect as of July 1, 2017 in the County of Wellington Official Plan.

## 5.3 County of Wellington Official Plan

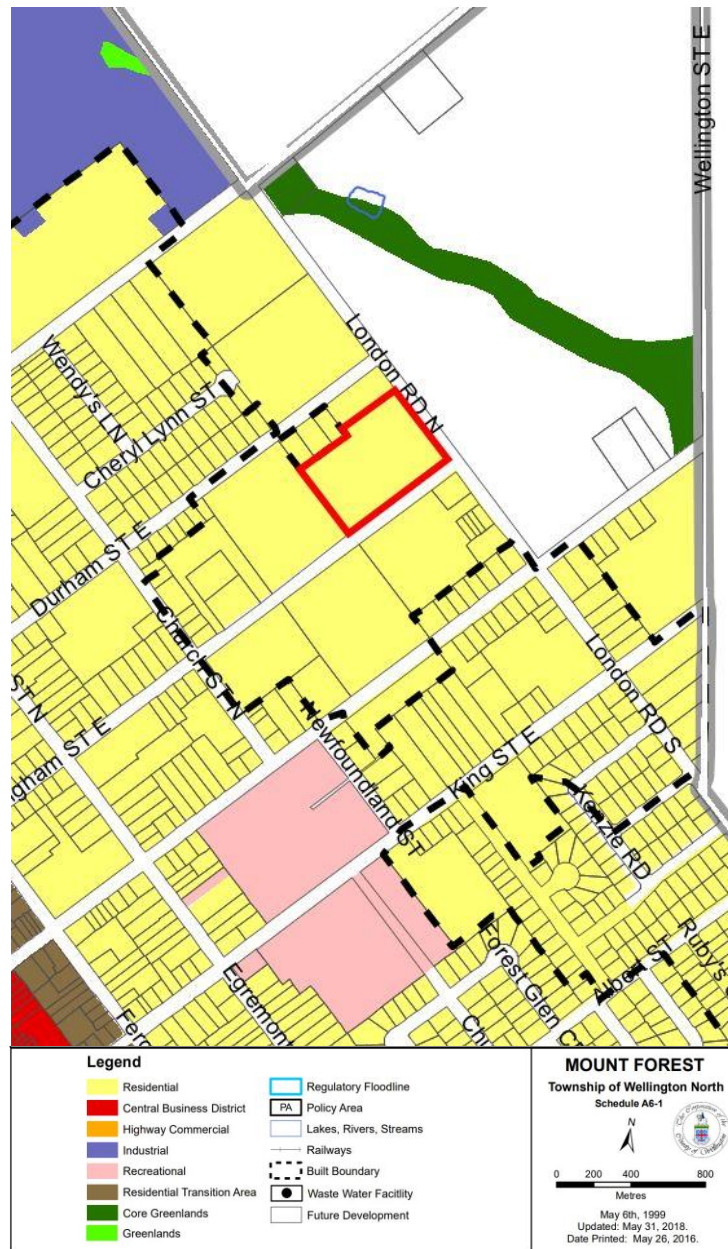
The Wellington County Official Plan was adopted by County Council on September 24, 1998, approved by the Ministry of Municipal Affairs on April 13, 1999 and came into effect on May 6, 1999. The County Official Plan was last updated on June 1, 2018.

The subject property is located within the Urban Centre of Mount Forest (Wellington North) as identified by Schedule A6 – Wellington North of the County Official Plan. The County of Wellington Official Plan Schedule A6-1 Mount Forest – Township of Wellington North designates the subject property as Residential. The County Official Plan implements the Provincial Policy Statement and Places to Grow policy goal of directing growth to serviced urban areas and encouraging infill development to provide a range of housing types in a form that is compatible with existing development.

Section 3.5 of the County Official Plan allocates growth to the local municipalities. The Township of Wellington North is anticipated to grow from 12,490 persons in 2016 up to 17,085 persons in 2036. An additional 1,695 households are anticipated.

The following are excerpts from the County of Wellington Official Plan. The County Official Plan policies below are summarized well by section 8.3.11 *“Wellington will encourage the 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.”*

Figure 10 - Schedule A6-1 Wellington County Official



### **“3.3 GUIDING GROWTH**

*Wellington has the following objectives for growth:*

*to encourage efficient cost effective development patterns;*

*to take advantage of capacities in existing and planned water, waste water, utilities and transportation systems;*

*to encourage growth in urban areas;*

*to identify and promote opportunities for growth in the built up areas of urban centres through intensification and redevelopment where this can be accommodated, taking into account small town scale and historic streetscapes;*

*to encourage more efficient use of land through increased densities in designated Greenfield areas of urban centres;”*

#### **“3.3.1 Targets**

*Greenfield Density: the designated greenfield area of the County will be planned to achieve an overall minimum density of not less than 40 residents and jobs per hectare.”*

#### **“4.4.3 Residential Intensification**

*This Plan contains policies encouraging intensification primarily in **urban centres** but also, to a much lesser extent in rural areas and **hamlets**. The strategic approach to intensification intends to retain small town character and revitalize downtown areas which includes:*

- a) *supporting increased densities in newly developing **greenfield areas** with a broader mix of housing types than has been the norm in small towns;*
- i) *encouraging the development of appropriate standards for residential intensification, redevelopment and new residential development which are cost effective, environmentally sound and compatible with existing uses, small town scale and character.”*

*“**Designated Greenfield Area** means the area within a settlement area that is not a built-up area. Where a settlement area does not have a built boundary, the entire settlement area is considered designated Greenfield area.”*

#### **“4.4.4 Greenfield Housing**

*In greenfield areas, the County will encourage increased densities and a broader mix of housing and will:*

- a) *encourage approved but undeveloped plans of subdivision to consider revisions which add additional housing units in appropriate locations;*
- b) *require new developments to achieve densities which promote the overall greenfield density target of 40 persons and jobs per hectare and specifically:*
  - i) ***strive to attain at least 16 units per gross hectare (6.5 units per gross acre) in newly developing subdivisions;***

- ii) *somewhat lower densities may be considered in newly developing subdivisions where physical and environmental constraints such as larger than normal storm water management requirements, parcel dimensions that do not yield efficient lotting patterns and the need for transition areas from adjacent land uses, or on small parcels of under 2 hectares (5 acres);*
- iii) *In (i) and (ii) above gross hectares or gross acres means residential land excluding environmentally protected features and nonresidential uses (schools, convenience commercial) but includes roads, parks, storm water management areas or other utility blocks; and*
- iv) **encourage the introduction of medium density housing types in new subdivisions and other Greenfield areas.”**

### **8.3 RESIDENTIAL**

#### **8.3.1 Overview**

*The **single-detached** home is currently the dominant housing type in urban centres and this situation is expected to continue. However, new housing types are needed to provide a greater variety of residential accommodation as well as a more affordable housing supply. The Official Plan anticipates that **semi-detached, townhouse and apartment dwellings** will be developed to respond to this need and that these units may eventually account for at least one quarter of all housing units in most urban centres.*

*Wellington is strongly committed to preserving the character and integrity of existing residential areas and will make reasonable efforts to ensure that development is compatible with established neighbourhoods. Wellington is also committed to ensuring that controlled growth and development occur within the community in order to maintain and enhance the small town character of urban centres.*

#### **8.3.2 Objectives**

*b) to provide a variety of dwelling types to satisfy a broad range of residential requirements and ensure that affordable housing is available;*

*g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods;*

#### **8.3.3 Permitted Uses**

*The predominant use of land in those areas designated RESIDENTIAL on Schedule “A” of the Plan shall be residential development. A variety of housing types shall be allowed, but low rise and low density housing forms such as single-detached and semi-detached dwelling units shall continue to predominate.*

#### **“8.3.4 Low-Density Development**

*This plan considers single-detached, semi-detached and duplex dwellings to be low density housing forms. The Zoning By-law may provide separate zones for only single detached, semi-detached or duplex dwelling units or a combination of any of the above.*

*The character of existing low density residential neighbourhoods should generally be protected and land uses which would cause significant loss of privacy, loss of view, or loss of sunlight due to shadowing or which would be incompatible due to their nature shall be discouraged. Section 8.3.11 provides additional consideration in this regard.”*

Figure 11 – Medium Density Development Criteria

<b>“8.3.5 Medium Density Development</b> <i>Multiple residential developments such as townhouses and apartments 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:</i>	
Official Plan criteria	How the criteria has been met by the proposal
a) <b>that medium density development on full municipal services should not exceed 35 units per hectare (14 units per acre) for townhouses or row houses, and 75 units per hectare (30 units per acre) for apartments, although it may not always be possible to achieve these densities on smaller sites;</b>	Block 17 which has an area of 0.311 hectares, is proposed to provide 10 townhouse units. This is a density of 32.15 units per hectare which is below the maximum townhouse density of 35 units per hectare as specified by this policy.  Block 18 which has an area of 0.179 hectares, is proposed to provide 12 apartment units. This is a density of 67.03 units per hectare which is below the maximum townhouse density of 75 units per hectare as specified by this policy.
b) <b>that the design of the proposed height, setbacks, landscaping and vehicular circulation, will ensure that it will be compatible with existing or future development on adjacent properties;</b>	The proposed townhouses on Block 17 will be bungalow townhouses which are consistent with the bungalow townhouses being constructed abutting them and facing onto Durham Street by the owner of the subject property. A park block is proposed abutting the existing townhouses which access onto Durham Street.
c) <b>that the site of the proposed development has a suitable area and shape to provide:</b> i) <b>adequate on-site landscaping to screen outdoor amenity areas both on the site and on adjoining property, to buffer adjacent residential areas and to improve the overall appearance of the development;</b>	The proposed lot and block sizes meet the requirements of the zoning by-law and provide adequate setbacks in accordance with the zoning to provide on-site landscaping to screen outdoor amenity areas both on the site and on adjoining property, to buffer adjacent residential areas and to improve the overall appearance of the development.
ii) <b>on-site amenity areas for the occupants of the residential units;</b>	A park block is proposed as part of the subdivision. Passive recreation opportunities for trail use through the stormwater management area will be provided. Adequate rear yard amenity areas are provided on the proposed lots in compliance with the zoning.
iii) <b>adequate off-street parking, access and appropriate circulation for vehicular traffic, particularly emergency vehicles; and</b>	Garage and driveway parking will be provided for the townhouse, semi-detached and single detached lots. The proposed apartment building will provide off-street parking in accordance with the zoning. The proposed municipal Street A has a 20 m wide road allowance with a 40 m outside radius which will provide adequate access and appropriate circulation for vehicular traffic, particularly emergency vehicles as well as opportunities for on-street parking.
iv) <b>adequate grading to ensure that drainage from the property is directed to public storm drainage facilities and not to adjoining properties.</b>	The Functional Servicing and Stormwater Management Report prepared by Cobide Engineering Inc. outlines how the proposed grading ensures that drainage will not be directed to abutting privately owned properties.
d) <b>that adequate services such as water, sewage disposal, storm water, roads and hydro are available to service the development;</b>	The Functional Servicing and Stormwater Management Report prepared by Cobide Engineering Inc. outlines how the grading ensures that drainage will not be directed to abutting privately owned properties.
f) <b>that in greenfield areas, medium density is encouraged to locate on major roadways, and roads designed to serve an arterial or collector function, while street townhouses are allowed on local roads;</b>	The proposed apartment building is located on a major roadway on the periphery of the site while the townhouses are proposed on the local residential street in accordance with this policy.
g) <b>that a separate zone(s) is established for multiple residential development.”</b>	The multiple residential development blocks are proposed to be located in a separate zone from the proposed single detached and semi-detached lots.

### “8.3.11 Compatibility of New Development

There are some older residential neighbourhoods in most urban centres which have lots with larger than normal frontages and areas. These areas represent a style of development that is typical of small communities in Ontario and is an important factor in why many people choose to live in these communities. This Plan attempts to preserve the charm and integrity of these neighbourhoods and will make efforts to ensure that future development is sensitive to and compatible with existing residential development.

Figure 12 - Intensification Criteria

<b>8.3.12 Intensification Criteria</b> <i>Intensification within all residential land use designations shall be evaluated using the following criteria:</i>	
County of Wellington Official Plan Policy	Policy Analysis
a) <i>the compatibility of the proposed development in built form including height, massing, scale, setbacks, orientation, use, built form, architectural character and materials, separation distances, shadowing and privacy. Compatible development is considered to be development that may not be the same as existing adjacent development but which can co-exist with existing development while not creating unacceptable adverse impacts;</i>	The proposed single, semi-detached and apartment dwellings have been located to ensure that they are compatible in height, massing, scale, setbacks, orientation, use, built form, architectural character and materials, separation distances, shadowing and privacy with the surrounding uses. The proposal will be able to co-exist with the existing surrounding development while not creating unacceptable adverse impacts.
b) <i>the degree to which building height and massing shall provide a transition between planned and existing development;</i>	The proposed single, semi-detached and apartment dwellings have been located to provide a transition in building height and massing from the planned and existing development.
c) <i>the maintenance of a lotting pattern that is generally consistent and compatible with the predominant character of the area;</i>	The proposed municipal road and lotting pattern is consistent and compatible with the character of the area.
d) <i>the ability of roads or municipal infrastructure to accommodate the proposal;</i>	The Functional Servicing and Stormwater Management Report prepared by Cobide Engineering Inc. outlines how existing municipal infrastructure is able to accommodate this proposal.
e) <i>the impact of the development on the streetscape including, where feasible, the protection of municipal street trees;</i>	The development will extend the municipal streetscape including the addition of municipal street trees.
f) <i>the degree to which impact on the adjacent properties is minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, views, enjoyment of outdoor amenities, and shadowing;</i>	The Functional Servicing and Stormwater Management Report prepared by Cobide Engineering Inc. outlines the degree to which services will be required to be extended outside the limit of the property limits.  The proposed single, semi-detached and apartment dwellings have been located to minimize any potential impact to the existing circulation, privacy, views, enjoyment of outdoor amenities, and shadowing of surrounding land uses.
g) <i>the conservation of significant cultural heritage resources</i>	There are no significant cultural heritage resources located on the subject property.

*Wellington will encourage the 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.”*

While the subject property is located within a Greenfield Area, the proposal has been evaluated using the Official Plan “Intensification Criteria” in section 8.3.12 of the Official Plan.

While intensification is encouraged, the proposed development should also be compatible with the existing community. In this case the proposed Draft Plan of Subdivision has been designed to meet the Greenfield Area density target of the County Official Plan.

6. **WELLINGTON NORTH COMMUNITY GROWTH PLAN FINAL REPORT**  
**Township of Wellington North – February 2018**

The proposal is consistent with the Township of Wellington North Community Growth Plan Report dated February 2018;

*“The forecasts direct the most population and housing growth to **Mount Forest** as the largest urban area with the greatest servicing capacity available for future development. Of the Township’s total population growth, 65% is expected to be accommodated in Mount Forest. This would increase Mount Forest’s population by 78% to the year 2041, for an average annual growth rate of 3.1%. Comparatively, Mount Forest’s average annual growth rate for the period of 2011 to 2016 was 1.6%. Achieving the 2041 population growth forecast in Mount Forest will require a significant, sustained increase in housing development activity. Recent development activity and applications suggest that such an increase is possible.” (Page 6)*

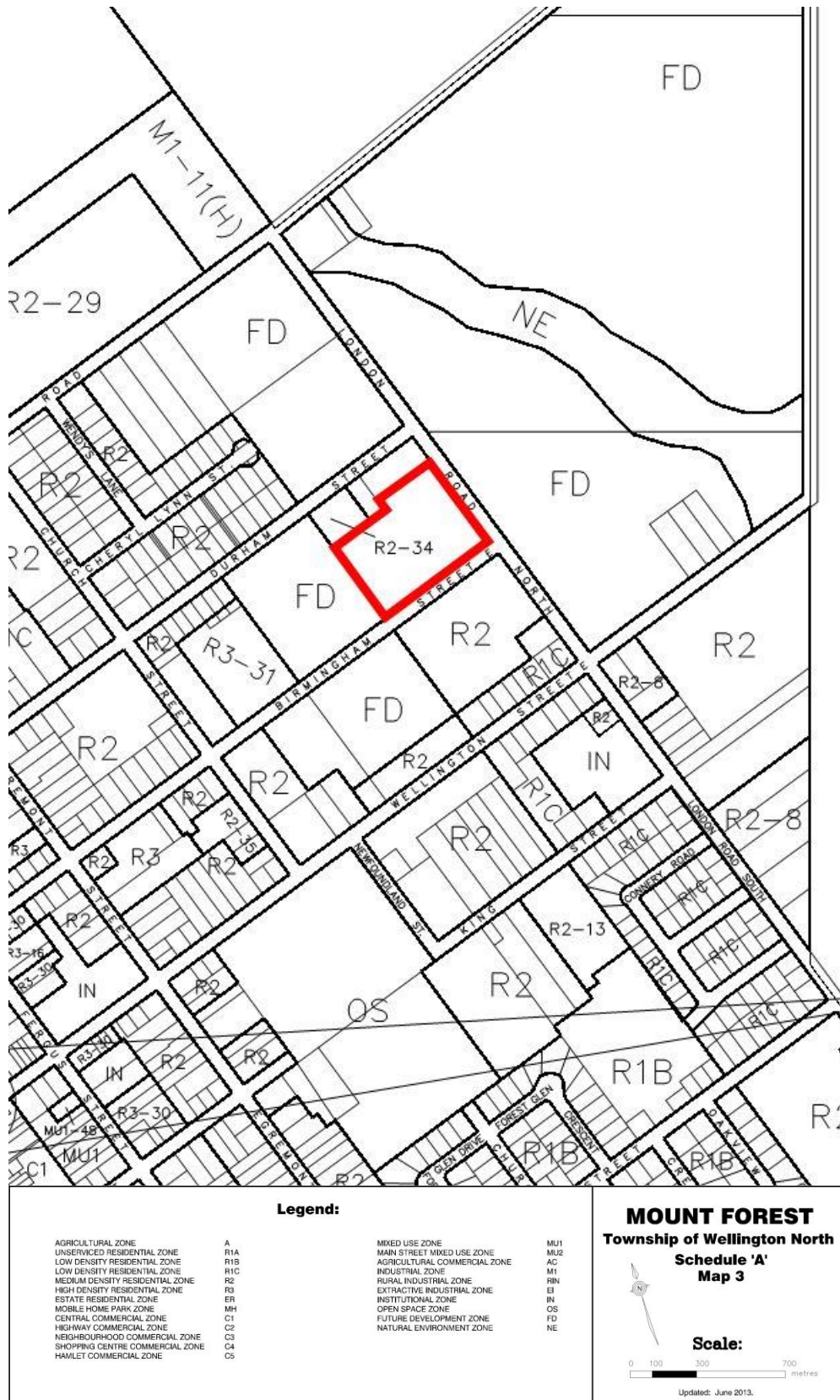
7. **Township of Wellington North Zoning By-law**

The Township of Wellington North Zoning By-law No. 66-01, January 2014 Consolidation, as amended, zones the subject property within the FD Zone. The Township of Wellington North Council recently approved Zoning By-law 060-18 which amended Zoning By-law No. 66-01. Section 29.1 of the Zoning By-law lists the follow uses as being permitted within the Future Development Zone.

- Agricultural uses except no new buildings, structures or expansions to existing uses, buildings and structures.
- Legally existing uses, buildings and structures
- One Single detached residential dwelling
- Home occupations
- Existing uses, buildings and structures
- Accessory uses, buildings and structures



Figure 13 - Township of Wellington North Zoning By-law



A Zone Change application is required to implement the proposed Draft Plan of Subdivision. The proposed zoning is shown in Figure 9 – Proposed Zoning Map.

Figure 14 - Proposed Zoning

Lot/Block Numbers	Proposed Land Use	Proposed Zone
Lots 1-3	Semi-detached dwellings	R2
Lots 4-16	Single detached dwellings	R2
Block 17	Street Townhouses	R3
Block 18	Apartments	R3
Block 19	Park	OS
Block 20	Stormwater Management	OS

Figure 15 - Zoning Compliance Chart

<b>Semi-detached Lots 1 to 3 - R2 Zone</b>				
Permitted Use: Semi-detached residential		Proposed Use: Semi-detached residential		
Zoning Regulation	Required	Provided	Compliance	
12.2.2.1 Minimum Lot Area	550 m <sup>2</sup>	604 m <sup>2</sup>	Yes	
12.2.2.2 Minimum Lot Frontage	18 m	18 m	Yes	
12.2.2.3 Minimum Lot Area per dwelling unit	275 m <sup>2</sup>	300 m <sup>2</sup>	Yes	
12.2.2.4 Minimum Lot Frontage per dwelling unit	9 m	9 m	Yes	
12.2.2.5 Minimum Front Yard	6 m	6 m	Yes	
12.2.2.6 Minimum Interior Side Yard	1.2 m	1.2 m	Yes	
12.2.2.8 Minimum Rear Yard	7.6 m	7.6 m	Yes	
12.2.2.9 Maximum Building Height	10.5 m	10.5 m	Yes	
12.2.2.10 Maximum Lot Coverage	45%	45%	Yes	
12.2.2.11 Minimum Floor Area (two or more storeys)	92.9 m <sup>2</sup>	92.9 m <sup>2</sup>	Yes	
<b>Single detached Lots 4 to 16 - R2 Zone</b>				
Permitted Use: Single detached residential		Proposed Use: Single detached residential		
Zoning Regulation	Required	Provided	Compliance	
12.2.1.1 Minimum Lot Area	371.6 m <sup>2</sup>	372 m <sup>2</sup>	Yes	
12.2.1.2 Minimum Lot Frontage	12 m	12 m	Yes	
12.2.1.3 Minimum Front Yard	6 m	6 m	Yes	
12.2.1.4 Minimum Interior Side Yard	1.2 m	1.2 m	Yes	
12.2.1.5 Minimum Exterior Side Yard	6 m	6 m	Yes	
12.2.1.6 Minimum Rear Yard	7.6 m	7.6 m	Yes	
12.2.1.7 Maximum Building Height	10.5 m	10.5 m	Yes	
12.2.1.8 Maximum Lot Coverage	40%	40%	Yes	
12.2.1.9 Minimum Floor Area (two or more storeys)	102.2 m <sup>2</sup>	102.2 m <sup>2</sup>	Yes	

Figure 15 - Zoning Compliance Chart (continued)

<b>Street Townhouse Units Block 17 - R3 Zone</b>			
Permitted Use: Street Townhouse Units	Proposed Use: Street Townhouse Units		
Zoning Regulation (per unit)	Required	Provided	Compliance
13.2.1.1 Minimum Lot Area	232 m <sup>2</sup>	232 m <sup>2</sup>	Yes
13.2.1.2 Minimum Lot Frontage (interior unit)	6.5 m	6.5 m	Yes
13.2.1.2 Minimum Lot Frontage (Corner unit)	14 m	14 m	Yes
13.2.1.3 Minimum Front Yard	6 m	6 m	Yes
13.2.1.4 Minimum Interior Side Yard	1.2 m	1.2 m	Yes
13.2.1.5 Minimum Exterior Side Yard	6 m	6 m	Yes
13.2.1.6 Minimum Rear Yard	7.6 m	7.6 m	Yes
13.2.1.7 Maximum Building Height	10.5 m	10.5 m	Yes
13.2.1.8 Minimum Floor Area (less than two storey)	83.6 m <sup>2</sup>	83.6 m <sup>2</sup>	Yes
13.2.1.9 Maximum number of attached units in a row	6	6	Yes
<b>Apartment Block 18 - R3 Zone</b>			
Permitted Use: Apartments	Proposed Use: Apartments		
Zoning Regulation	Required	Provided	Compliance
13.2.3.1 Minimum Lot Area 1,161.3 m <sup>2</sup> for first 5 units, plus 137.5 m <sup>2</sup> for each additional unit	2,123.8 m <sup>2</sup>	2,123.8 m <sup>2</sup>	Yes
13.2.3.2 Minimum Lot Frontage	18 m	52 m	Yes
13.2.3.3 Minimum Front Yard	6 m	6 m	Yes
13.2.3.4 Minimum Exterior Side Yard	6 m	6 m	Yes
13.2.3.5 Minimum Interior Side Yard	Half the building height but not less than 3 m	6 m	Yes
13.2.3.6 Minimum Rear Yard	7.6 m	7.6 m	Yes
13.2.3.7 Maximum Building Height	12 m	10.5 m	Yes
13.2.3.8 Maximum Lot Coverage	45%	45%	Yes
13.2.3.8 Floor Area per dwelling unit	Bachelor 37 m <sup>2</sup> One bedroom 50 m <sup>2</sup> each additional bedroom 9 m <sup>2</sup>		Yes

## 8. **Conclusion**

This Planning Report has been prepared in support of a Zone Change and Draft Plan of Subdivision application for the property located with frontage on London Road North and unopened Birmingham Street East in the Township of Wellington North (Mount Forest).

The Zone Change and Draft Plan of Subdivision applications proposed for this property are consistent with the Provincial Policy Statement. The proposal is in conformity with the Growth Plan. These applications are also in conformity with the County of Wellington Official Plan.

This report has been prepared and respectfully submitted by,

[Original Signed and Sealed]

Astrid Clos, MCIP, RPP

November 28, 2018

Date



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[www.svca.on.ca](http://www.svca.on.ca)

SENT ELECTRONICALLY ONLY ([swilhelm@wellington.ca](mailto:swilhelm@wellington.ca))

March 21, 2019

County of Wellington  
Planning and Development Department  
74 Woolwich Street  
Guelph, Ontario  
N1H 3T9

ATTENTION: Sarah Wilhelm, Acting Manager of Planning & Development

Dear Ms. Wilhelm,

RE: Application for a Draft Plan of Subdivision – File 23T-18004  
2574574 Ontario Inc.-London Road North Subdivision  
Part of Park Lot 4, South of Durham St and East of Main St  
Geographic Town of Mount Forest  
Township of Wellington North (2574574 Ontario Inc. – Brad Wilson)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the Draft Plan of Subdivision in accordance with the SVCA's mandate, the SVCA Environmental Planning and Regulations Policies Manual, amended October 2018, and the Memorandum of Agreement between the Authority and the County of Wellington relating to Plan Review. In preparing these comments, SVCA staff has reviewed the following supporting material:

- *Planning Report*, prepared by Astrid J. Clos Planning Consultants, dated November 28, 2018 and,
- *Functional Servicing & Stormwater Management Report*, prepared by Cobide Engineering, dated November 2018.

A geotechnical report was received but not reviewed by SVCA staff. The proposed Draft Plan of Subdivision is not acceptable to SVCA staff with the information provided, and the following comments are offered.

#### **Natural Hazards**

In the opinion of SVCA staff, the property is not affected by any natural hazard features, and is not designated Core Greenlands or Greenlands in the Wellington County Official Plan (OP) and is not zoned Natural Environment (NE) in the Township of Wellington North Zoning By-law 66-01.



#### **Watershed Member Municipalities**

Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,  
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,  
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,  
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

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## **Natural Heritage**

In the opinion of SVCA staff, the natural heritage features and areas affecting the property include potentially significant wildlife habitat, and potentially the significant habitat of endangered species and threatened species.

### Significant Wildlife Habitat

While there is no County-wide mapping of significant wildlife habitat, it has come to the attention of SVCA staff that significant wildlife habitat may be located on or adjacent to the property. Section 5.5.1 of the Wellington County OP states, in part, that development and site alteration shall not be permitted within significant wildlife habitat unless it has been demonstrated that there will be no negative impacts to the habitat or its ecological functions. SVCA staff is of the opinion that suitable significant wildlife habitat is unlikely to exist on the subject property, and therefore SVCA staff is not recommending the preparation of an Environmental Impact Assessment for this development proposal.

### Habitat of Endangered Species and Threatened Species

It has come to the attention of SVCA staff that habitat of endangered species and threatened species may be located on or adjacent to the subject property. Section 2.1.7 of the Provincial Policy Statement (PPS 2014) indicates that development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the applicant to ensure the habitat of endangered and threatened species policy referred to in the PPS has been appropriately addressed. The Ministry of Natural Resources and Forestry (MNRF) should be contacted for information on how to address this policy.

## **Wellington County Official Plan**

Section 10.1.3 Matters for Consideration of the Wellington County Official Plan states in part:

- b) that all lots can be adequately serviced with water, sewage disposal, stormwater management or drainage,*
- f) that the topography, soils and drainage of the site are satisfactory for the lot sizes and uses proposed.*

A stormwater management report has been prepared in support of the proposed development. This report is not yet acceptable to SVCA staff.

## **Stormwater Management Preliminary Comments**

Associated with the stormwater management plan SVCA staff offers the following comments:

A) while SVCA staff do not intend to Regulate the existing urban drainage feature to the south (proposed to be

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the outlet of the proposed) local flooding is anticipated here by SVCA staff in a significant runoff event. Flood water should not be directed onto new development or existing development. As extensive flooding and ponding may be experienced at this location the proposed pond may also not function as intended and/ or the proposed development may be at risk to flood. The report should indicate potential ponding at this location and how the proposed development will accommodate that existing urban drainage feature.

- B) the entire drainage area applicable to the site does not seem to be accommodated by the current report. Drainage from the north and west (and potentially south as indicated in A) may enter the property. While this drainage does not necessarily need to be treated by the proposed stormwater system in the opinion of SVCA staff, it should be accommodated by the proposed development.
- C) the site disturbance area associated with the pond (which will represent an impermeable area) may not have been accommodated by the report.

The SVCA will wait for responses to the above noted points from the developer's consultant prior to continuing our review or revising our comments. The above noted points may require lot line adjustments or amendments to the stormwater management design and therefore SVCA staff recommend deferral of the decision on this proposed draft plan until these items have been addressed.

SVCA staff understands Township staff have already requested some changes/clarifications on this plan. If those comments already have addressed the SVCA's comments the SVCA may be able to revise these comments.

### **Recommended Draft Plan of Subdivision Conditions**

While SVCA staff has recommended deferral of this application associated with outstanding stormwater issues, should the decision associated with the proposed draft plan be favorable the SVCA recommends the following conditions of draft plan approval be included:

1. That prior to any grading or construction on the site and prior to final approval of the subdivision by the County, the owner shall submit for approval of the Saugeen Valley Conservation Authority a stormwater management report and detailed lot grading plan prepared by a technically qualified consultant. The report shall detail the methods that will be used to control stormwater and erosion and sedimentation within the draft plan of subdivision lands and abutting properties during and following construction. The report shall also detail the methods that will reduce any negative impacts to water quality.
2. That the Subdivision Agreement between the owner and the Township contain the following provisions with wording acceptable to the SVCA:
  - a) The owner agrees to carry out or cause to be carried out the works recommended in the stormwater management report and lot grading plan.

### **SVCA Regulation**

The property is not subject to the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). Permission from the SVCA pursuant to Ontario Regulation 169/06, as amended, is not required for development on the property.

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## Conclusion

SVCA staff have reviewed the proposed draft plan in accordance with the SVCA's mandate and policies and the Memorandum of Agreement between the Authority and the County of Wellington with respect to Plan Review. While the SVCA is not opposed generally to the proposed development, the proposed draft plan is not acceptable to the SVCA at this time given outstanding stormwater matters that may alter the lot configuration. Should the proposed draft plan be approved, the SVCA has provided the recommended conditions of draft plan approval which would involve the SVCA.

We trust these comments are helpful. Should you have any questions, please do not hesitate to contact this office. An invoice associated with the SVCA's Review of this application will be forwarded to the developer's agent.

Yours Sincerely,



Erik Downing  
Manager, Environmental Planning & Regulations  
Saugeen Conservation

ED/

Encl.

c.c.: Steve McCabe, SVCA Director (via email)  
Frank Vanderloo, BMRoss (via email)  
Karen Wallace, Clerk, Township of Wellington North (via e-mail)  
Astrid Clos, Astrid J. Clos Planning Consultants, Agent (via e-mail)Encl.  
Travis Burnside, Cobide Engineering (via email)



# UPPER GRAND DISTRICT SCHOOL BOARD

Jennifer Passy BES, MOP, RPP  
Manager of Planning

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

Email: jennifer.passy@ugdsb.on.ca

Tel: 519-822-4420 ext. 820 or Toll Free: 1-800-321-4025

22 March 2019

PLN: 19-022

File Code: M01

Sent by: email

Sarah Wilhelm, MCIP RPP  
Acting-Director of Planning  
County of Wellington  
74 Woolwich Street  
Guelph, ON N1H 3T9

Dear Ms. Wilhelm;

**Re: Application for Approval of a Plan of Subdivision-23T-18004  
London Road North Subdivision  
488 Durham Street East, Mount Forest**

Planning staff at the Upper Grand District School Board has received the Notice of Application for Approval of a Plan of Subdivision for 488 Durham Street East in Mount Forest.

According to the Functional Servicing Report by COBIDE Engineering Inc. dated November 2018, a sidewalk will be provided on one side of Street A in the plan of subdivision. This proposed development falls within the Board's walking distance to Victoria Cross PS and Wellington Heights SS and the installation of a sidewalk in this plan of subdivision will benefit students walking to and from school.

Further, the Board supports additional measures to improve pedestrian connectivity and encourages the Town to consider a pedestrian walkway at the south side of the development to provide pedestrian access to future residential development. The Board also reiterates our previous response to the associated zoning bylaw amendment application from April 2018 encouraging the Township to consider the installation of a sidewalk as part of any future redevelopment of Durham Street East.

Please be advised that the Planning Department **does not object** to the proposed application subject to the following conditions:

- THAT Education Development Charges shall be collected prior to the issuance of a building permit (s).
- THAT prior to final approval by the County of Wellington, the Owner agrees in writing satisfactory to the Upper Grand District School Board to provide the Board with a digital file of the plan of subdivision in either ARC/INFO export or DXF format containing the following information: parcel fabric and street network.
- THAT the Owner shall agree in the subdivision agreement 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 and the Upper Grand District School Board reach an agreement regarding the supply and erection of a sign (at the developer's expense and according to the Board's specifications) affixed to the permanent development sign advising prospective residents about schools in the area.

## Upper Grand District School Board

• Linda Busuttill; Chair  
• Mike Foley

• Mark Bailey; Vice-Chair  
• Barbara Lustgarten Evoy

• Jolly Bedi  
• Martha MacNeil

• Gail Campbell  
• Robin Ross

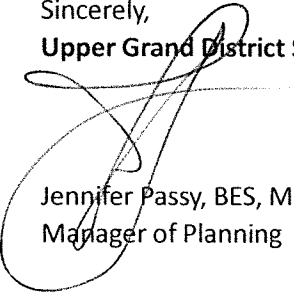
• Jen Edwards  
• Lynn Topping



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

Sincerely,

**Upper Grand District School Board**



Jennifer Passy, BES, MCIP, RPP  
Manager of Planning

cc: Karen Wallace, Township of Wellington North  
Astrid Clos, Agent

**From:** Source Water [sourcewater@centrewellington.ca]  
**Sent:** Monday, May 06, 2019 8:25 AM  
**To:** Source Water; Tammy Pringle  
**Subject:** RE: A NOTICE OF A PUBLIC MEETING (ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION): 2574574 Ontario Inc (Brad Wilson)  
**Attachments:** WHPA\_Map\_488DurhamE.PDF

Hi Tammy,

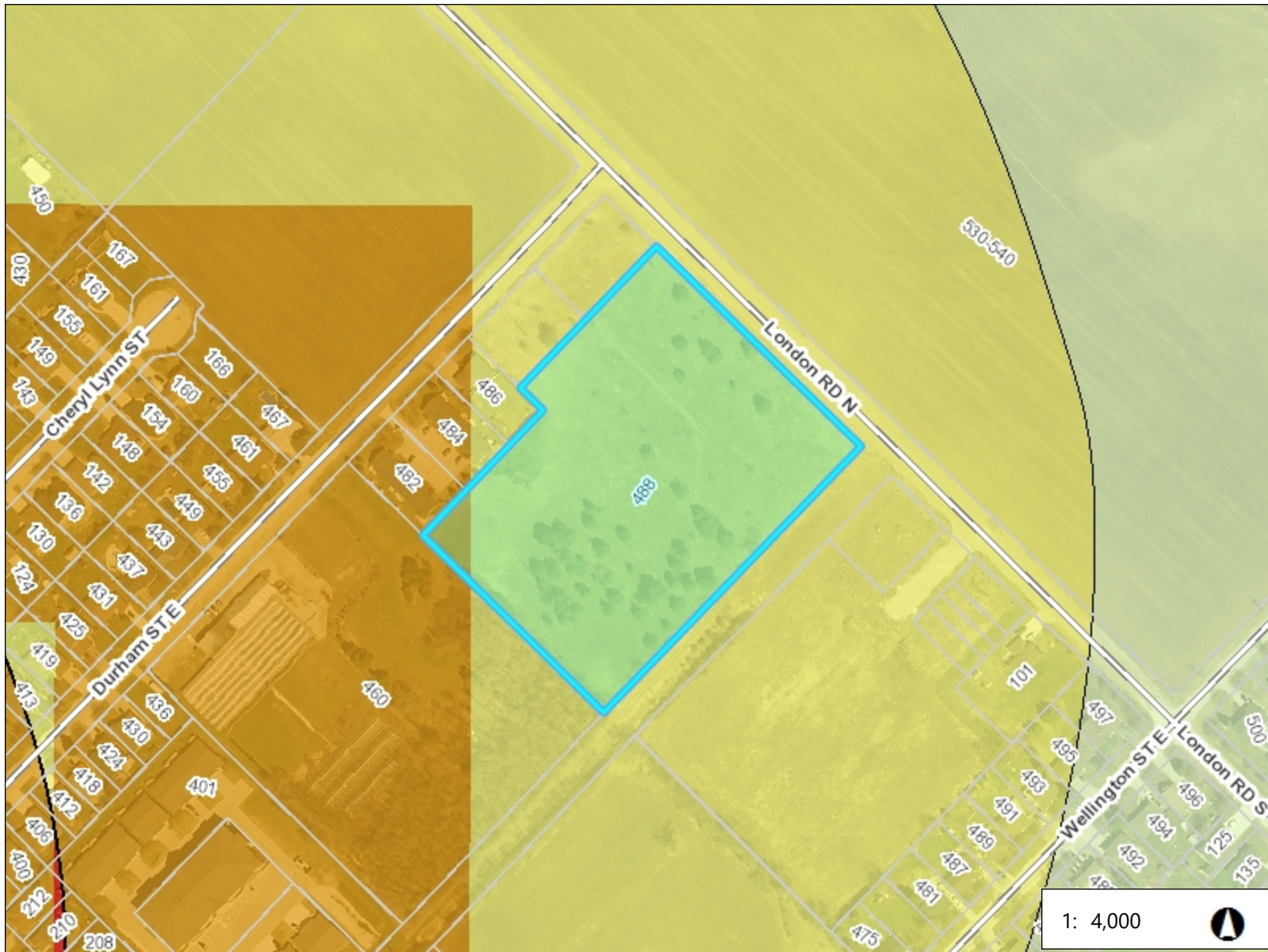
Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the Clean Water Act.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, please contact me.

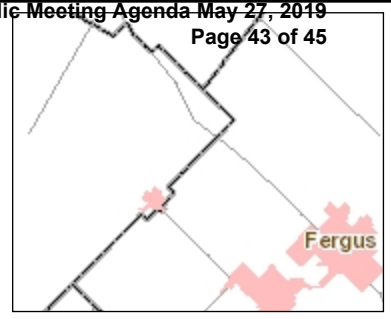
Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0  
519.846.9691 x365 | [evandermeulen@centrewellington.ca](mailto:evandermeulen@centrewellington.ca) | [www.wellingtonwater.ca](http://www.wellingtonwater.ca)  
Toll free: 1.844.383.9800



**Legend**

- Parcels
- Roads
  - Local Road
  - County Road
  - Highway
- Waterbodies
- Watercourses
- Well Locations
- Wellhead Protection Area Bou
  - A
  - B
  - C
  - D
- Vulnerability Score
  - 10
  - 8
  - 2, 4, 6 (A, B or C)
  - 2, 4, 6 (D)
- RoadsLookup



1: 4,000



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.  
 Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2016.

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 Includes material © 2016 of the Queen's Printer for Ontario. All rights reserved.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

**Notes**



**Wellington North Power Inc.**

290 Queen Street West, PO Box 359, Mount Forest, ON N0G 2L0  
Phone: 519.323.1710 Fax: 519.323.2425 E-mail: [wnp@wellingtonnorthpower.com](mailto:wnp@wellingtonnorthpower.com)

[www.wellingtonnorthpower.com](http://www.wellingtonnorthpower.com)

May 7, 2019

RECEIVED

MAY 10 2019

TWP. OF WELLINGTON NORTH

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

Attention: Darren Jones, CBO

**Re:** Public Meeting May 27, 2019, Draft Plan of Subdivision for property described as Part of Park Lot 4, South Durham Street and East of Main Street Plan of Mount Forest.

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

1. All electrical distribution system plans must meet Wellington North Power standards for design and construction. The applicant to contact Wellington North Power for a copy of the standards.
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.  
Jim Klujber, CEO / President



**B. M. ROSS AND ASSOCIATES LIMITED**  
**Engineers and Planners**  
Box 1179, 206 Industrial Drive  
Mount Forest, ON, Canada N0G 2L0  
p. (519) 323-2945 • f. (519) 323-3551  
[www.bmross.net](http://www.bmross.net)

File No. 18285

May 22, 2019

**BY EMAIL ONLY**

**Darren Jones, CBO**  
Township of Wellington North  
7490 Sideroad 7 West  
PO Box 125, Kenilworth, ON  
N0G 2E0

**RE: Wilson Subdivision, Draft Plan 23T-18004  
(London Road, Mount Forest)  
Review of Functional Servicing Report and  
Preliminary Stormwater Management Report**

We have completed our technical review of the conceptual grading, drainage/SWM and servicing scheme for the Wilson Subdivision, as prepared by Cobide Engineering Inc. and as submitted with the Draft Plan application, as well as in a subsequent revised submission. It is our opinion the conceptual grading, road, sanitary sewer and water distribution configuration supports the serviceability of this proposed subdivision in accordance with the Township's Municipal Servicing Standards for those works, subject to a review of future detailed engineering submissions that will be required as a condition of Draft Plan approval. Servicing will require a 9.0m municipal easement, from the proposed dead-end street to the unopened Birmingham Street road allowance, as well as sewers and watermain within that unopened road allowance.

We yet require additional information to confirm that SWM Block 20 is appropriately sized. We therefore recommend the Township defer making a decision on this application.

It is anticipated that post-development peak storm runoff rates will exceed pre-development rates, due to grading and servicing constraints. However, the increased rates are expected to be considered minor and acceptable.

If you have any questions, please contact us.

Yours very truly

B. M. ROSS AND ASSOCIATES LIMITED

Per

  
Frank Vanderloo, P. Eng.

FCV:fcv