

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING  
JUNE 24, 2019 @ 7:00 P.M.  
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH**

**PAGE  
NUMBER**

**CALLING TO ORDER** - Mayor Lennox

**DISCLOSURE OF PECUNIARY INTEREST**

**OWNERS/APPLICANT**

940749 ONTARIO LIMITED

**LOCATION OF THE SUBJECT LAND**

The subject property is approximately 2.34 hectares in size and located within the Arthur Urban Centre and is legally described as Part of Park Lot 4, North of Domville Street Crown Survey, Formerly Village of Arthur, Township of Wellington North. *The location is shown on the map attached.*

3

**PURPOSE AND EFFECT OF THE APPLICATION**

The application for a Draft Plan of Subdivision will result in the creation of 10 single detached lots, 4 semi-detached lots, 8 townhouses and a 24 unit residential building. The proposed Zoning By-law amendment is to rezone a portion of the lands from Residential (R1C) to Residential site specific to facilitate the proposed Draft Plan of Subdivision (23T-18007).

**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 29th, 2019.

**PRESENTATIONS**

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

4

- Planning Report dated June 18, 2019

**CORRESPONSENCE FOR COUNCIL'S REVIEW**

Karl Demmans

10

- Letter dated March 17, 2019

Jennifer Pasy, Manager of Planning, Upper Grand District School Board

11

- Letter dated April 3, 2019 (No objections)

Meaghan Palynchuk, Manager Municipal Relations, Access Network Provisioning, Ontario

12

- Email dated April 16, 2019 (No objections)

Fred Natolochny, Supervisor of Resource Planning, Grand River Conservation Authority

13

- Letter & Map dated April 18, 2019 (No objection)

Ray Kirtz/Dustin Lyttle, Triton Engineering Services Limited

15

- Memorandum dated May 8, 2019 (No objection)

Jim Klujber, CEO/President, Wellington North Power

18

- Letter dated June 4, 2019 (No objection)

Iwona Lipowski, Real Estate Clerk, Hydro One Networks Inc

19

- Letter dated June 7, 2019 (No objection)

## **REQUEST FOR NOTICE OF DECISION**

The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the by-law must submit a written request.

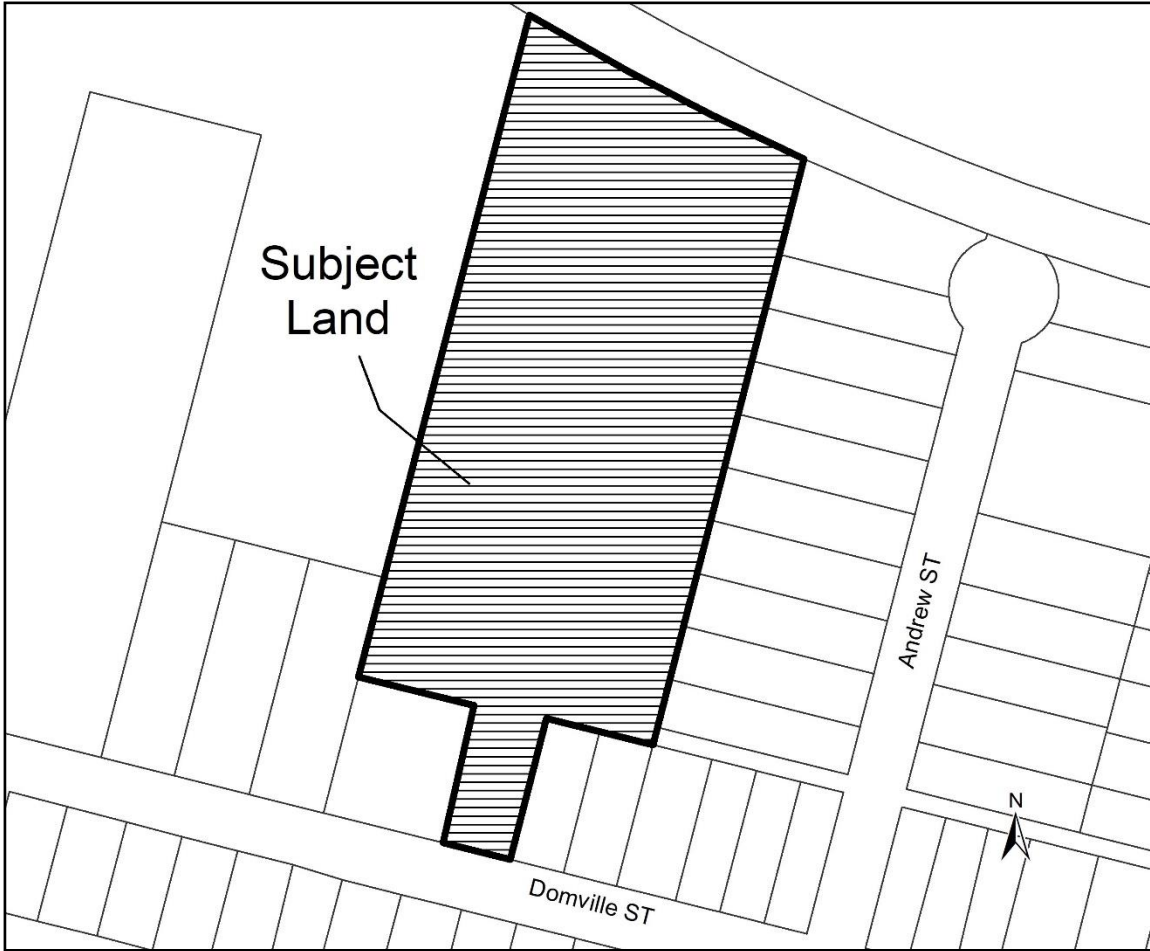
## **MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS**

## **COMMENTS/QUESTIONS FROM COUNCIL**

## **ADJOURNMENT**

Recommendation:

**THAT** the Public Meeting of June 24, 2019 be adjourned.





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

Prepared by the County of Wellington Planning and Development  
Department

**DATE:** June 18, 2019  
**TO:** Mike Givens, C.A.O.  
Township of Wellington North  
**FROM:** Michelle Innocente, Senior Planner  
County of Wellington  
**SUBJECT:** **Proposed Draft Plan of Subdivision - 23T-18007**  
**Zoning By-law Amendment**  
**Domville Street, Arthur**  
**Preliminary Planning Comments**

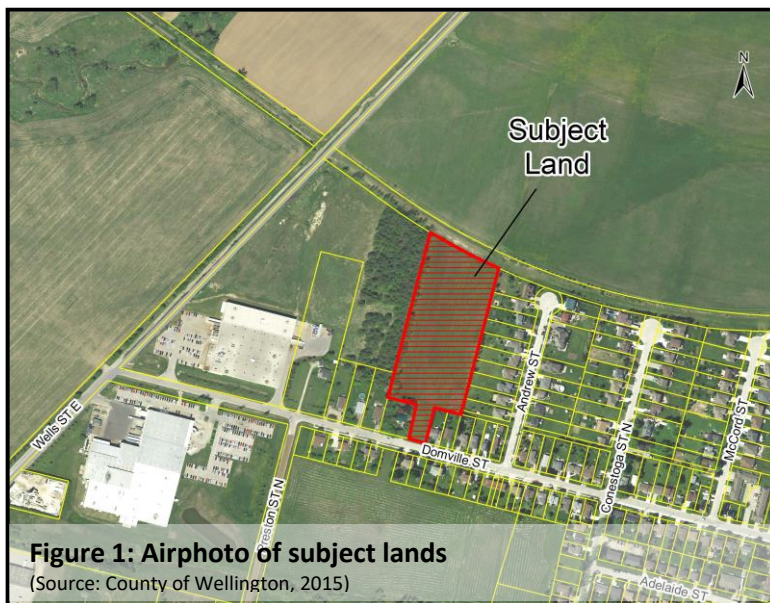
The purpose of this report is to provide the Township with an overview of the above referenced proposed draft plan of subdivision and zoning by-law amendment applications and provide the comments received to date. A Statutory Public Meeting for both applications will be held on June 24, 2019. This meeting will provide an opportunity for the community and area residents to ask questions and seek more information from the proponent and their consultants regarding the applications. A meeting will be held at a future date for Council to consider both the draft plan of subdivision and proposed amendment to the zoning by-law.

### **Location**

The land subject to the proposed draft plan of subdivision is situated in the Urban Centre of Arthur (Wellington North). The property is located on Domville Street as shown in Figure 1. The size of the subject property is 2.34 hectares (5.78 acres).

### **Proposal**

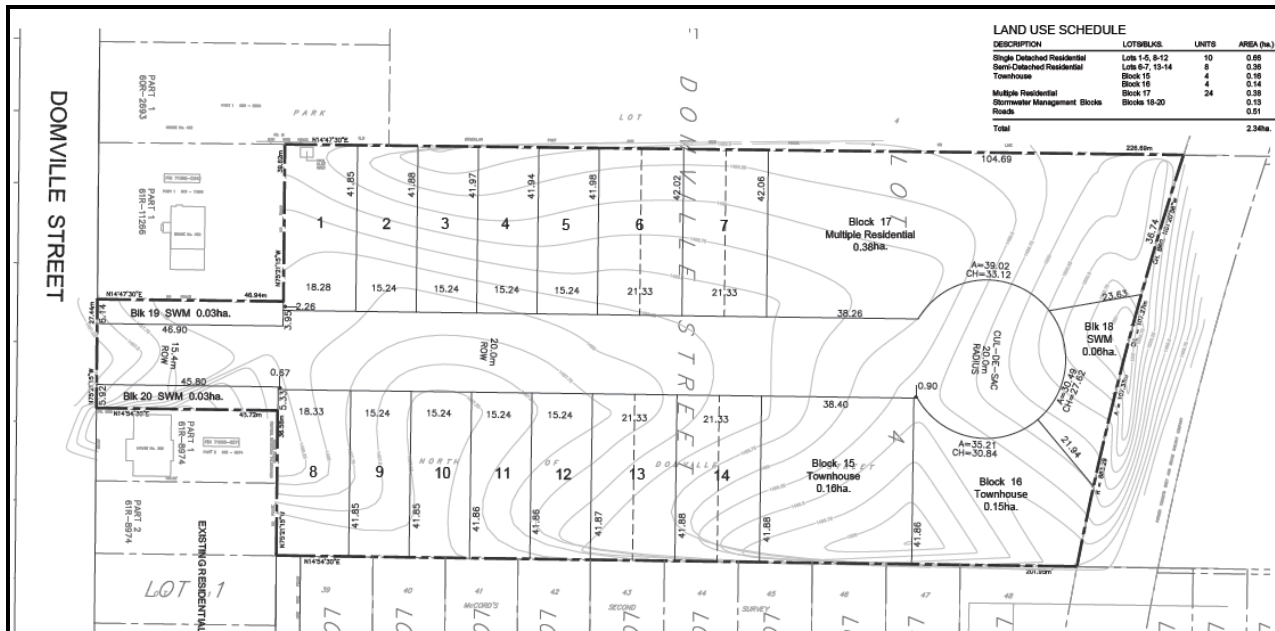
The application for a Draft Plan of Subdivision will result in the creation of a mixed density residential development on lands that are currently vacant. Specifically the overall proposal will create 10 single detached residential lots, 4 semi-detached residential lots (8 units), 10 street townhouse and a 24 unit apartment building. Also included in the proposal is 3 blocks of land totalling 0.12 hectare for storm water management. The proposed Zoning By-law amendment will rezone a portion of the lands from Residential (R1C) to Residential site specific to facilitate the proposed Draft Plan



of Subdivision. The details of the proposed Draft Plan of Subdivision (23T-18007) are as follows:

**Table 1: Land Use Schedule**

Land Use	Lots/Blocks	Units	Area (Ha.)
Single Family Detached	Lots 1-5, 8-12	10	0.66
Semi-Detached Dwellings	Lots 6-7, 13-14	8	0.36
Townhouses	Blocks 15, 16	8	0.31
Apartment	Block 17	24	0.38
Storm Water Management	Blocks 18, 19, 20		0.12
Street			0.51
<b>TOTAL UNITS/AREA</b>		<b>50</b>	<b>2.34</b>



Subdivision Application 23T-18007 (Source: GSP Group)

### Provincial Policy Statement (PPS)

The subject property is located within the settlement area of Arthur. 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 Arthur. 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 Arthur 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 at least 16 residential units per gross hectare (6.5 units per gross acre). The development as proposed has 21 units per gross hectare (8.7 units per gross 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 80% 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”. Municipal services are not presently available within the urban centre of Arthur. Details regarding municipal services will be discussed later in this report.

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:

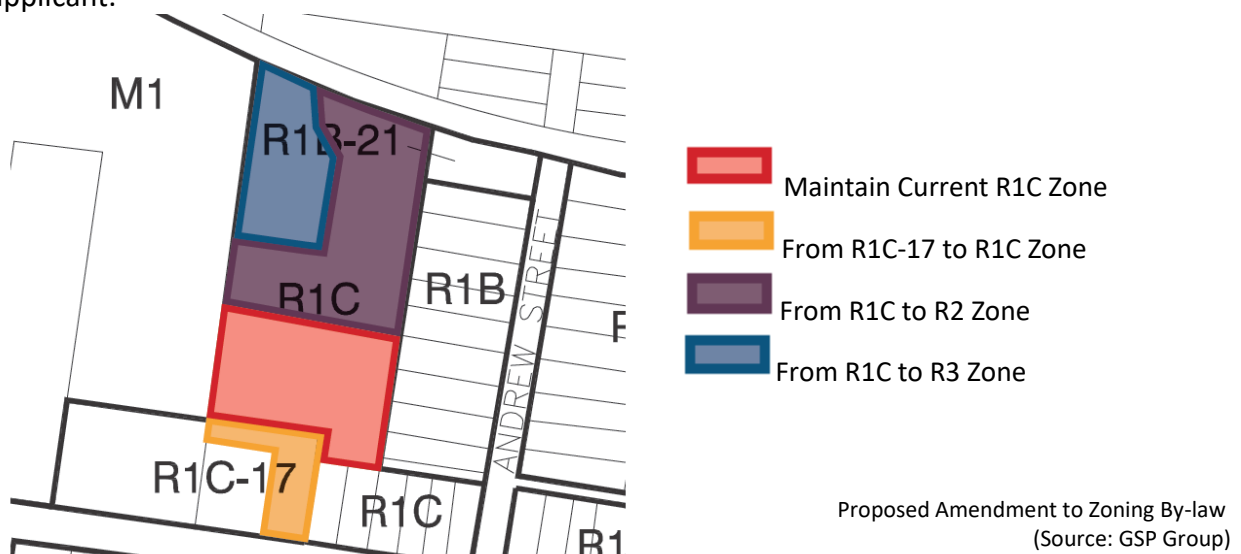
- To direct and focus development to the urban areas of Arthur and Mount Forest as the primary centres and complete communities with a mix of land uses, housing, jobs and services.
- To plan and promote orderly, compact development within the urban areas, based on phasing to align with planning for infrastructure, 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 Residential (R1C) and Residential (R1C-17). 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 10 single detached lots, 4 semi-detached lots (8 units), 8 street townhouses and a 24 unit apartment building. The proposed zoning is as follows:

Lot/Block	Proposed Land Use	Proposed Zone
Lots 1-5, 8-12, 19, 20	Single detached dwellings (including road and SWM)	R1C
Lots 6, 7, 13, 24	Semi detached dwellings	R2
Blocks 15, 16	Townhouses	R2
Block 17	Apartments	R3

A portion of the lands are proposed to remain Residential (R1C) zone. See Figure 2 below that illustrates the proposed amendment to the zoning by-law with information provided by the applicant.



**Figure 2: Proposed Amendment to the Zoning By-law**

## Technical Study Review

The following technical reports have been prepared in support of the application: Functional Servicing Report and Stormwater Management Report (September 2018), S. Burnett & Associates Ltd., Geotechnical Report CMT Engineering, Planning Report (December 2018) GSP Group.

## Neighbour Concerns

The following concerns have been raised by residents to date:

- Size and location of the apartment block
- Increased traffic
- Water and sewage demand
- Potential for increase in crime, home and auto break-ins

## Agency Review

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

Agency	Position	Comments
Grand River Conservation Authority	<b>No objection</b>	Adequate erosion and sediment controls should be installed and maintained during all phases of construction to prevent sediment from entering the storm sewer.
Upper Grand District School Board (UGDSB)	<b>No objection Subject to Conditions</b>	In comments of April, 2019 the UGDSB indicated that development charges are applicable, and that adequate sidewalks, lighting and snow removal is provided.
Wellington North Power Inc.	<b>No objection Subject to Conditions</b>	All electrical distribution system plans must meet Wellington North Power standards for design and construction. All electrical plans must be reviewed and approved by Wellington North Power. The applicant is required to enter into a Construction Agreement with Wellington North Power.
Bell Canada	<b>No objection Subject to Conditions</b>	In comments of April 16, 2019, Bell Canada indicated that conditions of draft approval include that the owner grant any easements that may be required for communication/telecommunication infrastructure.
Hydro One	<b>No objection</b>	No comments or concerns at this time.
Wellington Source Water Projection	<b>No objection Screened out</b>	The property is located in a WHPA-5 and therefore the application can be screened out and no notice is required pursuant to the <i>Clean Water Act</i> .
Triton Engineering (Township Engineering Comments)		The Township Engineer issued a memo on May 8, 2019 that identified a number of comments to be addressed. Provided all of the comments are addressed as part of the detailed design submission and Draft Plan conditions are included to ensure this, The Township's engineer has no objection to the proposed plan of subdivision receiving draft approval. (See attached comments for details).



The Township's engineer will be involved in the drafting of the Subdivision agreement.

## **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 Arthur 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 is not being proposed as part of the residential development. Therefore the developer should be providing "cash-in-lieu" of to the Township.

### **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. However, sufficient capacity is not available at this time. Servicing will form a condition of draft approval and the timing of available servicing will be addressed through the rezoning application in which a holding provision will be applied until such time as the sewage treatment plant has capacity for the proposed development.

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

The subject land is currently zoned Residential (R1C) and Residential (R1C-17), as a result, the applicant has submitted an application to amend the zoning by-law to implement the proposed draft plan of subdivision.

### **Next Steps**

Following the Public Meeting held on June 24, 2019, staff will finalize the technical review of the draft plan of subdivision and application to amend the zoning by-law. Staff will then report back to Council for local consideration of the draft plan of subdivision (including draft conditions). Following draft approval of the subdivision by the County, an amending by-law will be forwarded to Township Council for consideration.

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

Sincerely,



Michelle Innocente, Senior Planner

RECEIVED

MAR 27 2019

March 17, 2019

TWP. OF WELLINGTON NORTH

To Whom it May Concern;

We have received notice of complete application regarding File No. 23T-18007.

My wife and I request to be notified of the proposed draft plan of subdivision hopefully it spells out the locations of proposed lots by number that we can view. Most concerning the size and location of 24 unit apartment.

KARL DEMMANS

17 Andrew Street

Box 1017

Arthur, Ontario

N0G 1A0



# UPPER GRAND DISTRICT SCHOOL BOARD

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

3 April 2019

PLN: 19-032

File Code: R14

Sent by: mail & email

Aldo Salis, MCIP RPP  
Director of Planning and Development  
County of Wellington  
74 Woolwich Street  
Guelph, ON N1H 3T9

Dear Mr. Salis;

**Re: Application for Draft Plan of Subdivision-23T-18007  
940749 Ontario Limited c/o James Coffey  
Part of Park Lot 4, North Domville Street, Township of Wellington North**

Planning staff at the Upper Grand District School Board has received the Notice of Application for Approval of a Plan of Subdivision for Part of Park Lot 4, North Domville Street Wellington North.

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.

Should you require additional information, please feel free to contact the undersigned

Sincerely,  
Upper Grand District School Board

Jennifer Passy, BES, MCIP, RPP  
Manager of Planning

cc: Karren Wallace, Township of Wellington North  
Steve Wever, GSP Group

## Upper Grand District School Board

- |                          |                           |                  |                 |                |
|--------------------------|---------------------------|------------------|-----------------|----------------|
| • Linda Busuttill; Chair | • Mark Bailey; Vice-Chair | • Jolly Bedi     | • Gail Campbell | • Jen Edwards  |
| • Mike Foley             | • Barbara Lustgarten Evoy | • Martha MacNeil | • Robin Ross    | • Lynn Topping |

Sent: Tuesday, April 16, 2019 1:12 PM

To: Curtis Marshall <curtism@wellington.ca>

Subject: Re: Draft Plan of Subdivision - Part of Park Lot 4, North of Domville Street, County of Wellington - File No. 23T-18007; Your File No. 23T-18007

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

The following paragraph is to be included as a condition of approval:

"The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements".

We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario's principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

MMM (a WSP company) operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that **all responses to circulations and other requests, such as requests for clearance, come directly from Bell Canada, and not from MMM.** MMM is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Meaghan Palynchuk  
Manager, Municipal Relations  
Access Network Provisioning, Ontario  
Phone: 905-540-7254





400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844 Online: www.grandriver.ca

April 18, 2019

Aldo Salis, Director  
Planning and Development Department  
County of Wellington Administration Centre  
75 Woolwich Street  
Guelph, Ontario  
N1H 3T9

RECEIVED

APR 25 2019

TWP. OF WELLINGTON NORTH

Dear Mr. Salis,

**RE: Application for Plan of Subdivision – File No. 23T-18007  
940749 Ontario Ltd. c/o James Coffey – Forest View Estates Subdivision**

Information currently available at this office indicates that there are no natural heritage features or natural hazards on the subject property. Therefore, the Grand River Conservation Authority has no objection to the proposed development on this property.

The storm water management report suggests that storm water will be directed to a stormwater management facility at the north end of the property which would outlet to a municipal ditch, and the catchbasins at the south end of the property will discharge into existing municipal ditch system. We trust that the Township of Wellington North will ensure that the receiving storm sewer system has the capacity to convey and control the stormwater expected to be generated following development of this site. Adequate erosion and sediment controls should be installed and maintained during all phases of construction to prevent sediment from entering the storm sewer.

There is a required Conservation Authority Plan Review Service Fee associated with the review of Draft Plans of Subdivision. A \$230 processing fee will be invoiced to the applicant for our review of this letter.

We trust these comments are of assistance. Should you have any further questions please contact Laura Warner at 519-621-2763 x2231.

Sincerely,

A handwritten signature in black ink, appearing to read "Fred Natolochny".

Fred Natolochny MCIP RPP  
Supervisor of Resource Planning  
Grand River Conservation Authority  
FN/lw

cc. ✓ Karren Wallace, Township of Wellington North  
940749 Ontario Limited c/o Jim Coffey, 206 George Street, Arthur, ON N0G 1A0  
Steve Wever, GSP Group, 72 Victoria Street South, Kitchener, ON N2G 4Y9





23T-18007



Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
- Engineered
- Estimated
- Approximate
- Special Policy Area
- Slope Valley (GRCA)
- Steep
- Oversteep
- Steep
- Slope Erosion (GRCA)
- Oversteep
- Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

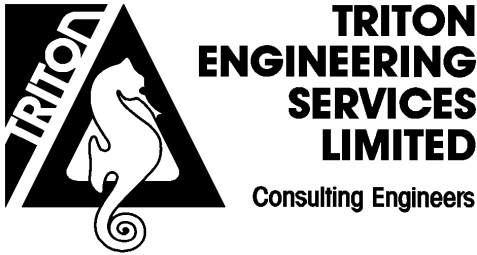
This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.



Copyright Grand River Conservation Authority, 2019.  
Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.  
The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/sources-and-citations.pdf>







## Memorandum

DATE: May 8, 2019  
TO: Darren Jones  
FROM: Ray Kirtz / Dustin Lyttle  
RE: *Forest View Estate  
Development  
DRAFT PLAN  
Submission No.1*  
FILE: A5524A

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### Submission included the following:

- County of Wellington, Request To Hold A Public Meeting re: Application for Draft Plan of Subdivision (File 23T-18007) letter dated March 8, 2019
- Draft Plan of Subdivision, Part of Park Lot 4, North of Domville Street, Crown Survey, Township of Wellington North (county of Wellington), dated December 7, 2018, prepared by GSP Group Inc. (Kitchener)
- Planning Justification Report, Forest View Estates, Domville Street, Arthur, Township of Wellington North, Zoning By-law Amendment, Draft Plan of Subdivision, dated December 2018, prepared for Jim Coffey, 940749 Ontario Limited, prepared by GSP Group Inc. (Kitchener)
- Forest View Estates Functional Servicing Report, dated September 2018, prepared for Jim Coffey, 940749 Ontario Limited, prepared by S.Burnett & Associates (SBA) Limited

### PRE-SUBMISSION No.1 COMMENTS:

- PRE 1.1 Current Sewage Treatment reserve capacity calculations will not permit any additional developments that have not been previously committed. Refer to attached Reserve Capacity Calculations (2017). WWTP upgrades are on-going, additional Sewage Treatment Reserve Capacity is expected Spring 2020. ***Acknowledged.***
- PRE 1.2 ***Addressed.***
- PRE 1.3 Proposed storm outlet (s) is to be confirmed. Proposed development appears to use outlets at both ends of the street. The existing storm system on Domville Street is a series of shallow ditches on the development side of Domville Street, leading to an existing 400mm CSP Culvert which then runs south bound through private property. Viability of this outlet is to be confirmed. The feasibility of conveying drainage toward the CPR ROW along the north end of the development will need to be assessed. At a minimum the expectation is that the flows from the site are to meet post to pre run-off rates, with quality treatment provided as per MSS. ***See Current Comments for updated comment regarding storm outlets.***
- PRE 1.4 Is SWMF at north end to be a municipal facility or owned by apartment/townhouse complex? ***Proposed as a municipal facility. Addressed.***
- PRE 1.5 SWM LID blocks proposed adjacent to existing Domville lots. Is the Twsp willing to assume these facilities? Configuration/details to be confirmed. ***See Current Comments for updated comments regarding this issue.***
- PRE 1.6 HGWL to be considered when setting basements. ***No basements proposed. Addressed.***

**DRAFT PLAN SUBMISSION No.1 COMMENTS:**

- 1.1 Table 3 Pre-Development Flow Rates is to indicate which post development sub-catchment the drainage is attributed to.
- 1.2 Existing watercourse to the north of the development is to be inspected and reviewed with the Township staff to confirm suitability as SWM discharge receiver. It may need to be cleaned out ahead of development proceeding.
- 1.3 Although the flow from Landscape areas is relatively clean it doesn't achieve 100% TSS removal. Revise this expected TSS rate to a lower value (i.e. 80 - 85%).
- 1.4 Confirm if the storage volume provided within the SWMFs achieves the required 80% TSS Removal.
- 1.5 Figure 3b referenced in section 3.0 of the FSR has not been provided.
- 1.6 Additional design details are to be provided for the "Swale System" at the end of Sub-catchment 1. Are these swales designed to infiltrate smaller events? Will these be LID type facilities or manicured grass areas?
- 1.7 Confirm if the intention is to convey stormwater from Sub-catchment 2 to the SWMF via swales and curbs and gutter or storm sewers.
- 1.8 Confirm where easement referenced in Section 4.0 of the FSR is located. Figure 4 does not indicate the easement as described.
- 1.9 The per person and per dwelling flow rates are to reflect the values of the Reserve Capacity Calculations (see attached). Revise accordingly.
- 1.10 Ground Water Monitoring is to continue into the fall and spring months to confirm the highest ground water level achieved.
- 1.11 The water and sanitary services available on Domville Street are 150mm and 200mm respectively. Revise FSR and plans accordingly.
- 1.12 The existing size of the CSP at the Wells Street crossing is to be confirmed.
- 1.13 Rating curves for the Catchbasins south of the development are to be provided to confirm release rates.
- 1.14 Confirm setback requirements (if applicable) from nearby industries have been achieved.

Provided that the above comments are addressed as part of the detailed design submission and Draft Plan conditions are included to ensure this, we have no objection to the proposed plan of subdivision receiving draft approval. However, it should be recognized that there may be Red Line revisions of the Draft Plan required to address issues resulting from detailed design.

Prior to any construction on site and/or registration of the subdivision the detailed Civil Engineering Drawings, final Storm Water Management Report and Functional Servicing Report is to be provided to the satisfaction of the Township.

If you have any questions please call.



**TABLE 1**  
**ARTHUR - WWTP**  
**2019 RESERVE CAPACITY**

<b>DESCRIPTION</b>		<b>2019</b>
1	Design capacity of WWTP (m <sup>3</sup> /day)	1,465
2	Average day flow * (m <sup>3</sup> /day)	1,408
3	Reserve capacity (m <sup>3</sup> /day)	57
	(1) - (2)	
4	Population served **	2,410
5	Serviced households ***	970
6	Average daily per capita flow (m <sup>3</sup> /day)	0.584
	(2) ÷ (4)	
7	Additional population that can be served	98
	(3) ÷ (6)	
8	Persons per equivalent residential unit	2.485
	(4) ÷ (5)	
9	Additional equivalent residential units that can be served	39
	(7) ÷ (8)	
10	Committed Development (Table 2)	38
11	Uncommitted Reserve Capacity in Equivalent Residential Units	1
	(9) ÷ (10)	
*	Average of 2016 (1,353 m <sup>3</sup> /day), 2017 (1,517 m <sup>3</sup> /day) and 2018 (1,356 m <sup>3</sup> /day)	
**	Estimated Population using 2016 Census (2,333) + ((units built in 2016 and 2017) x 2.48)	
***	Estimated residential sewage connections using 2016 households (939) + (16 units in 2016 + 15 units in 2017) + 1 connection for Arthur Chrysler	





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JUN 07 2019

TWP. OF WELLINGTON NORTH

June 4, 2019

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

Attention: Darren Jones, CBO

**Re:** Public Meeting June 24, 2019, Draft Plan of Subdivision for property described as Part of Park Lot 4, North of Domville Street Crown Survey, Formerly Village of Arthur, Township of Wellington North.

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

**From:** [lwona.Lipowski@HydroOne.com](mailto:lwona.Lipowski@HydroOne.com) <[lwona.Lipowski@HydroOne.com](mailto:lwona.Lipowski@HydroOne.com)>  
**Sent:** June 7, 2019 10:17 AM  
**To:** Darren Jones <[djones@wellington-north.com](mailto:djones@wellington-north.com)>  
**Subject:** Wellington North, 23T-18007

Hello,

We are in receipt of your Plan of Subdivision application, 23T-18007 dated May 29<sup>th</sup>, 2019. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at [subdivision@Hydroone.com](mailto:subdivision@Hydroone.com) or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:  
<http://www.hydroone.com/StormCenter3/>

Please select "Service Territory Overlay" and locate address in question by entering the address or by zooming in and out of the map



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

**Iwona Lipowski**

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Hydro One Networks Inc.  
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Markham, ON L6G 1B7  
[Iwona.Lipowski@HydroOne.com](mailto:Iwona.Lipowski@HydroOne.com)

On behalf of,

**Dennis De Rango**

Specialized Services Team Lead, Real Estate Department  
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