

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

Members Present:

**Mayor: Andrew Lennox
Councillors: Lisa Hern
Dan Yake**

Members Absent:

**Councillors: Sherry Burke
Steve McCabe**

Staff Present:

**Chief Administrative Officer: Michael Givens
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Chief Building Official: Darren Jones
Director of Finance: Adam McNabb
Economic Development Officer: Dale Small
Director of Operations: Matthew Aston
Fire Chief: David Guilbault
Senior Planner: Michelle Innocente**

CALLING TO ORDER

Mayor Lennox called the meeting to order at 7:52 p.m.

DISCLOSURE OF PECUNIARY INTEREST

None

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.

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 signage posted on the subject property on May 29th, 2019.

PRESENTATIONS

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

- Planning Report dated June 18, 2019

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

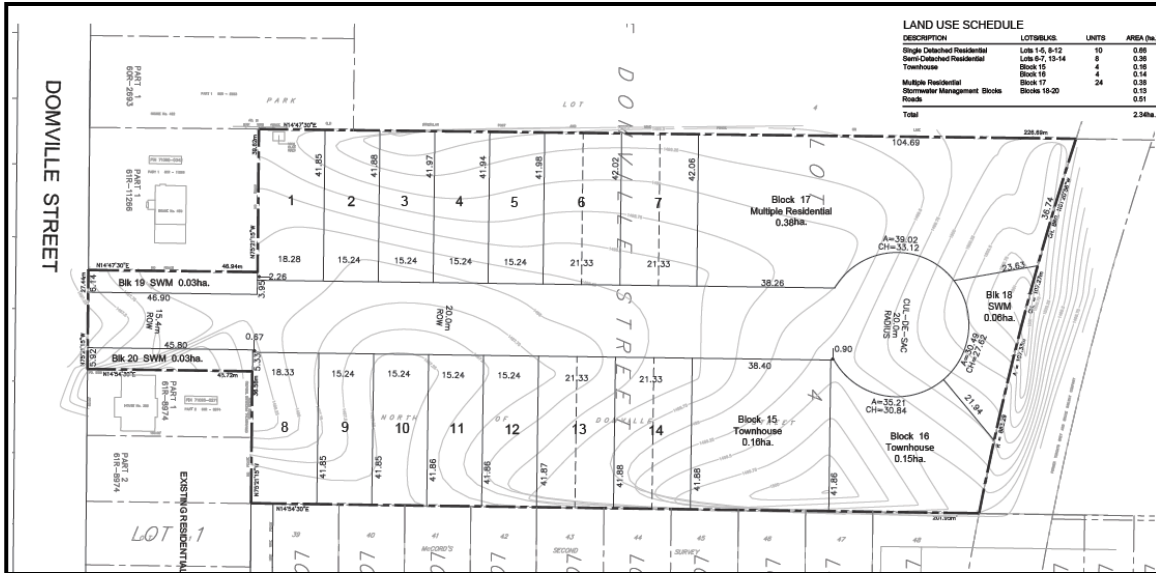
The land subject to the proposed draft plan of subdivision is situated in the Urban Centre of Arthur (Wellington North). The property is located on Domville Street. The size of the subject property is 2.34 hectares (5.78 acres).

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
TOTAL UNITS/AREA		50	2.34



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:

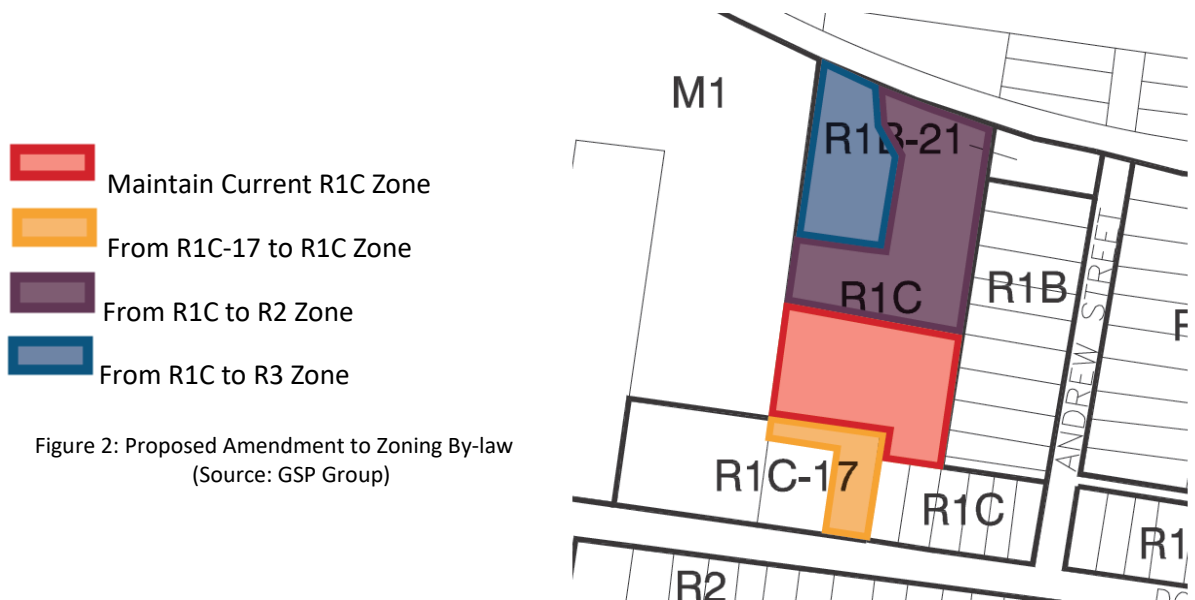
- To direct and focus development to the urban areas of Arthur and Mount Forest as the primary centres and complete communities with a mix of land uses, housing, jobs and services.
- To plan and promote orderly, compact development within the urban areas, based on phasing to align with planning for infrastructure, 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.



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	No objection	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)	No objection Subject to Conditions	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.	No objection Subject to Conditions	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	No objection Subject to Conditions	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	No objection	No comments or concerns at this time.
Wellington Source Water Projection	No objection Screened out	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.

CORRESPONDENCE FOR COUNCIL'S REVIEW

Karl Demmans

- Letter dated March 17, 2019 (request for notification of proposed draft plan of subdivision and location and size of 24 unit apartment)

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

- Letter dated April 3, 2019 (No objections)

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

- Email dated April 16, 2019 (No objections)

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

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

Ray Kirtz/Dustin Lyttle, Triton Engineering Services Limited

- Memorandum dated May 8, 2019 (No objection)

Jim Klujber, CEO/President, Wellington North Power

- Letter dated June 4, 2019 (No objection)

Iwona Lipowski, Real Estate Clerk, Hydro One Networks Inc

- Letter dated June 7, 2019 (No objection)

REQUEST FOR NOTICE OF DECISION

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

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

Ron Lewis, 9 Andrew St. inquired why there are so many types of housing in the development. Michelle Innocente, Senior Planner, explained that there are minimum density requirements outlined in provincial policy. Developing with all single detached dwellings would not meet those requirements. Valerie Schmidt, applicant's consultant, explained that there is a need for diversity as people are trying to find an affordable type of housing. The development will be subject to site plan review.

Jennifer Green, 15 Andrew St:

- Number of storeys in the apartment building? The applicant responded that it will be two or three.
- The drainage issues at the back of the Andrew St. properties currently causes water to pool and inquired if the development will cause more water. The applicant's consultant explained that the development is subject to engineering, detailed review and draft plan.

With storm water management in place there shouldn't be any increase in flows to other properties.

- Will the oak trees at the rear of Andrew St. properties remain for privacy? The applicant confirmed that all existing trees will remain.
- Will sewage allocations be given prior to construction of the Arthur Waste Water Treatment Plant is completed? Mike Given, CAO, stated that there are no agreements with any developer. Allocations could potentially be given prior to the two year time frame for construction.
- Will there be fencing? The applicant commented that he assumed fencing would be required.
- Why is the apartment building at the rear of the development? The applicant's consultant provided that there is a treed buffer at the rear. The development will transition from single detached homes at the front to townhouses and then apartments.
- Will there be more meetings they can attend? The applicant's consultant stated that the point of this meeting is to received comments and is the only statutory meeting required. The Senior Planner explained that they will be working with the developer to provide response to concerns. Once the engineer is satisfied with drainage, etc. a report will come back to Council. It will be incumbent on the developer to meet conditions. Written submission may be viewed if desired. Mayor Lennox commented that there will still be opportunity for written comments.
- Concern about increase in crime and break ins.
- What is the time frame of development? The applicant explained that the market will dictate the time frame

Michelle Hodgson inquired about the type of fencing that will be installed. The applicant had not determined the type of fencing at this time.

Mayor Lennox addressed drainage matters. Any property owner has an obligation to address water flow. Council relies on engineer's report and does not account for changes made by property owners. Any water on the property will be dealt with on that property. The requirement for a Storm Water Management Plan ensures there is a design for drainage. The developer is required to not make drainage worse on neighbouring properties.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor Hern commented that she is glad to see attainable housing in this development.

ADJOURNMENT

RESOLUTION: 004-2019

Moved: Councillor Hern

Seconded: Councillor Yake

THAT the Public Meeting of June 24, 2019 be adjourned at 8:21 p.m.

CARRIED

CLERK

MAYOR