



Township of Wellington North

P.O. Box 125 • 7490 Sideroad 7 W • Kenilworth • ON • N0G 2E0

Public Meeting

Monday, June 8, 2015 at 7:00 p.m.

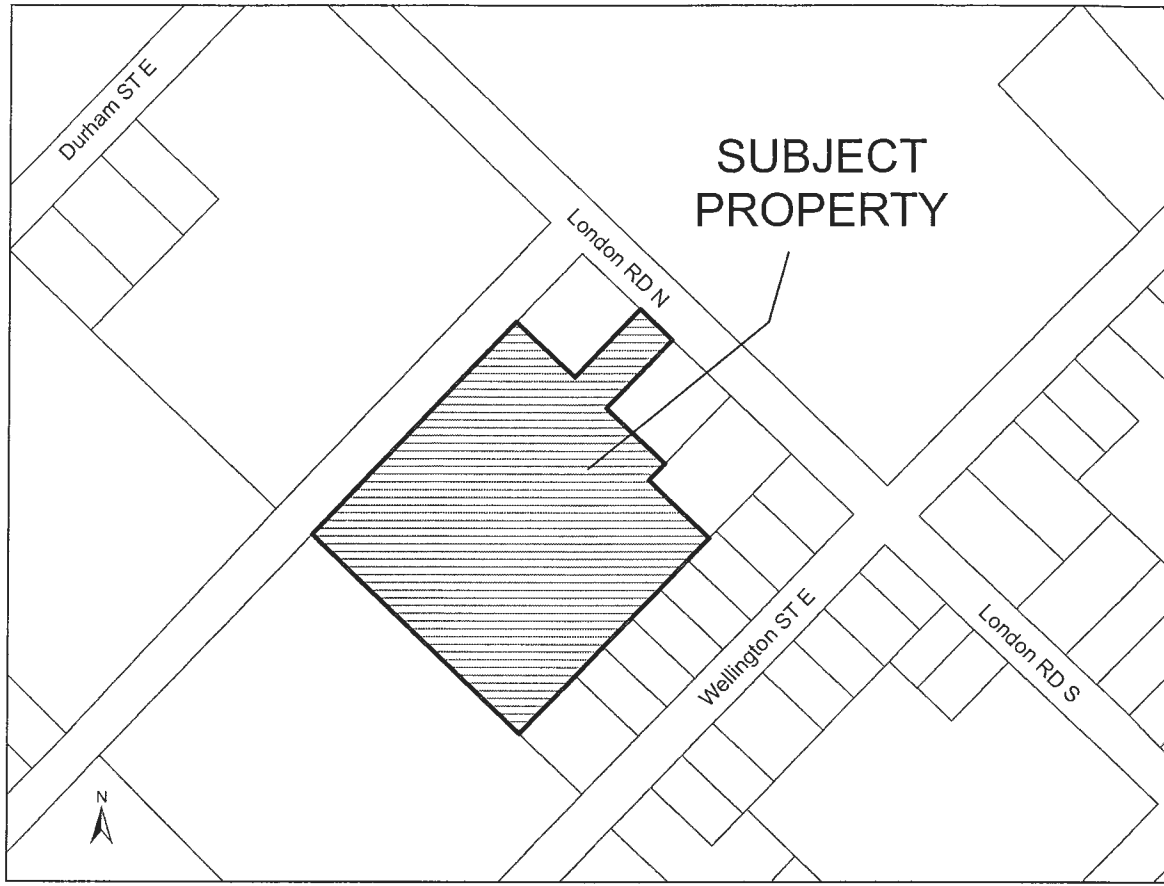
Municipal Office Council Chambers, Kenilworth

A G E N D A

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AGENDA ITEM	PAGE NO.
<p>The Mayor will call the meeting to order.</p> <p>Declaration of Pecuniary Interest.</p> <p>Owners/Applicant: H. Bye Construction Ltd.</p> <p>LOCATION OF THE SUBJECT LANDS are described as Part of Park Lot 4, South of Birmingham Street, West of London Road in Mount Forest. The land is approximately 1.72 hectares in size, with 20.12 metres of frontage on London Road. The location of the subject land is shown on the map attached.</p> <p>THE PURPOSE AND EFFECT OF THE APPLICATION is to subdivide the property into 8 residential lots, with 2 of the lots containing 3 unit street townhouses, and 6 of the lots containing 4 unit street townhouses, for a total of 30 residential units. These units are to front onto a new interior street which ends in a cul-de-sac. No parkland area is proposed. A stormwater management block of 0.18 hectares is also proposed. The subject land is designated Residential in the Official Plan and is zoned Residential (R2).</p> <p>Please note – Section 51 (43) of the Planning Act.</p> <p>(43) Appeal. – Subject to Section 51, subsection (43) of the Planning Act, any person or public body may appeal a decision of the County of Wellington not later than 20 days after the day that the giving of written notice has been completed. If you wish to be notified of the decision you must make a written request to the Director of Planning and Development, Corporation of the County of Wellington, 74 Woolwich Street, Guelph, ON N1H 3T9.</p>	1

AGENDA ITEM	PAGE NO.
The Township of Wellington North has been asked to give Notice and hold a Public Meeting pursuant to the Planning Act on behalf of the County of Wellington to obtain input on the above proposed plan of subdivision.	
1. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on May 15, 2015.	
2. Presentations by:	
- Linda Redmond, Senior Planner (comments prepared by Mark Van Patter, Senior Planner)	2
3. Review of Correspondence received by the Township:	
- Emily Bumbaco, Planning Technician, Upper Grand District School Board	6
- Eric Downing, Manager, Environmental Planning & Regulations, Saugeen Valley Conservation Authority	7
4. Mayor opens floor for any questions/comments.	
5. Comments/questions from Council.	
6. Adjournment.	



Owners/Applicant: H. Bye Construction Ltd.



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

June 3, 2015

Darren Jones, Building Official
Township of Wellington North
7490 Sideroad 7 W, Kennilworth, ON N0G 2E0

Dear Mr. Jones:

**Re: Bye - London Road, Mt. Forest
Draft Plan of Subdivision 23T-15002**

PLANNING OPINION

Please consider these comments as being preliminary. We will have further comments after the public meeting, when we have received agency comments and input from the public. The subject lands are designated and zoned for residential development. The proposal is somewhat denser than is permitted by the Official Plan. The applicant should consider reducing the density next to the existing single detached lots to the south. The Township should determine whether there will be a need to open Birmingham Street in the future and whether there are sewer or water issues.

LOCATION OF THE SUBJECT LANDS

The subject land is described as Part of Park Lot 4, South of unopened Birmingham Street, West of London Road in Mount Forest. The land is approximately 1.72 hectares in size, with 20.12 metres of frontage on London Road. The location of the subject land is shown on the air photo map below.

THE PURPOSE AND EFFECT OF THE APPLICATION

The purpose of the application is to subdivide the property into 8 residential lots, with 2 of the lots containing 3 unit street townhouses, and 6 of the lots containing 4 unit street townhouses, for a total of 30 residential units. These units are to front onto a new interior street which ends in a cul-de-sac. No parkland area is proposed. A stormwater management block of 0.18 hectares is also proposed.

OFFICIAL PLAN

The subject land is designated Residential.

ZONING BY-LAW

The subject land is zoned Residential (R2), which permits from 1 to 4 units.



PLANNING CONSIDERATIONS

Residential Density

Section 4.4.4 (b), Greenfield Housing, of the County Official Plan requires a density of at least 6.5 residential units per gross acre. In this proposal, 30 street townhouse units are proposed on 1.72 acres, for a density of 17.44 units per acre.

However, Section 8.3.5, Medium Density Development, of the Official Plan states that for townhouses, density should not exceed 14 units per acre. At the proposed 17.44 units per acre, the density is a bit high.

Stormwater Management

A stormwater management report has been prepared for the applicant by R. J. Burnside. Preliminary comments have been provided on this by Triton Engineering as well as by the Saugeen Valley Conservation Authority. While a final, detailed report is not required for draft approval, it must be demonstrated to the Township that any stormwater management issues can be addressed.

Municipal Servicing

I do not have any information on whether or not there are any sanitary sewer or water supply issues.

Internal Road Access - Birmingham Street – Unopened

While the proposed subdivision fronts onto unopened Birmingham Street, access to the subdivision is via an internal street. The Township should be satisfied that there is no need / benefit of opening Birmingham in the future.

Neighbouring Uses

The subject lands have no abutting development at this time, other than existing, single detached lots fronting on the north side of Wellington Street East and 101 London Road. It might make sense to reduce the density in proposed Lots 6 and 7, to create a transition from the single detached lots to the south.

Parkland Dedication – Cash In Lieu

The Planning Act provides for a parkland dedication of 5% of the development area. Since a park is not part of this development, the Township should take cash in-lieu-of.

Archeological Potential

The Saugeen River is approximately 800 metres south of the subject land, and as such is not in close enough proximity (i.e. within 300), to warrant an assessment. However, if the Township is aware of any cultural heritage associated with the site, an assessment can be required.

Wellhead Protection Area 3

The proposed subdivision falls within Wellhead Protection Area 3 – Schedule B6 Wellington County Official Plan. There are no policies that would affect residential development on full municipal services in Section 4.9.5 of the Official Plan.

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

Sincerely,

A handwritten signature in black ink that reads "Mark Van Patter". The signature is written in a cursive, flowing style.

Mark Van Patter, MCIP, RPP
Manager of Planning and Environment

C: Brian Milne, Applicant's Agent
Kyle Davis, Source Water Risk Management Official



UPPER GRAND DISTRICT SCHOOL BOARD
500 Victoria Road North, Guelph, Ontario N1E 6K2
Phone: (519) 822-4420 Fax: (519) 822-2134

Martha C. Rogers
Director of Education

May 8, 2015

PLN: 15-29

File Code: R14

Sent by: mail & email

Gary Cousins, MCIP RPP
Director of Planning and Development
County of Wellington
74 Woolwich Street,
Guelph, Ontario N1H 3T9

RECEIVED

MAY 13 2015

TWP. OF WELLINGTON NORTH

Dear Mr. Cousins;

Re: Proposed Draft Plan of Subdivision
23T-15002, H. Bye Construction, Township of Wellington North

Planning staff at the Upper Grand District School Board has received and reviewed the revised application for a Proposed Draft Plan of Subdivision to permit the development of 30 multiple attached residential units within the Township of Wellington North (Mount Forest).

The Planning Department at the Upper Grand District School Board **does not object** to the application, subject to the following conditions:

- Education Development Charges shall be collected prior to the issuance of a building permit;
- The developer agrees to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ARC/INFO export or DWG format containing parcel fabric and street network;
- That adequate sidewalks, lighting and snow removal is provided to allow children to walk safely to school or to a congregated bus stop; and
- 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 me at (519) 822-4420 ext. 863.

Sincerely,

Emily Bumbaco
Planning Technician

c.c. – Karren Wallace, Clerk, Township of Wellington North
Brian Milne, Agent



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

Sent via electronic mail only to markv@wellington.ca

May 15, 2015

Planning and Development Department
Wellington County Administration Centre
74 Woolwich Street
Guelph, ON
N1H 3T9

ATTENTION: Gary Cousins , Director of Planning and Development

Dear Mr. Cousins:

RE: Proposed Draft Plan of Subdivision 23T-15002
London Road Development
Part of Park Lot 4 South of Birmingham Street Land Registrar's Compiled Plan
Geographic Town of Mount Forest
Township of Wellington North (H. Bye Construction)

The Saugeen Valley Conservation Authority (SVCA) has reviewed the proposed Draft Plan of Subdivision 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.

This proposed development is generally acceptable to the SVCA, but there are outstanding drainage matters with this specific Draft Plan of Subdivision that do warrant additional review prior to this application proceeding the SVCA recommends. The SVCA does provide conditions of draft plan approval be included at this time, should the application proceed. We offer the following comments.

Site Description

The subject property is currently a grassed field with an eastern access. Existing development is located to the south and east of the property. Drainage from the site appears to approximately flow evenly from the central portion of the site in all directions. Offsite drainage appears to enter the southwestern corner of the lot and travel along the western boundary of the lot until it outlets into a drainage ditch at the northwest corner of the lot. An existing drainage ditch is located to the north of the lot in the unopened road allowance. A municipal roadway to the east will service the proposed development. A slight swale is located on the site's southern property line.

Wellington County Official Plan

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



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

- 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 the SVCA.

Stormwater Management Preliminary Comments

Associated with the stormwater management plan titled: *Stormwater Management Report for London Road Development – Phase 2, for H. Bye Construction, completed by R.J. Burnside and Associates Limited, dated February 26, 2015* the SVCA offers the following comments:

- A) while the SVCA does not intend to Regulate the existing urban drainage feature to the north (proposed to be the outlet of the proposed) local flooding is anticipated here by the SVCA in a significant runoff event. Flood water should not be directed onto new development or existing development. If extensive flooding and ponding may be experienced at this location the proposed pond may also not function as intended. The report should indicate potential ponding at this location and how the proposed development will accommodate that existing urban drainage feature. Perhaps the existing channel can already accommodate major runoff events, perhaps an overland route in the road allowance could alleviate this issue, please confirm.
- B) the entire drainage area applicable to the site does not seem to be accommodated by the current report. Drainage from the east and south (and potentially north 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 the SVCA, it should be accommodated by the proposed development.
- C) the site disturbance area associated with the pond (which will represent an impermeable area) does not appear to have been accommodated by the report. Also, the entirety of the proposed roadway into the property, east of the development, has not been accommodated by the proposed design.
- D) Phase 1 lands do not appear to be accommodated by this report. Please accommodate all proposed development lands in the report. The SVCA acknowledges these are separate properties, perhaps the Phase 1 title on a few of the plans to this subdivision on these lots has mislead the SVCA.

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. Any one of the above noted points may require lot line adjustments or amendments to the stormwater management design and therefore the SVCA recommend deferral of the decision on this proposed draft plan until these items have been addressed.

The SVCA understands the Township has already requested some changes to this plan. The SVCA is not aware of that correspondence or plan modifications. If those comments already have addressed the SVCA's comments the SVCA may be able to revise these comments.

Draft Plan of Subdivision Conditions

While the SVCA 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

Please be advised that the property is not subject to the Saugeen Valley Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06). This Regulation is in accordance with Section 28 of the Conservation Authorities Act, R.S.O, 1990, Chap. C. 27.

Township of Wellington North Zoning By-Law 66-01

According to the Township of Wellington North Zoning By-Law 66-01 no portion of the property is zoned Natural Environment (NE).

Conclusion

The SVCA has 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 recommend conditions of draft plan approval which would involve the SVCA.

Planning and Development Department
May 15, 2015
H. Bye Construction – 23T-15002
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We trust these comments are helpful. Should you have any questions, please do not hesitate to contact this office.

Yours Sincerely,



Erik Downing
Manager, Environmental Planning & Regulations
Saugeen Conservation

ED/

c.c.: Steve McCabe, SVCA Director, via email
Mark Van Patter, Planner, Wellington County, via email
Frank Vanderloo, BMRoss, via email
Randy Bye, Owner, H. Bye Construction, 395 Church St., Mount Forest, ON N0G 2L0
Adam Stanley, R.J. Burnside, via email
Brian Milne, Agent, via email
Karen Wallace, Clerk, Township of Southgate, via email