



Township of Wellington North

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

PUBLIC MEETING

Monday, April 12th, 2010 at 7:00 p.m.

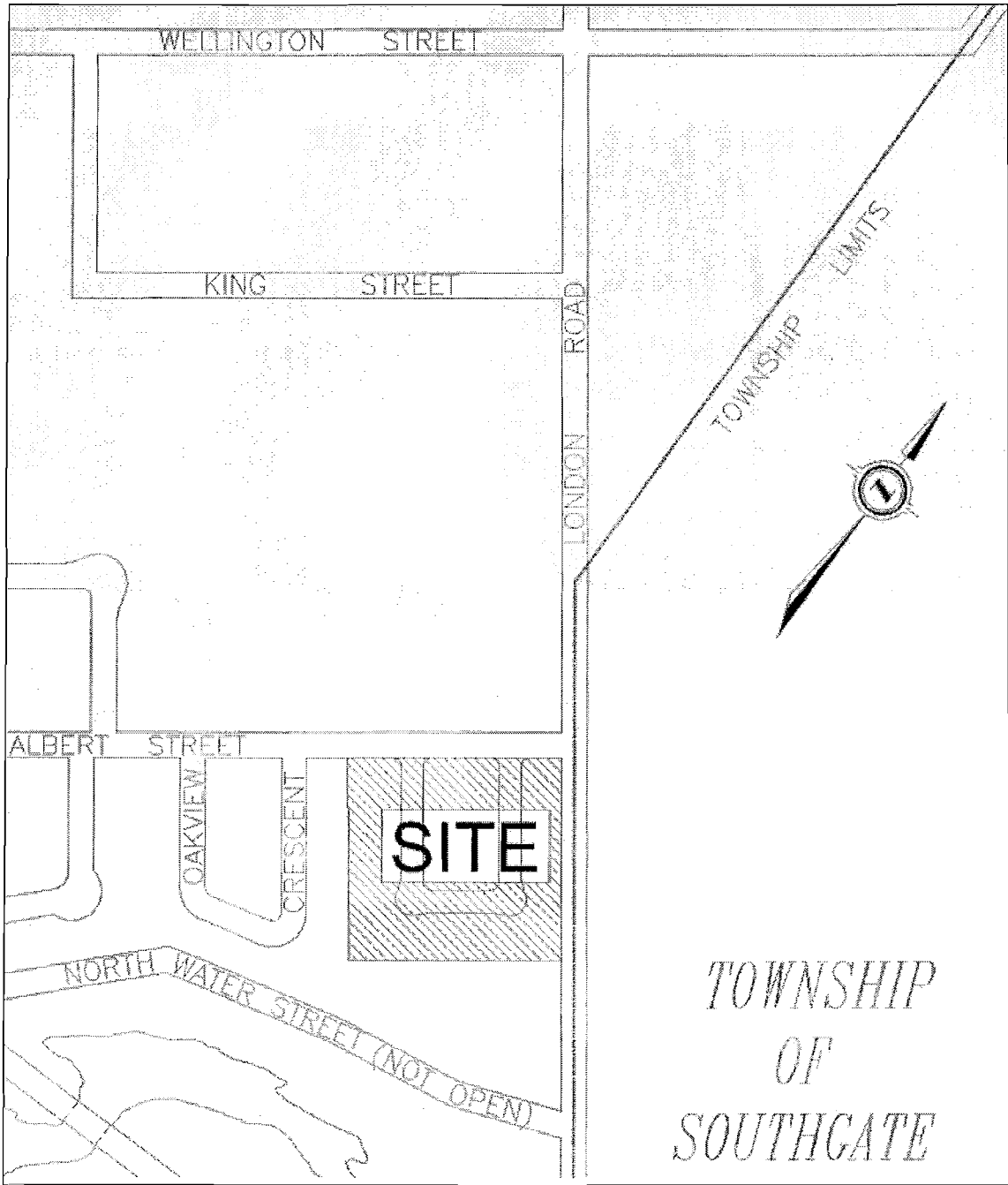
Municipal Office Council Chambers, Kenilworth

A G E N D A

Page 1 of 2

AGENDA ITEM	PAGE NO.
<p>The Mayor will call the meeting to order.</p> <p>Declaration of Pecuniary Interest.</p> <p>This application has been submitted to the County of Wellington in order to replace Draft Approved Plan of Subdivision 23T-89023, which lapsed in 2009. The lot yield is reduced from 39 down to 37 lots, due to the need for a stormwater management area.</p> <p>Owners/Applicant: Reeves Construction Limited</p> <p>LOCATION The land is described as Park Lot 4, S/S Albert Street, West of London Road, former Town of Mount Forest. The parcel is approximately 7.6 acres in size.</p> <p>PROPOSED DEVELOPMENT Thirty-seven single detached lots are proposed along with 1 Stormwater Management Block. The application is to replace Draft Approved Plan of Subdivision 23T-89023, which lapsed in 2009.</p> <ol style="list-style-type: none">1. Notice for this public meeting was sent to required agencies and published in the Mount Forest Confederate on March 24th, 2010.2. Presentations by:<ul style="list-style-type: none">- Mark Van Pater, Senior Planner- See attached comments	<p>01</p> <p>02</p>

AGENDA ITEM	PAGE NO.
3. Review of Correspondence received by the Township: <ul style="list-style-type: none">- Bill MacKinnon, MacKinnon & Associates – Wellington Catholic School Board<ul style="list-style-type: none">- No concerns- Jackie Hope, Upper Grand District School Board<ul style="list-style-type: none">- Does not object- Cara Holtby, SVCA Environmental Planning Coordinator<ul style="list-style-type: none">- No objection	04 05 06
4. 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 N1H 3T9	
5. Mayor opens floor for any questions/comments.	
6. Comments/questions from Council.	
7. Adjournment.	



April 7, 2010

Lori Heinbuch
CAO/Clerk
Township of Wellington North
7490 Sideroad 7 W
Kenilworth, ON N0G 2E0

Dear Ms. Heinbuch:

**Re: Reeves Construction - Draft Plan of Subdivision 23T-10001
37 Single Detached Lots
Park Lot 4, S/S Albert Street, (former Town of Mount Forest)**

PLANNING OPINION

This application is to replace Draft Approved Plan of Subdivision 23T-89023, which lapsed in 2009. The lot yield is reduced from 39 down to 37 lots, due to the need for a stormwater management area. We have no concerns with the application. Draft conditions of approval will be circulated in the near future by the County.

LOCATION

The land is described as Park Lot 4, S/S Albert Street, West of London Road, former Town of Mount Forest. The parcel is approximately 7.6 acres in size.

PROPOSED DEVELOPMENT

Thirty-seven single detached lots are proposed along with 1 Stormwater Management Block. The application is to replace Draft Approved Plan of Subdivision 23T-89023, which lapsed in 2009.

CURRENT PLANNING STATUS

The subject property is currently designated Residential. Most of the property is zoned Residential (R2). There is a small area along London Road, zoned Residential Exception (R2-40) to provide for Townhouse minimum lot areas. Townhouses are not proposed though.

PLANNING CONSIDERATIONS

Studies

Two recent studies were undertaken in support of the development:

- Geotechnical Investigation (March 22, 2007) CMT Engineering
- Stormwater Management Report (August 22, 2006) Henderson Paddon

Replacement of Lapsed File

The current application is essentially the same as the former draft approved plan, except that a stormwater management area has been added at the corner of Albert Street and London Road. This has resulted in the overall number of lots being reduced from 39 to 37.

Circulation of Draft Conditions of Approval

In the near future, the County will be circulating draft conditions of approval for review by the Township, selected agencies and the applicant. After agreement is reached on the conditions, I would anticipate that draft approval shall be granted soon thereafter.

I will be attending the public meeting for the draft plan of subdivision on Monday evening.

Sincerely,

Mark Van Patter, RPP

Senior Planner

C: Adam Stanley, Genivar Consultants by email

MacKinnon & Associates

Providing Solutions in Urban, Landscape and Environmental Planning
550 Parkside Drive, Unit A-21, Waterloo, Ontario. N2L 5V4
Phone: (519) 725-5140 Fax: (519) 725-5144
E-Mail: general@mackinnonassociates.ca

FAX MEMO

File: 2019

F:\JOB\2000\2019\Wellington County\2010\23T-10001.doc

DATE: March 10, 2010

RECEIVED

TO: County of Wellington
Attention: Mr. Gary Cousins

MAR 15 2010

FAX NO: (519) 823-1694

FROM: Bill MacKinnon

TWP. OF WELLINGTON NORTH

SUBJECT: Draft Plan of Subdivision – 23T-10001
Part Lot 4, S/S Albert Street, Plan Town of Mount Forest, West of London Road, formerly Mount Forest, now Township of Wellington North

TOTAL PAGES FAXED: 1
(Including Cover Page)

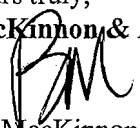
On behalf of the Wellington Catholic District School Board, we have reviewed the above noted application. The Board has **no concerns** related to the application by Reeves Construction Ltd. for approval of a draft plan of subdivision to permit the development of 37 single detached residential lots.

We request that the following standard conditions relating to the payment of education development charges prior to the issuance of building permits, and the erection of signage informing potential school board supporters of the location of schools and busing policies, be included in the conditions of approval and subdivision agreement:

- 1) The developer shall pay education development charges in accordance with the Education Development Charge By-Law of the Wellington Catholic District School Board as amended from time to time, or any successor thereof.
- 2) The developer and the Wellington Catholic District School Board shall reach an agreement regarding the supply and erection of a sign, at the developer's expense, affixed to the subdivision sign advising potential separate board supporters of the location of the schools serving the area and the current practice of busing students outside the immediate area should schools in the area be at capacity.

Should you have any questions with regard to the requests and comments provided, please do not hesitate to contact our office.

Yours truly,
MacKinnon & Associates


Bill MacKinnon
Planner

cc: Mr. Rae Walton, Wellington Catholic District School Board
Mr. Adam Stanley, Genivar Consultants
Township of Wellington North



UPPER GRAND DISTRICT SCHOOL BOARD

500 Victoria Road North, Guelph, Ontario N1E 6K2
Phone: (519) 822-4420 Fax: (519) 822-9097

Martha C. Rogers
Director of Education

March 15, 2010

RECEIVED

PLN: 10-11
File Code: R14
Sent by: mail & e-mail

MAR 24 2010

Gary Cousins, Director
Planning and Development Department
Administration Centre
74 Woolwich Street
Guelph, Ontario
N1H 3T9

TWP. OF WELLINGTON NORTH

Dear Mr. Cousins;

Re: **Notice of Application for Approval of Plan of Subdivision – 23T-10001**
Park Lot 4, S/S Albert Street, Plan Town of Mount Forest, West of London Road, formally Mount Forest,
now Township of Wellington North

Planning staff at the Upper Grand District School Board has received and reviewed the above application for approval of Plan of Subdivision to permit the development of 37 residential units, dated February 22, 2010.

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;
- That adequate sidewalks, lighting and snow removal is provided to allow children to walk safely to school or to a congregated bus stop;
- 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 DXF format containing parcel fabric and street network.

Should you require additional information, please feel free to contact me at (519)822-4420 ext. 821.

Sincerely,

Jackie Hope
Administrative Assistant

Cc: Township of Wellington North
A. Stanley – Genivar Consultants



261123 Grey Rd. 28
Municipality of West Grey
(former Normanby Twp.)

Mailing Address:
R.R. 1, Hanover, ON
Canada N4N 3B8

Tel 519-364-1255
Fax 519-364-6990
www.svca.on.ca
publicinfo@svca.on.ca

RECEIVED

MAR 24 2010

March 19, 2010

County of Wellington
74 Woolwich Street
Guelph, ON
N1H 3T9

FAXED
Mar 19 / 10

ATTENTION: Gary Cousins – Director of Planning and Development

Dear Mr. Cousins:

RE: Application for Draft Plan Approval of Subdivision
File No. 23T-10001 (formerly 23T-87023)
Park Lot 4, South Side of Albert Street
Geographic Town of Mount Forest
Township of Wellington North

The Saugeen Valley Conservation Authority has reviewed the Application for Approval of a 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. The SVCA would have no objection to the approval of the Draft Plan Approval of the Subdivision subject to the following comments and conditions.

Circulated with the subdivision application was the Stormwater Management Plan and Report as prepared by Henderson, Paddon and Associates Ltd., revised August 22, 2006 (Project #4666). The SVCA considers this document to be a *preliminary* Stormwater Management Report at this time. A revised and updated report will need to be submitted as a condition of draft plan approval.

Site Description

The site currently consists of an open field bounded by residential development to the north and west, and agricultural field to the east and rural residential to the south. The Saugeen River is located south of the aforementioned rural residential lot.

Draft Plan of Subdivision Conditions

The SVCA recommends that the following conditions of Draft Plan Approval be included in the decision:

1. That prior to any grading or construction on the site and prior to Final Approval, the owner shall submit to the Saugeen Valley Conservation Authority for their review and approval the following plans, and reports or applications, prepared by a qualified consultant to the satisfaction of the Saugeen Valley Conservation Authority:

Conservation
Through
Cooperation

A MEMBER OF



Conservation
ONTARIO
Natural Champions

- a) A detailed 'Stormwater Management Report' in accordance with the prevailing Ministry of the Environment planning and design guidelines and other related technical criteria as determined by the SVCA. The Report shall detail the methods that will be used to control surface water flow within the development lands and abutting properties during and following construction. The Report shall also detail the methods that will reduce any negative impacts to water quality. In the event that the "Stormwater Management Report" recommends the establishment of any stormwater works, detention or retention facilities, the subdivision agreement between the Owner and the Township shall contain a provision whereby the Township of Wellington North will assume ownership, operation and maintenance responsibility of same in perpetuity.
 - b) A detailed 'Lot Grading Plan' prepared in accordance with the prevailing Ministry of the Environment planning and design guidelines and other related technical criteria as determined by the SVCA.
 - c) An 'Erosion and Sedimentation Control Plan' indicating the means whereby erosion will be minimized and sediment contained on-site and from abutting properties throughout all phases of grading and construction and shall include a maintenance plan and provision for timely revegetation of the site. The Plan 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) That the Subdivision Agreement between the Owner and the Township of Wellington North contain provisions with wording acceptable to the SVCA addressing the approved plans and reports as noted in 1. a), b) and c).
 - b) The owner agrees to carry out or cause to be carried out the works recommended in the stormwater management report and lot grading plan.

Conclusion

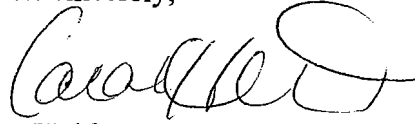
The Saugeen Valley Conservation Authority has reviewed the associated plans and report based on our policies and mandate, and the Memorandum of Agreement between the Authority and Wellington County relating to plan review.

The SVCA would have no objection to the Draft Approval of the subdivision provided the above noted draft conditions are included.

We trust these comments are helpful. Should you have any questions, please do not hesitate to contact this office.

Wellington County Planning and
Development Department
March 19, 2010
Page 3

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Cara Holtby', written in a cursive style.

Cara Holtby
Environmental Planning Coordinator

CH/

cc: Mark McKenzie, SVCA Director (*via email*)
Lori Heinbuch CAO/Clerk, Township of Wellington North