



# Township of Wellington North

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

## Public Meeting

Monday, March 24th, 2014 at 7:00 p.m.

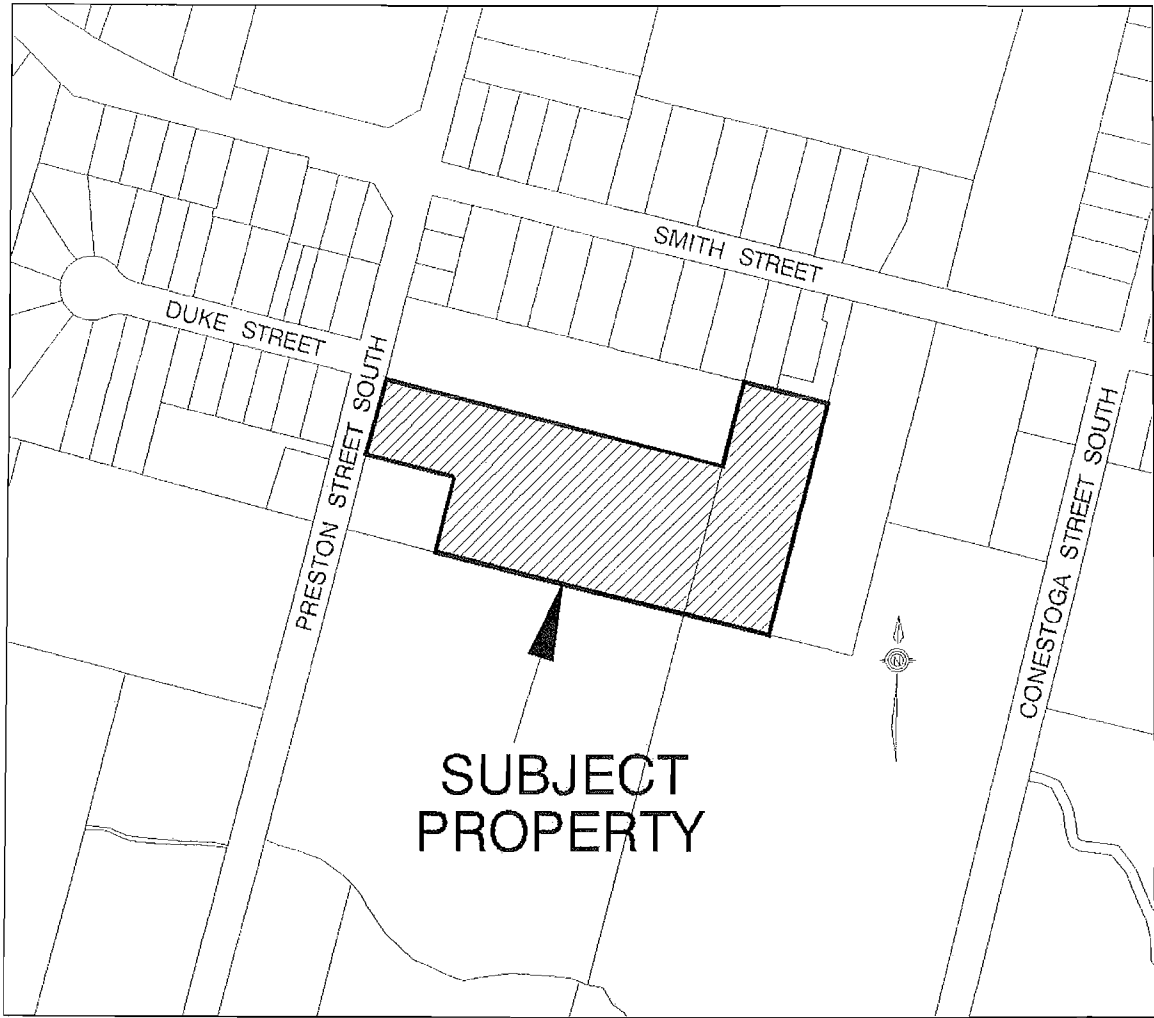
Municipal Office Council Chambers, Kenilworth

## AGENDA

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AGENDA ITEM	PAGE NO.
<p><b>The Mayor will call the meeting to order.</b></p> <p><b>Declaration of Pecuniary Interest.</b></p> <p><b>Owners/Applicant: 1260119 Ontario Limited</b></p> <p><b>LOCATION OF SUBJECT LAND</b> The subject property is located on Park Lots 7 &amp; 8, South of Smith Street, Crown Survey, Geographic Village of Arthur, with a civic address of 120 Preston Street South and is illustrated on the map attached.</p> <p><b>PURPOSE AND EFFECT</b> The purpose and effect of the application is to create a common elements condominium for the internal private streets, sidewalks, stormwater management, visitor parking and common amenity areas. In association with this, 45 freehold townhouse lots are to be created through the lifting of part lot control process and the creation of parcels of tied land (POTLs). The subject lands were rezoned in 2008 to permit the land use and a site plan has also been approved by the Township.</p> <ol style="list-style-type: none"><li>1. Notice for this public meeting was published in the Wellington Advertiser and sent to required agencies, that applicant and the applicant's agent on February 28th, 2014.</li><li>2. Presentations by:<ul style="list-style-type: none"><li>- Mark Van Patter, Senior Planner</li></ul></li></ol>	<p>1</p> <p>2</p>

<b>AGENDA ITEM</b>	<b>PAGE NO.</b>
3. Review of Correspondence (attached):	
- Nathan Garland, Resource Planner, Grand River Conservation Authority	6
- Dennis De Rango, Specialized Services Team Lead, Hydro One	7
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. Adjournment	





## 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 CENTR  
74 WOOLWICH STREE  
GUELPH, ONTARI  
N1H 3T1

March 20, 2014

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

Dear Mr. Jones:

**Re: 1260119 Ontario Limited – Laiq Siddiqui  
Preston Street  
Plan of Common Elements Condominium – 23CD- 13003**

### **PLANNING OPINION**

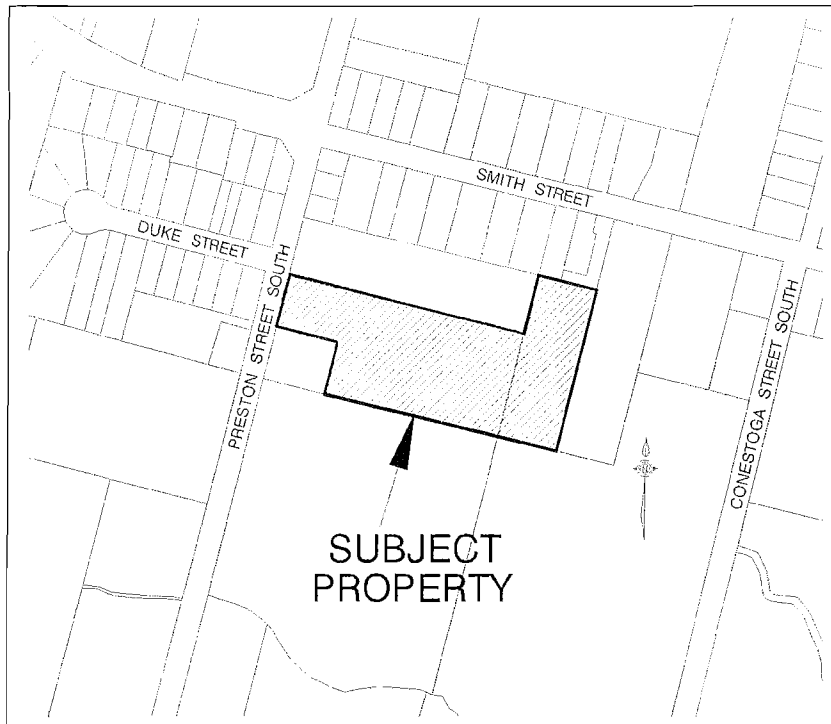
This is the first application of this nature that the County has received (i.e. the creation of “parcels of tied land” POTLs using the part lot control and common element condominium processes. At this point we have no concerns. Over the next few weeks, the County will provide a list of draft conditions for the Township and the applicant to review. If Wellington North is in support of the County giving draft approval of the Common Elements Condominium Plan, I would ask that Council pass a resolution in support at the appropriate time and forward this to our office.

### **LOCATION**

The subject property is located on Park Lots 7 & 8, South of Smith Street, Crown Survey, Geographic Village of Arthur, with frontage on Preston Street, as illustrated on the following page.

### **PROPOSED DEVELOPMENT**

The purpose and effect of the application is to create a common elements condominium, to include the internal private streets, sidewalks, services, stormwater management, visitor parking and common amenity areas. In association with this, 45 freehold townhouse lots are to be created through the lifting of Part Lot Control process, and the creation of “parcels of tied land” (POTLs).



### **COUNTY OFFICIAL PLANS**

The property is designated Residential within the Arthur Urban Centre.

### **ZONING**

The subject lands were rezoned in 2008 from Residential (R3) to Residential Exception with Holding (R3-26(H)). The holding “H” symbol was removed through rezoning in 2013 and the property is currently zoned R3-26. The special zoning provisions allow:

- lots fronting on a private street
- minimum lot areas of 2,167 sq. ft.
- minimum parking per townhouse unit 1.25 spaces

### **SITE PLAN CONTROL AND SUPPORTING STUDIES**

Most of the detailed site planning has already been done through the site plan process. The site plan was given approval by the Township and a site plan agreement entered into in September, 2013. The following studies were undertaken to support the site plan application:

- Preliminary Geotechnical Investigation (2007) V.A. Wood
- Preliminary Servicing Report (2008) MTE
- Stormwater Management Report (MTE)
- Phase II Environmental (2010) Chung and Vander Doelen

## **DRAFT PLAN OF COMMON ELEMENT CONDOMINIUM**

Development of the property for street townhouses has already been approved through rezoning and site plan control. The draft plan will provide for the creation of a condominium corporation involving the streets, sidewalks, services, stormwater management, visitor parking and amenity areas. The future residential portions of the subject lands are not part of the draft plan of condominium. The following study accompanied the application:

- Planning and Justification Statement (2013) BSR & D

## **LIFTING OF PART LOT CONTROL**

Lifting of part lot control is being used to create 45 residential dwelling units. These lots are to become "Parcels of Tied Land" POTLs to the common element plan of condominium. This is newer process for developing land. As such the County referred the process to its solicitor for review. Our solicitor was satisfied that the approach was acceptable. In simple terms the steps are as follows:

1. Draft Plan Approval
2. Approval of Part Lot Control By-law
3. Final Approval of the Draft Plan

It is my understanding that the Township's solicitor is drafting the part lot control by-law.

## **PUBLIC MEETING**

A public meeting is being held for the draft plan application on March 24, 2014.

## **COMMENTS RECEIVED**

Wellington County has received the following comments at the time of writing:

Grand River Conservation Authority	No objections to draft approval (Feb. 28, 2014)
Canada Post	Two Community Mail Boxes are to be installed at the developer's expense (Feb. 20, 2014)

## **DRAFT CONDITIONS OF APPROVAL**

At this time the County has not received any agency requests for conditions of draft approval. In the near future the County will be preparing a list of standard draft conditions for review by the developer and the Township.

## PLANNING COMMENTS

Cash in-lieu-of Parkland Dedication should be required unless this was taken during the site plan control process.

I note on the draft plan that a sidewalk is not proposed for the southern leg of the end street. A sidewalk is proposed for part of the northern leg to the visitor parking. Does it make more sense to have the sidewalk run the entire length of the end street on the east side?

There is a series of complicated easements on the now registered reference plan for services, storm water management and access to rear yards. I would recommend that the Township's solicitor review them and determine if any related conditions of draft are appropriate.

I understand that a development agreement has been entered into already for site plan control. Will another development agreement be required as a draft condition?

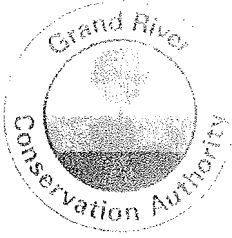
I trust that these comments will be of assistance to Council.

Sincerely,

A handwritten signature in cursive script that reads "Mark Van Patter".

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

C: Kerry Hillis, BSR & D  
Gil Deverell, Township Solicitor



400 Clyde Road, P.O. Box 729, Cambridge, ON N1R 5W6  
Phone: 519 621-2761 Toll free: 866-900-4722 www.grandriver.ca

February 28<sup>th</sup>, 2014

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

Dear Mr. Cousins:

**Re: Subdivision Application 23CD-13003  
1260119 Ontario Limited – Laiq Siddiqui – 120 Preston Street**

Grand River Conservation Authority (GRCA) staff have now had an opportunity to review the subject application submitted in support of Draft Plan of Condominium 23CD-13003 and the supporting documentation. The GRCA has no objection to the Condominium receiving draft approval.

We trust these comments are of assistance. Should you have any questions, please contact the undersigned at extension 2236.

Yours truly

A handwritten signature in black ink, appearing to read "Nathan Garland".

Nathan Garland  
Resource Planner  
Resource Management Division

cc: Black, Shoemaker, Robinson and Donaldson Ltd., Att. Bruce Donaldson



**Darren Jones**

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**From:** Sean.Yutronkie@HydroOne.com  
**Sent:** Friday, March 07, 2014 1:14 PM  
**To:** Darren Jones  
**Subject:** Draft Plan of Condominium Application No. 23CD-13003

Draft Plan of Condominium Application No. 23CD-13003

We have reviewed the documents concerning the above noted Plan of Condominium Application/Amendment 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.

If you have any questions please call me at the number below.

Thank you.

Dennis De Rango  
Specialized Services Team Lead  
905-946-6237