

**TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING - MINUTES
MONDAY, JUNE 8, 2015 AT 7:07 P.M.
FOLLOWING COMMITTEE OF ADJUSTMENT**

The Public Meeting was held at the Municipal Office Council Chambers, Kenilworth to consider a Plan of Sub-Division application.

Present:

**Mayor: Andy Lennox
Councillors: Sherry Burke
Mark Goetz
Steve McCabe**

Absent:

Dan Yake

Also Present:

**CAO/Deputy Clerk: Michael Givens
Director of Public Works: Matthew Aston
Treasurer: Paul Dowber
Chief Building Official: Darren Jones
Executive Assistant: Cathy Conrad
Economic Development Officer: Dale Small
Tourism, Marketing, Promotion Manager: April Marshall
Senior Planner: Linda Redmond**

Absent:

Clerk: Karren Wallace

Mayor Lennox called the meeting to order.

Declaration of Pecuniary Interest:

None declared.

OWNER/APPLICANT: H. Bye Construction Ltd.

The Property Subject to the Proposed Amendment is 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 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).

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Please note – Section 51 (43) of the Planning Act.

(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.**

The Township of Wellington North was 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.

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.

Linda Redmond, Senior Planner reviewed comments provided by Mark Van Patter, Manager of Planning and Environment dated June 3, 2015.

Planning Opinion

These comments are considered to be preliminary. There will be further comments after the public meeting, when agency comments and input from the public are received. 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.

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 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.

Under the Wellington County Official Plan the subject land is designated Residential.

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Under the 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

There is no 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.

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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.

REVIEW OF CORRESPONDENCE RECEIVED BY THE TOWNSHIP

- Emily Bumbaco, Planning Technician, Upper Grand District School Board
- Eric Downing, Manager, Environmental Planning & Regulations, Saugeen Valley Conservation Authority

BY-LAW

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

MAYOR OPENS FLOOR FOR ANY QUESTIONS/COMMENTS

The Applicants and their agent were present to answer any questions regarding this application. Brian Milne, Applicant's Agent, stated that this is an opportunity to infill and provide housing.

COMMENTS/QUESTIONS FROM COUNCIL

Council asked if parking will be an issue with the higher density. Ms. Redmond stated that it will be addressed through the process.

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ADJOURNMENT

RESOLUTION 6

Moved by: Councillor McCabe

Seconded by: Councillor Burke

THAT the Public Meeting of June 8, 2015 be adjourned at 7:14 p.m.

CARRIED

CAO/DEPUTY CLERK

MAYOR