

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING - MINUTES  
MONDAY, JUNE 26, 2017 AT 7:00 P.M**

The Public Meeting was held in the Plume Room at the Mount Forest & District Sports Complex to consider a proposed Draft Plan of Subdivision.

**Present:**

**Mayor: Andy Lennox  
Councillors: Sherry Burke  
Lisa Hern  
Steve McCabe  
Dan Yake**

**Staff Present:**

**CAO: Michael Givens  
Clerk: Karren Wallace  
Executive Assistant: Cathy Conrad  
Treasurer: Kimberly Henderson  
Chief Building Official: Darren Jones  
Director of Recreation, Park and Facilities: Barry Lavers  
Economic Development Officer: Dale Small  
Interim Director of Public Works: Derek McCaughan  
Manager of Planning and Environment: Linda Redmond**

**Mayor Lennox called the meeting to order.**

**Declaration of Pecuniary Interest:**

No pecuniary interest declared.

**OWNER/APPLICANT: Marlanna Homes Inc.**

**LOCATION OF THE SUBJECT LAND**

The property subject to the proposed Draft Plan of Subdivision (File No 23T-17001) is located on Part Park Lot 2, South of King Street, Plan Town of Mount Forest, Mount Forest, now Township of Wellington North.

**PURPOSE AND EFFECT OF THE APPLICATION**

The application for a Draft Plan of Subdivision will result in the creation of 12 semi-detached lots for a total of 24 dwelling units. A storm water management area is also proposed as part of the overall plan. The details proposed Draft Plan of Subdivision (23T-17001) is as follows:

Land Use	Lots/Blocks	Units	Area (Ha.)
Semi-Detached Residential	1-12	24	1.04
Stormwater Management	13		0.10
Road			0.35
<b>TOTAL AREA</b>			<b>1.49</b>

**NOTICE**

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.

Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on May 30, 2017 pursuant to the provisions of the Planning Act.

**PRESENTATIONS**

Linda Redmond, Manager of Planning and Environment reviewed her comments dated June 20, 2017.

The purpose of this report is to provide the Township with an overview of the above referenced subdivision application and provide the comments received to date.

**Location**

The land subject to the proposed draft plan of subdivision is situated in the Urban Centre of Mount Forest (Wellington North). The property is on the south/east side of King St East. The size of the subject property is 1.49 hectares (3.68 acres).

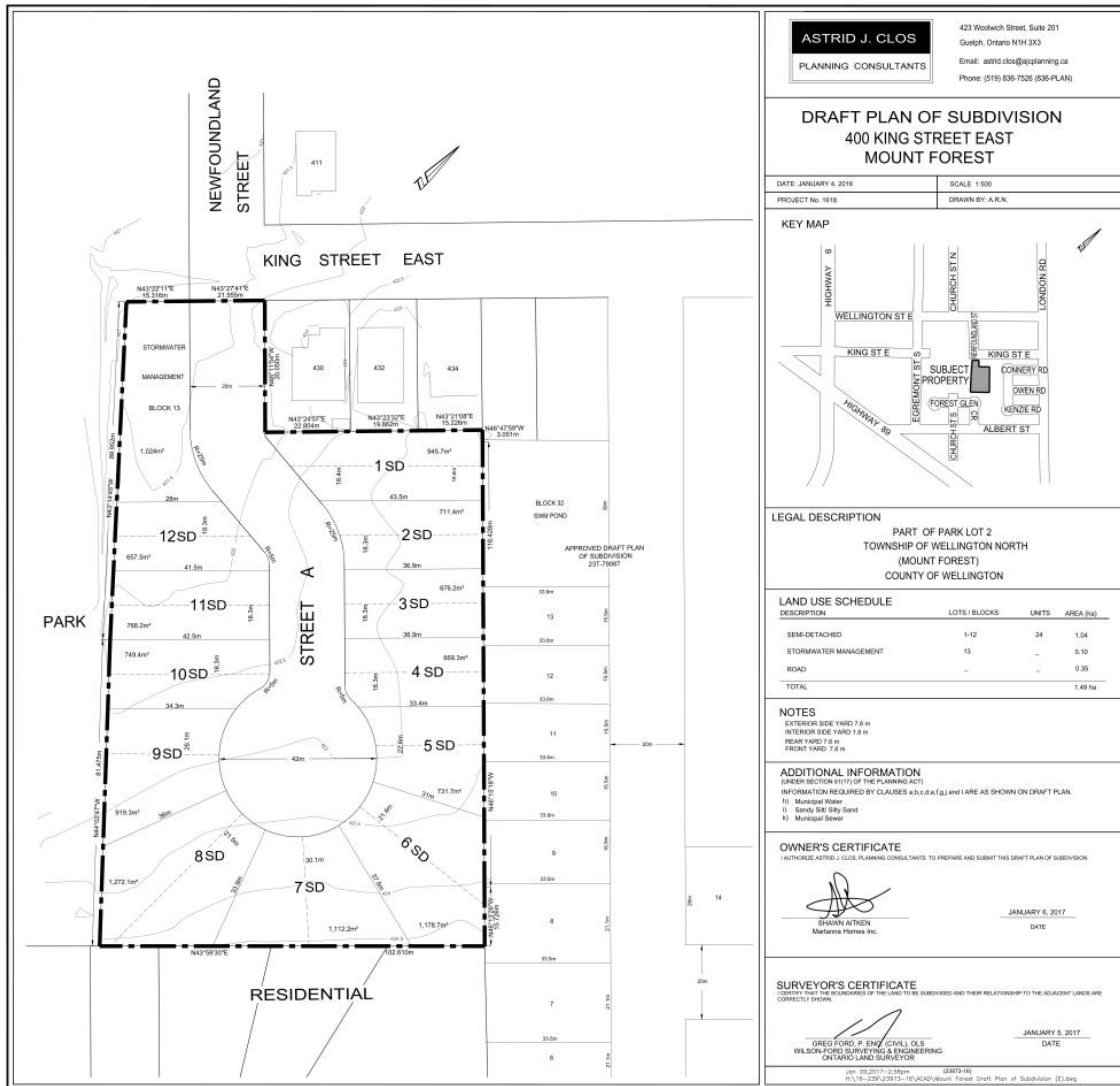
The subject property is currently zoned Residential (R2) in the Township of Wellington North Zoning By-law 66-01 and is not located within the built boundary of the Mount Forest Urban area. The surrounding land uses are residential to the north, south and east with a park area to the west.

**Proposal**

The application for Draft Plan of Subdivision will result in the creation of a residential development on the lands that are currently vacant. Specifically the overall proposal will create 12 semi-detached lots (24 units) and a storm water management area (table 1).

Semi-Detached Residential	Lots 1-12	24	1.04
Stormwater Management	Block 13		0.10
Road			0.35
<b>TOTAL UNITS/AREA</b>			<b>1.49</b>

(Table 1)



**Places to Grow (PTG) and Provincial Policy Statement (PPS)**  
Amendments have been made to the Wellington County Official Plan previously to ensure that the Plan is in conformity with both PTG and PPS.

## Wellington County Official Plan Policy Framework

### 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 as follows:

- To encourage growth in urban areas
- To encourage efficient land use and increased densities in Greenfields
- To maintain a healthy balance between jobs and housing to reduce the need for long-distance commuting
- To provide choice for residents and businesses through a variety of growth opportunities ... including recreation activities
- To encourage mixed-use development

Section 3.5 of the Plan allocates growth to the local municipalities. Wellington North is anticipated to grow from 12,840 persons in 2016 up to 15,600 persons in 2031. An additional 1100 households are predicted.

Section 4.4.3 of the Official Plan encourages intensification in urban centres and further states in subsection b) that the plan “supports appropriate intensification in all areas within the built boundary.

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 6.5 residential units per acre. The development as proposed has a gross density of 6.52 units/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 and is providing 100% of affordable housing.

### 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, e) to ensure that an adequate level of municipal services will be available to all residential area’s and g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods”.

### Technical Study Review

The following technical reports have been prepared in support of the application:

- Functional Servicing Report (January 2017) Triton Engineering Services Limited.
- Planning Report (January 9, 2017) Astrid J. Clos Planning Consultants.

## Agency Review

To date we have received the following comments from circulated agencies:

Agency	Position	Comments
Saugeen Valley Conservation Authority(SVCA)	<b>SWM modifications. Subject to Conditions</b>	In comments of April 13, 2017 the SVCA advised that the SWM treatment level be upgraded to an “enhanced protection” or a justification for “basic protection” is provided. This protection in reference to the SWM quality treatment.
Canada Post	<b>No objection Subject to Conditions</b>	In comments of March 21, 2017 Canada Post indicated that they would provide mail service delivery through Community Mail Boxes.
Hydro One	<b>No objection</b>	
Upper Grand District School Board (UGDSB)	<b>No objection Subject to Conditions</b>	In comments of March 16, 2017 the UGDSB indicated that development charges are applicable, adequate sidewalks, lighting and snow removal is provided and a clause regarding bus service is inserted into offers to purchase regarding non pickup on unopened road allowances or private property.
Wellington North Power (WNP)	<b>No objection</b>	In Comments of March 16, 2017, WNP indicated a construction agreement is required and that access is required to the existing pole line or other suitable solution.

We still require comments from the Township’s consulting engineer and others. Issues may arise in these reviews that need to be addressed.

## 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 within the urban settlement of Mount Forest. This large, vacant parcel of land is surrounded by residential lands to the north and south, a proposed residential subdivision to the east and a park area to the west. 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.

### **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.

### **Availability of Municipal Services**

In terms of servicing, the proposed development is to be provided with municipal sewage and water supply services. Sufficient capacity is available to date, however will form a condition of draft approval.

### **Wellington North Zoning By-law**

The subject land is currently zoned Residential (R2). The proposed development is for semi-detached dwellings which meet the provisions of the R2 zoning. A zone amendment, is not required.

### **Summary**

While there are some technical matters that the applicant is required to resolve, we are satisfied that the proponent has addressed the applicable land use planning policies. This statutory public meeting will provide an opportunity for the community and area residents to ask questions and seek more information from the proponent and their consultants.

### **CORRESPONDENCE FOR COUNCIL’S REVIEW**

Astrid Clos, RPP, MCIP, Astrid J. Clos, Planning Consultants

- Planning Report prepared on behalf of Marlanna Homes Inc.

Emily Bumbaco, Planning Technician, Upper Grand District School Board

- No objection

Paul Remisch, Delivery Services Officer/Delivery Planning, Canada Post

- Completed project to be serviced by Community Mailboxes

Frank Vanderloo, P. Eng., B. M. Ross and Associates Ltd. on behalf of the Township of Wellington North

- Correspondence, dated April 22, 2017, regarding Functional Servicing Report and Preliminary General Grading & Servicing Plan Review.

Michael Oberle, Environmental Planning Technician, SVCA

- No objection

Jim Klujber, Chief Operating Officer, Wellington North Power

- Correspondence, dated June 6, 2017, Applicant to notify Wellington North Power

**REQUEST FOR NOTICE OF DECISION**

Persons wishing to be notified of the decision must submit a written request to the Director of Planning and Development, Corporation of the County of Wellington, 74 Woolwich Street, Guelph, ON N1H 3T9.

**MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS**

Astrid Clos, Planning Consultant was present to answer questions regarding the proposed Draft Plan of Subdivision. There will be twelve semi lots with twenty-four units. The minimum lot frontage requirement of 18 metres is exceeded. This plan meets the density target. The applicant would like to start this fall.

**COMMENTS/QUESTIONS FROM COUNCIL**

Councillor Yake inquired if the servicing is coming out onto King Street. Road construction would be a concern for him as the road has been torn up for some time already. Michael Given, CAO, explained that the services would be extended to the east. Road work will not be finished until both subdivisions are completed.

Councillor McCabe commented that it is a good use of the land and meets necessary requirements and asked is there will be sidewalks in the subdivision. He was advised that municipal servicing standards must be met.

Linda Redmond, Manager of Planning and Environment, explained the process following the public meeting. Council should pass a resolution to support the proposal. The County gives approval of the draft plan and once conditions are met the plan receives final approval.

**ADJOURNMENT**

**RESOLUTION 009**

Moved by: Councillor McCabe

Seconded by: Councillor Burke

*THAT the Public Meeting of June 26, 2017 be adjourned at 7:28 p.m.*

**CARRIED**

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**CLERK**

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**MAYOR**