



## **NOTICE**

Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on July 27, 2017 pursuant to the provisions of the Planning Act.

## **PRESENTATIONS**

Curtis Marshall, Senior Planner, reviewed his comments dated August 17, 2017.

## **PLANNING OPINION**

The amendment would rezone the subject lands to Residential (R2) and reduce the minimum exterior side yard setback to permit the construction of semi-detached dwellings on 6 lots (12 units total).

Planning Staff are satisfied that the proposal is in general conformity with the County of Wellington Official Plan and we are supportive of the request to rezone the property. A draft Zoning By-law amendment has been prepared for Council's consideration which proposes to rezone the portion of the property (3 lots) which is not located on former railway lands and is not subject to the Record of Site Condition process. A second By-law amendment will be brought forward in the future for the remaining lands (3 lots, former railway land) once it has been confirmed that the *Environmental Assessment Act* requirements (Record of Site Condition) have been met.

## **LOCATION**

The subject property is legally described as Part of Park Lots 10, 11 and 12, s/s Princess Street, Part of Park Lots I, K and L, MacDonald's Survey, Geographic Town of Mount Forest. The property is approximately 0.50 hectares (1.23 acres) in size and is currently vacant.

## **PROPOSAL**

The proposal is to rezone the subject lands from Future Development (FD) to Residential (R2) to permit the construction of semi-detached dwellings on 6 proposed lots (12 units total), and to reduce the required minimum exterior side yard setback. This re-zoning application also fulfills conditions of consent applications B125/16, B126/16, B127/16, B55/17, B56/17, and B57/17 which create the 6 lots for the semi-detached dwellings. The application was initially filed in December 2016 for 4 semi-detached lots (8 units). The application was deferred by Wellington North Council in January 2017, pending the filing of a Record of Site Condition (ROC) with the Ministry of the Environment and Climate Change confirming that the requirements of the *Environmental Assessment Act* have been complied with for the lands (i.e. the lands have been remediated for residential use). A portion of the subject property was formerly used as a railway track.

The application was revised in May 2017 to add two additional semi-detached lots (4 additional units) and to request a reduction to the required minimum exterior side yard setback.

### **CORRESPONDENCE FOR COUNCIL'S REVIEW**

Jim Klujber, Chief Operating Officer, Wellington North Power Inc.

- Developer to consult for electrical service layout

Emily Bumbaco, Planning Technician, Upper Grand District School Board

- No objection

Michael Oberle, Environmental Planning Technician, Saugeen Valley conservation Authority

- Application is acceptable to SVCA Staff ( January 4, 2017)
- Application is acceptable to SVCA Staff ( August 8, 2017)

Patrick J. Kraemer, Duncan, Linton LLP, representing the Township of Wellington North

- Recommends that the proponent be required to provide proof of conformity with the *Environmental Assessment Act* for the proposed undertaking prior to any approval for the zoning by-law amendment that may be granted by the Township.

### **REQUEST FOR NOTICE OF DECISION**

The by-law will be considered at the regular Council meeting following the Public Meeting. Persons wishing notice of the passing of the By-law must submit a written request.

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

The applicant was present to answer questions regarding this application.

### **COMMENTS/QUESTIONS FROM COUNCIL**

No comments or questions

### **ADJOURNMENT**

#### **RESOLUTION 010**

Moved by: Councillor McCabe

Seconded by: Councillor Burke

*THAT the Public Meeting of August 28, 2017 be adjourned at 7:36 p.m.*

**CARRIED**

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CLERK

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ACTING MAYOR