

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING - MINUTES  
MONDAY, SEPTEMBER 25, 2017 AT 7:00 P.M**

The Public Meeting was held in the Municipal Office Council Chambers to consider a proposed zoning amendment application.

**Present:**

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

**Staff Present:**

<b>Director of Legislative Services/Clerk:</b>	<b>CAO: Michael Givens</b>
<b>Deputy Clerk:</b>	<b>Karren Wallace</b>
<b>Treasurer:</b>	<b>Catherine Conrad</b>
<b>Interim Director of Public Works:</b>	<b>Kimberly Henderson</b>
<b>Economic Development Officer:</b>	<b>Derek McCaughan</b>
<b>Senior Planner</b>	<b>Dale Small</b>
	<b>Curtis Marshall</b>

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

**Declaration of Pecuniary Interest:**

No pecuniary interest declared.

**OWNER/APPLICANT: Allan Sharpe**

**LOCATION OF THE SUBJECT LAND**

The land subject to the proposed amendment is described as Part of Park Lots 7, s/s Sligo Road, Mount Forest. The property is approximately 0.78 hectares (1.94 acres) in size and is currently vacant.

**PURPOSE AND EFFECT OF THE APPLICATION**

The purpose and effect of the proposed is to rezone the subject lands from Industrial M1 to Residential (R3) to facilitate construction of a medium density residential development. The applicant is proposing to construct 20 townhouse units on a private road. Other amendments to setbacks, coverage, buffering etc. may be considered as identified through the review of the application.

**NOTICE**

Notice for this public meeting was mailed to property owners within 120 m and required agencies and posted on the property on September 1, 2017 pursuant to the provisions of the Planning Act.

## **PRESENTATIONS**

Curtis Marshall, Senior Planner, reviewed his comments dated September 19, 2017.

## **PLANNING OPINION**

The purpose of the application is to rezone the subject lands from Industrial (M1) to Residential (R3) to facilitate construction of a medium density residential development. The applicant is proposing to construct 20 townhouse units on a private road.

Planning Staff have no concerns with the application as the rezoning of the property to a residential zone implements the Official Plan residential designation. Furthermore, the development of medium density residential (townhouses) as intensification is consistent with the Provincial Policy Statement, the Growth Plan and meets the criteria of the County Official Plan.

## **LOCATION**

The subject property is legally described as Part of Park Lots 7, s/s Sligo Road W., Mount Forest. The property is approximately 0.78 hectares (1.94 acres) in size and is currently vacant.

## **PROPOSAL**

The proposal is to rezone the subject lands from Industrial (M1) to Residential (R3) to facilitate construction of a medium density residential development. The applicant is proposing to construct 20 townhouse units on a private road. An air photo/location map, and the applicants proposed site plan are provided in Figures 1 and 2.

## **PROVINCIAL PLANNING POLICY**

The subject property is considered to be within the settlement area of Mount Forest. Section 1.1.3.1 of the Provincial Policy Statement states that “settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.” Settlement areas are encouraged to include a mix of densities and land uses.

The Provincial Growth Plan directs the majority of growth to settlement areas as a better use of land and infrastructure while prioritizing intensification in strategic growth areas, including urban growth centres, major transit station areas, brownfield sites and greyfields.

## **COUNTY OFFICIAL PLAN**

The land subject to the amendment is designated RESIDENTIAL in the Urban Centre of Mount Forest.

### **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. It further seeks to identify and promote opportunities for growth in the built up areas of urban centres through intensification and redevelopment where this can be accommodated, taking into account small town scale and historic streetscapes.

Section 3.3.1 identifies targets and states “by the year 2015 and for each year thereafter, a minimum of 20 percent of all residential development occurring annually will be within the built-up area”. This application is located within the built boundary of Mount Forest and will contribute and support this target.

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 including adaptive re-use or redevelopment of brownfields and greyfields”.

### **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, f) to minimize potential compatibility issues between residential and other land uses, and g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods”.

### **Housing Variety**

Section 8.3.1 identifies that the new housing types are needed to provide a greater variety of residential accommodation as well as a more affordable housing supply. It is anticipated that semi-detached, townhouse and apartment dwellings will be developed to respond to this need.

### **Medium Density Development**

Section 8.3.5 identifies that medium density development such as townhouses and apartments may be permitted in RESIDENTIAL designated areas provided that:

- a) Development should not exceed 35 units per hectare (14 units per acre) for townhouses;
- b) The design is compatible with existing or future development on adjacent properties;
- c) The site has a suitable size and shape to accommodate the development and required infrastructure;
- d) Adequate services are available;
- e) The development is encouraged to locate on major roadways; and,
- f) Appropriate zoning is provided.

**ZONING BY-LAW**

The subject lands are currently Industrial (M1). The applicant has requested to rezone the subject property to Residential (R3) to permit the construction of 20 townhouse dwellings on a private road. The Residential (R3) Zone permits Street townhouse, cluster/block townhouses and apartments.

A site specific draft Zoning By-law has been prepared for public review and Council's consideration, and is attached to this report.

**PLANNING DISCUSSION**

**Medium Density Development**

Section 8.3.5 identifies that medium density development such as townhouses and apartments may be permitted in RESIDENTIAL designated areas provided that specific criteria are addressed. The specific criteria are addressed as follows:

Policy Requirement:	Response:
a) Development should not exceed 35 units per hectare (14 units per acre) for townhouses	The proposed density (20 units) is 25 units per hectare (10.3 units per acre).
b) The design is compatible with existing or future development on adjacent properties;	Adjacent uses include a warehouse/storage building and a school. Site design, landscaping fencing etc. will be reviewed as part of the site plan application and will consider compatibility with adjacent uses.
c) The site has a suitable size and shape to accommodate the development and required infrastructure	The site is 0.78 hectares (1.94 acres) in size which is suitable in size and shape for a townhouse development. Site design, grading, drainage, landscaping etc. will be reviewed as part of the site plan application.
d) Adequate services are available	Municipal servicing is available in Mount Forest. Servicing design and stormwater management will be reviewed as part of the site plan application .
e) The development is encouraged to locate on major roadways;	The property is located on Sligo Road, which is a County Road (arterial road).
f) Appropriate zoning is provided.	The property is proposed to be zoned Residential R3 which provides standards for townhouse dwellings.

### **Setbacks Between Townhouse Blocks**

The draft By-law includes a proposed reduced minimum setback of 3.0 m (9.8 ft) between town house blocks. The By-law currently requires a minimum 9.0 m (30.0 ft) setback between the blocks of townhouses. We have no concerns with the proposed reduction for this proposal as 3.0 m (9.8 ft) will provide for adequate access between buildings. We also note that the intention is to review this setback requirement as part of the next “housekeeping” update to the Township’s Zoning By-law.

### **Site Plan Approval**

The proposed development will be subject to Site Plan Review by the Township. Site design, grading, servicing, stormwater management, landscaping, parking, fencing etc. will be reviewed as part of the site plan review.

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

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

- Applicant to contact Wellington North Power Inc. prior to completion of site plans to request electrical service requirements
- Applicant required to enter into a Construction Agreement with Wellington North Power Inc.

Michael Oberle, Environmental Planning Technician, SVCA

- Proposed zoning by-law amendment is acceptable

### **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.

Allan Sharpe advised that this development is to be a family investment. The rental units will be for seniors.

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

Council was supportive of the application.

Councillor Burke suggested that the storm water management area should be fenced.

Mayor Lennox inquired about buffering with neighbouring properties. Mr. Sharpe explained that they own one of the properties and they have consulted with Waste Management to advise that there will be buffering. Parking and drainage will give a park like affect between them and Waste Management.

**ADJOURNMENT**

**RESOLUTION 011**

Moved by: Councillor Burke

Seconded by: Councillor McCabe

*THAT the Public Meeting of September 25, 2017 be adjourned at 7:42 p.m.*

**CARRIED**

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**CLERK**

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**MAYOR**