

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING - MINUTES
MONDAY, JULY 23, 2018 AT 7:00 P.M**

The Public Meeting was held at the Municipal Office Council Chambers, Kenilworth to consider a proposed Draft Plan of Subdivision.

Present:

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

Staff Present:

Chief Administrative Officer:	Michael Givens
Director of Legislative Services/Clerk:	Karren Wallace
Deputy Clerk:	Catherine Conrad
Economic Development Officer:	Dale Small
Chief Building Official:	Darren Jones
Director of Finance:	Adam McNabb
Director of Operations:	Brent Lauber
Manager of Planning and Environment:	Linda Redmond

Mayor Lennox called the meeting to order.

Declaration of Pecuniary Interest:

No pecuniary interest declared.

OWNER/APPLICANT: Mount Forest Developments Inc.

LOCATION OF THE SUBJECT LAND

The property subject to the proposed Draft Plan of Subdivision (File No 23T-18001) is located on Part Park Lot 1, South of Durham Street and East of Main Street, Plan Town of 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 15 semi-detached lots for a total of 30 dwelling units. The lands are currently zoned to permit the semi-detached residential use and there are no other associated applications. The details proposed Draft Plan of Subdivision (23T-18001) is as follows:

Land Use	Lots/Blocks	Units	Area (Ha.)
Semi-Detached Residential	1-15	30	1.185
Road			0.225
TOTAL AREA			1.411

NOTICE

Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on June 29, 2018 pursuant to the provisions of the Planning Act.

PRESENTATIONS

1. Linda Redmond, Manager of Planning & Environment, reviewed her comments dated July 17, 2018.

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 located on the south corner of Durham St East and Church St North. The size of the subject property is 1.411 hectares (3.48 acres) (Figure1).

The subject property is currently zoned Residential (R2) in the Township of Wellington North Zoning By-law 66-01 and is located within the built boundary of the Mount Forest Urban area. The surrounding land uses all residential to the north, south, west and east.

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 15 semi-detached lots (30 units).

Land Use	Lots/Blocks	Units	Area (Ha.)
Semi-Detached Residential	Lots 1-15	30	1.185
Road			0.225
TOTAL UNITS/AREA			1.49

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.

The subject property is located 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.

Under section 2.2.7 of the Growth Plan, new development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that supports the achievement of complete communities.

Wellington County Official Plan Policy Framework

The lands subject to the amendment are designated RESIDENTIAL in the Urban Centre of Mount Forest. The property is located within the defined “built boundary” and therefore is considered a Greenfield area.

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 3.5 of the Plan allocates growth to the local municipalities. Wellington North is anticipated to grow from 12,490 persons in 2016 up to 17,085 persons in 2036. An additional 1695 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 4.4.5, 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”.

The policies of Section 8.3.11 of the Official Plan encourage development of “vacant or under-utilized properties for residential uses which are compatible with

surrounding uses in terms of dwelling type, building form, site coverage and setbacks”.

Wellington North Community Growth Plan

The following relevant Growth Management Goals have been identified:

- To direct and focus development to the urban areas of Arthur and Mount Forest as the primary centres and complete communities with a mix of land uses, housing, jobs and services.
- To plan and promote orderly, compact development within the urban areas, based on phasing to align with planning for infrastructure, transportation, facilities and services.
- Intensification Goals – To encourage intensification generally to achieve the desired urban structure.

Wellington North Zoning By-law 66-01

The subject lands are currently zoned Residential (R2). The proposal is for the development of 15 semi-detached dwellings for a total of 30 units. The proposed lots meet the minimum frontage and area requirements for the use of the lands. A zone amendment is not required for this proposal.

Technical Study Review

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

- Functional Servicing Report and Storm Water Management Report (February 2018) GM Blue Plan Engineering.
- Geotechnical Investigation (January 19, 2018) Chung & Vander Doelen Engineering Ltd.
- Planning Report (March 13, 2018) Astrid J. Clos Planning Consultants.
- Tree Management Plan (March 8, 2018) MacKinnon & Associates.

Agency Review

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

Agency	Position	Comments
Saugeen Valley Conservation Authority(SVCA)	No objection Subject to Conditions	In comments of June 13, 2018 the SVCA indicated that conditions of draft approval include provisions for a final SWM report, lot grading and sediment and erosion control plan, to the SVCA satisfaction.
Hydro One	No objection	
Upper Grand District School Board (UGDSB)	No objection Subject to Conditions	In comments of June 14, 2018 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 Source Water Protection	No concerns

Comments from the Township's consulting engineer have not been received at time of writing these comments. We understand the plans are currently under review. 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 built boundary of Mount Forest. This large, vacant parcel of land is surrounded by residential lands and is located within an established residential area. 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. The proposed semi-detached dwellings will also achieve the 25% affordable housing target.

Tree Preservation

The property is currently occupied by a substantial spruce tree plantation. A tree management plan was submitted with the application, which indicated that the majority of the trees are expected to be removed. The basis of this is related to the engineering constraints that are present on the site. The property is fairly flat which will require swales to be installed to direct water off the site. This combined with the building envelopes and the proposed street will require the removal of a significant amount of trees. When dealing with tree plantations, removal of some trees could compromise the integrity of the remaining trees. Additionally, trees in a plantation tend to look nice as a whole but singular trees will not look good and retaining them would be of no value. Given that this plantation has acted as a buffer for the surrounding dwellings we have discussed other alternatives to mitigating the tree loss on this site. A condition of draft approval will be included to address compensation plantings and buffering where feasible, such as fencing and other plantings. The following draft condition is proposed:

The Owner shall submit a Tree Planting Plan prepared by a qualified Landscape Architect O.A.L.A in accordance with the Township of Wellington North Engineering Standards. A buffer shall be provided for the benefit of existing abutting residential dwellings through tree plantings on the subject property or the provision of a boundary fence to the satisfaction of the Township. Where existing boundary tree or

shrub growth is able to be retained these existing plantings may provide the required buffer to the satisfaction of the Township.

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. This will form a condition of draft approval.

Storm Water Management

We have not been provided with comments from the Township Consulting Engineer on the Functional Servicing Report. We understand the plans are currently under review.

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.

Conclusion

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. If Council is in support of the draft plan of subdivision, a resolution in support of it should be passed by Council after the public meeting and forwarded to the County along with required records.

2. Astrid Clos, RPP, MCIP, Astrid J. Clos Planning Consultants, on behalf of Mount Forest Developments Inc.

Ms. Clos provided background regarding the pre-consultation process with the County of Wellington. A Planning Report was requested on September 29, 2017 through the process to be part of a complete application. It is a straight forward application implementing the Places To Grow Act. The Official Plan and Zoning allows for semi-detached units.

CORRESPONDENCE FOR COUNCIL’S REVIEW

Candace Hamm, Environmental Planning Coordinator, SVCA

- Letter dated June 13, 2018 (acceptable to SVCA staff)
- Letter dated July 10, 2018 (acceptable to SVCA staff)

Emily Bumbaco, Planning Technician, Upper Grand District School Board

- No objection

Phyllis Ellis, 210 Church Street North, Mount Forest, ON N0G 2L2

- Request to be notified of decision

Jim Klujber, Chief Operating Officer, Wellington North Power

- All electrical distribution system plans must meet Wellington North Power standards for design and construction.
- All electrical plans must be reviewed and approved by Wellington North Power
- The applicant is required to enter into a Construction Agreement with Wellington North Power

REQUEST FOR NOTICE OF DECISION

Mayor Lennox advised that 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

The applicant's planning consultant and engineer were present to answer questions regarding this application.

Steve Ellis, 210 Church Street North, Mount Forest, inquired if the backs of the home will be facing onto Church Street and Durham Street. Ms. Clos advised that the units will face onto existing streets.

Marc Darrigo, 344 Durham Street East, Mount Forest, asked if the public will be supplied with the drawings displayed at the meeting and what the timeline of the project is. Mayor Lennox advised that the drawings are in the agenda package on the Township website. He commented that this is a first step in the process. There will be more opportunity to raise concerns or to comment and reminded everyone to sign the meeting sign in sheet so they are included in future notifications. CAO Givens added that the applicant must meet conditions to proceed. Ms. Redmond stated that she will email the drawing to those who want a copy.

Bill Hieber, 295 Durham Street East, Mount Forest, questioned if there will be one or two storey dwellings. Ms. Clos stated that the expectation is two storey dwellings.

Cathy Robinson, 212 Church Street North, inquired if the housing will be geared toward a certain clientele. Ms. Clos advised that the homes will be geared for market.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor Yake inquired about storm water management for the development. John Kerr, GM Blue Plan Engineering, on behalf of Mount Forest Developments Inc., explained that there is existing storm water management north of the high school. Quantity and quality will be addressed. The proposal has been accepted by the Saugeen Valley Conservation Authority.

ADJOURNMENT

RESOLUTION No. 5

Moved by: Councillor Hern

Seconded by: Councillor McCabe

THAT the Public Meeting of July 23, 2018 be adjourned at 7:25 p.m.

CARRIED

CLERK

MAYOR