

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING - MINUTES
MONDAY, SEPTEMBER 10, 2018 AT 2:00 P.M**

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

Members Present:

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

Absent:

Councillor: Steve McCabe

Staff Present:

**CAO: Michael Givens
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Chief Building Official: Darren Jones
Director of Finance: Adam McNabb
Economic Development Officer: Dale Small
Director of Operations: Brent Lauber
Human Resources Manager: Chanda Riggi
Facility Manager: Tom Bowden
Emergency Manager/CEMC: Linda Dickson
Manager of Planning & Environment: Linda Redmond**

Mayor Lennox called the meeting to order.

Declaration of Pecuniary Interest:

No pecuniary interest declared.

OWNER/APPLICANT: Mount Forest Developments Inc.

Note: a public meeting was held on July 23, 2018 for this matter. This second public meeting is being held to meet the notice requirements as set out in the Planning Act (clause 51(20) (b)).

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

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 August 15th, 2018 pursuant to the provisions of the Planning Act.

PRESENTATIONS

Linda Redmond, Manager of Planning and Environment, County of Wellington
- Planning Report was reviewed at the July 23, 2018 Public Meeting

Astrid Clos, RPP, MCIP, Astrid J. Clos, Planning Consultants
- Planning Report was reviewed at the July 23, 2018 Public Meeting. The plan includes 15 semi-detached lots (30 units) All lots meet the zoning requirements and are consistent with the Provincial Policy Statement recommendations from the Places to Grow Act

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 and Stephen Ellis, 210 Church Street North, Mount Forest, ON N0G 2L2
- Wish to be notified of decision

Jim Klujber, Chief Operating Officer, Wellington North Power
- All electrical distribution system plans must meet WNP standards for design and construction
- All electrical plans must be reviewed and approved by WNP
- Applicant required to enter into a Construction Agreement with WNP

Frank Vanderloo, P. Eng., B.M. Ross & Associates Limited

- Have completed technical review of the conceptual grading, drainage/Storm Water Management and servicing scheme.

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

Ron MacEachern, owner of adjoining property, was supportive of the development. Mr. MacEachern inquired if fencing will be installed and when they will start. Ms. Clos stated that new fencing is likely. There are conditions that need to be satisfied but they hope to proceed as quickly as possible.

John Plume, neighbour, was supportive of the development.

COMMENTS/QUESTIONS FROM COUNCIL

There were no comments or questions from Council regarding the application.

ADJOURNMENT

RESOLUTION 7

Moved by: Councillor Yake

Seconded by: Councillor Hern

THAT the Public Meeting of September 10, 2018 be adjourned at 3:20 p.m.

CARRIED

CLERK

MAYOR