

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING MINUTES
MAY 27, 2019 @ 7:00 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH**

Members Present:

**Mayor: Andrew 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
Chief Building Official: Darren Jones
Director of Finance: Adam McNabb
Human Resources Manager: Chanda Riggi
Economic Development Officer: Dale Small
Fire Chief: David Guilbault
Senior By-law Enforcement Officer: Shawn Kitto
Senior Planner: Michelle Innocente**

CALLING TO ORDER - Mayor Lennox

DISCLOSURE OF PECUNIARY INTEREST

OWNERS/APPLICANT

Sharon Farms & Enterprises

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is legally described as Plan of survey of all of Park Lot 7 and Part of Park Lot 6, South of Princess Street, and is municipally known as 730 Princess Street, Mount Forest. The property is approximately 15.2 ha (37.56 acres) in size.

PURPOSE AND EFFECT OF THE APPLICATION

The purpose of the amendment is to remove the holding symbol from the subject lands to allow for development of townhouse blocks and a long-term care facility. The Holding Symbol has been applied to the property in order to provide Council with an opportunity to ensure that sufficient municipal water and sewer capacity is available for the use, and a satisfactory storm water management plan has been completed, in consultation with the Saugeen Valley Conservation Authority. Once the Holding symbol has been removed, the regulations of Exception Zone IN-37, and all other applicable regulations of the Township of Wellington North Zoning By-law 66-01, shall apply to the subject land.

NOTICE

Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on May 16th, 2019.

PRESENTATIONS

Michelle Innocente, Senior Planner, County of Wellington, Township of Wellington North
• Planning Report dated May 21st, 2019 prepared by Jessica Rahim

A draft by-law to remove the holding symbol from the subject lands has been proposed. The purpose of the amendment is to remove the holding symbol (H) on a portion of the subject

lands to allow for townhouse blocks and a long-term care facility. The Holding Symbol has been applied to a portion of the property in order to provide Council with an opportunity to ensure that sufficient municipal water and sewer capacity is available for the use, and a satisfactory stormwater management plan has been completed, in consultation with the Saugeen Valley Conservation Authority. Once the Holding symbol has been removed, the regulations of the Institutional Exception (IN-37) zone, and all other applicable regulations of the Township of Wellington North Zoning By-law 66-01, shall apply to the subject land.

CORRESPONSENCE FOR COUNCIL'S REVIEW

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- 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

Andrew Eisner, 166 Melissa Cres., requested that the holding provision be kept on the property until water drainage issues have been resolved. His property has been flooded with storm water from the subject property since they started working on the property. Every time it rains he has to clean up sediment and mess. He cannot plan repairs on his property without a timeline of when the storm water issues will be addressed. He requested that the municipality enforce the by-law to stop the issue.

Peter Smit, 162 Melissa Cres., commented that he is experiencing the same issues. His foundation is being damaged by the flooding from the subject property. Mr. Smit requested Council's help to have the storm water issues resolved.

COMMENTS/QUESTIONS FROM COUNCIL

Council was not supportive of enacting the by-law to remove the Holding symbol until the stormwater issues are resolved and asked if a timeline could be set.

Darren Jones, CBO, explained that this is a mandatory public meeting. The by-law can be deferred at the regular Council meeting.

Michael Givens, CAO, suggested that the CBO meet with the developers and then let the neighbouring property owners know the date the issue will be resolved.

OWNERS/APPLICANT

2574574 ONTARIO INC. (Brad Wilson)

LOCATION OF THE SUBJECT LAND

The subject property is approximately 2.31 hectares in size and located within the Mount Forest Urban Centre and is legally described as Part of Park Lot 4, South of Durham Street and East of Main Street Plan of Mount Forest, Formerly the Town of Mount Forest, Township of Wellington North.

PURPOSE AND EFFECT OF THE APPLICATION

The application for a Draft Plan of Subdivision will result in the creation of 3 semi-detached lots, 13 single detached lots, 10 street townhouses and a three storey (12 unit) apartment building. The proposed Zoning By-law amendment is to rezone the lands from Future Development to Residential to facilitate the proposed Draft Plan of Subdivision (23T-18004).

NOTICE

Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on May 3rd, 2019.

PRESENTATIONS

Michelle Innocente, Senior Planner, County of Wellington, Township of Wellington North

- Planning Report dated May 17th, 2019

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 London Road North. The size of the subject property is 2.31 hectares (5.7 acres).

Proposal

The application for a Draft Plan of Subdivision will result in the creation of a mixed density residential development on lands that are currently vacant. Specifically, the overall proposal will create 13 single detached residential lots, 3 semi-detached residential lots, 10 street townhouse and a three storey (12 unit) apartment building. Also included in the proposal is a 0.115 hectare park block as well as a 0.253 hectare stormwater management block. The proposed Zoning By-law amendment will rezone the lands from Future Development to Residential to facilitate the proposed subdivision. The details of the proposed Draft Plan of Subdivision (23T-18004) are as follows:

Table 1: Land Use Schedule

Land Use	Lots/Blocks	Units	Area (Ha.)
Single Family Detached	Lots 4-16	13	0.721
Semi-Detached Dwellings	Lots 1-3	6	0.285
Street Townhouses	Block 17	10	0.311
Apartment	Block 18	12	0.212
Park Area	Block 19		0.115
Storm Water Management	Block 20		0.253
Reserve	Block 21		0.005
Roads (Street A)			0.408
TOTAL UNITS/AREA		41	2.310

Provincial Policy Statement (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.

A Place to Grow

The Growth Plan for the Greater Golden Horseshoe, 2019, came into effect on May 16, 2019.

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 outside of 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 encourage more efficient use of land through increased densities in designated Greenfield areas of urban centres.

Section 3.3.1 identifies targets and states “the designated greenfield area of the County will be planned to achieve an overall minimum density of not less than 40 residents and jobs per hectare”. This application is located within a greenfield area of Mount Forest and will contribute to 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 a) that the plan supports increased densities in newly developing greenfield areas with a broad mix of housing types.

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 16 residential units per gross hectare (6.5 units per gross acre). The development as proposed has 17.75 units per gross hectare (7.2 units per gross 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 as 68% of the housing unit types fall into this category.

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, and e) to ensure that an adequate level of municipal services will be available to all residential areas”.

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 Future Development (FD). An application to amend the Zoning By-law to implement the proposed Draft Plan of Subdivision has been submitted to the Township. The amendment would permit the development of 13 single detached lots, 3 semi-detached lots, 10 street townhouses and a three storey (12 unit) apartment building. The proposed zoning is as follows:

Lot/Block	Proposed Land Use	Proposed Zone
Lots 1-3	Semi-detached dwellings	R2
Lots 4-16	Single detached dwellings	R2
Block 17	Street Townhouses	R3
Block 18	Apartments	R3
Block 19	Park	OS
Block 20	Stormwater Management	OS

Technical Study Review

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

- Functional Servicing Report and Storm Water Management Report (November 2018, Revised March 2019) Cobide Engineering.
- Geotechnical Investigation (July 27, 2018) CMT Engineering Inc.
- Planning Report (November 28, 2018) Astrid J. Clos Planning Consultants.

Agency Review

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

Agency	Position	Comments
Bell Canada	No objection Subject to Conditions	In comments of May 6, 2019, Bell Canada indicated that conditions of draft approval include that the owner grant any easements that may be required for communication/telecommunication infrastructure.
Upper Grand District School Board (UGDSB)	No objection Subject to Conditions	In comments of March 22, 2019 the UGDSB indicated that development charges are applicable, and that adequate sidewalks, lighting and snow removal is provided.
Wellington Source Water Protection	No concerns	

Comments from the Township’s consulting engineer and conservation authority had not been received at time of the writing of 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 outside of the built boundary of Mount Forest and is considered a greenfield area. This large, vacant parcel of land abuts existing 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, townhouses and apartment units will also exceed the 25% affordable housing target.

Parkland Dedication

A park block has been proposed as part of the residential development with frontage along Street A. The proposed park is 0.115 ha and represents 5% of the area of the development. The Township has not advised if the preference is to acquire land for a park within the proposed draft plan of subdivision or for cash-in-lieu of parkland dedication.

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 this will form a condition of draft approval.

Wellington North Zoning By-law

The subject land is currently zoned Future Development (FD), as a result, the applicant is proposing to amend the Zoning By-law to implement the proposed Draft Plan of Subdivision for 13 single detached lots, 3 semi detached lots, 10 street townhouses and a 3 storey (12 unit) apartment building.

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.

Astrid Clos, Astrid J. Clos Planning Consultants

- Planning Report dated November 28th, 2018

Ms. Clos, Brad Wilson, developer, and Travis Burnside, Cobide Engineering Inc., were available to speak to the draft subdivision plan and zoning amendment. The area of the site is 2.31 hectares. The proposal includes 3 semi-detached lots (6 units), 13 single detached lots, 10 street townhouses and 12 apartment units within a three-storey building; for a total of 41 units. The mix of densities and housing types are required through the Provincial Policy Statement and County Official Plan. There are several zones proposed. The property is located within the Designated Greenfield Area of Mount Forest. Additional information regarding the size of the storm water management block will be provided to the Township's engineer, as requested.

CORRESPONSENCE FOR COUNCIL'S REVIEW

Environmental Planning & Regulations, Saugeen Conservation

- Letter dated March 21st, 2019

Jennifer Passy, Manager of Planning, Upper Grand District School Board

- Letter dated March 22nd, 2019 (No Objection)

Emily Vandermeulen, Risk Management Inspector, Source Water Protection Coordinator, Source Water Protection

- Email dated May 6th, 2019 (No Objection)
- Source Water Protection Map

Jim Klujber, CEO/President, Wellington North Power (No Objection)

- Letter dated May 7th, 2019

Frank Vanderloo, P. Eng., B. M. Ross and Associates Limited (Recommends Deferral)

- Letter dated May 22nd, 2019

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

No comments or questions from the floor.

COMMENTS/QUESTIONS FROM COUNCIL

Mayor Lennox asked for clarification that the Public Meeting was for two meetings. Michelle Innocente, Senior Planner, explained that the Public Meeting was a statutory meeting for both the zoning amendment and the Plan of Subdivision. Darren Jones, CBO, advised that a report will be coming to Council at a future meeting.

Councillor McCabe inquired what the timeline for stormwater management would be. Travis Burnside responded that they are hoping within the next week.

ADJOURNMENT

RESOLUTION: 03-2019

Moved: McCabe

Seconded: Yake

THAT the Public Meeting of May 29, 2019 be adjourned.

CARRIED

CLERK

MAYOR