

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING MINUTES – JULY 27, 2020 @ 7:00 P.M.  
VIA WEB CONFERENCING**

<https://www.youtube.com/watch?v=5tvAu68pobM&feature=youtu.be>

**Members Present:**

<b>Mayor:</b>	<b>Andrew Lennox</b>
<b>Councillors:</b>	<b>Sherry Burke</b>
	<b>Lisa Hern</b>
	<b>Steve McCabe</b>
	<b>Dan Yake</b>

**Staff Present:**

<b>Chief Administrative Officer:</b>	<b>Michael Givens</b>
<b>Director of Legislative Services/Clerk:</b>	<b>Karren Wallace</b>
<b>Deputy Clerk:</b>	<b>Catherine Conrad</b>
<b>Director of Finance:</b>	<b>Adam McNabb</b>
<b>Economic Development Officer:</b>	<b>Dale Small</b>
<b>Chief Building Official:</b>	<b>Darren Jones</b>
<b>Director of Operations:</b>	<b>Matthew Aston</b>
<b>Community Recreation Coordinator:</b>	<b>Mandy Jones</b>
<b>Planner:</b>	<b>Mattieu Daoust</b>
<b>Senior Planner:</b>	<b>Michelle Innocente</b>

**CALLING TO ORDER - Mayor Lennox**

Mayor Lennox called the meeting to order.

**DISCLOSURE OF PECUNIARY INTEREST**

No pecuniary interest disclosed.

**OWNERS/APPLICANT**

Johanna Baars & Patrick Van Den Eijnden

**LOCATION OF THE SUBJECT LAND**

The land subject to the proposed amendment is described as Part of Lot 33, Concession 2 and known Municipally as 7470 Second Line, Geography Township of West Garafraxa. The property is 11.9 ha (29.4 ac) in size.

**PURPOSE AND EFFECT OF THE APPLICATION**

The purpose and effect of the proposed amendment is to rezone the subject lands from Site Specific Agricultural (A-100) zone to Agricultural (A) zone. This rezoning is a condition of severance application B62/19, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the 11.9 ha (29.4 ac) agricultural parcel from the retained 5.6 ha (13.8 ac) with existing greenhouse business.

**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 July 6, 2020.

**PRESENTATIONS**

Michelle Innocente, Senior Planner, County of Wellington, Township of Wellington North reviewed her comments

- o Planning Report dated June 2, 2020

## PLANNING OPINION

The purpose of this zoning amendment is to rezone a portion of the subject lands from the current agricultural site specific zone Agricultural (A-100) to Agricultural (A). This rezoning is a condition of severance application B62/19, that was granted provisional consent by the Wellington County Land Division Committee. The consent will sever a vacant 11.9 ha (29.4 ac) from the retained 5.6 ha (13.8 ac) with existing greenhouse business (Arthur Greenhouse).

The severed parcel is proposed to be used for agricultural purposes while the retained parcel will continue to operate as a commercial greenhouse which includes the retail sale of plants grown on the property and open to the public. There is no retail use proposed on the severed parcel.

We have no objections to the proposed amendment and are satisfied that the proposal is consistent with the PPS and is in general conformity with the County of Wellington Official Plan. Planning Staff have prepared a draft Zoning By-law amendment for Council's consideration which is attached to this report.

## INTRODUCTION

The land subject to the proposed amendment is described as Part of Lot 33, Concession 2, and is municipally known as 7470 Second Line, Geographic Township of West Garafraxa. The property is approximately 17.5 ha (43.2 ac) in size. The proposal is a condition of a recent severance application on the property, B62/19. The proposed severed parcel is 11.9 ha (29.4 ac) and the retained parcel is 5.6 ha (13.8 ac) in size.

## PROPOSAL

The purpose of the application is to rezone the subject lands to Agricultural (A) to remove the existing site specific zoning that allows for the retail sale of plants. This rezoning is a condition of severance application B62/19, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a vacant 11.9 ha (29.4 ac) from the retained 5.6 ha (13.8 ac) with existing greenhouse business (Arthur Greenhouse).

## PROVINCIAL POLICY STATEMENT (PPS)

The subject property is located within a PRIME AGRICULTURAL area. Section 2.3.3.1 of the PPS states "In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses".

## GROWTH PLAN

The Growth Plan for the Greater Golden Horseshoe (GGH) provides growth management policy direction for the GGH, which includes Wellington County. All planning decisions are required to conform to the applicable policies and provisions of the Growth Plan. We are satisfied that the policies in the Growth Plan have been met and the proposed development generally conforms to the Growth Plan.

## COUNTY OFFICIAL PLAN

The subject lands are designated PRIME AGRICULTURAL, CORE GREENLANDS and GREENLANDS within the County Official Plan. Identified features include a wetland and significant wooded area. The Prime Agricultural area permits agricultural uses.

## ZONING BY-LAW

The subject lands are zoned Agricultural Site Specific (A-100) and Natural Environment (NE). This rezoning is a condition of severance application B62/19. The condition requires that the severed parcel be rezoned to Agricultural (A) to remove the retail sale of plants from the severed parcel.

Draft Zoning By-law:

A draft zoning by-law amendment has been attached to this report for public review and Council's consideration which rezones the lands to be severed as part of consent application B62/19 from site specific Agricultural (A-100) to Agricultural (A) zone. All Natural Environment (NE) areas to remain unchanged.

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

- Emily Vandermeulen, Wellington Source Water Protection
  - Email dated July 6, 2020 (No Objection)
  - Well Head Protection Area Map
- Trevor Favretto, Upper Grand District School Board
  - Email dated July 6, 2020 (No Objection)
- Laura Warner, Grand River Conservation Authority
  - Letter dated July 22, 2020 (No Objection)
  - GRCA Map

### **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 and their agent, Jeff Buisman, were present via web conferencing to answer questions pertaining to the application. Mr. Buisman commented that the zoning amendment is a condition of a severance and will remove the retail zoning from the back portion of the lands. The land will remain agricultural and will be used for nursery stock.

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

Councillor McCabe commented that he is supportive of the application and is glad to see the business is thriving.

Mayor Lennox stated that it was good to see the parcel is being kept in the agricultural zone.

### **OWNERS/APPLICANT**

350 Cork Inc.

### **LOCATION OF THE SUBJECT LAND**

The land subject to the proposed amendment is described as Part of Lot 8, RP 61R20624 (Parts 5 & 6) and known Municipally as 350 Cork St, Geographic Town of Mount Forest. The property is 0.32 ha (0.8 ac) in size.

### **PURPOSE AND EFFECT OF THE APPLICATION**

The purpose and effect of the proposed amendment is to rezone the subject land from Residential (R2) zone to Residential (R3) zone to facilitate increased density and the construction of a 6-unit row townhouse. Additional relief may be considered at this meeting.

### **NOTICE**

Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and signage posted on the subject property on July 6, 2020.

## PRESENTATIONS

Mattieu Daoust, Planner, County of Wellington, Township of Wellington North reviewed his comments

- Planning Report dated July 17, 2020

### Planning Opinion

The purpose of this zoning amendment is to rezone the subject lands from Medium Density Residential (R2) to High Density Residential (R3) to facilitate increased density and the construction of a 6-unit townhouse development.

We have no objections to the zoning amendment. The proposal is consistent with the Provincial Policy Statement and conforms to the Official Plan policies.

### INTRODUCTION

The property subject to the proposed amendment is described as Part Lot 8, RP 61R20624 (Parts 5 & 6) and is Municipally known as 350 Cork St, Geographic Township of Mount Forest. The subject lands are vacant, approximately 0.32 ha (0.8 ac) in size.

### PROPOSAL

The purpose of this zoning amendment is to rezone the subject lands from Medium Density Residential (R2) to High Density Residential (R3) to facilitate increased density and the construction of a 6-unit townhouse.

### PROVINCIAL POLICY STATEMENT (PPS)

The subject property is considered to be within a SETTLEMENT AREA. Section 1.1.3 identifies settlement areas, including urban centres such as Mount Forest, as the focus of growth and development, and their vitality and regeneration shall be promoted. Section 1.1.1 b) includes accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs.

### WELLINGTON COUNTY OFFICIAL PLAN

The property is within the Mount Forest Urban Centre and designated as Residential. "Townhouses and apartments, bed and breakfast establishments, group homes and nursing homes, may also be allowed subject to the requirements of the Zoning By-law and the applicable policies of this Plan."

Section 7.5.1 of the County Official Plan provides details on land use compatibility in Urban Centres "Urban Centres are expected to provide a full range of land use opportunities. Residential uses of various types and densities, commercial, industrial and institutional uses as well as parks and open space uses will be permitted where compatible and where services are available."

### WELLINGTON NORTH ZONING BY-LAW

The subject lands are zoned Medium Density Residential (R2). The applicants are proposing to rezone the subject lands to High Density Residential (R3) to facilitate increased density and the construction of a 6-unit row townhouse.

This application has come about as a result of "cluster townhouse residential dwelling" not being permitted within the R2 zoning provisions. Should this zone amendment be successful, the proposed townhouse project will adhere to the R3 zoning provisions.

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.

#### Draft Zoning By-law Amendment

A draft Zoning Amendment By-law amendment was prepared for public review and Council's consideration and is attached to this report. Some deficiencies have been found upon review of the site plan that need to be included in the by-law and the final by-law will be considered at the August 10, 2020 Council meeting.

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

- Emily Vandermuelen, Wellington Source Water Protection
  - Email dated July 6, 2020 (No Objection)
  - Well Head Protection Area Map
- Heather Imm, Upper Grand District School Board
  - Email dated July 9, 2020 (No Objection)
- Chris McGaughey, 790 Waterloo Street
  - Email dated July 11, 2020 (Objection)
- Erik Downing, Saugeen Conservation
  - Letter dated July 14, 2020 (No Objection)

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

The by-law will be considered at the regular council meeting to be held on August 10, 2020. Persons wishing notice of the passing of the by-law must submit a written request.

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

Joshua Albano, co-applicant, was present via web conferencing and explained that they are asking for an R3 zoning to allow a six-unit, row house, slab on grade with in-floor heating and garages for enclosed parking. This area of town already has this type of housing. They are planning to build a purpose built rental, similar to 466 Queen Street. There is a high demand for this type of housing for seniors. They have included row townhouses that residents can drive up to. This will provide more parking than what is required with more than two spots per unit and wheelchair accessible parking and visitor parking.

Peter MacKenzie, co-applicant, was present via web conferencing and stated that there is a lot of natural beauty there that they, and the neighbours, would like to keep. They will try to keep as many trees as possible where possible around the perimeter; but recognize some will have to be removed. There is a high need for this type of housing and with this rezoning they can add additional units. Whether the zoning is R2 or R3 the relief being sought is similar, mainly the setback from the creek. One of the units has been reduced in size to accommodate a further setback from the creek. A fence or buffer strip is required along adjacent properties that are not R3. They are proposing to put a privacy fence along the entire southern boundary. The final item they are requesting relief from is the common amenity space. It has been noticed that tenants are not using the common amenity space in the current building. They are proposing to build a deck at the rear of each unit instead. Tenants with mobility or sight issues are more likely step out onto their own deck where they can have conversations with their neighbours. They feel this is a good compromise and far more valuable to the tenants than having a common amenity space.

Matt Lantz, neighbour of the subject property, was present via web conferencing to express concerns of six neighbours regarding the full development of the property. The natural drainage zone consumes the whole area and then trickles out. A few of the neighbours backyards fill up with 40 to 50 feet of water to during heavy rains. There is a concern that building a retaining wall will prevent the water from draining out along the creek and there will be an expansion of the drainage zone. The development plans do not show how water will be handled. Another concern is that a six-foot fence achieves nothing if the ground level has to be raised in any way and therefore the decks would be elevated which would create a peering zone. It was noted that there was a previous attempt to deal with the creek by Brian Padfield. Mr. Lantz questions:

- Will snow removal and buildup be pushed to a shared space or impede onto other properties  
Has consideration been given to emergency vehicle access trying to navigate around the creek as well as concern with the creek border where the retaining wall will be placed.
- Will there be sufficient railings or something to prevent falling into the creek
- Should the plan go ahead as proposed what are the next steps to counter point if the need arises?

Mr. MacKenzie stated that most of the neighbours concerns with storm water will be addressed in site plan control. They rely on engineers and planners to let us know it's a good plan and will work. He and Mr. Albano have similar concerns regarding water.

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

Councillor Yake expressed concern with traffic flow as there is a lot of traffic on the street now with the park and sports complex. People park on the street and the grass across the road making it a tight squeeze for emergency vehicles. Until they see is a footprint of a building and what it is going to look like it's difficult to make an assessment.

Mayor Lennox asked for staff to confirm that the issues raised regarding drainage and emergency access, tree removal and snow management are normally reviewed and designed during the site plan process. Darren Jones, CBO, provided that emergency access is specified in the Building Code and will be reviewed by the Building Department and Emergency Services. Storm water and snow removal are designed by the applicants engineer and peer reviewed by the Township engineer. Buffering and common amenity areas are reviewed through the Wellington County Planning Department.

#### **ADJOURNMENT**

RESOLUTION: 002-2020

Moved: Councillor Hern

*Seconded: Councillor Yake*

*THAT the Public Meeting of July 27, 2020 be adjourned at 7:33 pm.*

CARRIED

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CLERK

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MAYOR