

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING MINUTES – AUGUST 10, 2020 @ 7:00 P.M.  
VIA WEB CONFERENCING

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

**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  
**Director of Finance:** Adam McNabb  
**Economic Development Officer:** Dale Small  
**Chief Building Official:** Darren Jones  
**Director of Operations:** Matthew Aston  
**Community Recreation Coordinator:** Mandy Jones  
**Human Resources Manager:** Chanda Riggi  
**Planner:** Mattieu Daoust  
**Senior Planner:** Michelle Innocente

**CALLING TO ORDER - Mayor Lennox**

Mayor Lennox called the meeting to order.

**DISCLOSURE OF PECUNIARY INTEREST**

No pecuniary interest disclosed.

**OWNERS/APPLICANT**

Edward E. Watt

**LOCATION OF THE SUBJECT LAND**

The land subject to the proposed amendment is described as Part Mill Property Mitchell's Survey, RP 61R20240 (Parts 7-3) and known Municipally as 200-240 Francis St E, Geography Township of Arthur. The property is 1.01 ha (2.5 ac) in size.

**PURPOSE AND EFFECT OF THE APPLICATION**

The purpose of the amendment is to remove the holding symbol and rezone the subject lands from R1C(H) to R2 to allow for future residential development. 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 stormwater management plan has been completed, in consultation with the Grand River Conservation Authority.

**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 20, 2020.

## PRESENTATIONS

- Matthieu Daoust, Planner, County of Wellington, Township of Wellington North
  - Planning Report dated July 24, 2020

### PLANNING OPINION

The purpose of this zoning amendment is to rezone the subject lands from Low Density Residential Holding ((H)R1C) to Medium Density Residential (R2) to facilitate future residential development.

Concurrently, the applicant is seeking to remove the holding symbol (H) on the subject lands. The Holding Symbol has been applied to the property until sufficient municipal water and sewer capacity is available. If this application is successful and the holding is removed, the regulations of the Medium Density Residential (R2) zone, and all other applicable regulations of the Township of Wellington North Zoning By-law 66-01, shall apply to the subject land.

We have no objections to the zoning amendment provided that the Grand River Conservation Authority (GRCA) have no concerns. The proposal is consistent with the Provincial Policy Statement and conforms to the Official Plan policies. The Township staff has indicated there is sufficient municipal water and sewer capacity available to accommodate the future residential development on the subject lands.

### INTRODUCTION

The property subject to the proposed amendment is described as Part Mill Property Mitchell's Survey, RP 61R20240 (Parts 7-3) and is Municipally known as 200-240 Francis St E, Geographic Town of Arthur. The subject lands are vacant, approximately 1.01 ha (2.5 ac) in size.

### PROPOSAL

The purpose of this zoning amendment is to remove the holding symbol and rezone the subject lands from R1C(H) to R2 to allow for future residential development.

### 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 Arthur, 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 Arthur Urban Centre and designated as Residential and Core Greenland. "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."

The Urban Core Greenland designation makes reference to GRCA regulated Hazard Lands. Section 5.4.3 of the County Official Plan addresses Hazard Lands and provides direction for development in these areas. Section 5.6.1 notes that within the Core Greenland other uses

permitted in the underlying designation may be permitted, provided there are no negative impacts on significant features and functions and no significant negative impacts on other Greenland features and functions; the policies of Section 5.4.3 regarding development on hazard lands are met and the development conforms to the underlying designation.

Through the severance of the proposed lands, a preliminary geotechnical investigation and slope stability study was completed in 2011 to address GRCA requirements raised through the severance applications. GRCA provided comments (2013) indicating no objection to the proposed residential severances provided that the appropriate setback from the engineered top of slope and site preparation be completed in accordance with the aforementioned environmental study. This can be addressed at the building permit stage.

Additionally, Section 13.8.2 of the County Official Plan was applied “A legally established use which does not conform with the policies of an Official Plan may be recognized as a permitted use in the Zoning By-law in accordance with its current use and performance standards. A Council may also consider zoning the property to allow a similar or more compatible use or to provide for a limited expansion of the current use.”

#### WELLINGTON NORTH ZONING BY-LAW

The subject lands are zoned Low Density Residential ((H)R1C) and Natural Environment (NE). The applicants are proposing to rezone the subject lands to Medium Density Residential (R2) to facilitate increased density and to remove the holding on the subject lands.

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 Grand River Conservation Authority. The Township staff has indicated there is sufficient municipal water and sewer capacity available to accommodate the future residential development on the subject lands.

Upon speaking with the owners of the land, it is their intention to sell the subject land to a developer. The R2 zoning would provide more flexibility to the prospective buyer, in turn higher marketability for the current owners.

#### DRAFT ZONING BY-LAW AMENDMENT

A draft Zoning By-law amendment has been prepared for public review and Council’s consideration.

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

- Emily Vandermeulen, Risk Management Inspector/Source Water Protection Coordinator, Wellington Source Water Protection
  - Email & Map dated July 20, 2020 (No Objection)
- Heather Imm, Senior Planner, Upper Grand District School Board
  - Letter dated July 24, 2020 (No Objection)
- Keith Harris
  - Email dated July 28, 2020 (In Support)
- Laura Warner, Resource Planner, Grand River Conservation Authority
  - Plan Review Report dated August 7, 2020 (no objection)
- Pasquale Costanzo, Engineering Technologist, County of Wellington Engineering Services
  - no objection

### **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**

There were no comments or questions from the floor.

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

Mayor Lennox commented that the applicant is planning on selling the property to a developer who is eager to having zoning in place to allow them to proceed.

### **ADJOURNMENT**

RESOLUTION: 003-2020

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Public Meeting of August 10, 2020 be adjourned at 7:13 pm.

CARRIED

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**CLERK**

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**MAYOR**