

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

**HOW TO JOIN**

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/83000501504>

Description: Public Meeting Under the Planning Act

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

855 703 8985 (Toll Free)

Webinar ID: 830 0050 1504

**PAGE  
NUMBER**

**CALLING TO ORDER - Mayor Lennox**

**DISCLOSURE OF PECUNIARY INTEREST**

**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. *The location is shown on the map attached.*

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**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
  - Planning Report dated June 2, 2020

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**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

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11

12



- Letter dated July 22, 2020 (No Objection) 13
- GRCA Map 15

## **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**

## **COMMENTS/QUESTIONS FROM COUNCIL**

## **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. *The location is shown on the map attached.*

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## **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 posted on the subject property on July 6, 2020.

## **PRESENTATIONS**

- Mattieu Daoust, Planner, County of Wellington, Township of Wellington North
  - Planning Report dated July 17, 2020 17

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

- Emily Vandermuelen, Wellington Source Water Protection
  - Email dated July 6, 2020 (No Objection) 23
  - Well Head Protection Area Map 24
- Heather Imm, Upper Grand District School Board
  - Email dated July 9, 2020 (No Objection) 25
- Chris McGaughey, 790 Waterloo Street
  - Email dated July 11, 2020 (Objection) 26
- Erik Downing, Saugeen Conservation
  - Letter dated July 14, 2020 (No Objection) 28

## **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**

**COMMENTS/QUESTIONS FROM COUNCIL**

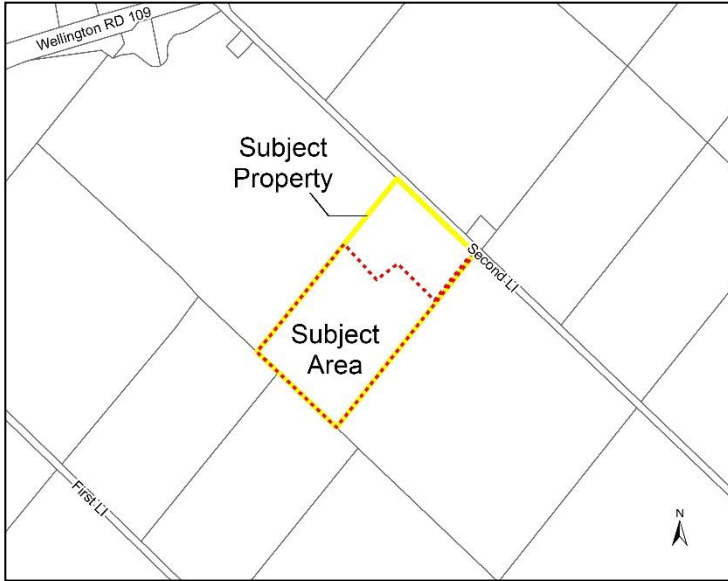
**ADJOURNMENT**

Recommendation:

THAT the Public Meeting of July 27, 2020 be adjourned at \_\_\_\_\_ pm.



JOHANNA BAARS & PATRICK VAN DEN EIJNDEN







## **PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH**

Prepared by the County of Wellington Planning and Development  
Department

**DATE:** June 2, 2020  
**TO:** Mike Givens, C.A.O.  
Township of Wellington North  
**FROM:** Michelle Innocente, Senior Planner  
County of Wellington  
**SUBJECT:** **Johanna Baars & Patrick Van den Eijnden**  
**7470 Second Line (Township of Arthur)**  
**Zoning By-law Amendment**

### **PLANNING OPINION**

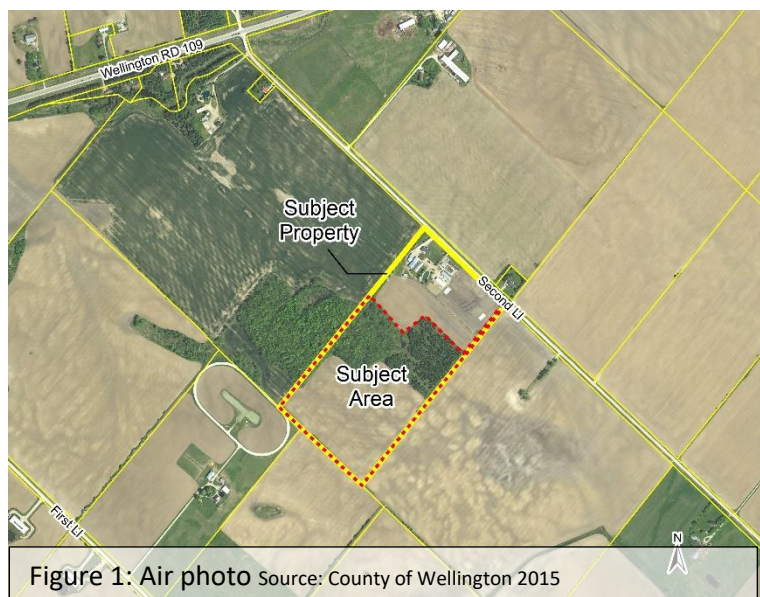
The purpose of this zoning amendment is to rezone a portion of the subject lands from the current agricultural site specific zone Agricultural (A-100) to Agricultural (A). This rezoning is a condition of severance application B62/19, that was granted provisional consent by the Wellington County Land 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. The location of the property is shown on Figure 1.





## **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).

## **PROVINAL 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.

Respectfully submitted  
County of Wellington Planning and Development Department



Michelle Innocente, RPP  
Senior Planner



**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH**

**BY-LAW NUMBER \_\_\_\_\_.**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01  
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH**

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Schedule 'A' Map 1 to By-law 66-01 is amended by changing the zoning on lands described as Part Lot 33, Concession 2, is municipally known as 7470 Second Line, as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural Exception (A-100) to Agricultural (A)**;
2. THAT except as amended by this By-law, the land shall be subject to all applicable regulations of Zoning By-law 66-01, as amended; and,
3. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

\_\_\_\_\_.

MAYOR

\_\_\_\_\_.

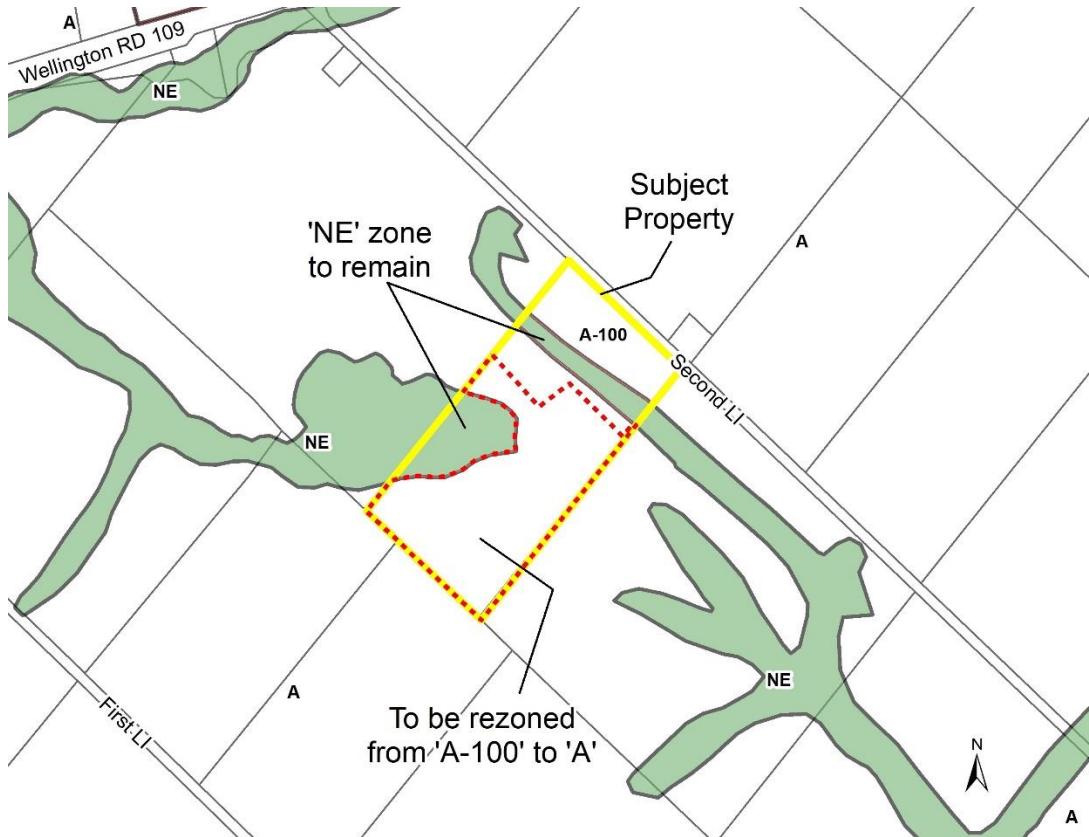
CLERK



**THE TOWNSHIP OF WELLINGTON NORTH**

**BY-LAW NO. \_\_\_\_\_**

**Schedule "A"**



**To be rezoned from Agricultural Exception (A-100) to Agricultural (A)**

This is Schedule "A" to By-law\_\_\_\_\_.

Passed this \_\_\_\_ day of \_\_\_\_\_2020

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



## EXPLANATORY NOTE

BY-LAW NUMBER \_\_\_\_\_.

### THE LOCATION OF THE SUBJECT LANDS

The land subject to the proposed amendment is described Part Lot 33, Concession 2, and is Municipally known as 7470 Second Line, West Garafraxa. The property is approximately 17.5 ha (43.2 ac) in size.

**THE PURPOSE AND EFFECT** of the proposed amendment 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).



**From:** Emily Vandermeulen <EVandermeulen@centrewellington.ca>  
**Sent:** July 6, 2020 12:29 PM  
**To:** Tammy Pringle  
**Cc:** Source Water  
**Subject:** RE: NOTICE OF PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE ZONING BY-LAW 66-01: Johanna Baars & Patrick Van Den Eijnden  
**Attachments:** WHPA\_Map\_SecondLine\_7470.pdf

Hi Tammy,

Thank you for providing the above referenced application for review. I have reviewed the application and can confirm that the property is located in a WHPA –D (25 year time-of-travel) and therefore, the application can be screened out and no notice is required pursuant to the *Clean Water Act*.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

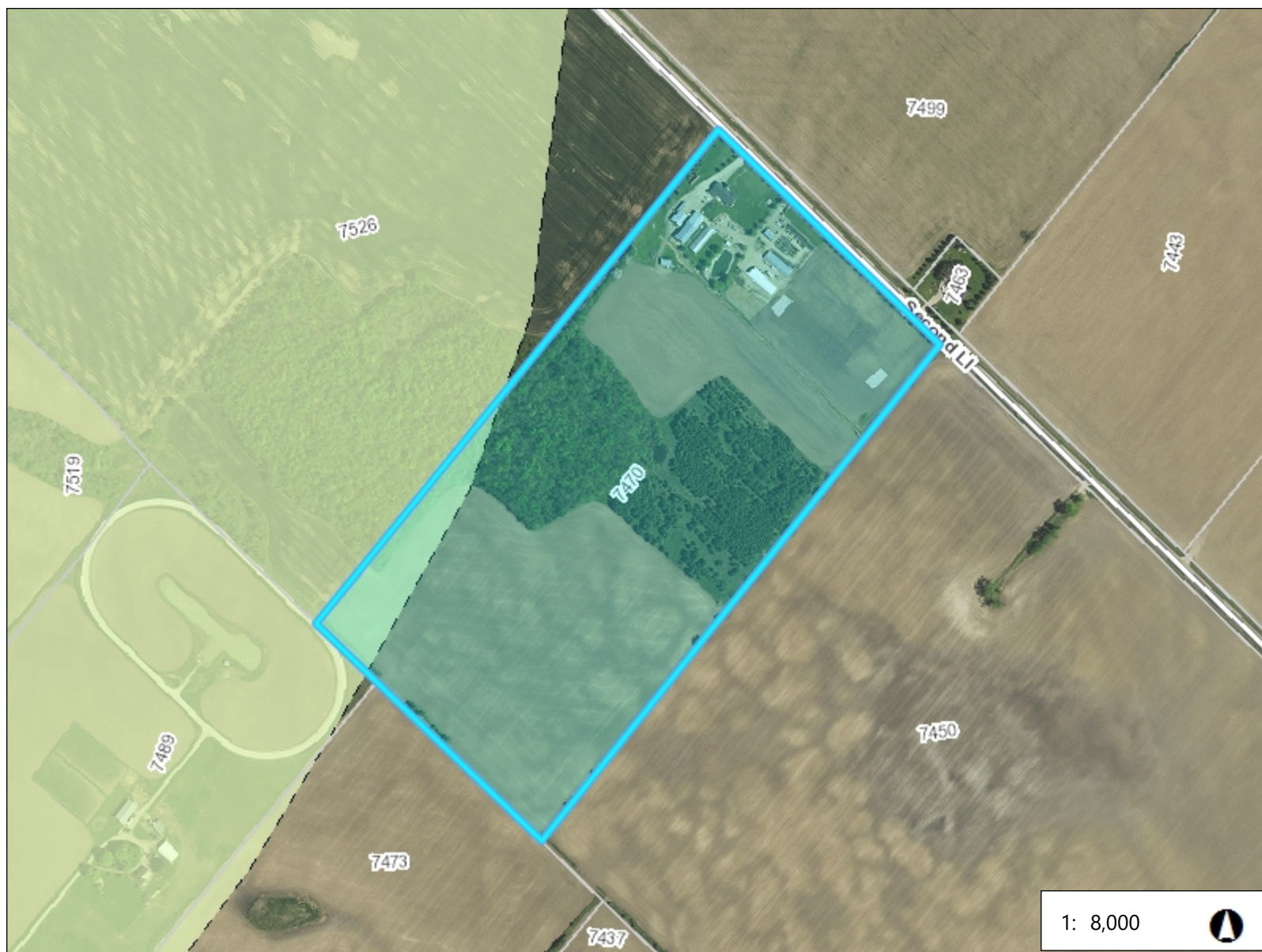
If you have any further questions regarding this application, or in the event of any technical problem with the email or attachments, please contact me.

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0  
519.846.9691 x365 | [evandermeulen@centrewellington.ca](mailto:evandermeulen@centrewellington.ca) | [www.wellingtonwater.ca](http://www.wellingtonwater.ca)  
Toll free: 1.844.383.9800

*In the midst of a rapidly changing situation, the Township of Centre Wellington has closed all Township facilities to the public to limit the spread of COVID-19. The Township of Centre Wellington will continue to deliver minimal operations and essential services to our community. We know this is a difficult time for many people and thank you for your patience. Wellington Source Water Protection's offices are located within the Township of Centre Wellington offices. Please note that I am currently working remotely, and available to communicate by phone or email.*





1: 8,000



0.4 0 0.20 0.4 Kilometers



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Includes material © 2016 of the Queen's Printer for Ontario. All rights reserved.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

## Legend

- Parcels
- Roads**
  - Local Road
  - County Road
  - Highway
- Waterbodies
- Watercourses
- Urban Centres and Hamlets
- Ontario - Municipalities
- Well Locations
- Wellhead Protection Area Boundaries**
  - A
  - B
  - C
  - D
- Vulnerability Score**
  - 10
  - 8
  - 2, 4, 6 (A, B or C)
  - 2, 4, 6 (D)
- RoadsLookup**

## Notes



**From:** municipal circulations <municipal.circulations@ugdsb.on.ca>  
**Sent:** July 6, 2020 3:43 PM  
**To:** Tammy Pringle  
**Subject:** Re: NOTICE OF PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE  
ZONING BY-LAW 66-01: Johanna Baars & Patrick Van Den Eijnden

Hi Tammy,

The UGDSB has no concerns with this application.

Thanks,

Trevor Favretto, RPP

Municipal Circulations - Planning Department  
Upper Grand District School Board  
500 Victoria Road North  
Guelph, ON N1E 6K2  
Tel. (519) 822-4420





400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844 Online: [www.grandriver.ca](http://www.grandriver.ca)

**PLAN REVIEW REPORT: Township of Wellington North  
Tammy Pringle, Development Clerk**

**DATE:** July 22, 2020

**YOUR FILE:** 7470 Second Line

**RE:** **Application for Zoning By-law Amendment**  
7470 Second Line, Township of Wellington North

**GRCA COMMENT:\***

The Grand River Conservation Authority (GRCA) has no objection to the proposed zoning by-law amendment.

**BACKGROUND:**

**1. Resource Issues:**

Information currently available at this office indicates that the subject parcel contains wetland and the regulatory allowance to this feature.

**2. Legislative/Policy Requirements and Implications:**

It is our understanding that the amendment is only to change those lands currently designated as Site Specific Agricultural (A-100) to Agricultural (A) and that the lands designated as Natural Environment will remain unchanged. Consequently, GRCA staff do not anticipate any negative impacts on the identified features as a result of this application.

Due to the presence of the above-noted features, a portion of the subject lands are regulated by the GRCA under the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06). Any future development or site alteration within the regulated area will require a permit from our office.

**3. Additional Information/Suggestions provided in an advisory capacity:**

The applicant was previously invoiced on the related application B62-19. As plan review applications that fall into one or more categories will be charged one fee at the highest rate, a GRCA plan review fee is not required for processing this application.

We trust the above information is of assistance. Should you have any further questions please contact the undersigned at 519-621-2763 extension 2231.

Yours truly,

A handwritten signature in black ink, appearing to read "Laura Warner".

Laura Warner  
Resource Planner  
Grand River Conservation Authority



cc: Johanna Baars and Patrick Van Den Eijnden (email)  
Jeff Buisman, Van Harten Surveying (email)

- ***These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.***





## 7470 Second Line

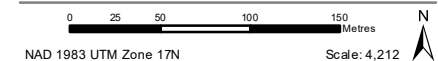


### Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
  - Engineered
  - Estimated
  - Approximate
  - Special Policy Area
- Slope Valley (GRCA)
  - Steep
  - Oversteep
  - Steep
- Slope Erosion (GRCA)
  - Oversteep
  - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

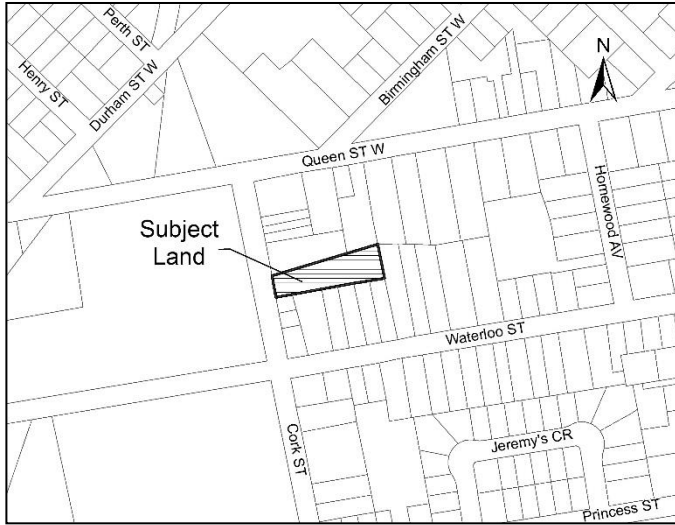
This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.  
The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>





350 CORK INC.







## **PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH**

Prepared by the County of Wellington Planning and Development  
Department

**DATE:** July 17, 2020  
**TO:** Mike Givens, C.A.O.  
Township of Wellington North  
**FROM:** Matthieu Daoust, Planner  
County of Wellington  
**SUBJECT:** **350 Cork St, Mount Forest**  
**Zoning By-law Amendment**

### **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 Town of Mount Forest. The subject lands are vacant, approximately 0.32 ha (0.8 ac) in size. The location of the property is shown on Figure 1.

### **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 rezoned 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 By-law amendment has been prepared for public review and Council's consideration, and is attached to this report.

Respectfully submitted

County of Wellington Planning and Development Department

A handwritten signature in black ink, reading "Matthieu Daoust". The signature is written in a cursive style with a large, stylized 'M' and 'D'.

---

Matthieu Daoust, Planner



**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH**  
**BY-LAW NUMBER \_\_\_\_\_.**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01**  
**BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH**

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Schedule 'A-3' of By-law 66-01 is amended by changing the zoning on lands described as Part Lot 8, RP 61R20624 (Parts 5 & 6), and is Municipally known as 350 Cork Street, Geographic Town of Mount Forest, as shown on Schedule "A" attached to and forming part of this By-law from **Residential (R2)** to **Residential (R3)**;
2. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
3. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. \_\_\_\_\_

Schedule "A"



This is Schedule "A" to By-law \_\_\_\_\_.

Passed this \_\_\_\_ day of \_\_\_\_\_ 2020

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



## **EXPLANATORY NOTE**

**BY-LAW NUMBER \_\_\_\_\_.**

### **THE LOCATION OF THE SUBJECT LANDS**

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 property is approximately 0.32 ha (0.8 ac) in size and currently zone Medium Density Residential (R2).

**THE PURPOSE AND EFFECT** of the proposed amendment is to rezone the subject lands from Medium Density Residential (R2) zone to High Density Residential (R3) zone to facilitate increased density and the construction of a 6-unit row townhouse.



**From:** Emily Vandermeulen <EVandermeulen@centrewellington.ca>  
**Sent:** July 6, 2020 12:31 PM  
**To:** Tammy Pringle  
**Cc:** Source Water  
**Subject:** RE: NOTICE OF PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE ZONING BY-LAW 66-01: 350 Cork Inc.  
**Attachments:** WHPA\_Map\_Cork\_350.pdf

Hi Tammy,

Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, or in the event of any technical problem with the email or attachments, please contact me.

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0  
519.846.9691 x365 | [evandermeulen@centrewellington.ca](mailto:evandermeulen@centrewellington.ca) | [www.wellingtonwater.ca](http://www.wellingtonwater.ca)  
Toll free: 1.844.383.9800

*In the midst of a rapidly changing situation, the Township of Centre Wellington has closed all Township facilities to the public to limit the spread of COVID-19. The Township of Centre Wellington will continue to deliver minimal operations and essential services to our community. We know this is a difficult time for many people and thank you for your patience. Wellington Source Water Protection's offices are located within the Township of Centre Wellington offices. Please note that I am currently working remotely, and available to communicate by phone or email.*





### Legend

- Parcels
- Roads**
  - Local Road
  - County Road
  - Highway
- Waterbodies
- Watercourses
- Ontario - Municipalities
- Well Locations
- Wellhead Protection Area Boundary**
  - A
  - B
  - C
  - D
- Vulnerability Score**
  - 10
  - 8
  - 2, 4, 6 (A, B or C)
  - 2, 4, 6 (D)
- RoadsLookup**

### Notes

0.1 0 0.03 0.1 Kilometers

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018





# UPPER GRAND DISTRICT SCHOOL BOARD

TOWNSHIP OF WELLINGTON NORTH PUBLIC MEETING - July 27, 2020

Planning Department

Board Office: 500 Victoria Road N. Guelph, ON N1E 6K2

Email: [planning.info@ugdsb.on.ca](mailto:planning.info@ugdsb.on.ca)

Tel: 519-822-4420 ext. 821 or Toll Free: 1-800-321-4025

9 July 2020

PLN: 20-042

File Code: R14

Tammy Pringle  
Development Clerk  
Township of Wellington North  
7490 Sideroad 7  
Kenilworth, ON N0G 2E0

Dear Ms. Pringle;

**Re: 03-2020**  
**350 Cork Street, Mount Forest**

Planning staff at the Upper Grand District School Board has received and reviewed the above noted application for a zoning by-law amendment to facilitate the construction of a 6-unit row townhouse.

Please be advised that the Planning Department **does not object** to the proposed application, subject to the following conditions:

- That Education Development Charges shall be collected prior to the issuance of a building permit(s).
- That the developer shall agree in the condominium declaration and site plan agreement to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease:

*"In order to limit liability, public school buses operated by the Service de transport de Wellington-Dufferin Student Transportation Services (STWDSTS), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up students, and potential busing students will be required to meet the bus at a congregated bus pick-up point."*

Sincerely,

**Upper Grand District School Board**

Heather Imm, RPP

Senior Planner

[heather.imm@ugdsb.on.ca](mailto:heather.imm@ugdsb.on.ca)

## Upper Grand District School Board

• Martha MacNeil; Chair  
• Mark Bailey

• Barbara Lustgarten Evoy; Vice-Chair  
• Jen Edwards

• Jolly Bedi  
• Mike Foley

• Linda Busuttil  
• Robin Ross

• Gail Campbell  
• Lynn Topping



**From:** Chris McGaughey <lungelinecowboy@yahoo.ca>  
**Sent:** July 11, 2020 4:38 PM  
**To:** Tammy Pringle  
**Subject:** 350 Cork Street

Good afternoon Tammy;

I am responding to the notice of public meeting on July 27, 2020 regarding the zoning amendment to 350 Cork Street in Mount Forest, Ontario from a R2 to R3. I will not be able to attend this meeting online but would like my comments to be submitted for the meeting. Noelle Jones and myself, Christopher McGaughey, have a property on 790 Waterloo Street. We are on the south side of Waterloo Street and not directly abutting this piece of property.

We are opposed to the by-law amendment for a couple of reasons. We would like some of our concerns taken into account when the township makes this decision.

Reasons for opposition:

-I can not think of or see any r3 zoning areas near this property. All neighbours and newly built homes (that have been built near this property) have had to conform to r2 standards with the exception of minor variances.

-I do not feel access to the townhouses, if off of Cork Street, is adequate for the safety of pedestrians or traffic that frequents the Sportsplex. A problem that has occurred on Cork Street is the amount of cars parking on the east side of the street due to the new houses being built only allowing one car parking. This has had neighbours parking their cars on the road and in the west field of Cork Street. This problem is only going to be amplified once houses are built on the west side of Cork Street directly across from this property. Once those houses are built the cars that park in the field are now also going to be parking on the road as well. Which is going to cause an issue in the winter when no one is allowed to park on the street. I think parking spaces need to be a top priority when building these new houses. We are a commuter town building new houses with one car driveways. These houses often at times have up to three cars and do not use their garages for any parking. This is going to cause the increased traffic coming out of 350 Cork Street to not have a clear line of sight onto the road with the amount of cars parking there. Not to mention the amount of kids that walk to the skate park and Sportsplex. Will the lot that wants to build townhouses have adequate parking or will they also be parking on the road?

-The neighbours who abut onto this property have enjoyed large beautiful private backyards. This new construction will eliminate a ton of trees and change the entire look of the neighbourhood. Even for ourselves to look out our living room window or the view from the front of the house is quite beautiful and private.

We can all say at the end of the day that the decisions that are passed by the township do not affect the neighbours at all. However, is it coincidence that when a project gets



the go ahead that changes the neighbourhood how there is always a couple of houses sold within the year that abut those properties? I understand Mount Forest's decision to not build outward and to try and build inward within our community. We need to really ask ourselves if greed is worth destroying a community over. The only people that benefit from townhouses or jam packed lots are the township and the builders. The increased revenue from taxes by having so many people live on one lot, and the increased revenue of being able to sell so many homes on one lot looks quite appealing. Yet once these places are built no one from the township or the person that built these properties lives beside it. We need to keep in mind as much as Ontario is pushing certain agendas on how we are building that we are not Toronto. Many of us like myself have lived in Wellington North all of our life. We enjoy the quiet peaceful private neighbourhood we have. Let's retain that and not let monetary gain destroy it. There is some great examples of neighbourhood conformity blended with today's needs just south of Waterloo Street on Cork Street. Recently built semi-detached homes that are beautiful, private, and fit right in. No one enjoys drastic changes and there has to be some give and take. These homes are perfect examples of this for our area.

If you could reply back to this email to acknowledge its receipt that would be great.

Thank you for your time,

Chris McGaughey and Noelle Jones  
790 Waterloo Street  
Mount Forest, Ontario  
N0G 2L3





1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0  
Tel 519-367-3040, Fax 519-367-3041, [publicinfo@svca.on.ca](mailto:publicinfo@svca.on.ca), [www.svca.on.ca](http://www.svca.on.ca)

July 14, 2020

Tammy Pringle  
Township of Wellington North  
7490 Sideroad 7 W  
P.O. Box 125  
Kenilworth, ON  
N0G 2E0

ATTENTION: Tammy Pringle

Dear Mrs. Pringle:

RE: Proposed Zoning By-Law Amendment  
350 Cork Street,  
Part Park Lot 4, South of Durham St. East of Main St.  
Geographic Town of Mount Forest  
Township of Wellington North

The Saugeen Valley Conservation Authority (SVCA) has reviewed the above-noted proposal, and the following comments are offered. SVCA staff provided comments dated November and February 2015 regarding the subject property and related stormwater management reports. Please refer to those letters for more details on the subject property. No natural hazards or significant natural heritage features are applicable to the subject property.

Previous drainage reports indicate that the existing culvert under Cork Street, in a Hurricane Hazel flood event standard for the site, will convey that event and not overtop Cork St. assuming the surrounding roadway network is the catchment area, and the input pipe in the eastern portion of the lot is flowing full. Also, the proposed development's lowest exterior opening would be at or above the lowest elevation of Cork St. and will have little impact on stormwater for the area given the limited development proposed. The drainage plan and recommendations for the proposed development are acceptable to the SVCA for this development, therefore. That report could be updated to represent to additional impermeable area proposed with this development if the township of Wellington North requires but SVCA staff assume such influence would be minor.

As the drainage report is satisfactory to the SVCA Condition #8 associated with Wellington County Application for Consent B8/14 was satisfied in the opinion of SVCA. Also, Condition #8 of B157/13 and 158/13 had been previously satisfied.

The SVCA's Regulation is not applicable to this property or this urban drainage feature. Permission from the SVCA is not required for this development although SVCA staff recommend that the channel not be altered at all as such would not be consistent with the stormwater report. Should questions arise, do not hesitate to contact this office.



Watershed Member Municipalities  
Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,  
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,  
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,  
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey



Wellington North  
July 14, 2020  
Proposed Zoning By-Law Amendment  
Page 2 of 2

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Erik Downing', with a long horizontal flourish extending to the right.

Erik Downing  
Manager, Environmental Planning & Regulations  
Saugeen Conservation

ED/

cc: Steve McCabe, SVCA Director, via email  
Darren Jones, CBO, via email