

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING – AUGUST 10, 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/89599045108>

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: 895 9904 5108

**PAGE
NUMBER**

CALLING TO ORDER - Mayor Lennox

DISCLOSURE OF PECUNIARY INTEREST

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

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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

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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) 11
- Heather Imm, Senior Planner, Upper Grand District School Board
 - Letter dated July 24, 2020 (No Objection) 13
- Keith Harris
 - Email dated July 28, 2020 (In Support) 14

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

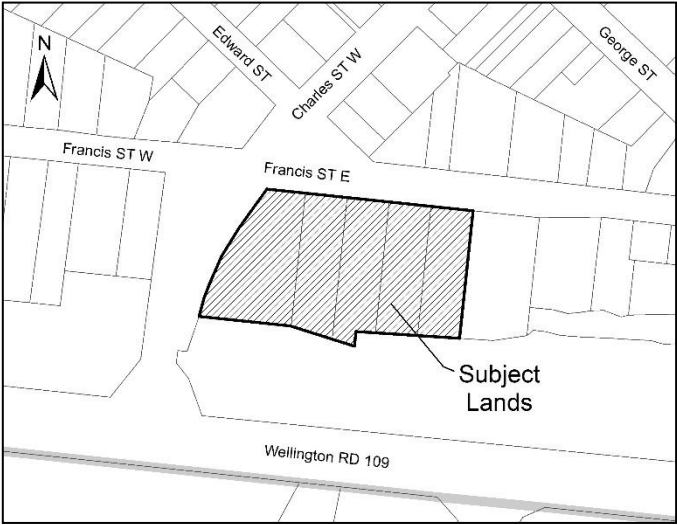
COMMENTS/QUESTIONS FROM COUNCIL

ADJOURNMENT

Recommendation:

THAT the Public Meeting of August 10, 2020 be adjourned at ____ pm.

EDWARD E. WATT





PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development
Department

DATE: July 24, 2020
TO: Mike Givens, C.A.O.
Township of Wellington North
FROM: Matthieu Daoust, Planner
County of Wellington
SUBJECT: **200-240 Francis St E, Arthur**
Zoning By-law Amendment

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. The location of the property is shown on Figure 1.

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.



Figure 1: Aerial Photo

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, and is attached to this report.

Respectfully submitted

County of Wellington Planning and Development Department

A handwritten signature in black ink, appearing to read "Matthieu Daoust". The signature is written in a cursive, flowing style.

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-2' of By-law 66-01 is amended by changing the zoning on lands 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, as shown on Schedule "A" attached to and forming part of this By-law from **Holding Residential ((H)R1C)** to **Residential (R2)**;
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

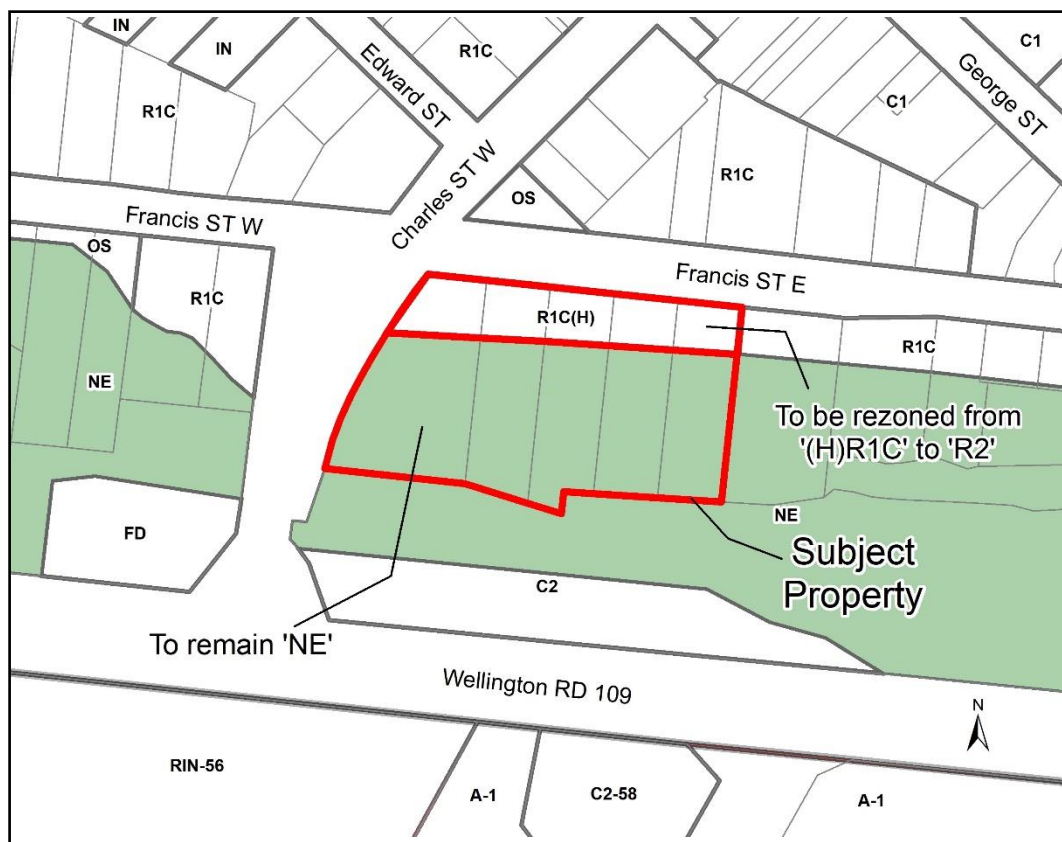
MAYOR

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 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 and currently zoned Holding Low Density Residential ((H)R1C).

THE PURPOSE AND EFFECT of the proposed amendment is to rezone the subject lands from Holding Low Density Residential ((H)R1C) to Medium Density Residential (R2) to facilitate increased density.

From: Emily Vandermeulen <EVandermeulen@centrewellington.ca>
Sent: July 20, 2020 10:11 AM
To: Tammy Pringle
Cc: Source Water
Subject: RE: NOTICE OF A PUBLIC MEETING TO CONSIDER A ZONING BY-LAW AMENDMENT: Edward Watt
Attachments: WHPA_Map_FrancisE_200-240.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*.

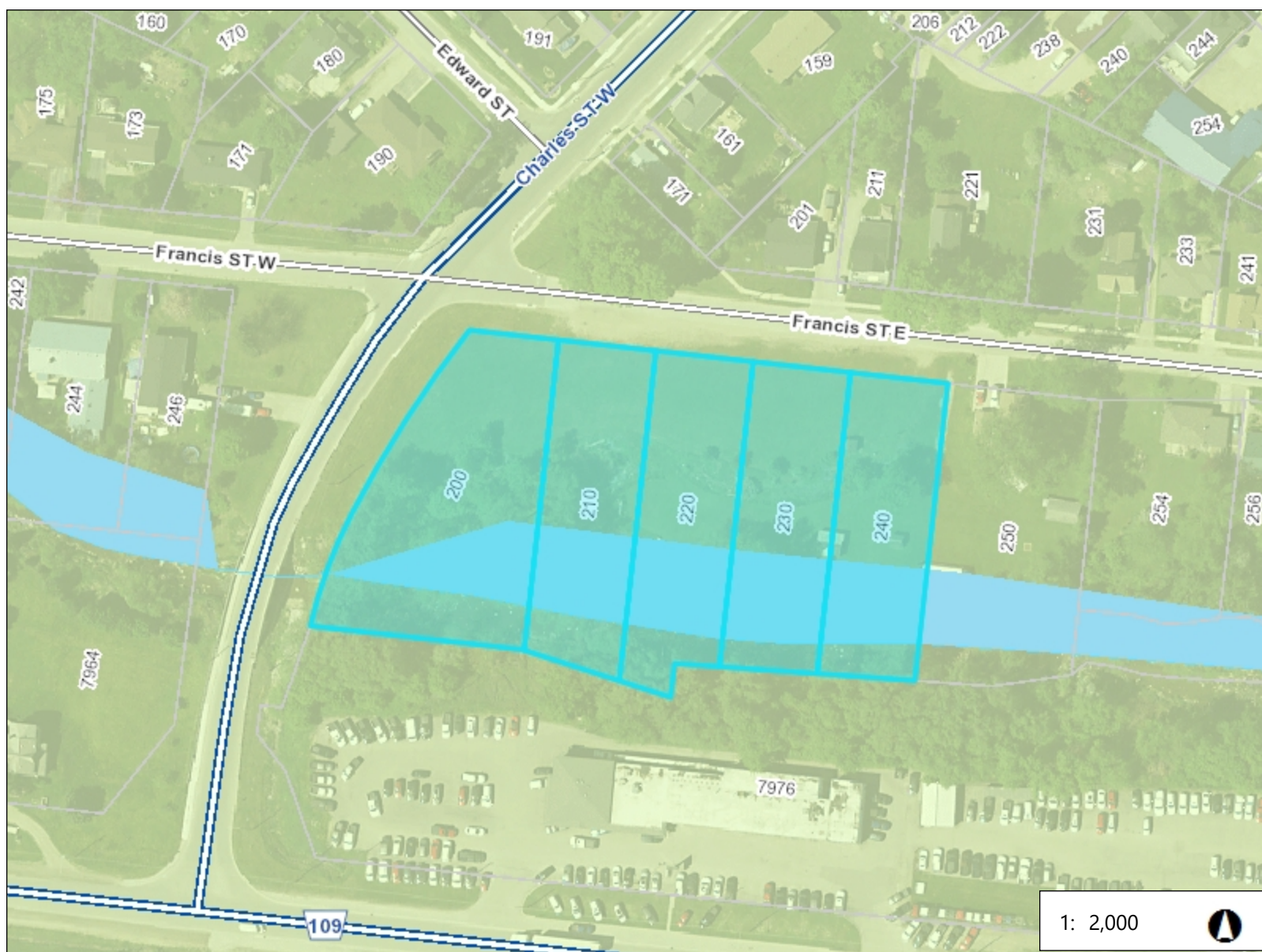
I have attached a map showing the property and Wellhead Protection Areas for your reference.

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 | 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
- 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

0.1 0 0.05 0.1 Kilometers



UPPER GRAND DISTRICT SCHOOL BOARD

TOWNSHIP OF WELLINGTON NORTH PUBLIC MEETING: August 10, 2020
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Planning Department

Board Office: 500 Victoria Road N. Guelph, ON N1E 6K2
Email: planning.info@ugdsb.on.ca
Tel: 519-822-4420 ext. 821 or Toll Free: 1-800-321-4025

24 July 2020

PLN: 20-049
File Code: R14

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

Dear Ms. Pringle;

Re: 05/2020
200-240 Francis Street East, Arthur

Planning staff at the Upper Grand District School Board has received and reviewed the above noted application for a Zoning By-law Amendment to allow for a future residential development.

The UGDSB reserves the right to provide additional comments on further submissions.

The Board requests that the following condition be imposed:

- That Education Development Charges shall be collected prior to the issuance of a building permit(s).

Sincerely,
Upper Grand District School Board

Heather Imm, RPP
Senior Planner
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: Keith H <kikimaplesweet@gmail.com>
Sent: July 28, 2020 2:26 PM
To: Tammy Pringle
Subject: Re: Zoning by law Amendment 200-240 Francis St E

Greetings

As a neighbour that has a great view of this property, I strongly support the removal of the holding symbol and the rezoning these subject lands to R2.

Keith Harris
212 George St, Arthur, ON N0G 1A0
519-820-9663

On Tue, Jul 28, 2020 at 2:22 PM Tammy Pringle <tpringle@wellington-north.com> wrote:

Thank you for your email. Could you please send it with your name and address included?



Tammy Pringle

Development Clerk, Township of Wellington North

519.848.3620 ext. **4435** | 7490 Sideroad 7 W, PO Box 125, Kenilworth, ON N0G 2E0



Focused on Building Capacity

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