

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING – TUESDAY, OCTOBER 13, 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/85006491391>

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: 850 0649 1391

**PAGE
NUMBER**

CALLING TO ORDER - Mayor Lennox

DISCLOSURE OF PECUNIARY INTEREST

OWNERS/APPLICANT

2574574 Ontario Inc.

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Park Lot 3, S/S Birmingham Street and located just west of the property at 475 Wellington St E, Geographic Town of Mount Forest. The property is 2.32 ha (5.73 ac) in size. *The location is shown on the map attached.*

4

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 September 18, 2020.

PRESENTATIONS

- Matthieu Daoust, Planner, County of Wellington, Township of Wellington North
 - Planning Report dated October 2, 2020

5

CORRESPONDENCE FOR COUNCIL'S REVIEW

- Heather Imm, Senior Planner, Upper Grand District School Board
 - Letter Dated September 23, 2020 (No Objection)
- Emily Vandermeulen, Risk Management Inspector, Wellington Source Water Protection
 - Email dated September 25, 2020 (No Objection)
 - Well Head Protection Area Map
- Michael Oberle, Environmental Planning Technician, Saugeen Conservation
 - Letter dated October 7, 2020 (No Objection)

11

12

13

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

OWNERS/APPLICANT

2073022 Ontario Inc.

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as WEST LUTHER CON 1 PT LOT 1; CHADWICK AND ANDERSON'S; SURVEY PLAN 120 LOTS 118 TO; 121 PT LOTS 110 TO 113 122; 169 170 PT LORNE AVE, located in the Town of Arthur. The subject property is 9.95 ha (24.6 ac) in size. *The location is shown on the map attached.* 18

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to remove the holding symbol from a portion of the subject lands to permit the construction of a model home. 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. Once the Holding symbol has been removed, the regulations of the R2 zone, and all other applicable regulations of the Township of Wellington North Zoning By-law 66-01, shall apply to the lands subject of this amendment.

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 September 18, 2020.

PRESENTATIONS

- Matthieu Daoust, Planner, County of Wellington, Township of Wellington North
 - Planning Report dated September 24, 2020 19

CORRESPONDENCE FOR COUNCIL'S REVIEW

- Emily Vandermeulen, Risk Management Inspector, Wellington Source Water Protection
 - Email dated September 25, 2020 (No Objection) 23
 - Well Head Protection Area Map 24

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

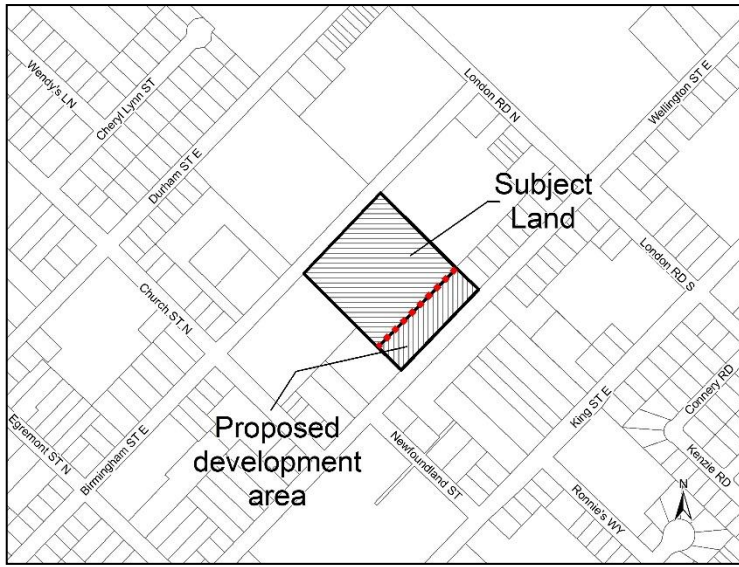
COMMENTS/QUESTIONS FROM COUNCIL

ADJOURNMENT

Recommendation:

THAT the Public Meeting of October 13, 2020 be adjourned at _____ pm.

2574574 ONTARIO INC.





PLANNING REPORT

for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

DATE: October 2, 2020
TO: Mike Givens, C.A.O.
Township of Wellington North
FROM: Matthieu Daoust, Planner
County of Wellington
SUBJECT: **Park Lot 3 S/S Birmingham St, Mount Forest**
Zoning By-law Amendment

Planning Opinion

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

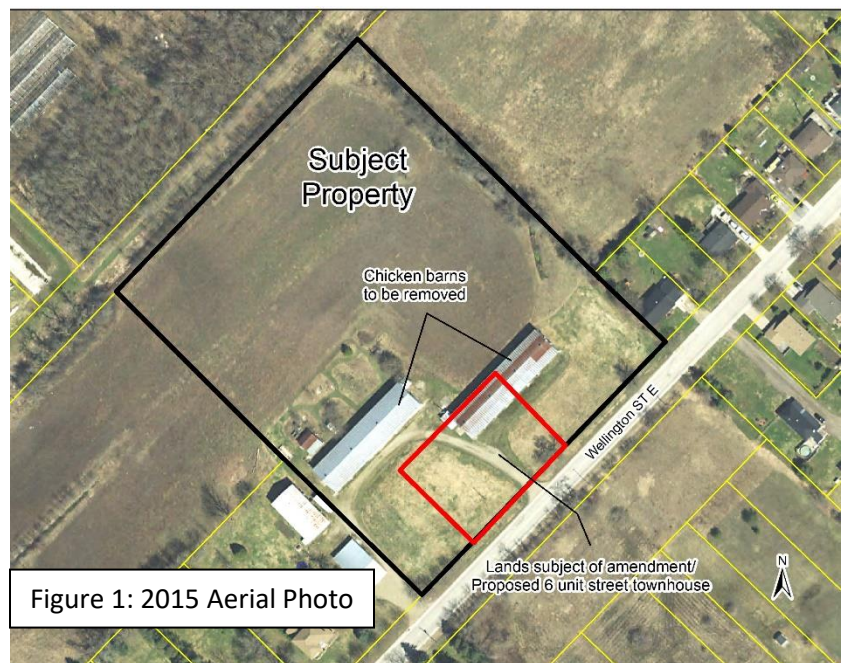
We have no objections to the proposed zoning amendment. The proposal is consistent with the Provincial Policy Statement and conforms to the Official Plan policies.

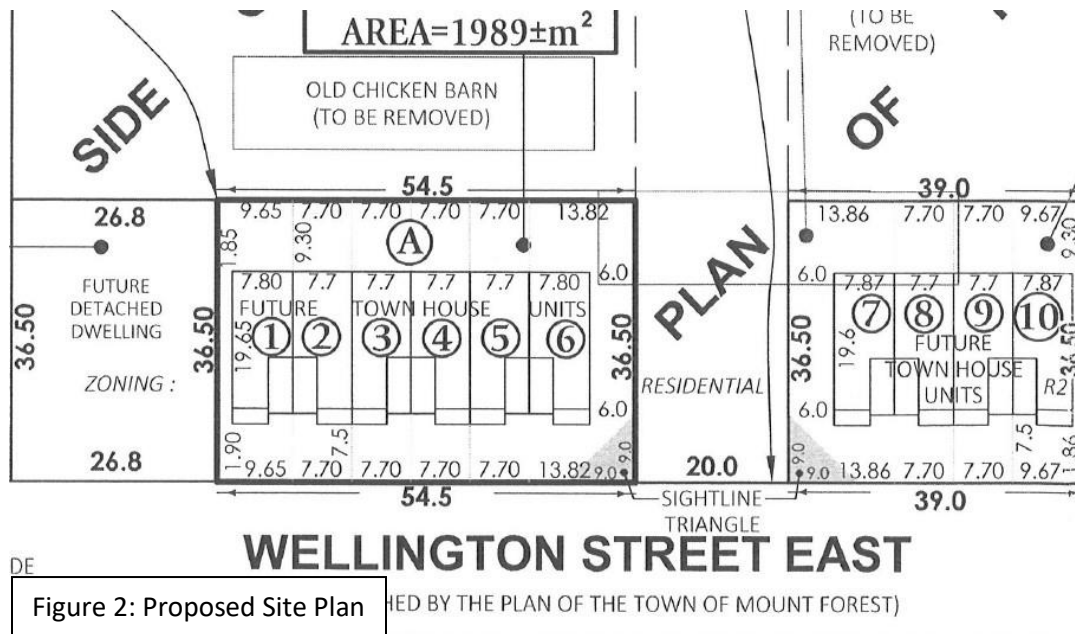
INTRODUCTION

The property subject to the proposed amendment is described as Park Lot 3 S/S Birmingham, Geographic Town of Mount Forest. The subject lands are vacant, approximately 2.32 ha (5.7 ac) in size and the lands subject of the amendment are approximately 1989 m² (0.49 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 permit the construction of a 6-unit street townhouse (Figure 2).





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) and Future Development (FD). The area subject of the amendment is zoned Medium Density Residential (R2). The applicant is seeking to rezone to High Density Residential (R3) to permit the construction of a 6-unit street townhouse.

The applicant is seeking the aforementioned amendment given that 4-unit street townhouses is the highest density street townhouse permitted in the R2 zone. The proposed development does meet all other requirements of the R3 zoning for street townhouses.

PLANNING DISCUSSION

Medium Density Development

Section 8.3.5 of the County Official Plan identifies that medium density development such as townhouses may be permitted in RESIDENTIAL designated areas provided that specific criteria are addressed.

The specific criteria are addressed as follows:

Policy Requirement:	Response:
a) Development should not exceed 35 units per hectare (14 units per acre) for townhouses	The proposed townhouse development is to be built with a total a 6 units on a 0.49 ac parcel (12 units per acre).

PLANNING REPORT for the Township of Wellington North

Brad Wilson

October 2020

	The proposed density is under the maximum medium density of 35 units per hectare (14 units per acre) identified for townhouses.
b) The design is compatible with existing or future development on adjacent properties;	Adjacent uses include single detached dwellings and a townhouse. Site design, landscaping fencing etc. will be reviewed as part of the site plan application and will consider compatibility with adjacent uses.
c) The site has a suitable size and shape to accommodate the development and required infrastructure	The subject lands are 0.49 ac in size which is suitable in size and shape for a townhouse development. Site design, grading, drainage, landscaping etc. will be reviewed as part of the site plan application.
d) Adequate services are available	Municipal servicing is available in Mount Forest. The applicants engineer is preparing updated design drawings to service the development. These details will be reviewed as part of the site plan application.
e) In the built boundary, medium density street townhouses are encouraged to locate on major roadways and arterial roads	The property is located on Wellington Street East.
f) Appropriate zoning is provided.	The property is proposed to be zoned High Density Residential R3 which provides standards for street townhouse dwellings.

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



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 Park Lot 3 S/S Birmingham St, 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

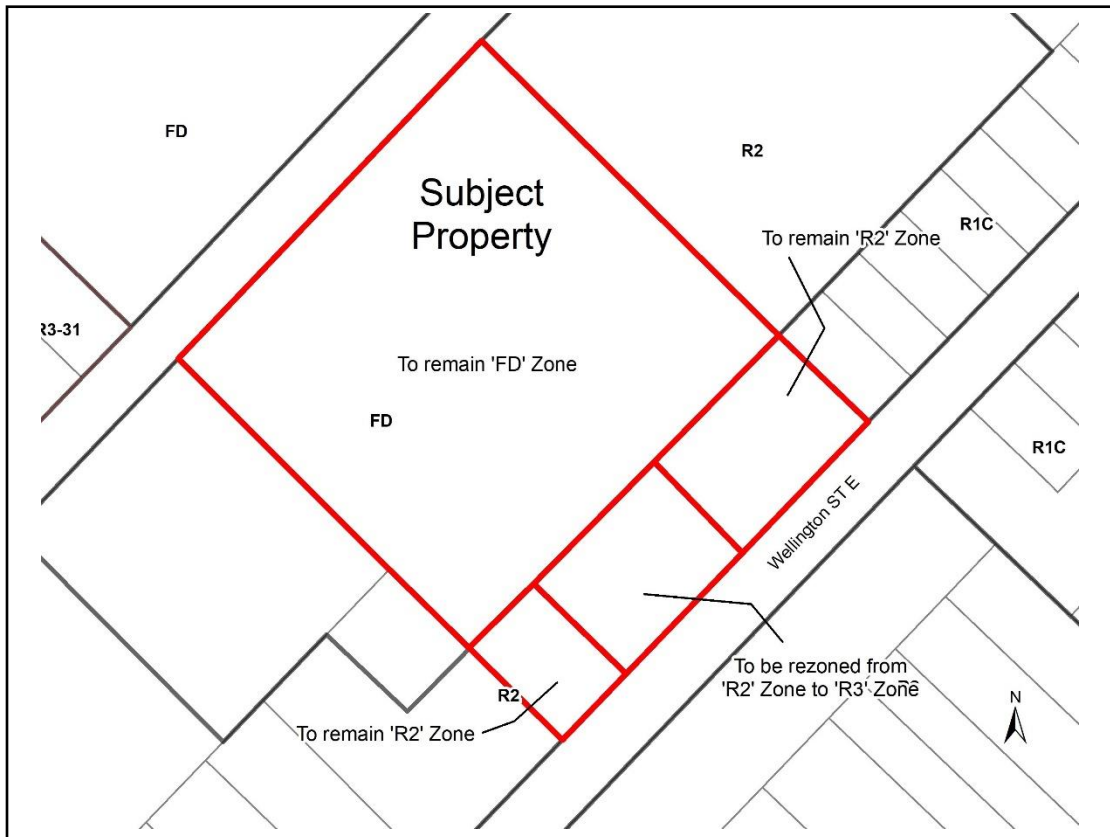
_____.

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 Park Lot 3 S/S Birmingham St, Geographic Town of Mount Forest. The property is approximately 2.32 ha (5.7 ac) in size and currently zoned Medium Density Residential (R2) and Future Development (FD).

THE PURPOSE AND EFFECT of the proposed amendment is to rezone the subject lands from Medium Density Residential (R2) to High Density Residential (R3) to permit the construction of a 6-unit street townhouse



UPPER GRAND DISTRICT SCHOOL BOARD

TOWNSHIP OF WELLINGTON NORTH PUBLIC MEETING: October 13, 2020

Planning Department

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

Email: municipal.circulations@ugdsb.on.ca

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

23 September 2020

PLN: 20-075
File Code : R14

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

Dear Ms. Pringle;

**Re: Zoning Bylaw Amendment
475 Wellington St E, Mount Forest**

Planning staff at the Upper Grand District School Board has received and reviewed the above noted application for a Zoning Bylaw Amendment to facilitate increased density and 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 condition:

- 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: Emily Vandermeulen <EVandermeulen@centrewellington.ca>
Sent: September 25, 2020 11:02 AM
To: Tammy Pringle
Cc: Source Water
Subject: RE: NOTICE OF A PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE ZONING BY-LAW 66-01 - 2574574 Ontario Inc.
Attachments: WHPA_Map_488DurhamE.PDF

Hi Tammy,

Thank you for providing the above referenced application for review. This property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), however, based on the activities proposed, 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 | www.wellingtonwater.ca
Toll free: 1.844.383.9800

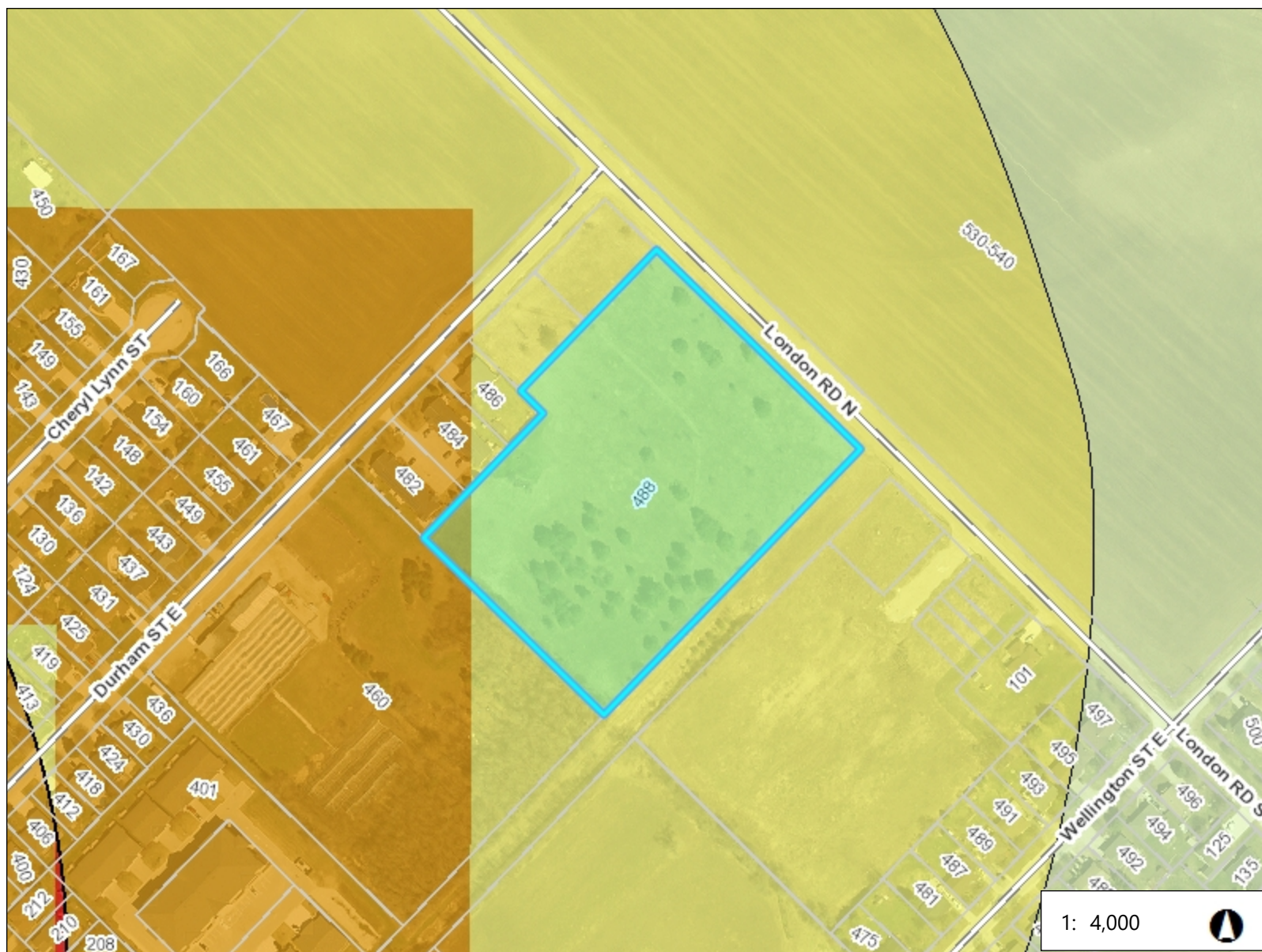
From: Tammy Pringle [<mailto:tpringle@wellington-north.com>]
Sent: September 18, 2020 8:59 AM
Subject: NOTICE OF A PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE ZONING BY-LAW 66-01 - 2574574 Ontario Inc.

Notice of a Public Meeting to consider amendments to the Comprehensive Zoning By-Law 66-01 for property described as Park Lot 3, S/S Birmingham Street and located just west of the property at 475 Wellington St. E. in the Town of Mount Forest.

Tammy Pringle

Development Clerk, Township of Wellington North

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



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

0.2 0 0.10 0.2 Kilometers



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, www.svca.on.ca

SENT ELECTRONICALLY ONLY (tpringle@wellington-north.com)

October 7, 2020

Township of Wellington North
7490 Sideroad 7 West
Kenilworth, Ontario
N0G 2E0

ATTENTION: Tammy Pringle, Development Clerk

Dear Ms. Pringle,

RE: Proposed Zoning By-law Amendment ZBA 07-20 (2574574 Ontario Inc. c/o Brad Wilson)
475 Wellington Street East
Part of Park Lot 3 South Side of Birmingham St.
Roll No.: 234900000202310
Geographic Town of Mount Forest
Township of Wellington North

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also reviewed the application as part of our role as a public body under the *Planning Act* as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

The purpose and effect of the proposed amendment is to rezone the subject lands 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 the meeting.

SVCA staff provided comments, dated August 17, 2020, to the County of Wellington, with copy to the Township of Wellington North, regarding the related Application for Consent B46-20; and B47-20; and B48-20 (2574574 Ontario Inc. c/o Brad Wilson). SVCA staff comments remain unchanged for the subject application, ZBA 07-20. Please refer to those comments dated August 17, 2020 (and attached to this letter) for further details regarding the property.

SVCA staff find the application acceptable.

Please inform this office of any decision made by the planning approval authority with regards to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed. Should you have any questions, please contact the undersigned.



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

Township of Wellington North
Proposed Zoning By-law Amendment ZBA 07-20 (2574574 Ontario Inc. c/o Brad Wilson)
October 7, 2020
Page 2 of 2

Sincerely,



Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/
Enclosure

cc: Jeff Buisman of Van Harten Surveying Inc., agent (via email)
Karen Wallace, Clerk, Township of Wellington North (via email)
Steve McCabe, SVCA Member representing the Township of Wellington North (via email)



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, www.svca.on.ca

SENT ELECTRONICALLY ONLY: debt@wellington.ca

August 17, 2020

County of Wellington Planning and Land Division Committee
Wellington County Administration Centre
74 Woolwich Street
Guelph, Ontario
N1H 3T9

ATTENTION: Deborah Turchet, Secretary – Treasurer

Dear Ms. Turchet,

RE: Applications for Consent B46-20; and B47-20; and B48-20 (2574574 Ontario Inc. c/o Brad Wilson)
Wellington Street East
Part of Park Lot 3 South Side of Birmingham St.
Roll No.: 234900000202310
Geographic Town of Mount Forest
Township of Wellington North

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted applications as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA) with the County of Wellington representing natural hazards, natural heritage, and water resources; and the application has been reviewed through our role as a public body under the *Planning Act* as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

The purpose of applications is to sever three parcels for urban residential use, with a retained parcel for future residential use.

Recommendation

SVCA staff find the applications acceptable. The subject property does not contain any floodplains, watercourses, shorelines, wetlands, valley slopes or other environmental features of interest to SVCA or as per our MOA with the County of Wellington. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard and Natural Heritage Policies of the PPS, 2020 and the Wellington County Official Plan. Additionally, the property is not subject to Ontario Regulation 169/06, or to the policies of SVCA at this time, and as such, permission from the SVCA is not required for development on the property.



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

County of Wellington Planning & Land Division Committee
Application for Consent B46-20; and B47-20; and B48-20 (2574574 Ontario Inc. c/o Brad Wilson)
August 17, 2020
Page 2 of 2

However, please be advised that SVCA staff are aware that surface water drainage concerns may exist for the property.

Please inform this office of any decision made by the planning approval authority regarding the applications. We respectfully request to receive a copy of the decision and notice of any appeals filed. Should questions arise, please do not hesitate to contact this office.

Sincerely,

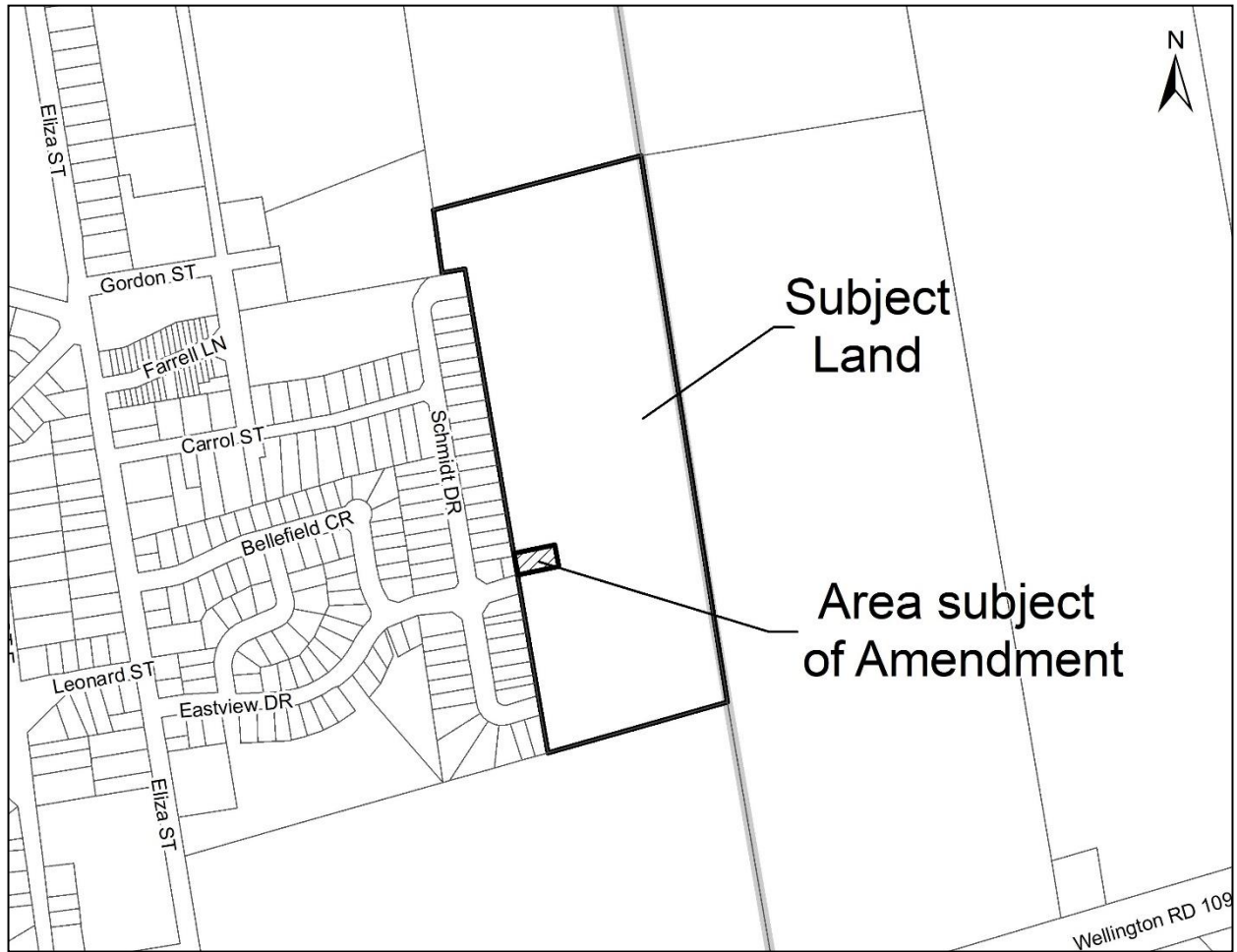


Michael Oberle
Environmental Planning Technician
Saugeen Conservation

MO\

cc: Jana Poechman, Wellington County (via email)
Karren Wallace, Clerk, Township of Wellington North (via email)
Jeff Buisman of Van Harten Surveying Inc., agent (via email)
Steve McCabe, SVCA Authority Member for Wellington North (via email)

2073022 ONTARIO INC.





PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

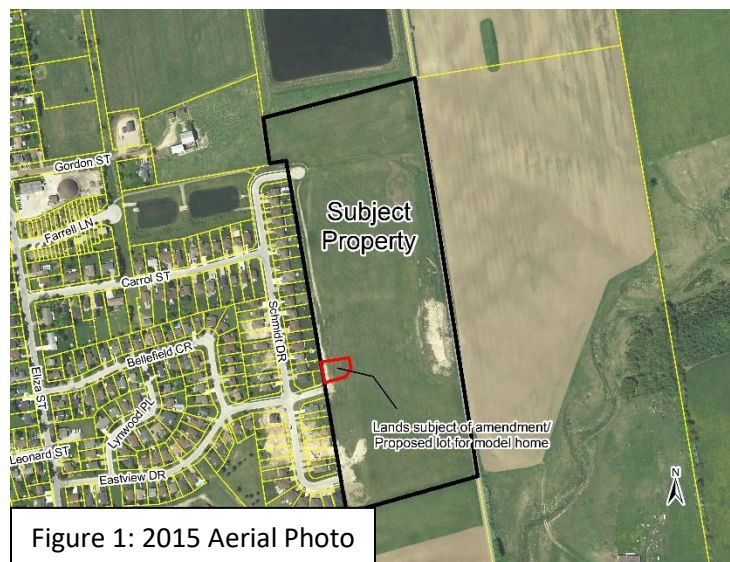
Prepared by the County of Wellington Planning and Development
Department

DATE: September 24, 2020
TO: Mike Givens, C.A.O.
Township of Wellington North
FROM: Matthieu Daoust, Planner
County of Wellington
SUBJECT: **Eastridge Landing Model Home, Arthur
Zoning By-law Amendment**

Please find attached a by-law to remove the holding symbol from a portion of the subject lands (figure 1). The purpose of the amendment is to remove the holding symbol (H) on a portion of the subject lands to allow for the construction of a model home. 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. Once the Holding symbol has been 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 portion of land subject of this amendment.

The Township staff has indicated there is sufficient municipal water and sewer capacity available to accommodate the model home. Township staff have confirmed with the applicant that they will be required to apply for an additional zone amendment to remove the Holding By-law on the remainder of the subject lands to permit the development of the subdivision.

I trust that these comments will be of assistance to Council in their consideration of this matter.



Respectfully submitted
County of Wellington Planning and Development Department

A handwritten signature in black ink, reading "Matthieu Daoust".

Matthieu Daoust, Planner

PLANNING REPORT for the Township of Wellington North
Eastridge Landing Model Home
September 24 2020

**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 West Luther Con 1 Pt Lot 1; Chadwick and Anderson's; Survey Plan 120 Lots 118 to; 121 Pt Lots 110 to 113 122; 169 170 Pt Lorne Ave, Geographic Town of Arthur, as shown on Schedule "A" attached to and forming part of this By-law from **Holding Residential ((H)R2)** 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

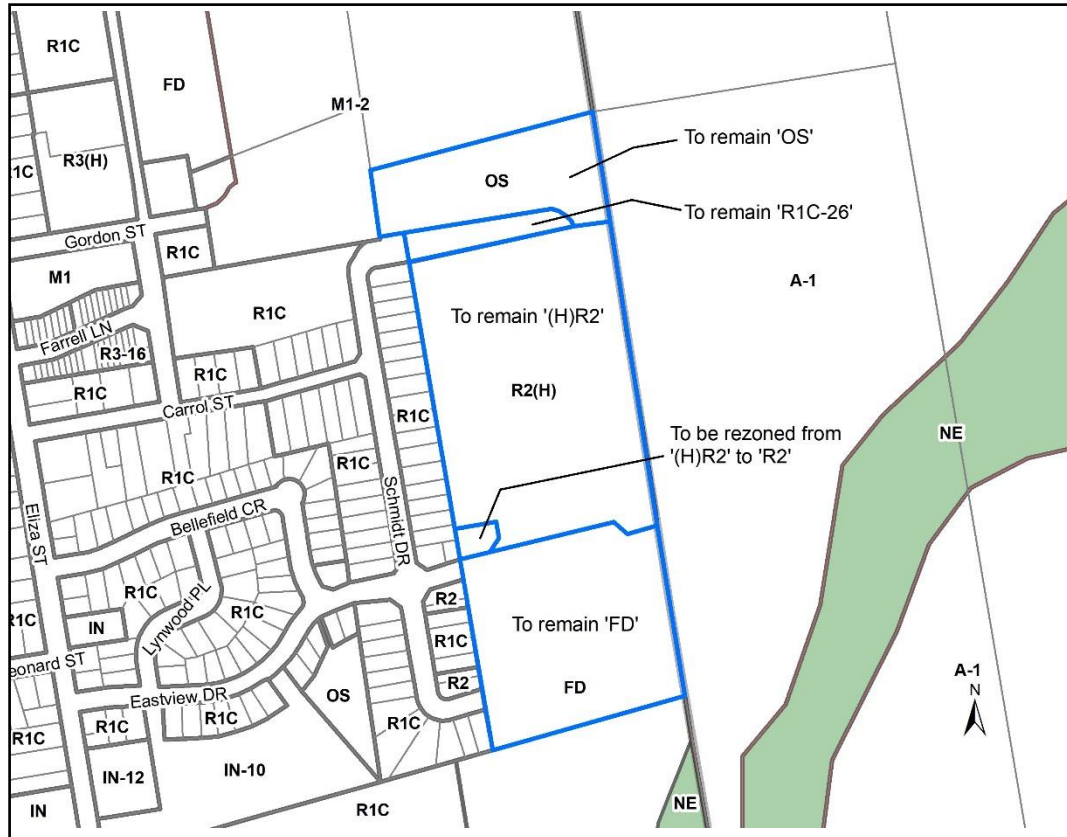
MAYOR

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 West Luther Con 1 Pt Lot 1; Chadwick and Anderson's; Survey Plan 120 Lots 118 to; 121 Pt Lots 110 to 113 122; 169 170 Pt Lorne Ave, Geographic Town of Arthur. The subject lands are vacant, approximately 9.95 ha (24.5 ac) in size and the lands subject of the amendment are approximately 960 m² (0.24 ac) and currently zoned Holding Medium Density Residential ((H)R2).

THE PURPOSE AND EFFECT of the proposed amendment is to rezone a portion of the subject lands from Holding Medium Density Residential ((H)R2) to Medium Density Residential (R2) to permit the construction of a model home.

From: Emily Vandermeulen <EVandermeulen@centrewellington.ca>
Sent: September 25, 2020 11:13 AM
To: Tammy Pringle
Cc: Source Water
Subject: RE: NOTICE OF PUBLIC MEETING (REMOVE H) - 2073022 Ontario Inc / Pinestone Homes
Attachments: WHPA_Map_2349000011118030000.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

From: Tammy Pringle [<mailto:tpringle@wellington-north.com>]
Sent: September 18, 2020 2:45 PM
Subject: NOTICE OF PUBLIC MEETING (REMOVE H) - 2073022 Ontario Inc / Pinestone Homes

TAKE NOTICE that the Council of the Corporation of the Township of Wellington North has received a complete application to consider a proposed amendment to the Comprehensive Zoning By-law 66-01 to remove the Holding Symbol pursuant to the provisions of Section 36 of the *Planning Act, R.S.O. 1990*, as amended.

A Public Meeting will be held by the Wellington North Council to consider this on:

Tuesday, October 13, 2020 @ 7:00 p.m.
Via Zoom electronic meeting

The public is invited to watch the remote meeting:

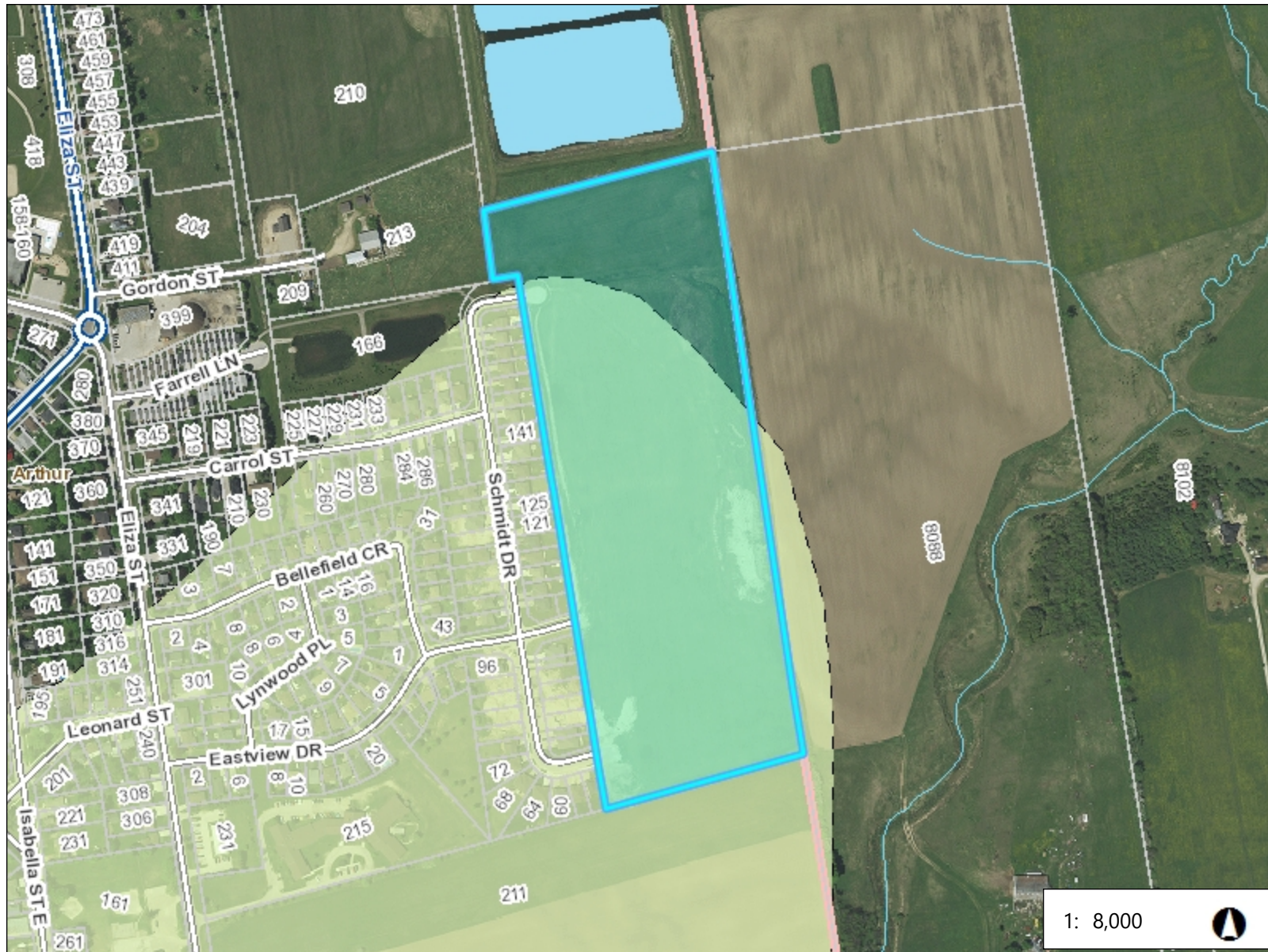
HOW TO JOIN

Join from a PC, Mac, iPad, iPhone or Android device:
Please click this URL to join. <https://us02web.zoom.us/j/85006491391>
Description: Public Meeting Under the Planning Act

Tammy Pringle

Development Clerk, Township of Wellington North

519.848.3620 ext. [4435](tel:4435) | 7490 Sideroad 7 W, PO Box 125, Kenilworth, ON N0G 2E0



Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- Waterbodies
- Watercourses
- Urban Centres and Hamlets
 - 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

0.4 0 0.20 0.4 Kilometers