

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING – NOVEMBER 23, 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/83924086011>

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: 839 2408 6011

**PAGE
NUMBER**

CALLING TO ORDER - Mayor Lennox

DISCLOSURE OF PECUNIARY INTEREST

OWNERS/APPLICANT

Cachet Developments (Arthur) Inc.

LOCATION OF THE SUBJECT LAND

The land subject to the proposed Draft Plan of Subdivision (File No. 23T 20202) and the proposed zoning amendment are legally described as Pt Park Lts 3-4 S/S Domville;Pt Park Lots 6 & 7 N/S Smith;RP 60R1199 Parts 3 & 4 RP;60R3022 Pt 2 and Crown Survey Pt Park Lot 8 N;Smith ST RP 61R10854 Part 2. The subject property has a total area of 11.08 ha (27.38 ac). *The location is shown on the map attached.*

3

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed Zoning By-law amendment will rezone the lands from High Density Residential Holding Zone ((H)R3), Low Density Residential Zone (R1C) and Medium Density Residential (R2) to Site Specific Low Density Residential Zone (R1C-xx) and High Density Residential Zone (R3-xx). Through the zoning amendment process the applicant is seeking to remove the Holding symbol on the lands, which is in place to ensure sufficient municipal service capacity is available for proposed development. The amendment is required in order to facilitate the proposed Draft Plan of Subdivision (23T-20202).

The applications for Draft Plan of Subdivision and Zone Amendment will result in the creation of a mixed density residential development. Specifically, the overall proposal will create 141 single detached units and 99 townhouse units. A storm water management area is also proposed as part of the overall plan. The details of the proposed Draft Plan of Subdivision (23T-20202) is as follows:

Land Use	Lots/Blocks	Units	Area (ha)
11m (36') Detached	1-141	31	1.06
12.2m (40') Detached		97	3.4
13.72m (45') Detached		13	0.73
6.1m (20') Townhouse	142-160	99	1.88
Stormwater Management Pond	161		1.05
6m Pipe Blocks	162-163		0.06
20m Right of Way			3.04
TOTAL AREA			11.22

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 October 30, 2020.

PRESENTATIONS

- Linda Redmond & Matthieu Daoust, Planner, County of Wellington,
 - Planning Report dated November 18, 2020 4
- Stephen Closs, MES(PI) Planner, Glen Schnarr & Associates Inc.
 - Presentation dated November 2020 12

CORRESPONDENCE FOR COUNCIL'S REVIEW

- Meaghan Palynchuk, Manager Municipal Relations, Network Provisioning (Bell Canada)
 - Email dated October 23, 2020 (No Objection) 25
- Adam Laranjeiro, Planning Technical, Upper Grand District School Board
 - Letter dated October 30, 2020 (No Objection) 27
- Emily Vandermeulen, Risk Management Inspector/Source Water Protection Coordinator, Wellington Source Water Protection
 - Email & Map dated November 2, 2020 (No Objection) 29
- Dustin Lyttle, E.I.T., Triton Engineering Services Limited
 - Memorandum dated November 6, 2020 31
- Lynda White & George White
 - Letter received by Email on November 13, 2020 (Objection) 34

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

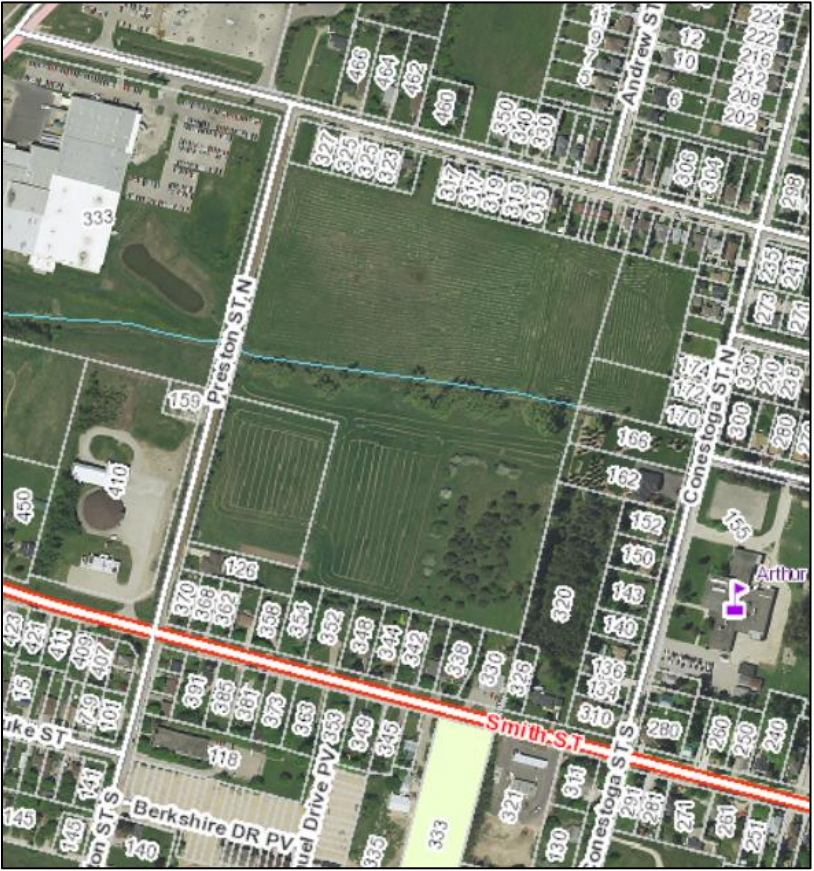
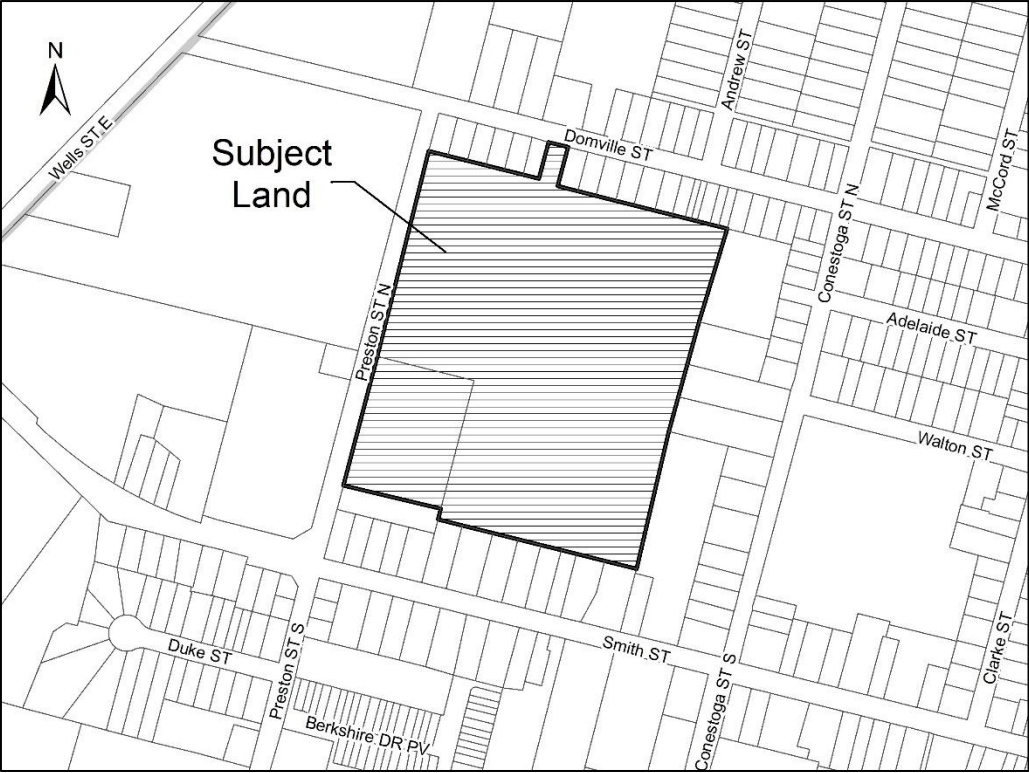
COMMENTS/QUESTIONS FROM COUNCIL

ADJOURNMENT

Recommendation:

THAT the Public Meeting of November 12, 2020 be adjourned at ____ pm.

CACHET DEVELOPMENTS (ARTHUR) INC.





PLANNING REPORT

for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

DATE: November 18, 2020
TO: Mike Givens, C.A.O.
Township of Wellington North
FROM: Linda Redmond & Matthieu Daoust, Planner
County of Wellington
SUBJECT: **Proposed Residential Plan of Subdivision - 23T-20202**
321 Domville St, Arthur
Preliminary Planning Comments

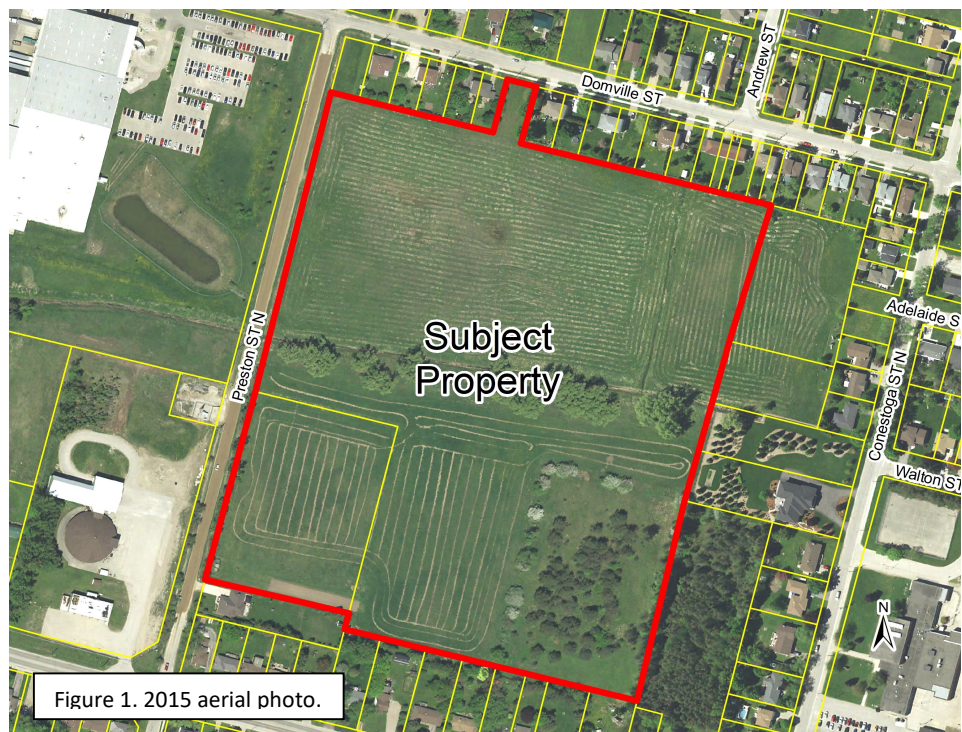
The purpose of this report is to provide the Township with an overview of the above referenced subdivision application and provide the comments received to date.

Location

The land subject to the proposed draft plan of subdivision is situated in the Urban Centre of Arthur (Wellington North). The property is located on Preston St N as shown in Figure 1. The size of the subject property is 11.08 hectares (27.38 acres).

Proposal

The application for a Draft Plan of



Subdivision will result in the creation of a mixed density residential development on lands that are currently vacant. The overall proposal will create 141 detached residential units and 99 townhouse units. Also included in the proposal is a 1.05 ha (2.59 ac) stormwater management block. The proposed Zoning By-law amendment will rezone the lands from High Density Residential Holding ((H)R3), Low Density Residential (R1C) and Medium Density Residential (R2) zone to Site Specific Low Density Residential (R1C-xx), Site Specific High Density Residential (R3-xx) zone and Open Space (OS) zone to facilitate the proposed subdivision. The details of the proposed Draft Plan of Subdivision (23T-20202) are as follows:

Table 1: Land Use Schedule

Land Use	Lots/Blocks	Units	Area (ha)
11m (36') Detached	1-141	31	1.06
12.2m (40') Detached		97	3.4
13.72m (45') Detached		13	0.73
6.1m (20') Townhouse	142-160	99	1.88
Stormwater Management Pond	161		1.05
6m Pipe Blocks	162-163		0.06
20m Right of Way			3.04
TOTAL AREA			11.22

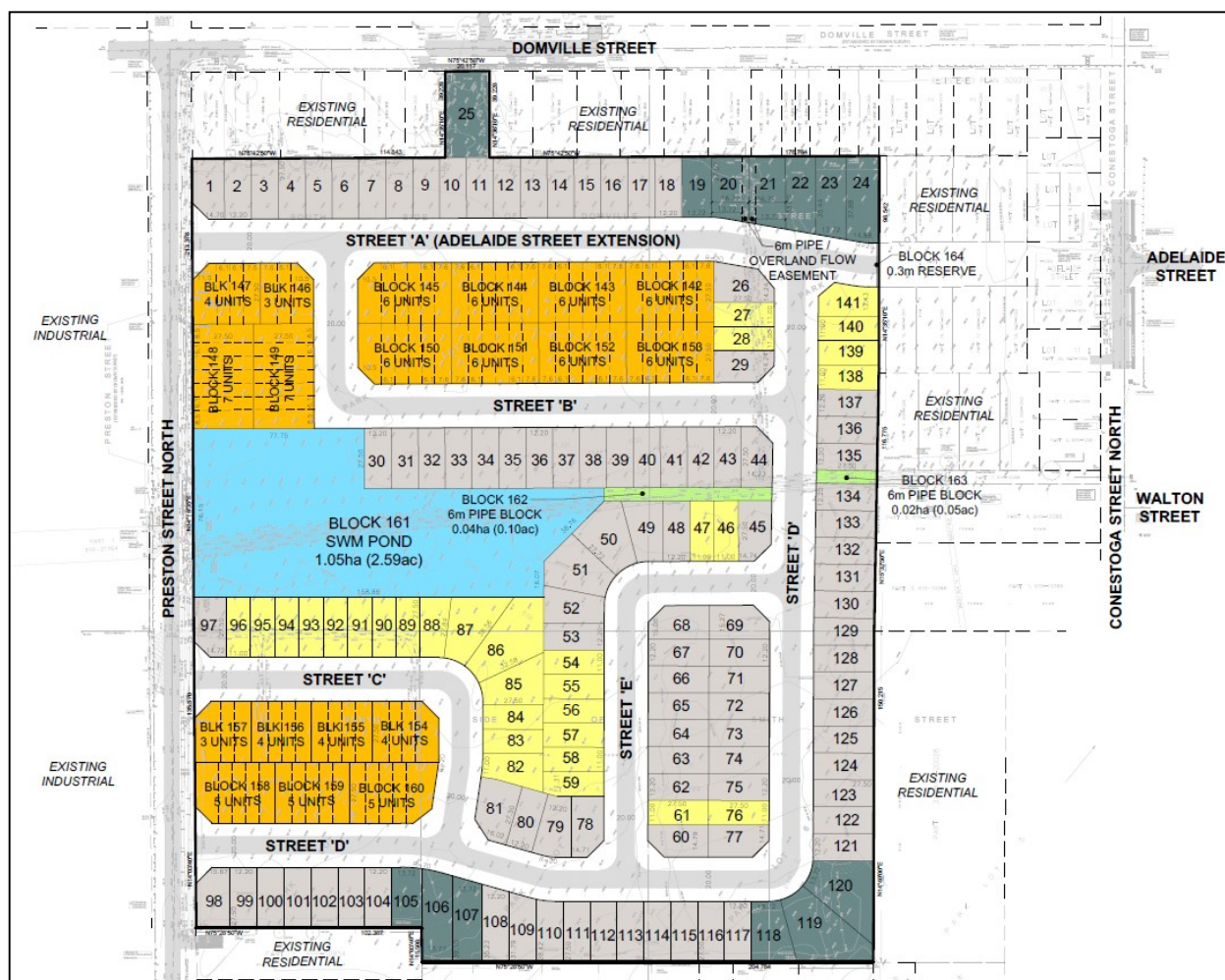


Figure 2. Proposed Draft Plan of Subdivision (Source: Glen Sschnarr & Associates Inc)

Provincial Policy Statement (PPS)

The subject property is located within the settlement area of Arthur. Section 1.1.3.1 of the Provincial Policy Statement states that “settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.” Section 1.1.3.6 states that settlement areas are encouraged to include a mix of densities and land uses.

Section 1.4.1 seeks to provide a range and mix of housing types and densities to meet the needs of current and future residents of the area.

A Place to Grow

The Provincial Growth Plan directs the majority of growth to settlement areas as a better use of land and infrastructure while prioritizing intensification in strategic growth areas, including urban growth centres, major transit station areas, brownfield sites and greyfields.

Section 2.2.1.4 of the Plan seeks to achieve a complete community including a diverse mix of lands uses and provide for a more compact built form and vibrant public realm.

Section 2.2.2 establishes growth targets for development within delineated built-up areas. The proposed subdivision is located within a built boundary per the Official Plan which states that a minimum of 20% of new housing must be within the built-up area.

Wellington County Official Plan Policy Framework

The lands subject to the amendment are designated RESIDENTIAL in the Urban Centre of Arthur. The property is located within the defined “built boundary” and therefore is considered a Brownfield site.

Intensification

The policies of Section 3 of the Official Plan outline the general strategies for guiding growth within the County. Section 3.3 sets out objectives for growth and encourages growth in urban areas. It further seeks to encourage more efficient use of land through increased densities within the built boundary of urban centres.

Section 3.3.1 identifies targets and states “By the year 2015 and for each year thereafter, a minimum of 20 percent of all residential development occurring annually will be within the built-up area”.

Section 3.5 of the Plan allocates growth to the local municipalities. Wellington North is anticipated to grow from 12,490 persons in 2016 up to 17,085 persons in 2036. An additional 1695 households are predicted.

Section 4.4.2 of the Official Plan encourages intensification in urban centres and further states that the County will encourage an adequate supply and variety of housing at densities that are efficient and suited to small town character.

Section 4.4.3 encourages intensification in urban centres, particularly new residential development which are cost effective, environmental sound and compatible with existing uses, small town scale and character.

Residential Designation

The policies of Section 8.3.2 of the Official Plan sets out a number of objectives for residential development including, b) “to provide a variety of dwelling types to satisfy a broad range of residential requirements, and e) to ensure that an adequate level of municipal services will be available to all residential areas”.

The policies of Section 8.3.11 of the Official Plan encourage development of “vacant or under-utilized properties for residential uses which are compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks”.

Wellington North Community Growth Plan

The following relevant Growth Management Goals have been identified:

- To direct and focus development to the urban areas of Arthur and Mount Forest as the primary centres and complete communities with a mix of land uses, housing, jobs and services.
- To plan and promote orderly, compact development within the urban areas, based on phasing to align with planning for infrastructure, transportation, facilities and services.
- Intensification Goals – To encourage intensification generally to achieve the desired urban structure.

Wellington North Zoning By-law 66-01

The subject lands are currently zoned High Density Residential Holding ((H)R3), Low Density Residential (R1C) and Medium Density Residential (R2) zone. The applicants are proposing 141 detached residential units and 99 street townhouse units. The current zoning provisions on the subject lands permit single family and townhouse dwellings. An application to amend the Zoning By-law to implement the proposed Draft Plan of Subdivision has been submitted to the Township. The amendment is seeking zoning relief to permit reductions in lot area, frontage and setbacks as follows:

Lot/Block	Proposed Land Use	Proposed Zone
Lots 1-141	Single detached dwellings	R1C-xx
Block 142-160	Townhouses	R3-xx
Block 161	Stormwater Management	OS
Block 162-163	Pipe Block	OS

A draft zone amendment will be brought back to Council at a later date. The proposed zoning and associated site specific criteria is shown in figure 3 as well as the proposed zoning relief.

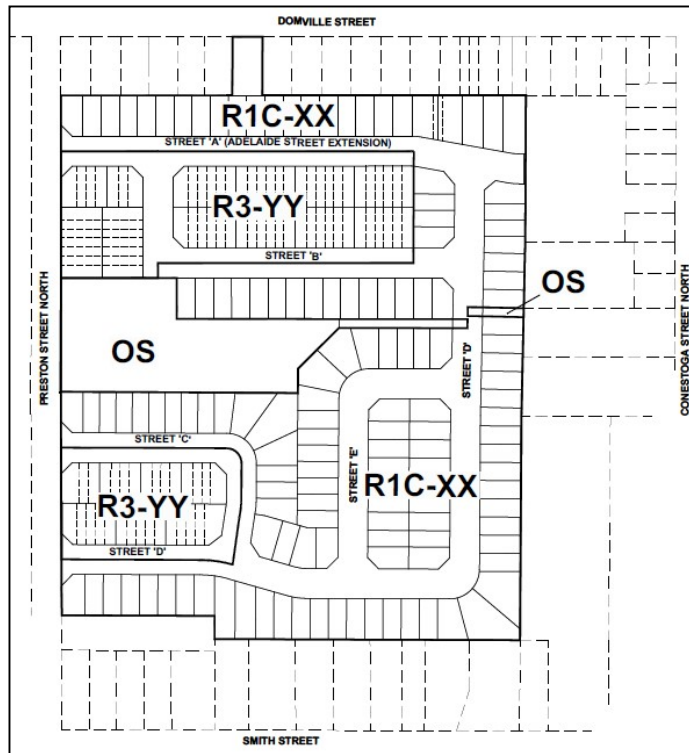


Figure 3. Proposed Amendment to Zoning By-law (Source: Glen Sschnarr & Associates Inc.)

R1C Zoning Provisions	Required	Proposed
LOT AREA, Minimum	371.6 m ² (4,000 ft ²)	300 m ² (3229 ft ²)
LOT FRONTAGE, Minimum	12.0 m (39.3 ft.)	11.0 m (36 ft)
FRONT YARD, Minimum: Dwelling Garage	6 m (19.7 ft.)	2 m (6.56 ft) 6 m (19.7 ft.)
INTERIOR SIDE YARD, Minimum	1.2 m (3.9 ft)	1.2 m (3.9 ft) – one side 0.6m (1.96 ft) – other side
EXTERIOR SIDE YARD, Minimum	6 m (19.7 ft.)	2 m (6.56 ft)
REAR YARD, Minimum	7.6 m (24.9 ft.)	6 m (19.7 ft)
LOT COVERAGE, Maximum	40%	None

R3 Zoning Provisions – Street Townhouse	Required	Proposed
LOT AREA, Minimum	232.0 m ² (2,497.3 ft ²)	165 m ² (1776 ft ²)
LOT FRONTAGE, Minimum • Interior lot • Corner lot	6.5 m (21.3 ft.) 14.0 m (46.0 ft.)	6.1 m (20 ft) 10.5 m (34.4 ft)
FRONT YARD, Minimum • Dwelling • Garage	6 m (19.7 ft.)	2 m (6.56 ft) 6 m (19.7 ft.)
EXTERIOR SIDE YARD, Minimum	6 m (19.7 ft.)	2 m (6.56 ft)
REAR YARD, Minimum	7.6 m (24.9 ft.)	6 m (19.7 ft.)

Background

It should be noted a large portion of the subject lands previously received draft approval for a subdivision in 1993. The old draft plan was proposing virtually the same building typologies as the current applicant, apart from the addition of semi-detached units. The old draft plan proposed 33 single family dwellings, 32 semi-detached dwellings and 61 townhouse/condo units, thus a total of 126 residential units as well as a large school block and park area. The school block is no longer required by the school board.

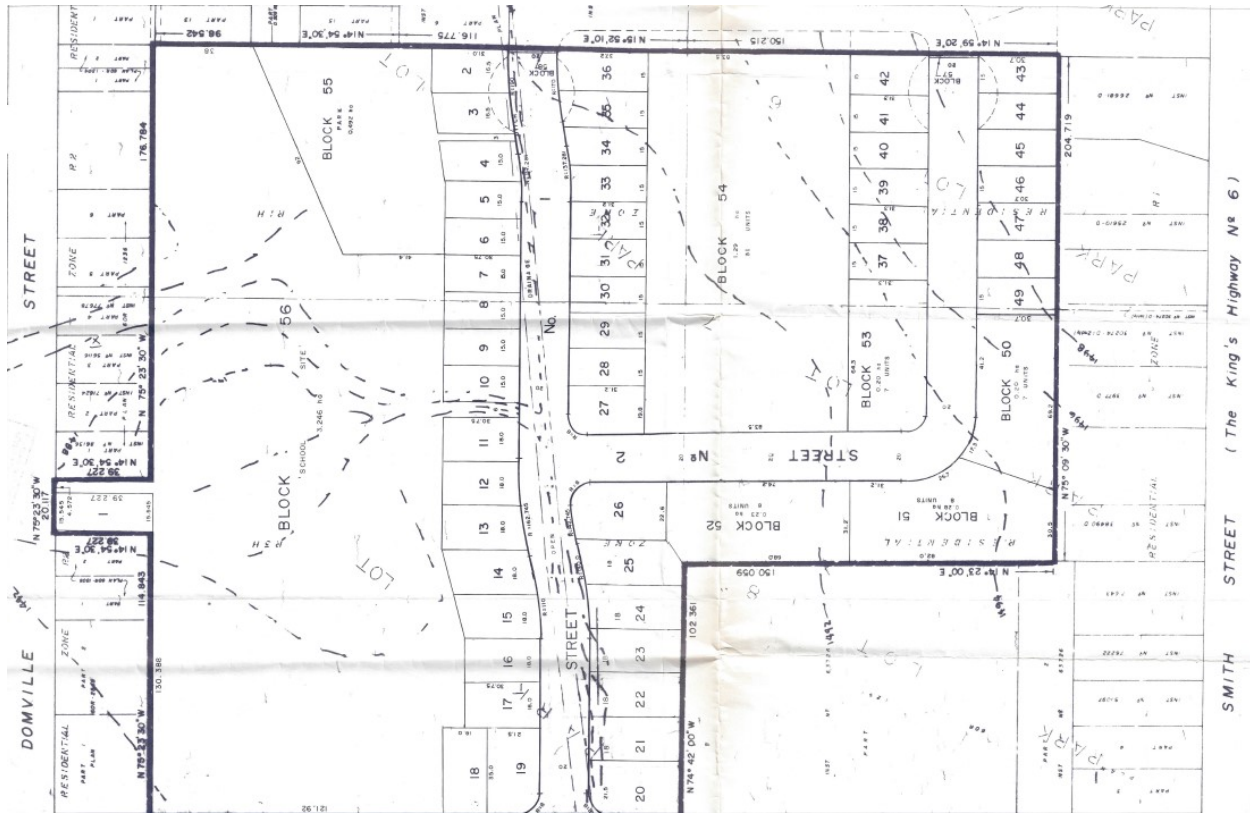


Figure 4. 1993 draft approved subdivision on the subject lands (Source: Glen Sschnarr & Associates Inc)

Technical Study Review

The following technical reports have been prepared in support of the application:

- Functional Servicing Report and Storm Water Management Report (August 2020) Urbtech Engineering Inc.
- Traffic Impact Assessment (August 2020) C.F. Crozier & Associates Inc.
- Environmental Impact Statement (August 2020) Beacon Environmental Limited.
- Phase 1 and 2 Environmental Assessments (January 2020 & February 2020) Colestar environmental Inc.
- Geotechnical Report (April 2020) MOTO Engineering Co.
- Planning Justification Report (August 2020) Glen Schnarr & Associates Inc.

Agency Review

To date we have received the following comments from circulated agencies:

Agency	Position	Comments
Bell Canada	No objection Subject to Conditions	In comments of October 23, 2020, Bell Canada indicated that conditions of draft approval include that the owner grant any easements that may be required for communication/telecommunication infrastructure.
Upper Grand District School Board (UGDSB)	No objection Subject to Conditions	In comments of October 30, 2020 the UGDSB indicated that development charges are applicable, and that adequate sidewalks, lighting and snow removal is provided.
Wellington Source Water Protection	No objection	In comments of November 2, 2020, Wellington Source Water Protection indicated the property is located in a WHPA-D (25 year time-of-travel). No notice is required pursuant to the Clean Water Act.
Triton Engineering (Township Engineer)		Comments of November 6, 2020, Triton Engineering indicated the need for further evidence to support the current storm sewer and SWM design and compatibility.

Comments from the Conservation Authority, Wellington North Power, Hydro One, Enbridge Gas, the French Catholic School Board have not been received at time of the writing of these comments. We understand the plans are currently under review. Issues may arise in these reviews that need to be addressed.

To date, comments were received from the members of the public who raised concerns with drainage and potential flooding on the neighbouring properties, and the density of some areas of the proposed plan.

Preliminary Planning Comments

Density/Development Concept

The proposed residential development is anticipated and encouraged by Provincial and County planning policy. The subject property is located within the built boundary of Arthur and is considered a brownfield area. This large, vacant parcel of land abuts existing residential lands and is located within an established residential area. Section 4.4 of the Official Plan outlines housing policies. The main applicable policies, Section 4.4.2 and 4.4.3 speak to a variety of housing typologies and residential intensification. The proposal includes three varying sizes of single detached dwellings and townhouses.

Storm Water Management

We have not been provided with comments from the Township Consulting Engineer on the Functional Servicing Report. We understand the plans are currently under review.

Availability of Municipal Services

In terms of servicing, the proposed development is to be provided with municipal sewage and water supply services. Further conditions will address this.

Wellington North Zoning By-law

The subject lands are currently zoned High Density Residential Holding ((H)R3), Low Density Residential (R1C) and Medium Density Residential (R2) zone. The applicants are proposing 141 detached residential units and 99 townhouse units. The current zoning provisions on the subject land already permit the applicant proposed building typologies (single detached dwelling and street townhouses). An application to amend the Zoning By-law to implement the proposed Draft Plan of Subdivision has been submitted to the Township. The amendment is seeking to alter the current zoning by implementing site specific provisions to support the developers proposed products. The site specific provisions will seek to address zone requirements including lot area, frontage and setbacks.

Conclusion

We are satisfied that the proponent has addressed the applicable land use planning policies. This statutory public meeting will provide an opportunity for the community and area residents to ask questions and seek more information from the proponent and their consultants. If Council is in support of the draft plan of subdivision a resolution in support of it should be passed by Council after the public meeting and forwarded to the County along with required records.

I trust that the above comments will assist Council in this matter.

Respectfully submitted

County of Wellington Planning and Development Department



Matthieu Daoust, RPP MCIP
Planner



Linda Redmond
Manager of Planning & Environment

321 Domville Street, Arthur (Wellington North) **PUBLIC MEETING** NOVEMBER 2020

APPLICATION TO AMEND THE TOWNSHIP OF WELLINGTON NORTH'S ZONING
BY-LAW AND DRAFT PLAN OF SUBDIVISION

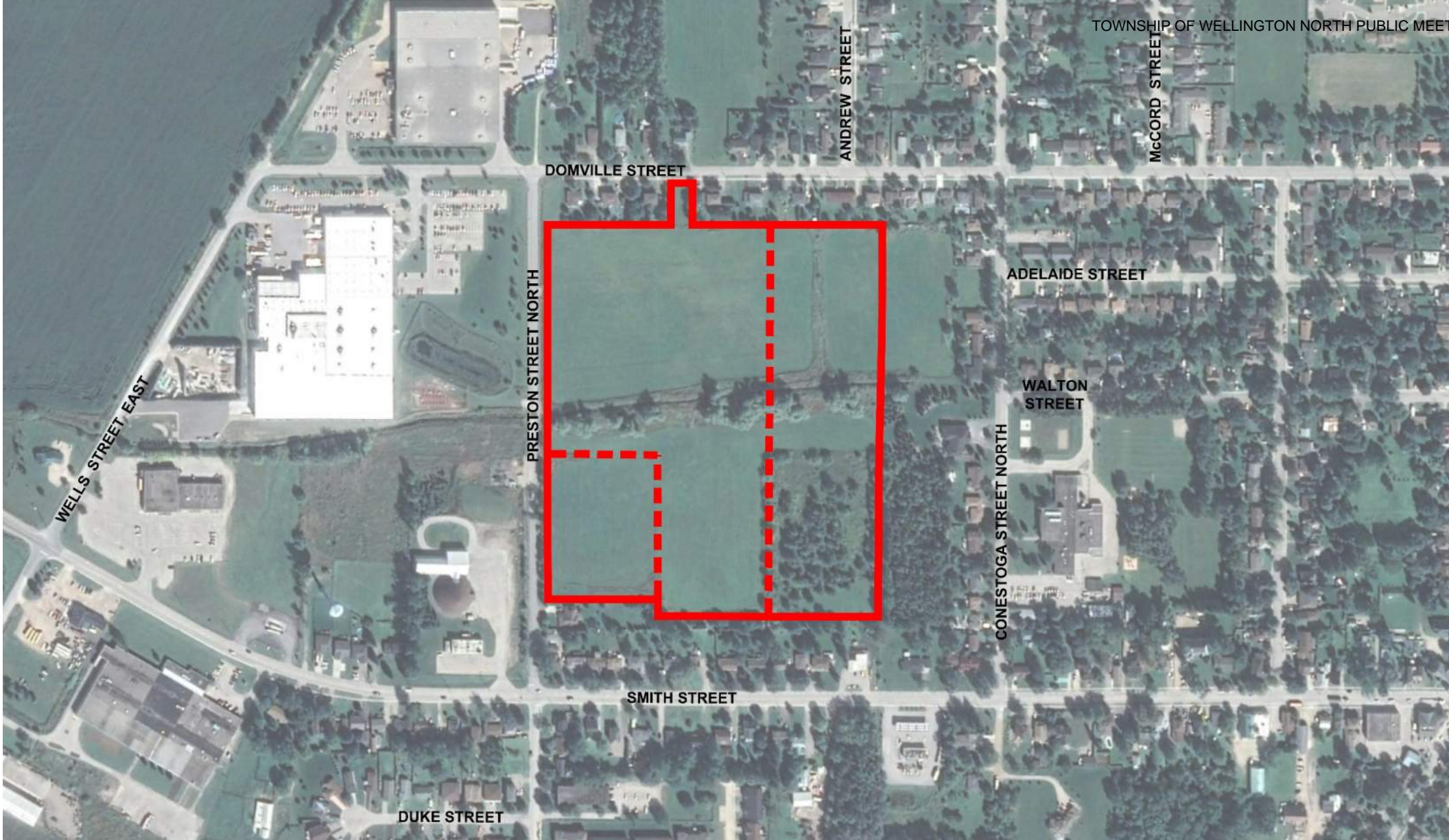
CACHET DEVELOPMENT PARTNERS

- ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION
- Town FILE NOs.: 23T 20202 & ZBA 06-20
- November 23, 2020



LEGEND

 SUBJECT LANDS



PROPOSED DEVELOPMENT

- Draft Plan of Subdivision and Zoning By-law Amendment applications.
- The proposed development will create 240 new homes
- 141 detached and 99 townhomes.
- Five new internal streets.
- Stormwater management pond.
- Preston St. N. to be upgraded to asphalt, equipped with sidewalk on east side.



LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (upha)
11.0m (36") DETACHED	1-141	1.06	2.62	31	29.2
12.2m (40") DETACHED		3.40	8.40	97	28.5
13.72m (45") DETACHED		0.73	1.80	13	17.8
6.1m (20') TOWNHOUSE	142-160	1.88	4.65	99	52.7
SWM POND	161	1.05	2.59		
6m PIPE BLOCKS	162,163	0.06	0.15		
0.3m RESERVE	164	0.00	0.00		
20m ROW (LENGTH: 1,488m)		3.04	7.51		
TOTAL		11.22	27.73	240	35.5



CONCEPTUAL HOME DESIGNS — 40' DETACHED LOTS

FILE: 23T 20202 & ZBA 06-20



CONCEPTUAL HOME DESIGNS — 36' DETACHED LOTS

FILE: 23T 20202 & ZBA 06-20




CONCEPTUAL HOME DESIGNS — TOWNHOMES

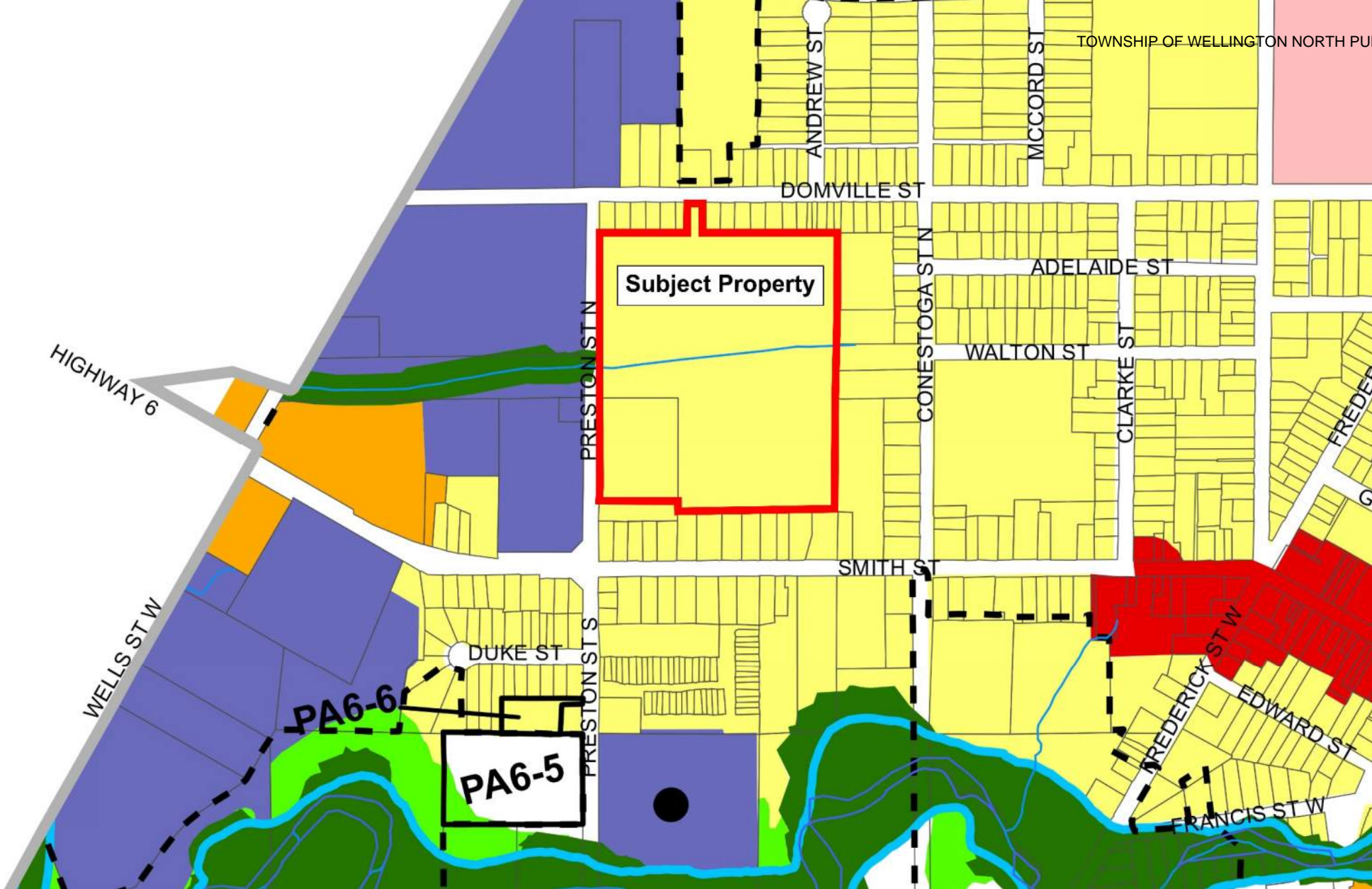
FILE: 23T 20202 & ZBA 06-20



LEGEND

 SUBJECT LANDS

-  Residential
-  Highway Commercial
-  Industrial
-  Central Business District
-  Core Greenlands
-  Greenlands
-  Recreation



WELLINGTON COUNTY OFFICIAL SCHEDULE A6-2

FILE: 23T 20202 & ZBA 06-20



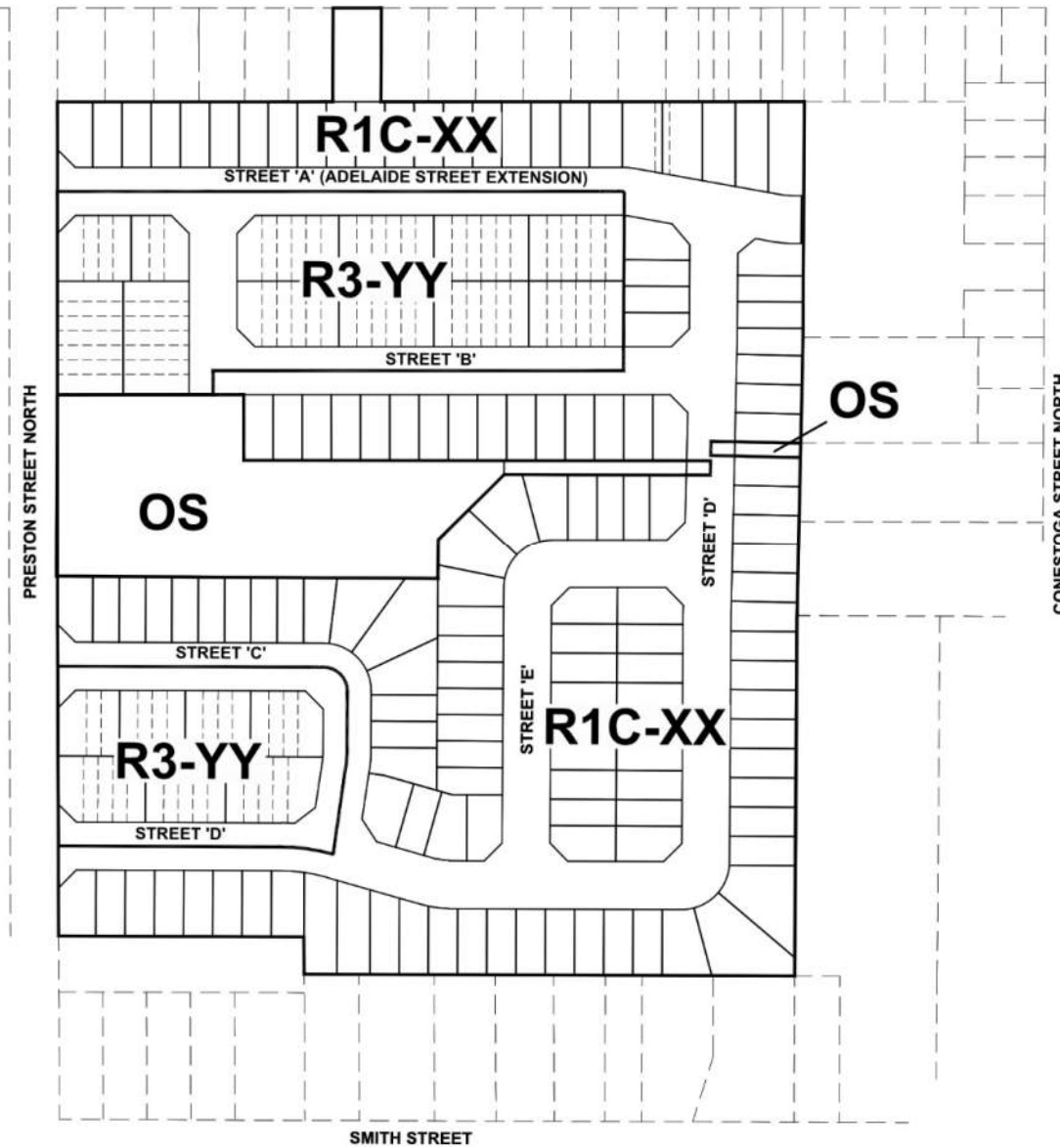
LEGEND

- SUBJECT LANDS**
- R1C ZONE – LOW DENSITY RESIDENTIAL C
- R2 ZONE – MEDIUM DENSITY RESIDENTIAL
- (H) R3 ZONE – (HOLDING) HIGH DENSITY RESIDENTIAL



WELLINGTON NORTH TOWNSHIP ZONING BY-LAW 66-01 (EXISTING)

FILE: 23T 20202 & ZBA 06-20



DRAFT ZONING BY-LAW AMENDMENT (PROPOSED)

FILE: 23T 20202 & ZBA 06-20

- **PLANNING JUSTIFICATION REPORT**
Glen Schnarr & Associates Inc.
- **ENVIRONMENTAL IMPACT ASSESSMENT**
Beacon Environmental Ltd.
- **FUNCTIONAL SERVICING AND
STORMWATER MANAGEMENT REPORT**
Urbtech Engineering Inc.
- **GEOTECHNICAL REPORT**
MOTO Engineering Co.
- **TRAFFIC IMPACT ASSESSMENT**
C.F. Crozier & Associates Inc.
- **PHASE 1 AND 2 ENVIRONMENTAL SITE
ASSESSMENTS**
COLESTAR Environmental Inc.

- *The proposed development will create 240 new homes – 141 detached and 99 townhomes.*
- *It is consistent with Provincial and County policies.*
- *It will contribute to the County's intensification target for the Wellington North Township and the Village of Arthur, and proposes an increase in density that is appropriate to the small-town context.*
- *It will make use of existing and planned water, sewer and stormwater infrastructure.*
- *Internal streets and upgraded Preston Street North will be lined with sidewalks, making them both car and pedestrian friendly.*
- *Technical studies demonstrate that stormwater can be satisfactorily managed with the addition of the SWM pond and proper grading, that traffic can be managed by the existing road infrastructure and that impacts to ecology and natural heritage features will be minimized.*

CONCLUSION

FILE: 23T 20202 & ZBA 06-20

QUESTIONS?



Deborah Turchet

From: Aldo Salis
Sent: Friday, October 23, 2020 11:32 AM
To: Deborah Turchet; Linda Redmond
Subject: FW: Draft Plan of Subdivision (23T-20202), Southeast corner of Preston St. N. & Domville St., Wellington North

From: circulations@wsp.com <circulations@wsp.com>
Sent: October 23, 2020 9:41 AM
To: Aldo Salis <aldos@wellington.ca>
Subject: Draft Plan of Subdivision (23T-20202), Southeast corner of Preston St. N. & Domville St., Wellington North

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.

2020-10-23

Aldo Salis

Wellington North

, ,

Attention: Aldo Salis

Re: Draft Plan of Subdivision (23T-20202), Southeast corner of Preston St. N. & Domville St., Wellington North; Your File No. 23T-20202

Our File No. 87972

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities or easements within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

The Owner is advised to contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. However, **all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Meaghan Palynchuk
Manager - Municipal Relations

Network Provisioning

T: 905-540-7254 / M: 289-527-3953

Email: planninganddevelopment@bell.ca

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UPPER GRAND DISTRICT SCHOOL BOARD

TOWNSHIP OF WELLINGTON NORTH PUBLIC MEETING: November 23, 2020

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

30 October 2020

PLN: 20-089

File Code: R14

Linda Redmond
Manager of Planning and Environment
County of Wellington
74 Woolwich Street
Guelph, ON N1H 3T9

Dear Ms. Redmond;

Re: **Notice of Application for Plan of Subdivision
23T-20202, Wellington North (Arthur)**

Planning staff at the Upper Grand District School Board has received and reviewed the above noted application for a plan of subdivision proposing approximately 240 new residential units.

We have reviewed the applicant's Traffic Impact Study, dated August 2020, and note the following paragraph on pages 8 and 9 regarding sidewalk connections:

"It is recommended that the unpaved section of Preston Street be resurfaced with asphalt pavement to improve roadway surface conditions for vehicular traffic. It is also recommended that a pedestrian sidewalk be constructed on the east side of Preston Street to provide safe and convenient pedestrian connectivity to and from the proposed development and complete the gap in pedestrian connectivity between Smith Street and Domville Street."

The Board understands the importance of the above recommendations and strongly requests that a sidewalk on Preston Street North is constructed to improve pedestrian connectivity for students walking to school and for all future residents to the existing street network. The Board also requests that this sidewalk is fully connected to the existing sidewalk on the south side of Domville Street, bridging the gap entirely.

Furthermore, please be advised that the Planning Department **does not object** to the 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 subdivision agreement that adequate sidewalks, lighting and snow removal (on sidewalks and walkways) will be provided to allow children to walk safely to school or to a designated bus pickup point.
- That the developer and the Upper Grand District School Board reach an agreement regarding the supply and erection of a sign (at the developer's expense and according to the Board's specifications) affixed to the permanent development sign advising prospective residents about schools in the area.
- That the developer shall agree in the subdivision 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

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

"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."

Should you require additional information, please feel free to contact the undersigned.

Sincerely,

Upper Grand District School Board

A handwritten signature in blue ink that reads "Adam Laranjeiro". The signature is fluid and cursive, with the first name "Adam" and last name "Laranjeiro" clearly distinguishable.

Adam Laranjeiro

Planning Technician

adam.laranjeiro@ugdsb.on.ca

cc: Karren Wallace, Township of Wellington North

Marcus Gagliardi, Cachet Developments (Arthur) Inc.

From: Emily Vandermeulen <EVandermeulen@centrewellington.ca>
Sent: November 2, 2020 2:10 PM
To: Tammy Pringle
Cc: Source Water
Subject: RE: NOTICE OF A PUBLIC MEETING & COMPLETE APPLICATION: Cachet Developments (Arthur) Inc.
Attachments: WHPA_Map_Domville_321.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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: October 30, 2020 2:31 PM
Subject: NOTICE OF A PUBLIC MEETING & COMPLETE APPLICATION: Cachet Developments (Arthur) Inc.

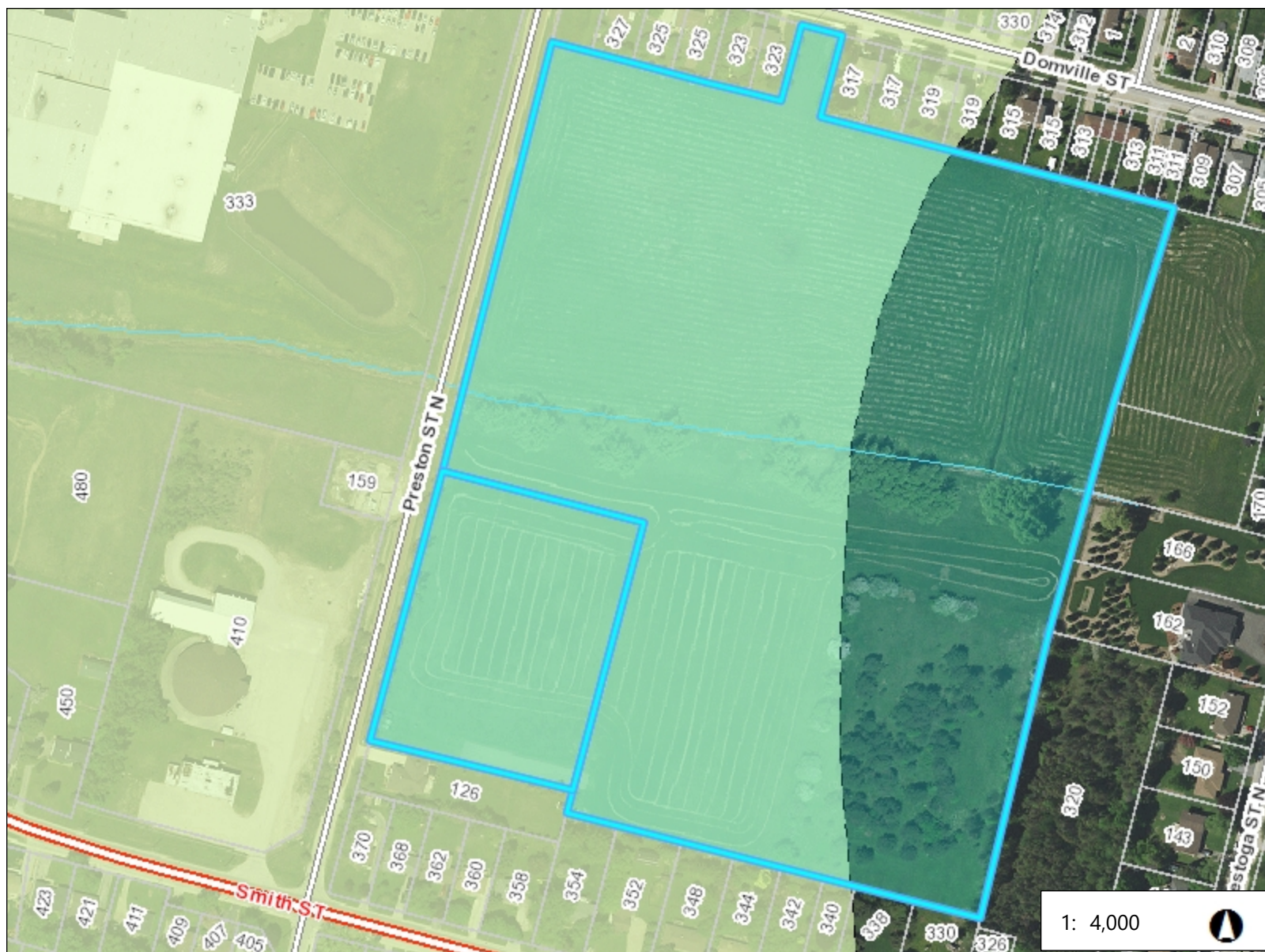
**COUNTY OF WELLINGTON
TOWNSHIP OF WELLINGTON NORTH**

**A NOTICE OF A PUBLIC MEETING
and
NOTICE OF COMPLETE APPLICATION**

TAKE NOTICE that pursuant to the Planning Act, R.S.O. 1990, as amended, the Township of Wellington North will hold a public meeting to present and receive public input regarding proposed amendments to the Township of Wellington North Zoning By-law and for a Draft Plan of Subdivision on:

Monday, November 23, 2020 @ 7:00 p.m.
Via Zoom electronic meeting

The public is invited to watch the remote meeting:

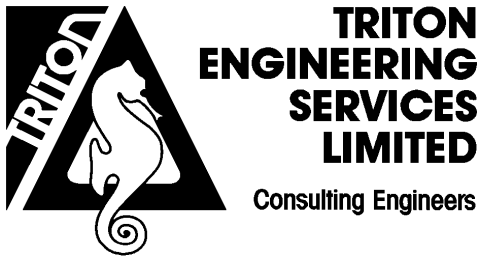


Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Waterbodies
- Watercourses
- 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

0.2 0 0.10 0.2 Kilometers



Memorandum

DATE:	November 6, 2020
TO:	Matt Aston
FROM:	Ray Kirtz / Dustin Lyttle
RE:	Cachet Development Draft Plan Submission No. 1 Review
FILE:	A5529A

Submitted Items List:

- Cover Letter of Draft Plan of Subdivision, dated August 26, 2020, prepared by Cachet Developments Inc. **(Digital Copy)**
- Draft Plan of Subdivision, dated July 20, 2020, prepared by Glen Schnarr & Associates Inc. (GSAI) **(Digital and Hard Copy)**
- Application for Subdivision (signed), dated August 24, 2020, prepared by Cachet Developments Inc. Limited **(Digital Copy)**
- Planning Justification Report, dated August 2020, prepared by GSAI **(Digital and Hard Copy)**
- Public Consultation Strategy, dated August 26, 2020, prepared by Cachet Developments **(Digital Copy)**
- Topographic Survey, dated June 10, 2020, prepared by Van Harten Surveying Inc. **(Digital Copy)**
- Functional Servicing and Stormwater Management Report, dated August 20, 2020, prepared by Urbtech Engineering Inc. **(Digital and Hard Copy)**
- Traffic Impact Study, dated August 2020, prepared by C.F. Crozier & Associates Inc. **(Digital and Hard Copy)**
- Geotechnical Soils Investigation Report, dated April 17, 2020, prepared by MOTO Engineering Inc. and Colestar Environment Inc. **(Digital and Hard Copy)**
- Geotechnical Soils Investigation Report Addendum, dated May 15, 2020, prepared by MOTO Engineering Inc. **(Digital and Hard Copy)**
- Phase 1 Environmental Site Assessment, dated January 16, 2020, prepared by Colestar Environmental Inc. **(Digital and Hard Copy)**
- Phase 2 Environmental Site Assessment, dated February 13, 2020, prepared by Colestar Environmental Inc. **(Digital and Hard Copy)**
- Environmental Impact Study, dated August 2020, prepared by Beacon Environmental Limited **(Digital and Hard Copy)**

Draft Plan Submission No.1 Comments

General Comments:

- 1.1 Blocks 162 and 163 are to be a minimum 9.0m width.
- 1.2 Confirm the intention of Lot 25 on Domville Street. Will this be developed in conjunction with the proposed development?

- 1.3 Groundwater Level monitoring is to be completed for a minimum of one year to confirm seasonal ground water elevations. Monitoring is to be sufficient to establish high groundwater contour throughout the site.
- 1.4 Confirm if development will be phased. Note: A temporary secondary access to the site may be required depending on proposed phase sizing.
- 1.5 Given the developments' proximity to the industrial area, the following is to be considered:
 - a. Preston Street is an industrial access road, the multiple driveways along this route is not desirable. Consider converting Block 148 into single residential units or other means to reduce the number of entrances.
 - b. Noise Study is to be provided.
- 1.6 Parkland is to be dedicated in accordance with the Township Parkland Master Plan (2.75ha per 1,000 residents)
- 1.7 Allocation of sewage treatment reserve capacity shall be subject to the Township Sewage Allocation By-Law 012-19.
- 1.8 Adelaide Street will ultimately need to be extended and connected to the development. Until that occurs, Lots 23 & 24 will be held and not be developable due to maintenance/access concerns

Storm Sewer and SWM Design:

- 1.9 Confirm emergency spill way flow of $3.35\text{m}^3/\text{s}$. Based on parameters and hydraulic calculations provided, we expect flow to be closer to $5\text{ m}^3/\text{s}$.
- 1.10 Confirm 5-year storm has been modelled as opposed to the "4-year" indicated in Table 6.3.1 of the FSR.
- 1.11 Confirm sizes of Pre-development Catchments 101 and 104, and Post Development Catchments 101 and 103. The areas indicated appear incorrect.
- 1.12 Provide justification for low slope (0.5%) used when modelling catchments.
- 1.13 Provide supporting calculations for drawdown times noted.
- 1.14 Stage-Storage-Discharge sheet (SSD):
 - a. Second stage (Quality Control Structure 7) becomes active at an elevation of 453.20m and will behave as a "weir". The weir discharge combined with the first stage (Quality Control Structure 6) discharge will govern until this exceeds the capacity of the 900mm outlet. At that time, the 900mm outlet sewer flow will govern.
 - b. 900mm outlet sewer from Quality Control Structure 7 will not behave as an orifice. This is to be modelled as a sewer or culvert.
 - c. 275 mm orifice does not appear to be accessible for maintenance or inspection. It is unclear where this is located, is it within the perforated raiser in a horizontal position?
 - d. Indicate additional stages-storage-discharge between elevations of 453.30m and 454.40m
- 1.15 Provide SWMF ponding elevations for all modelled storm events.
- 1.16 Pipes between forebay and main cell of SWM facility are to be removed.
- 1.17 Per MOE 2003 SWM Planning and Design Manual, the maximum slope for 3 m on either side of the permanent pool is to be 5:1. Maximum of 3:1 slope may be placed elsewhere. Revise grading accordingly.
- 1.18 The inlet into the SWM Facility is to be same elevation (minimum) as the permanent pool elevation. Revise accordingly.

- 1.19 Confirm ponding elevation and indicate major storm flow route in the rear yards for the lots along the north, south and east perimeters of the development. Note: external catchment(s) are to be taken into account.

The above comments are to be addressed prior to Draft Plan approval as they may impact development general configuration and draft plan conditions. Comments related to the detailed design will be provided under separate cover.

If you have any questions please call.

Township of Wellington North

7490 Sideroad 7W, P.O. Box 125

Kenilworth, ON N0G 2E0

Re: Official Plan Amendment OP-2020-06 & Draft Plan of Subdivision - Cachet Developments (Arthur)

To Major Lennox and Councillors of Wellington North Council,

Thank you for contacting us about the above mentioned plan of subdivision. We have 2 main concerns about this plan:

- 1) The SWM Pond attaches to the municipal drain that goes through our property at 166 Conestoga Street. During heavy rain events we have had flooding issues previously, both on Conestoga Street and at the back corner of our lot where the last few feet is open ditch. The tile can't keep up to the water now and we are concerned that any more hard surface drainage as well as the waste water in the subdivision will back up and cause severe flooding, not only on our properties but on our neighbors properties as well.
- 2) We have planted trees etc. at the back of our property at 162 Conestoga Street North knowing that eventually there would be a subdivision built behind us. The homes shown on the plan of subdivision directly behind us are shown as smaller, detached high density homes. We object to the density of the houses that back onto our property at 162 and 166 Conestoga Street North. We would request that you consider having the density of the homes directly behind our property be changed to the larger homes, shown as yellow on the draft plan of subdivision. This would be in keeping with the home sizes along Conestoga Street North.

We appreciate you taking time to consider our requests. Although I have mentioned these two concerns please be advised that if further issues come up with this file we are not precluded to state them. As well we request that we be advised of any notice of the decision by the County of Wellington and Township of Wellington North.

Regards,



George White and Lynda White

162 and 166 Conestoga Street North, Arthur, ON

519-848-2806

lwhite@atcommodities.com