

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON
NORTH PUBLIC MEETING – JANUARY 25, 2021 AT 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/89962893889>

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: 899 6289 3889

**PAGE
NUMBER**

CALLING TO ORDER - Mayor Lennox

DISCLOSURE OF PECUNIARY INTEREST

OWNERS/APPLICANT

John Welton Custom Homebuilding Ltd.

LOCATION OF THE SUBJECT LAND

The lands subject to the proposed Draft Plan of Subdivision (File No. 23T 20203) and the proposed zoning amendment are legally described as Part of Park Lots 10, 11 and 12, South of Princess Street Geographic Town of Mount Forest and Part of Park Lots I, K and L, MacDonald's Survey and Part of Division 1 of Lot 2, Concession WOSR Arthur, Geographic Town of Mount Forest, Township of Wellington North. The subject property has a total area of 9.793 ha (24.20 ac) *The location is shown on the map attached.*

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PURPOSE AND EFFECT OF THE APPLICATION

The proposed Zoning By-law amendment will rezone the lands from Future Development (FD) Zone to Site Specific Residential (R2-xx) Zone to permit detached and semi-detached dwellings; to Site Specific Residential (R3-xx) Zone to permit street townhouse dwellings; to Residential (R3) Zone to permit cluster townhouses; to Open Space (OS) Zone for a walkway; and to Natural Environment (NE) Zone for the land containing the watercourse. The amendment is required in order to facilitate the proposed Draft Plan of Subdivision (23T-20203).

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 58 single detached units, 30 semi-detached units, 36 street townhouse units and a 15-unit cluster townhouse development block. An open space area and walkway are also proposed as part of the overall plan. The details of the proposed Draft Plan of Subdivision (23T-20203) is as follows:

Land Use	Lots/Blocks	Units	Area (ha)
Detached Residential	Lots 1-44 & 111-124	58	3.653
Semi-detached Residential	Lots 45-60 & 97-110	30	1.028
Street Townhouse Residential	Lots 61-96	36	1.117
Cluster Townhouse Block	Block 125	15	0.897
Open Space	Block 126		0.805
Walkway	Block 127		0.010
Municipal Street (A to E)			2.286
TOTAL AREA		139	9.793 ha

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 January 4, 2021.

PRESENTATIONS

- Michelle Innocente, Senior Planner, County of Wellington,
 - Planning Report dated January 20, 2021 4

CORRESPONDENCE FOR COUNCIL'S REVIEW

- Adam Laranjeiro, Planning Technician, Upper Grand District School Board
 - Letter dated January 8, 2021 (No Objection) 13
- Jessica McFarlane
 - Email dated January 21, 2021 15

REQUEST FOR NOTICE OF DECISION

If you wish to be notified of the decision of the **Corporation of the County of Wellington** in respect of the proposed Draft Plan of Subdivision (23T-20203), you must make a written request to the Director, Planning and Development Department, County of Wellington, 74 Woolwich Street, Guelph, Ontario N1H 3T9.

The by-law for the Zoning Amendment will be considered at a future Council meeting. If you wish to be notified of the decision in respect of the proposed **Township of Wellington North Zoning By-law Amendment** (ZBA 11-20), you must submit a written request to the Development Clerk, Township of Wellington North, 7490 Sideroad 7 W, PO Box 125, Kenilworth, Ontario N0G 2E0 or tpringle@wellington-north.com.

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

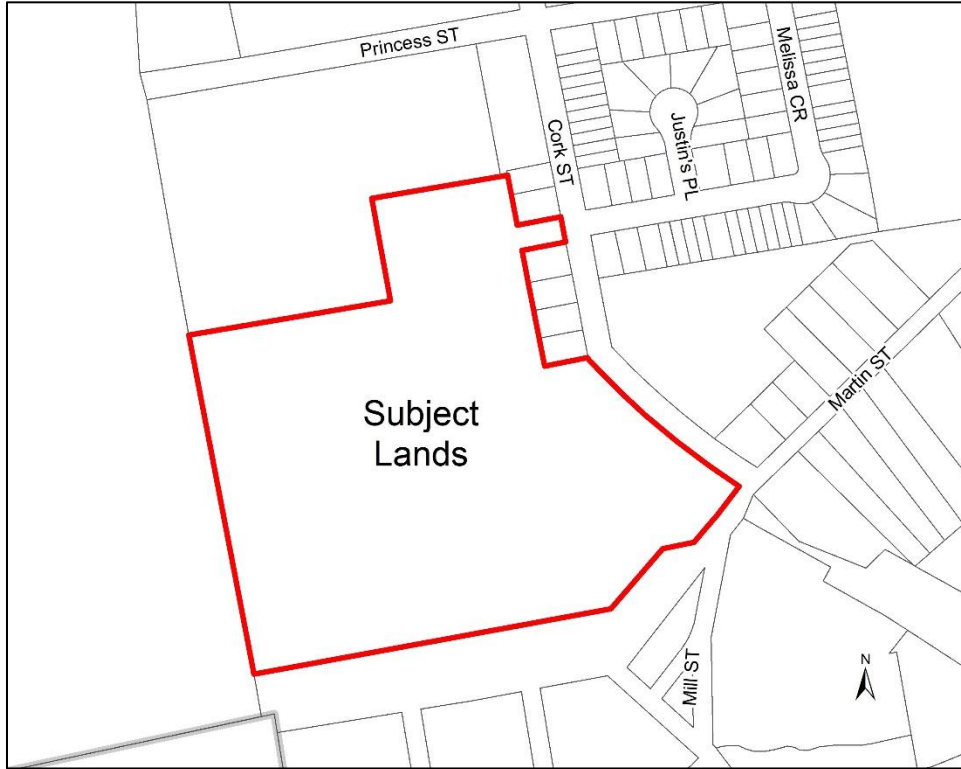
COMMENTS/QUESTIONS FROM COUNCIL

ADJOURNMENT

Recommendation:

THAT the Public Meeting of January 25, 2021 be adjourned at _____ pm.

JOHN WELTON CUSTOM HOMEBUILDING LTD.





PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development
Department

DATE: January 20, 2021
TO: Mike Givens, C.A.O.
Township of Wellington North
FROM: Michelle Innocente, Senior Planner
County of Wellington
SUBJECT: **Proposed Residential Plan of Subdivision - 23T-20203**
John Welton Custom Homebuilding Ltd.
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 Mount Forest (Wellington North). The property is located along the west side of Cork Street as shown in Figure 1. The size of the subject property is 9.793 hectares (24.2 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. Specifically, the overall proposal will create 58 single detached residential lots, 30 semi-detached residential lots, 36 street townhouse and a block for additional townhouse units in the future. Also included in the proposal is a 0.805 hectare open space block as well as a 0.010 hectare walkway. The proposed Zoning By-law amendment will rezone the lands from Future Development to Residential to facilitate the proposed subdivision. The details of the proposed Draft Plan of Subdivision (23T-20203) are as follows:

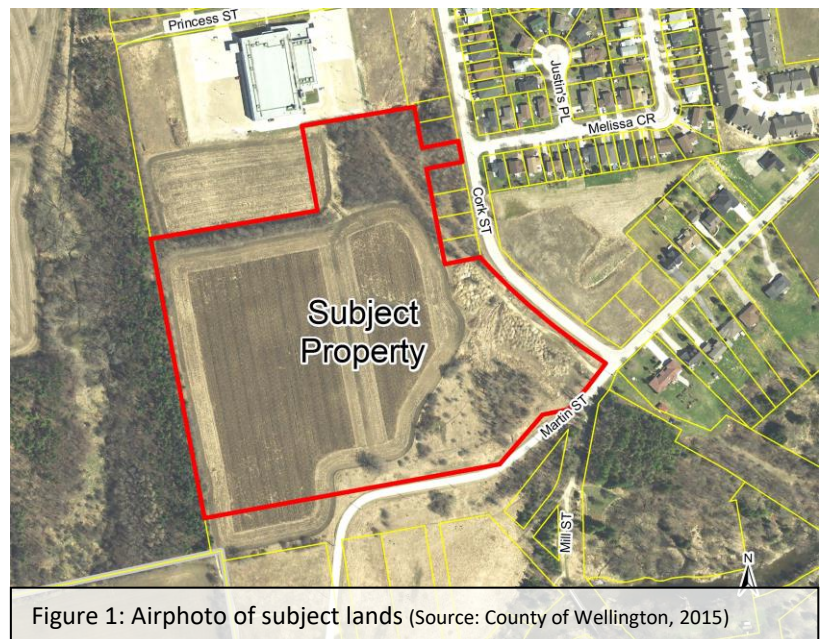
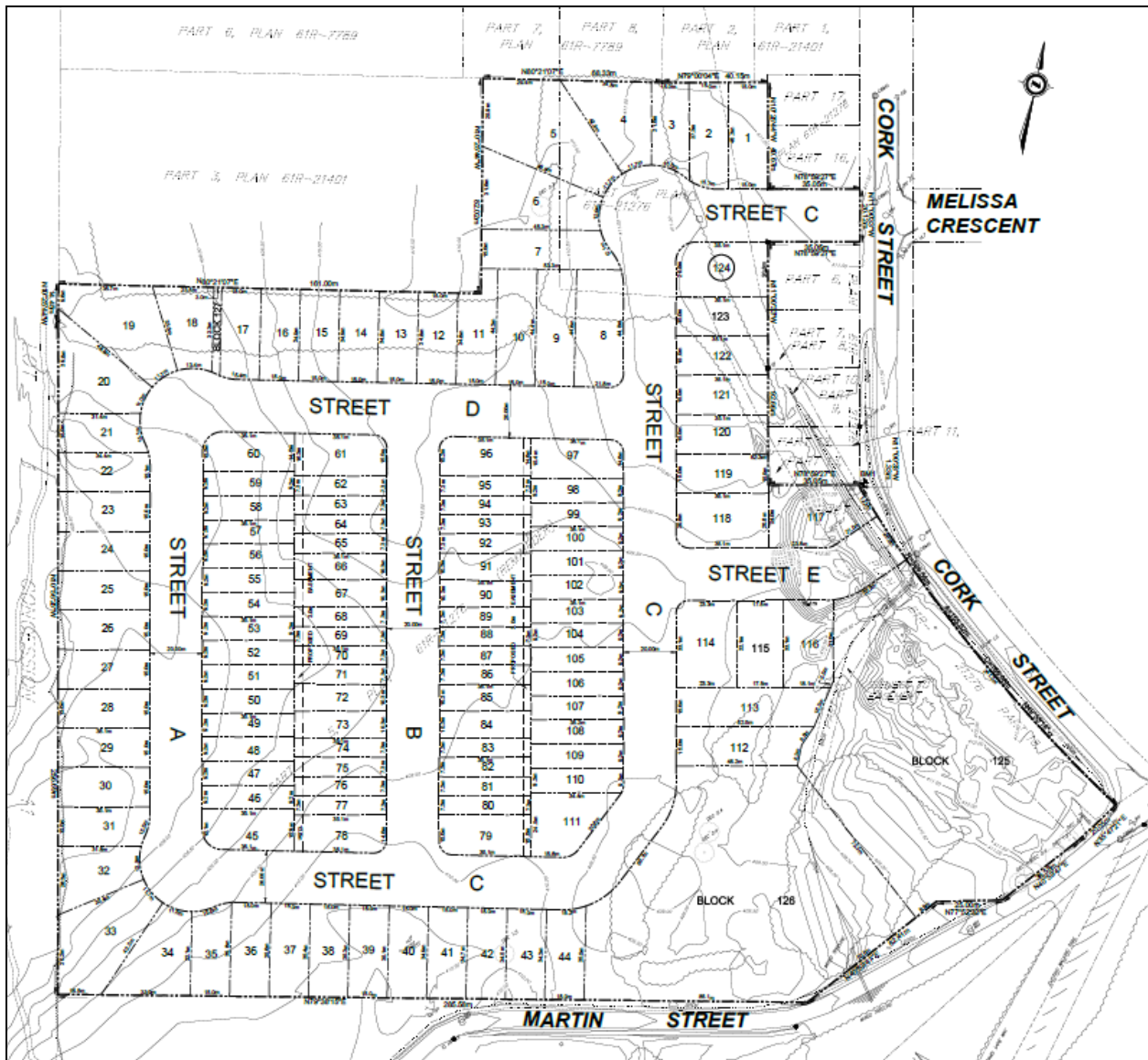


Table 1: Land Use Schedule

Land Use	Lots/Blocks	Lots	Area (Ha.)
Single Family Detached	Lots 1-44 and 111-124	58	3.653
Semi-Detached Dwellings	Lots 45-60 and 97-110	30	1.028
Street Townhouses	Lots 61-96	36	1.117
Future Townhouse Cluster	Block 125	17	0.894
Open Space	Block 126		0.805
Walkway	Block 127		0.010
Roads (Streets A to E)			2.286
TOTAL LOTS/AREA		141	9.793



Subdivision Application 23T-20203 (Source: Ron Davidson Land Use Planning Consultants Inc., Cobide Engineering Inc.)

Provincial Policy Statement (PPS)

The subject property is located within the settlement area of Mount Forest. 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.” 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.

Under section 2.2.7 of the Growth Plan, new development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that supports the achievement of complete communities.

Wellington County Official Plan Policy Framework

The lands subject to the amendment are designated RESIDENTIAL in the Urban Centre of Mount Forest. The property is located outside of the defined “built boundary” and therefore is considered a Greenfield area.

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 in designated Greenfield areas of urban centres.

Section 3.3.1 identifies targets and states “the designated greenfield area of the County will be planned to achieve an overall minimum density of not less than 40 residents and jobs per hectare”. This application is located within a greenfield area of Mount Forest and will contribute to and support this target.

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 4.4.3 of the Official Plan encourages intensification in urban centres and further states in subsection a) that the plan supports increased densities in newly developing greenfield areas with a broad mix of housing types.

Section 4.4 of the Plan outlines Housing policies. The main applicable policy, Section 4.4.4, deals with Greenfield Housing, and requires a gross density of 16 residential units per gross hectare. The development as proposed has 15.7 units per gross hectare.

Section 4.4.5, Affordable Housing, requires a minimum of 25% of new housing units in the County to be affordable. This is to be accomplished mainly through accessory apartments, semi-detached, duplex, townhouse and apartment units. This proposal will exceed this target as 59% of the housing unit types fall into this category.

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

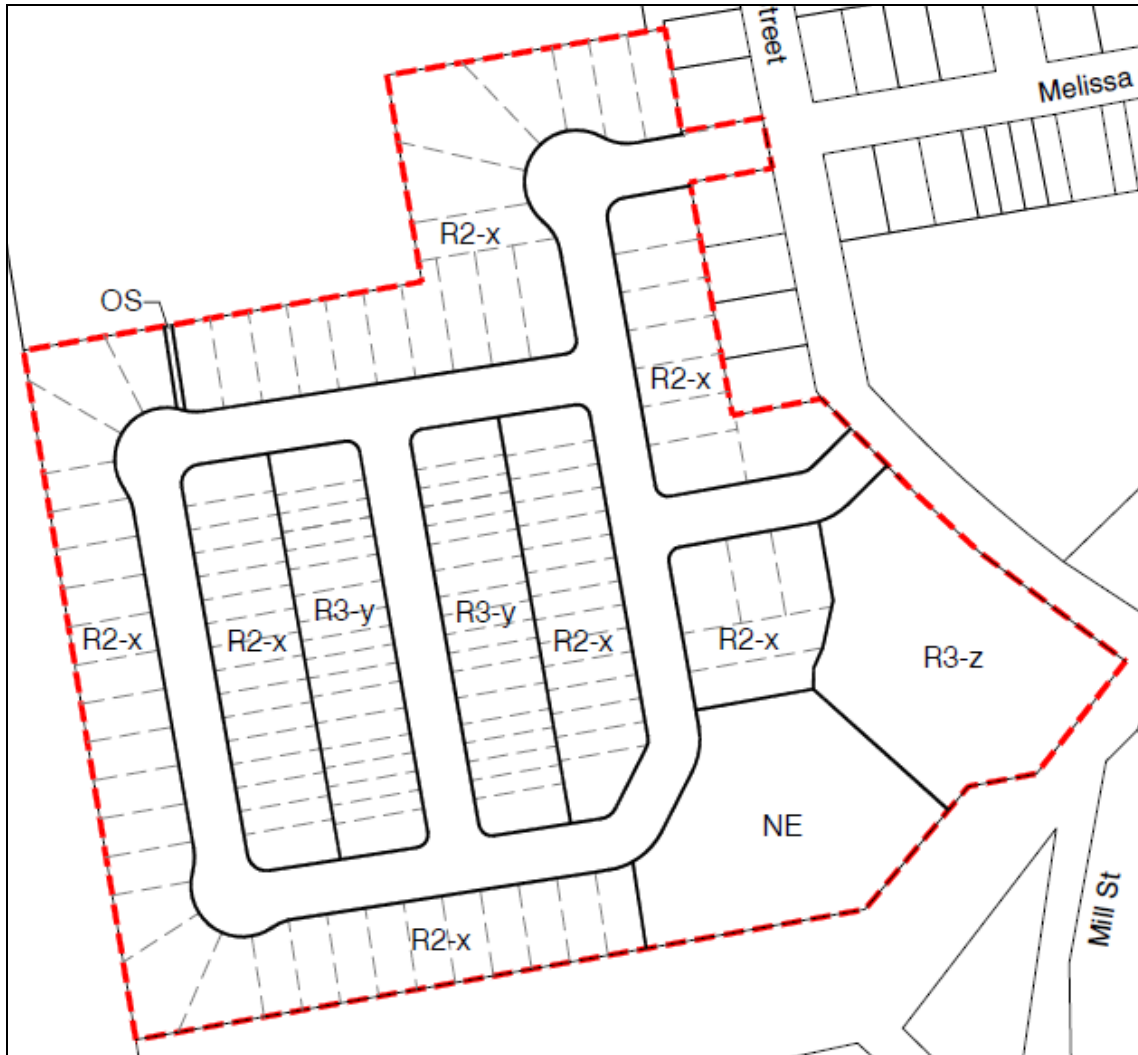
The following relevant Growth Management Goals have been identified:

- 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 Future Development (FD). An application to amend the Zoning By-law to implement the proposed Draft Plan of Subdivision has been submitted to the Township. The amendment would permit the development of 58 single detached lots, 30 semi-detached lots, 36 street townhouses and a 17-unit cluster townhouse development. The proposed zoning is as follows:

Lot/Block	Proposed Land Use	Proposed Zone
Lots 1-44 and 111-124	Single detached dwellings	R2-site specific
Lots 45-60 and 97-110	Semi-detached dwellings	R2-site specific
Lots 61-96	Street Townhouses	R3-site specific
Block 125	Cluster Townhouses	R3-site specific
Block 126	Open Space	NE
Block 127	Walkway	OS



Proposed Amendment to Zoning By-law (Source: Ron Davidson Land Use Planning Consultants Inc.)

The following exceptions to the Residential (R2) Zone are being requested for the lands to be occupied by detached dwellings and semi-detached dwellings:

R2 Zoning Provisions	Required	Proposed
FRONT YARD, Minimum:		
Dwelling	6 m (19.7 ft)	4.5 m (14.8 ft)
Garage		5.5 m (16.4 ft)
EXTERIOR SIDE YARD, Minimum	6 m (19.7 ft)	4.5 m (14.8 ft)*
REAR YARD, Minimum	7.6 m (24.9 ft)	6 m (19.7 ft)
LOT COVERAGE, Maximum	40%	45%
* provided the yard encroachment allowed under Section 6.37b does not result in any portion of the building to be situated closer than 3.0 metres from the exterior side lots line		

The following exceptions to the Residential (R3) Zone are being requested for the lands to be occupied by street townhouse dwellings:

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)
FRONT YARD, Minimum		
<ul style="list-style-type: none"> • Dwelling • Garage 	6 m (19.7 ft)	4.5 m (14.8 ft) 5.5 m (19.7 ft)
EXTERIOR SIDE YARD, Minimum	6 m (19.7 ft)	4.5 m (14.8 ft)*
REAR YARD, Minimum	7.6 m (24.9 ft)	6 m (19.7 ft)
* provided the yard encroachment allowed under Section 6.37b does not result in any portion of the building to be situated closer than 3.0 metres from the exterior side lots line		

The following exception to the Residential (R3) Zone is being requested for the lands to be occupied by the cluster townhouse dwellings:

- Relief from the minimum lot area per dwelling unit requirement as needed to allow for 17 units.

The pedestrian walkway is proposed to be rezoned to Open Space (OS). The lands containing the watercourse are proposed to be rezoned to Natural Environment (NE).

Technical Study Review

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

- Environmental Impact Study (Dec 2017), AWS Environmental Consulting Inc.
- Environmental Impact Study Addendum (Aug 2019), AWS Environmental Consulting Inc.
- Stage1-2 Archaeological Assessment (July 2020), Detritus Consulting Ltd.
- Ministry of the Environment, Conservation and Parks D-4 Study (Mar 2017), Wilson Associates Consulting Hydrogeologists
- Functional Servicing Report (Sept 2020), Cobide Engineering Inc.
- Stormwater Management Report (Sept 2020), Cobide Engineering Inc.
- Phase I Environmental Site Assessment (Jun 2017), Chung & Vander Doelen Engineering Ltd.
- Phase II Environmental Site Assessment (Sept 2017), Chung & Vander Doelen Engineering Ltd.
- Traffic Impact Study (July 2020), Paradigm Transportation Solutions Limited

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 December 2020, Bell Canada indicated that conditions of draft approval include that the owner grant any easements that may be required for communication/telecommunication infrastructure.
County of Wellington Solid Waste Services	No objection Subject to Conditions	In comments of January 13, 2021 the County of Wellington Solid Waste Services Department requested the following condition: THAT the Owner commit to following through on the methane mitigation recommendations to the satisfaction of the County, or that the Owner submit an updated Guideline D-4 Study prepared by a qualified professional to the satisfaction of the County of Wellington Solid Waste Services Division which demonstrates why these measures are not warranted.
Upper Grand District School Board (UGDSB)	No objection Subject to Conditions	In comments of January 8, 2021 the UGDSB indicated that development charges are applicable, and that adequate sidewalks, lighting and snow removal is provided.

Comments from the Conservation Authority, Wellington North Power, Hydro One, Enbridge Gas, Wellington Source Water Protection, and the Township's consulting engineer had not been received at the 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.

No comments have been received from members of the public to date.

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 outside of the built boundary of Mount Forest and is considered a greenfield area. This large, vacant parcel of land abuts existing residential lands and is located immediately south of the Township's major recreational complex which includes the area, ball diamonds, soccer fields and a skateboard park. Section 4.4 of the Official Plan outlines housing policies. The main applicable policy, Section 4.4.4, deals with Greenfield Housing, and requires a gross density of 6.5 residential units per acre. The development as proposed meets this density requirement.

Parkland Dedication

A park block has not been proposed as part of the residential development. The Township will have to advise of their preference regarding parkland and whether or not land for a park will be included in the draft plan of subdivision or if cash-in-lieu of parkland dedication will be provided.

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. Sufficient capacity is available to date, however this will form a condition of draft approval.

Environmental Impact Study

An Environmental Impact Study (EIS) was submitted with the draft plan of subdivision with recommendations for setbacks to protect natural features. These lands are captured in Open Space Block 126.

Traffic Impact Study

A Traffic Impact Study was submitted with the draft plan of subdivision to determine if any improvements were required to the existing roads outside of the proposed development. The study did not recommend any improvements. The study is currently under review.

Proximity to Closed Landfill

A D-4 Study was submitted with the draft plan of subdivision. The study was conducted to determine potential impacts of the adjacent, closed landfill (Martin Street Closed Landfill) on the proposed development. Solid Waste Services have reviewed the study and have provided a condition of draft plan approval in relation to the Martin Street Closed Landfill property.

Wellington North Zoning By-law

The subject land is currently zoned Future Development (FD), as a result, the applicant is proposing to amend the Zoning By-law to implement the proposed Draft Plan of Subdivision for 58 single detached residential lots, 30 semi-detached residential lots, 36 street townhouse and a block for additional townhouse units in the future, a 0.805 hectare open space block as well as a 0.010 hectare walkway.

Conclusion

Following the Public Meeting, staff will finalize the technical review of the draft plan of subdivision and application to amend the Zoning By-law. Staff will then report back to Council for local consideration of the draft plan of subdivision (including draft conditions). Following the approval of the draft approval of the subdivision by the County, an amending zoning by-law will be provided for Council consideration.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Michelle Innocente".

Michelle Innocente, RPP
Senior Planner



UPPER GRAND DISTRICT SCHOOL BOARD

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

8 January 2021

PLN: 21-002

File Code: R14

Michelle Innocente
Senior Planner
County of Wellington
74 Woolwich Street
Guelph, ON N1H 3T9

Dear Ms. Innocente;

**Re: Notice of Application for Plan of Subdivision
23T-20203, Wellington North (Mount Forest)**

Planning staff at the Upper Grand District School Board have received and reviewed the above noted application for a plan of subdivision proposing approximately 124 new residential units within the community of Mount Forest.

We have reviewed the applicant's Transportation Impact Study, dated July 2020, and note the following excerpt on page 3 regarding sidewalk connections:

"The Township has indicated that Cork Street between Waterloo Street and Princess Street will be urbanized to include sidewalk, curb and gutter in the future."

The Board understands the importance of future sidewalk connections within the community. As such, the Board requests that the proposed sidewalk along Cork Street is extended further south to the Street C site access. This would improve pedestrian connectivity for students walking to school and for all future residents to the existing street network.

The Board also recommends providing future students walking to school with a crossing guard at the Queen Street West and Cork Street intersection. To date, a crossing guard is present 0.6 kilometers east of this intersection at the Queen Street West and Arthur Street intersection. However, the presence of a crossing guard at the Cork Street intersection would provide future students residing in the proposed subdivision with better accessibility to school.

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.

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

- 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:

"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



Adam Laranjeiro

Planning Technician

adam.laranjeiro@ugdsb.on.ca

cc: Karren Wallace, Township of Wellington North

Ron Davidson Land Use Planning Consultant

From: Karren Wallace
Sent: January 21, 2021 8:23 AM
To: Tammy Pringle
Cc: Darren Jones
Subject: FW: Draft Plan of Subdivision

Karren Wallace, Director Legislative Services/Clerk

Phone) 519-848-3620 ext 4227

Email) kwallace@wellington-north.com

From: Jessica McFarlane <jessica-mcfarlane@coldwellbanker.ca>

Sent: January 20, 2021 3:32 PM

To: Karren Wallace <KWallace@wellington-north.com>

Subject: Draft Plan of Subdivision

Hi Karen,

I hope you are well. I wanted to reach out regarding the notice I received for the public hearing for the draft plan of Subdivision along Cork Street.

I live at 670 Martin Street and I would like to enquire about a sidewalk for Martin Street. Currently we have a number of residents that use our street to walk to and from the walking trail behind the Wastewater Plant and Community Center. We also have a few families with children on the street, my household being one of those families.

At the moment vehicle traffic is minimal on Martin Street however, some vehicles from time to time do not stay within the speed limit. With a new subdivision being built nearby on Cork Street I am sure we will have an increased number of vehicles driving down our street and an increased number of pedestrians walking along our street.

I am in favour of the subdivision but I feel that this might be the right time for the Township to start considering a sidewalk. Although the entrance to the new subdivision is planned off of Cork Street, any resident who is travelling from the South side of town on Highway 6, is going to turn onto North Water Street which then becomes Martin Street. I think the sidewalk should be something to consider not only for the families that live on my street, but also for the number of Mount Forest residents that walk our street on a regular basis.

Kind regards,

Jessica McFarlane

Sales Representative

Coldwell Banker WIN Realty Brokerage
153 Main Street S, Mount Forest ON N0G 2L0
Office: 519-323-3022
Cell: 519-323-8109

Facebook @realtorjessicamcfarlane or Instagram @realtor_jessicamcfarlane