

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING AGENDA – JULY 25, 2022 @ 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/83274056238>

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) or 1 438 809 7799 (*long distance charges may apply*)

Webinar ID: 832 7405 6238

**PAGE  
NUMBER**

**CALLING TO ORDER - Mayor Lennox**

**DISCLOSURE OF PECUNIARY INTEREST**

**ZBA 15/22** Peter & Mary Reeves

**ZBA 16/22** Estate of John Baker (Sean Baker)

**OWNERS/APPLICANT**

Peter & Mary Reeves

**LOCATION OF THE SUBJECT LAND**

The land subject to the proposed amendment is described as Concession 3, Part Lot 71; RP 60R2149 Pt Part 2. The property is approximately 1.99 ha (4.9 ac) in size. 4  
*The location is shown on the map attached.*

**PURPOSE AND EFFECT OF THE APPLICATION**

The purpose and effect of the proposed amendment is to amend the existing Site Specific Residential (R2-58) Zone. This application is seeking to rezone the subject lands to change the minimum required units from 34 to 21. 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 June 28, 2022.

**PRESENTATIONS**

Matthieu Daoust, Senior Planner, County of Wellington, Township of Wellington North  
○ Planning Report dated July 25, 2022 5

**CORRESPONDENCE FOR COUNCIL'S REVIEW**

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection  
Email dated June 29, 2022 (No Objection)

## 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

Estate of John Baker (Sean Baker)

## LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Part Lot 13, Division 2 to 4 EOSR RP 60R1463 Part 1. The property is approximately 36.16 ha (89.3 ac) in size. *The location is shown on the map attached.* 11

## PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone a portion of the subject land approximately 1 ha (2.47 ac) from Agricultural Site Specific (A-1) to Agricultural Commercial (AC) to facilitate the construction of a new facility to fabricate farm use equipment. 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 June 29, 2022.

## PRESENTATIONS

Matthieu Daoust, Senior Planner and Asavari Jadhav, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated July 20, 2022

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## CORRESPONDENCE FOR COUNCIL'S REVIEW

## REQUEST FOR NOTICE OF DECISION

The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the by-law must submit a written request.

## MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

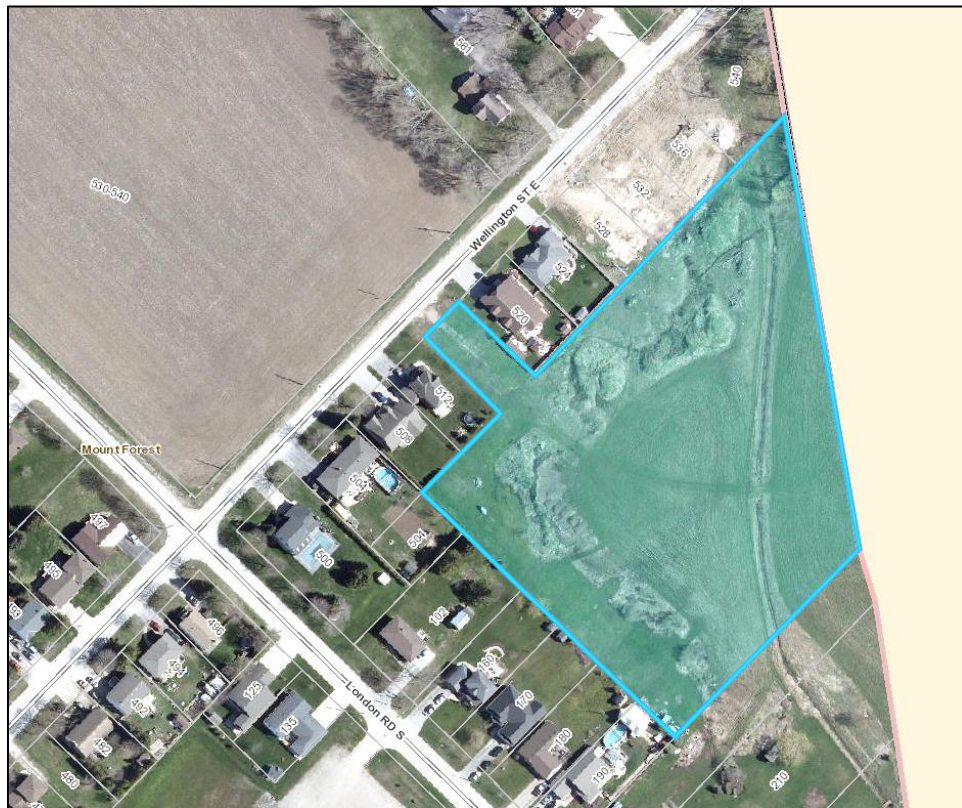
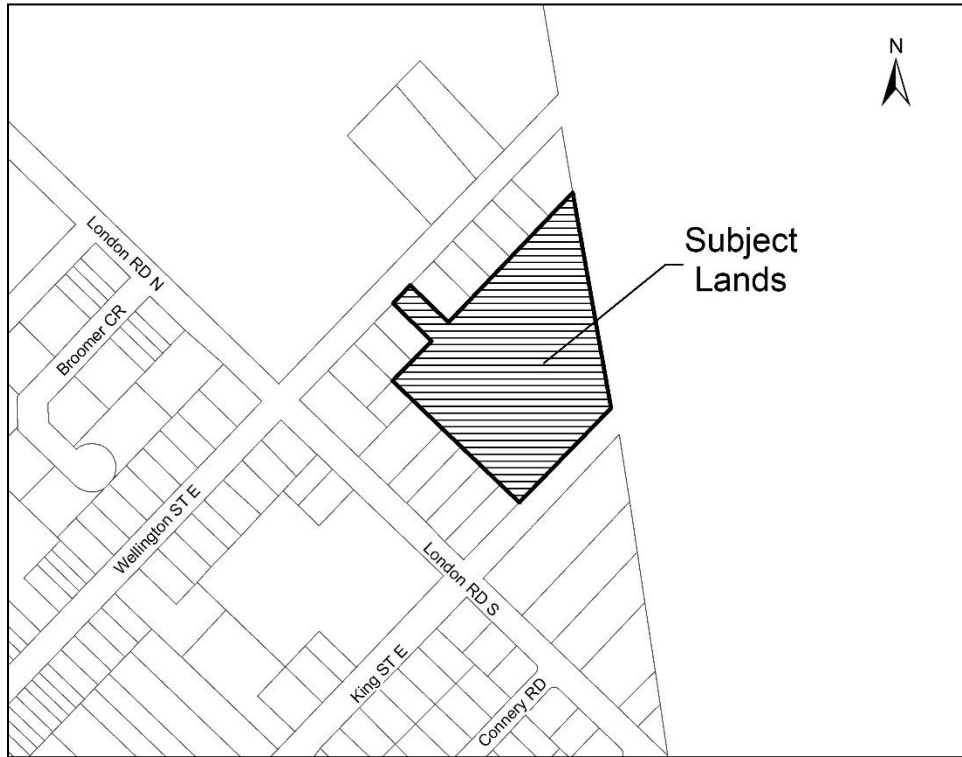
## COMMENTS/QUESTIONS FROM COUNCIL

## **ADJOURNMENT**

Recommendation:

THAT the Public Meeting of July 25, 2022 be adjourned at \_\_\_\_\_ pm.

PETER & MARY REEVES





## PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

**DATE:** July 25<sup>th</sup>, 2022  
**TO:** Darren Jones, C.A.O.  
Township of Wellington North  
**FROM:** Matthieu Daoust, Senior Planner  
County of Wellington  
**SUBJECT:** **Peter and Mary Reeves**  
**Wellington Street E., Mount Forest**  
**Zoning By-law Amendment**

### PLANNING OPINION

The purpose of the application is to amend the current Site Specific Residential (R2-58) zoning to reduce the minimum residential development density on the property from 34 to 21 dwelling units.

In October 2017, the subject lands were rezoned from Residential (R2) to Site Specific Residential (R2-58) to establish a minimum residential development density of 34 dwellings units. This rezoning was a condition of severance applications B62-65/17 that were granted provisional approval by the Wellington County Land Division Committee. The minimum density was established on the remaining lands, consistent with the Official Plan in order to make up for the lower density (larger lots) that had been removed from the property in 2017.

Council should be satisfied that the proposed zoning amendment is consistent with the Provincial Policy Statement and generally conforms to the County of Wellington Official Plan. Planning Staff have attached a zoning by-law amendment to this report for Councils consideration.

### LOCATION

The subject property is legally described as Part Lot 71, Concession 3, with frontage on Wellington Street E, Mount Forest. The property is approximately 2.02 hectares (5.0 acres) in size and is currently vacant. An air photo is shown in Figure 1.

### PROPOSAL

The purpose and effect of the proposed amendment is to amend the existing Site Specific Residential (R2-58) zoning to reduce the minimum residential development density on the property from



Figure 1: Air photo of subject property

34 to 21. The applicant has included a concept plan (Figure 2). The proposal includes nine single detached dwellings and six semi-detached dwellings.

### PROVINCIAL PLANNING POLICY

The subject property is considered to be 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.

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.

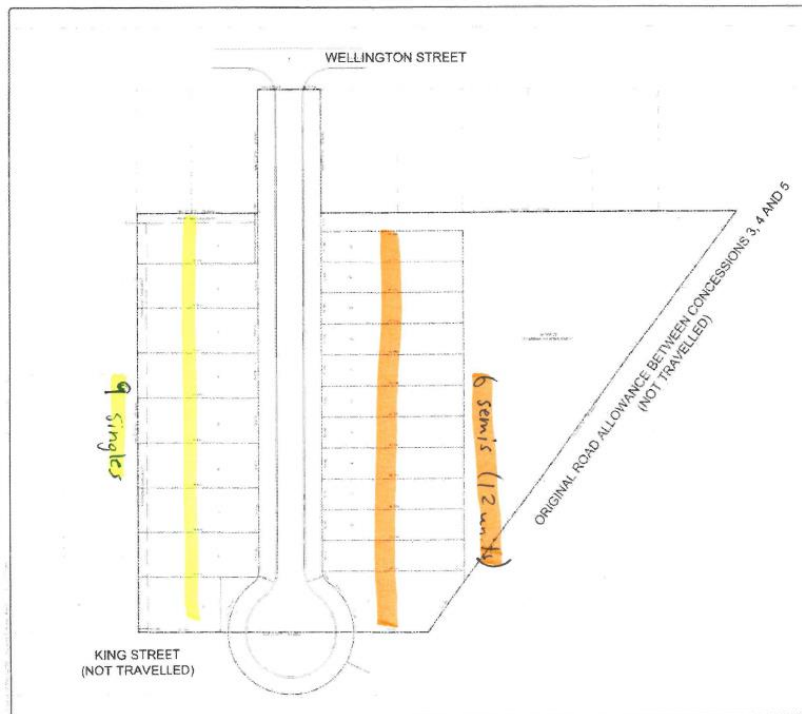


Figure 2: Proposed Subdivision Concept Plan

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.

### COUNTY OFFICIAL PLAN

The land subject to the amendment is 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.

### Development of Greenfield Areas

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 encourages the 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 and will contribute and support this target.

According to Section 4.4.4, the County in Greenfield areas will encourage increased densities and a broader mix of housing. New developments will be required to achieve densities which promote the overall greenfield density target of 40 persons and jobs per hectare and specifically strive to attain at least 16 units per gross hectare (6.5 units per gross acre) in newly developing subdivisions. The introduction of medium density housing types in new subdivisions and other Greenfield areas is encouraged. As proposed (21 units), the proposed development would yield 10.4 units per gross hectare (4.2 units per gross acre). The current zoning which is consistent with the Official Plan establishes a density of 16 units per hectare.

## ZONING BY-LAW

The subject property is zoned Agricultural Site Specific (R2-58). In October 2017, the subject lands were rezoned from Residential (R2) to Site Specific Residential (R2-58) to establish a minimum residential development density of 34 dwellings units as a condition of severance applications B62-65/17.

## PLANNING DISCUSSION

### Consent Applications B62-65/17

In July 2017, four severance applications (B62-65/17, single detached dwellings) on the Reeve's property were conditionally approved by the County Land Division Committee.

Due to the large lot sizes proposed, the four severance applications achieved a density of 8.57 units per hectare (4 units per acre) which is below the target of 16 units per gross hectare (6.5 units per gross acre) in the Official Plan. An air photo showing the severances and the retained parcel is provided in Figure 2.

County Planning Staff provided comments on the applications recommending that an additional lot be introduced to increase the number of proposed lots to five, which would achieve a density of 12.3 units per gross hectare (5 units per gross acre) and provide a more efficient use of land and services and. The applicant confirmed that their preference was to propose four new lots.

In light of the reduced density proposed, the Township of Wellington North requested a condition of approval which requires that the retained property be rezoned to



Figure 3: Air photo showing 2017 severances

establish a minimum residential density in accordance with the Official Plan. The intent was that notwithstanding the creation of the four (4) larger lots, the target density in the Official Plan still needs to be achieved across the entire property.

**Draft Zoning By-law Amendment**

A site specific draft Zoning By-law amendment has been prepared for public review and Council's consideration, and is attached to this report.

The draft By-law includes a requirement that a minimum of 21 units be constructed on the subject lands. Further clarification is also provided in the By-law stating that accessory apartments do not count towards the required number of units. The draft by-law is attached to this report for public viewing and Council's consideration.

Respectfully submitted

County of Wellington Planning and Development Department

A handwritten signature in black ink that reads "Matthieu Daoust". The signature is written in a cursive, flowing style.

Matthieu Daoust, MCIP, RPP  
Senior Planner



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

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

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

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

1. THAT Section 31.104 to By-law 66-01 is amended by deleting the existing text in its entirety and replacing it with the following - on lands legally described as Part Lot 71, Concession 3, with frontage on Wellington St E, Mount Forest:

<b>32.58</b> Part Lot 71, Concession 3, Wellington St E, Mount Forest	<b>R2-58</b>	A minimum of 21 dwelling units shall be constructed on site. Accessory apartments do not count towards the minimum number of required dwelling units.
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2. THAT except as amended by this By-law, the lands legally described as Part Lot 71, Concession 3, with frontage on Wellington St E, Mount Forest 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 \_\_\_\_\_, 2022

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

\_\_\_\_\_.

\_\_\_\_\_.

MAYOR

CLERK

## EXPLANATORY NOTE

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

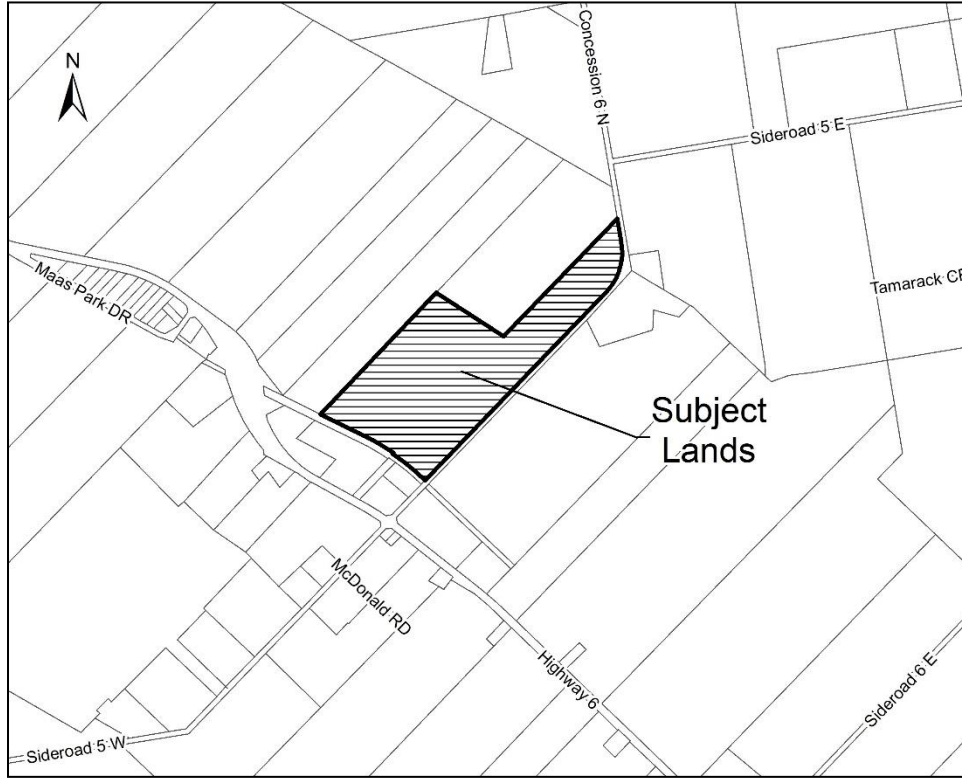
### **THE LOCATION OF THE SUBJECT LANDS**

The subject property is legally described as Part Lot 71, Concession 3, with frontage on Wellington Street E, Mount Forest. The property is approximately 2.02 hectares (5.0 acres) in size and is currently vacant.

### **THE PURPOSE AND EFFECT**

The purpose and effect of the proposed amendment is to amend the current Site Specific Residential (R2-58) zoning to reduce the minimum residential development density on the property from 34 to 21 dwelling units.

ESTATE OF JOHN BAKER (SEAN BAKER)





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

Prepared by the County of Wellington Planning and Development Department

**DATE:** July 20, 2022  
**TO:** Darren Jones, C.A.O.  
Township of Wellington North  
**FROM:** Asavari Jadhav, Junior Planner  
Matthieu Daoust, Senior Planner  
County of Wellington  
**SUBJECT:** **The Estate of John Baker**  
**Part Lot 13, Division 2 to 4 EOSR RP 60R1463 Part 1**  
**Zoning By-law Amendment (ZBA 16/22)**

**PLANNING OPINION**

The purpose of this zone amendment is to rezone a portion of the subject land, approximately 1 ha (2.47 ac) to Agricultural Commercial (AC) zone to allow development of a facility for repair and sale of farm use equipment. The applicants are proposing to construct a new 1,244.90 m<sup>2</sup> (13,400 ft<sup>2</sup>) facility for repair and sale of farm use equipment. The subject property is approximately 36.16 ha (89.3 ac) in size.

Planning staff have no concerns with the application. The application is consistent with applicable Provincial Policy and generally conforms with the Official Plan. A draft zoning by-law has been attached to this report for public viewing and Councils consideration.

**INTRODUCTION**

The subject land is legally described as Part Lot 13, Division 2 to 4 EOSR RP 60R1463 Part 1. The subject property is approximately 36.16 ha (89.3 ac) in size and is currently vacant and farmed. An air photo is shown below in Figure 1.

**PROPOSAL**

The purpose of this zone amendment is to rezone a portion of subject property approximately 1 ha (2.47 ac) from Site Specific Agricultural (A-1) to Agricultural Commercial (AC) to permit the development of a facility for repair and sale of farm use equipment for the local farming community.



Figure 1 – Air Photo 2020

**PROVINCIAL PLANNING POLICY**

Rezoning's are subject to the Provincial Policy Statement and decisions of a Council are required to be "consistent" with it (Section 4.2). The subject property is considered to be within a PRIME AGRICULTURAL area. Section 2.3.3.1 of the PPS allows for agriculture-related uses provided those uses are compatible with, and shall not hinder surrounding agricultural operations. Agricultural-related uses include "farm

*related commercial and industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation”.*

### **COUNTY OFFICIAL PLAN**

The subject property is designated PRIME AGRICULTURE and CORE GREENLANDS. The identified feature include Saugeen Valley Conservation Authority regulated Hazard Lands. Section 6.4.3 (b) and (c), of the plan provides consideration for secondary uses and agriculture related uses. Agriculture –related uses include *“farm related commercial and industrial uses that are small scale and directly related to the farm operation and are required in closed proximity to the farm operation”.*

Section 6.4.2 of Agriculture First policy states that “As a general rule, land use activities that support agriculture will be encouraged and land use activities that do not support agriculture will be discouraged”. We believe that the proposed use meets this intent.

### **ZONING BY-LAW**

The subject lands are zoned Agriculture (A), Site Specific Agriculture (A-1) and Natural Environment (NE). Based on the site plan it appears that the proposed facility is located on the lands zoned Site Specific Agriculture (A-1). The draft by-law proposes to rezone 1 ha (2.47 ac) from Site Specific Agriculture (A-1) to Agricultural Commercial (AC) to be used for a farm equipment repair facility with a sales component. The farm equipment repair and sales facility would fall adequately under the Agricultural Commercial zone criteria.

### **Draft Zoning By-law Amendment**

A draft zoning by-law amendment has been prepared and attached to this report for council’s consideration.

Respectfully submitted  
County of Wellington Planning and Development Department



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Asavari Jadhav,  
Junior Planner



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Matthieu Daoust, MCIP RPP  
Senior Planner

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

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

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

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

1. THAT Schedule 'A' Map 1 to By-law 66-01 is amended by changing the zoning on lands legally described as Part Lot 13, Division 2 to 4 EOSR RP;60R1463 Part 1 as shown on Schedule "A" attached to and forming part of this By-law from:
  - **Site specific Agricultural (A-1) to Agricultural Commercial (AC)**
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 \_\_\_\_\_, 2022

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**THE TOWNSHIP OF WELLINGTON NORTH**

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

**Schedule "A"**



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

Passed this \_\_\_ day of \_\_\_\_\_ 2022

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

## EXPLANATORY NOTE

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

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

The subject property is legally described as Part Lot 13, Division 2 to 4 EOSR RP 60R1463 Part 1. The subject lands are 36.16 ha (89.3 ac) in size and are currently zoned Agriculture (A), Site Specific Agriculture (A-1) and Natural Environment (NE).

**THE PURPOSE AND EFFECT** of the amendment is to rezone 1 ha (2.47 ac) of the subject lands from Site Specific Agriculture (A-1) to Agricultural Commercial (AC) Zone to permit the development of a facility for repair and sale of farm use equipment for the local farming community.