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Public Meeting

Monday, February 8, 2016

Municipal Office Council Chambers, Kenilworth

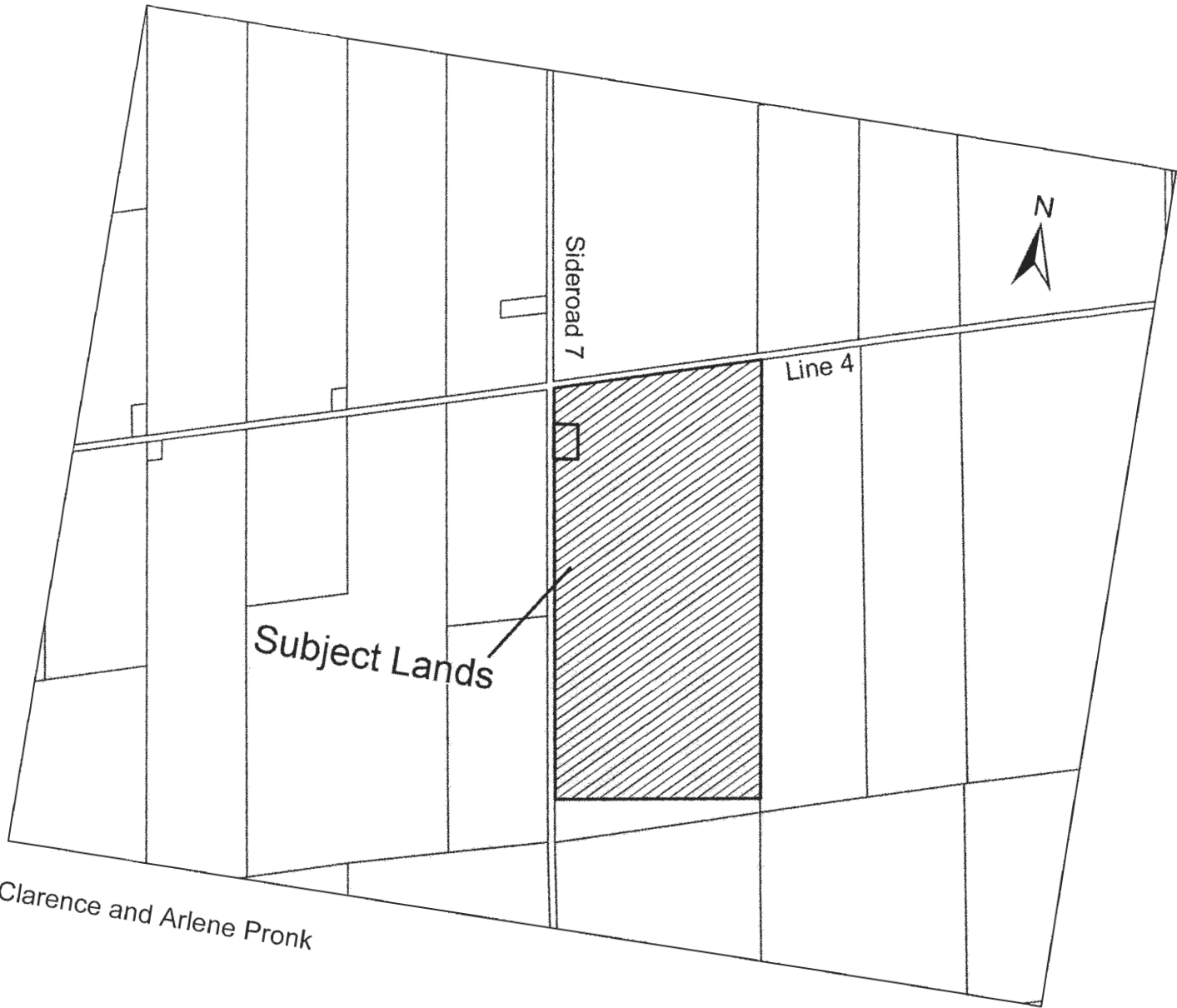
AGENDA

AGENDA ITEM	PAGE NO.
<u>CALLING TO ORDER</u> - Mayor Lennox	
<u>DISCLOSURE OF PECUNIARY INTEREST(S) AND THE GENERAL NATURE THEREOF</u> <u>OWNERS/APPLICANT</u> - Clarence and Arlene Pronk	
<u>LOCATION OF THE SUBJECT LAND</u> The property subject to the proposed amendment is described as Part Lot 7, Concession 4, Geographic Township of West Luther, with a municipal address of 8737 Sideroad 7. The lands subject to the amendment are 80 hectares (197 acres) in size and the location is shown on the map attached.	1
<u>PURPOSE AND EFFECT OF THE APPLICATION</u> The purpose and effect of the application is to rezone the subject lands to restrict future residential development and allow a reduced interior side yard setback to an existing shed on the agricultural portion of the property. The amendment will also allow an existing oversized accessory structure on the residential portion of the property. This rezoning is a condition of severance application B68/15, that was granted provisional approval by the Wellington	

AGENDA ITEM	PAGE NO.
<p>County Land Division Committee. The consent will sever the existing dwelling (0.8 ha) from the agricultural parcel (79 ha) under the surplus farm dwelling policies. The property is currently zoned Agricultural.</p>	
<p><u>NOTICE</u></p>	
<p>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 15, 2016.</p>	
<p><u>PRESENTATIONS</u></p>	
<p>Linda Redmond, Senior Planner - See attached report and draft by-law.</p>	<p>2</p>
<p><u>CORRESPONDENCE FOR COUNCIL'S REVIEW</u></p>	
<p>Nathan Garland, Resource Planner, Grand River Conservation Authority - No objection.</p>	<p>7</p>
<p><u>REQUEST FOR NOTICE OF DECISION</u></p>	
<p>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.</p>	
<p><u>MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS</u></p>	
<p><u>COMMENTS/QUESTIONS FROM COUNCIL</u></p>	

AGENDA ITEM	PAGE NO.
<p><u>OWNERS/APPLICANT</u></p> <ul style="list-style-type: none"> - Vintex Inc. <p><u>LOCATION OF THE SUBJECT LAND</u></p> <p>The subject property has frontage on Main Street North and Mount Forest Drive (Mount Forest) and is legally described as Lot 32 and Part of Lot 33, Concession 1, Part of Division 3 (geographic Township of Egremont). The lands subject to the amendments is 1.28 ha (3.18 ac) in size and the location is shown on the map attached.</p>	9
<p><u>PURPOSE AND EFFECT OF THE APPLICATION</u></p> <p>The purpose and effect of the proposed Official Plan amendment is to redesignate the subject lands from Industrial to Highway Commercial. The proposed Zoning By-law amendment will rezone the lands from Industrial (M1-1) to Highway Commercial (C2). The development concept for this site includes the creation of one 1.28 ha (3.18 ac.) commercial lot for the development of a retail establishment. The amendments and consent applications are required in order to facilitate this proposal.</p> <p><u>NOTICE</u></p> <p>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 15, 2016.</p>	
<p><u>PRESENTATIONS</u></p> <p>Linda Redmond, Senior Planner</p> <ul style="list-style-type: none"> - See attached report. 	10
<p><u>CORRESPONDENCE FOR COUNCIL'S REVIEW</u></p> <p>Frank Vanderloo, P. Eng., B. M. Ross and Associates Limited</p> <ul style="list-style-type: none"> - See attached report. <p>Candace Hamm, Environmental Planning Coordinator, Saugeen Valley Conservation Authority</p> <ul style="list-style-type: none"> - The proposed zoning by-law amendment is acceptable to SVCA staff - The proposed official plan amendment is acceptable to SVCA staff 	15 19

AGENDA ITEM	PAGE NO.
P.J. McLellan Shaw, Hapfield Developments, O/B 1024049 Investments Ltd. - Supports with Mount Forest Drive extension concerns	23
Emily Bumbaco, Planning Technician, Upper Grand District School Board - No objection	24
Paul Remisch, Delivery Services Officer, Canada Post Corporation - Canada Post will provide mail delivery through a Community Mail Box	25
John Morrissey, Corridor Management Planner, Ministry of Transportation - MTO review, approval and permits are not required for this application.	26
<u>REQUEST FOR NOTICE OF DECISION</u>	
The by-law will be considered at a future regular council meeting. If you wish to be notified of the adoption of the proposed Official Plan Amendment (OP-2015-06.) or of the refusal of a request to amend the official plan, you must make a written request to the Director, Planning and Development Department, County of Wellington, 74 Woolwich Street, Guelph, Ontario N1H 3T9. If you wish to be notified of the decision of the Township of Wellington North regarding the proposed Zoning By-law Amendment, you must make a written request to the Clerk, Township of Wellington North, 7490 Sideroad 7 West, P.O. Box 125, Kenilworth, Ontario N0G 2E0.	
<u>MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS</u>	
<u>COMMENTS/QUESTIONS FROM COUNCIL</u>	
<u>ADJOURNMENT</u>	



Clarence and Arlene Pronk



PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development
Department

DATE: January 29, 2016
TO: Mike Givens, C.A.O.
Township of Wellington North
FROM: Linda Redmond, Senior Planner
County of Wellington
SUBJECT: **Pronk**
8737 Sideroad 7
Zoning By-law Amendment

Planning Opinion The zoning amendment is required as a condition of provisional consent (B68/15) by the Wellington County Land Division Committee. We have no objections to implementing this decision. Both the PPS and County Plan provide for surplus farm dwelling severances, provided the agricultural lands are rezoned to prohibit future residential dwellings. The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels where the impact on existing and future farm operations can be kept to a minimum.

Additional zoning relief is also required for the existing accessory structures on the severed residential and retained parcels. The applicant would like to retain the 4,144 sq.ft shed for personal use. We would generally have no concerns with the relief requested provided Council is satisfied that the accessory building is intended for personal use and not for commercial purposes.

INTRODUCTION

The property subject to the proposed amendment is described as Part Lot 7, Concession 4, Geographic Township of West Luther, with a municipal address of 8737 Sideroad 7. The lands subject to the amendment are 80 hectares (197 acres) in size and are currently zoned Agriculture. The surrounding land uses are primarily farms.

PROPOSAL

The purpose of the application is to rezone the subject lands to restrict future residential development and allow a reduced interior side yard setback to an existing shed on the agricultural portion of the property. The amendment will also allow an existing oversized accessory structure on the residential portion of the property. This

Figure 1



rezoning is a condition of severance application B68/15, that was granted provisional approval by the Wellington County Land Division Committee in September. The consent will sever the existing dwelling (0.8 ha) from the agricultural parcel (79 ha) under the surplus farm dwelling policies.

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is considered to be within a PRIME AGRICULTURAL area. Section 2.3.4.1(c) of the PPS provides consideration for the severance of a surplus residence, provided that new residential dwellings are prohibited on the remnant parcel of farmland.

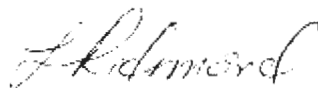
WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated PRIME AGRICULTURE and CORE GREENLANDS. This application is required as a result of a severance application. Section 10.3.4 of the Official Plan implements the PPS and requires that the remnant parcel be rezoned to prohibit dwellings.

ZONING BY-LAW

The subject lands are zoned Agricultural (A). Two site specific zonings are required in order to accommodate the proposal. The first site specific (A-178) will prohibit a dwelling on the retained agricultural parcel and allow the existing shed to have a reduced side yard setback of 8m. The second site specific (A-179) will recognize the floor area of the existing shed (385 m² (4,144 sq.ft)) on the severed residential parcel. The Natural Environment Zone (NE) zone will remain unchanged.

Respectfully submitted
County of Wellington Planning and Development Department



Linda Redmond
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;

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 described as Part Lot 7, Concession 4 in the geographic Township of West Luther as shown on Schedule "A" attached to and forming part of this By-law from:
 - **Agricultural (A) to "Agricultural Exception (A-178)**
 - **Agricultural (A) to "Agricultural Exception (A-179)**

2. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

33.178 Part Lot 7, Conc 4 (West Luther)	A-178	Notwithstanding any other section of this by-law to the contrary, a residential dwelling shall be prohibited in this zone. Other agricultural uses, that are not accessory to a dwelling, are permitted. And further the shed existing on the day of passing of this by-law may have a westerly interior side yard setback of 8m.
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3. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

33.179 Part Lot 7, Conc 4 (West Luther)	A-179	Notwithstanding Section and 6.1.4 or any other section of this by-law, the shed existing on the day of passing of this by-law may have a maximum floor area of 385 m² (4,144 sq.ft).
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4. 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.
5. 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 _____, 2016

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2016

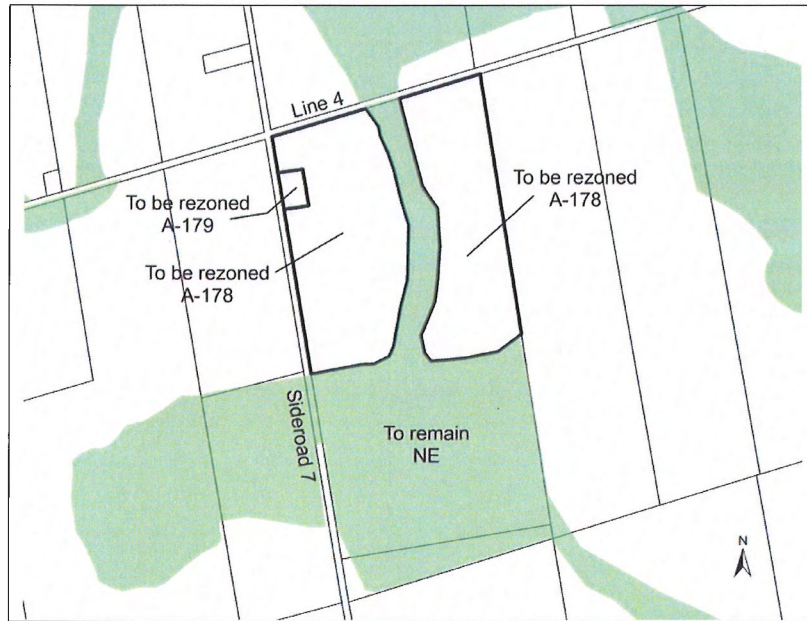
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Rezone from Agricultural (A) to Agricultural Exceptions (A-178 and A-179)

Passed this ____ day of _____ 2016.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION being rezoned is Part Lot 7, Concession 4, Geographic Township of West Luther, with a municipal address of 8737 Sideroad 7. The lands subject to the amendment are 80 hectares (197 acres) in size and are currently zoned Agriculture.

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to restrict future residential development and allow a reduced interior side yard setback to an existing shed on the agricultural portion of the property. The amendment will also allow an existing oversized accessory structure on the residential portion of the property. This rezoning is a condition of severance application B68/15, that was granted provisional approval by the Wellington County Land Division Committee in September. The consent will sever the existing dwelling (0.8 ha) from the agricultural parcel (79 ha) under the surplus farm dwelling policies.



**PLAN REVIEW REPORT: Township of Wellington North
Darren Jones, Building/Zoning Dept.**

DATE: January 28th, 2016
GRCA FILE: ZBA – 8737 Sideroad 7

YOUR FILE: N/A

RE: Application for Zoning By-law Amendment
Part Lot 7, Concession 4, Township of Wellington North
8737 Sideroad 7

GRCA COMMENT: *

The Grand River Conservation Authority (GRCA) has no objection to the zoning by-law amendment to restrict future residential development on the agricultural portion of the property and to allow for a reduced side yard setback and will allow for an existing oversized accessory structure. It is our understanding that the Natural Environment (NE) Zone will remain unchanged.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the subject lands contain wetlands, a small watercourse and the allowances adjacent to these features.

2. Legislative/Policy Requirements and Implications:

Due to the presence of the above-noted features, portions of the subject lands are regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development on the property within the regulated area will require prior written approval from the GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

3. Additional Information/Suggestions provided in an advisory capacity:

We wish to acknowledge receipt of the applicable plan review fee of \$380.00 for related application B68/15. As such, a plan review fee for this application is not required.

Should you have any questions or require additional information, please do not hesitate to contact me.

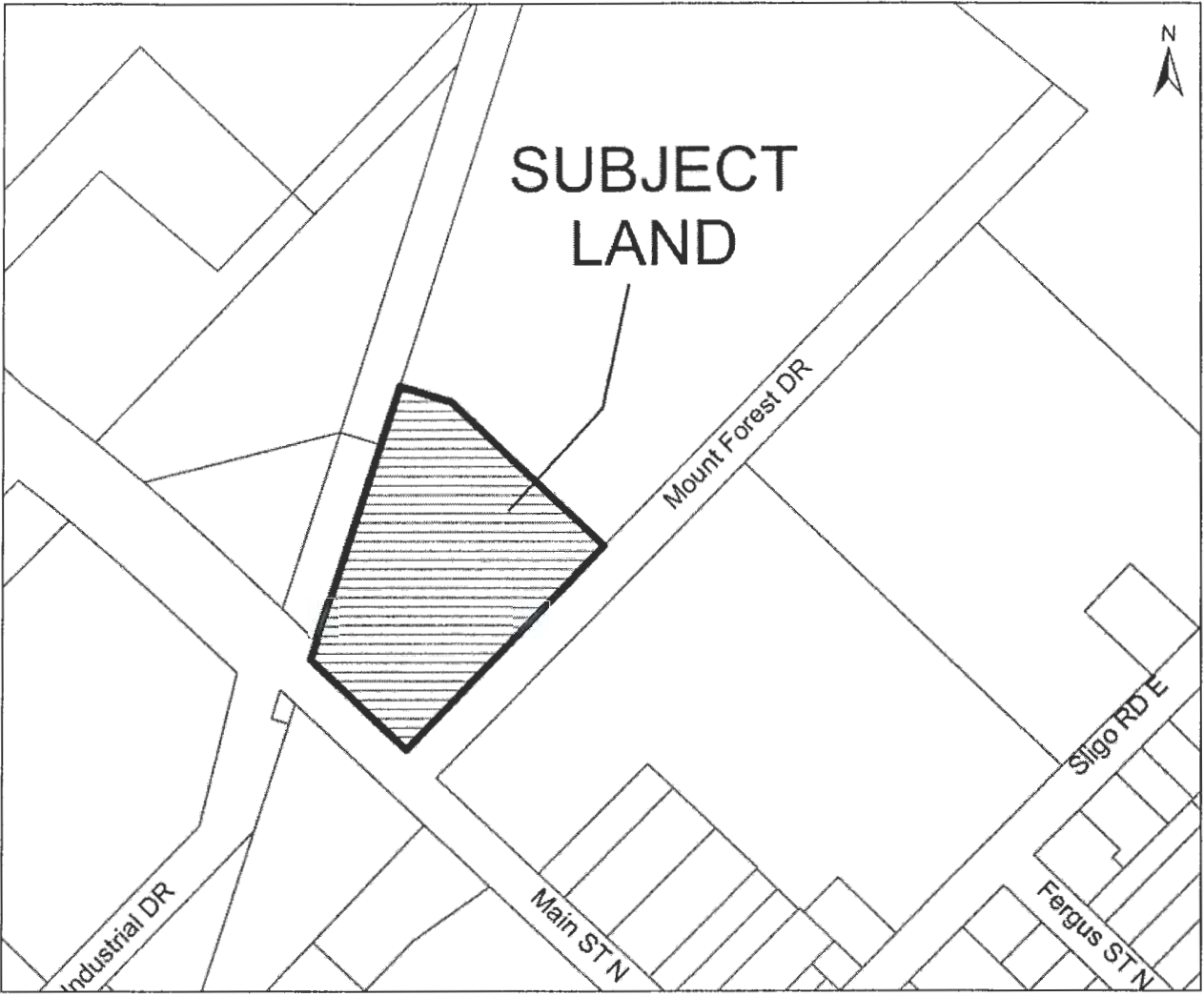
Yours truly,



Nathan Garland
Resource Planner
Grand River Conservation Authority

** These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.*

cc: Linda Redmond – County of Wellington



Vintex Inc.



PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development
Department

DATE: February 3, 2016
TO: Mike Givens, C.A.O.
Township of Wellington North
FROM: Linda Redmond, Senior Planner
County of Wellington
SUBJECT: Canadian Tire
Mount Forest
Zoning By-law Amendment

PLANNING OPINION

The application for the above noted lands is to redesignate and rezone the subject property to Highway Commercial. The purpose of this report is to provide the Township with an overview of the above referenced Official Plan and Zone Amendment application and provide the comments received to date to facilitate the public meeting. Further, 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.

At this time staff have no concerns with this proposal provided Council is satisfied. A draft by-law will be prepared for Council consideration following the public meeting and Official Plan adoption.

Location

The subject property fronts on Main Street and Mount Forest Drive (Mount Forest) and is legally described as Lot 32 and Part of Lot 33, Concession 1, Part of Division 3 (geographic township of Egremont). The property is located in the northerly part of Mount Forest Urban Centre and is approximately 1.28 ha (3.18 ac) in size. (Figure 1)

Proposal

The proposal is to redesignate the subject lands in the County of Wellington Official Plan from Industrial to Highway Commercial.



Figure 1 – subject lands

The proposed Zoning By-law amendment will rezone the lands from Industrial (M1-1) to Highway Commercial (C2) with a site specific to address parking and setbacks. The development concept for this site includes the creation of one 1.28 ha (3.18 ac.) commercial lot for the development of a retail establishment. The amendments and consent applications are required in order to facilitate this proposal.

Application and Background

The subject lands are to be developed with a 2664 m² (28,675 ft²) commercial retail establishment (Canadian Tire). In addition to the retail component a four bay auto service and seasonal garden centre will also be included.

As part of the application, the proponent has provided the following documents:

- Planning Justification Report (Zelinka Priamo Ltd. – November 2015)
- Traffic Impact Study (LEA Consulting Ltd. – November 2015)
- Emergency Response Plan (PGL Environmental Consultants – December 2015)
- Site Plan (RAI Architect Inc. – October 2015)

Planning Considerations

Current Official Plan Designation

The lands subject to the amendment are currently designated Industrial however are bordered by Highway Commercial designations. The Industrial designation relates to the existing use of the lands by Vintex Inc which is an industrial business. The amendment will comprise a portion of the lands that is surplus and vacant and proposed to be severed. The draft amendment is attached as for Councils review.

Consent Application

Consent application B119/15 was submitted in December 2015 to sever the 1.28 ha (3.16 ac) parcel which is subject to this amendment, together with an easement for storm drainage (Figure 2). This consent will be heard at the Land Division Hearing on February 11, 2016. At this point in time there are no concerns with the proposed severance.



Figure 2 - Proposed Consent B119/15

Zoning By-law Amendment

In addition to the County of Wellington Official Plan Amendment, the applicant has applied to the Township of Wellington North for a zone amendment to consider rezoning the same area from Industrial (IN) to Commercial (C2). The rezoning application also indicates zoning variances for parking and rear yard setback may be need. This will be determined once a formal review of the site plan has been completed.

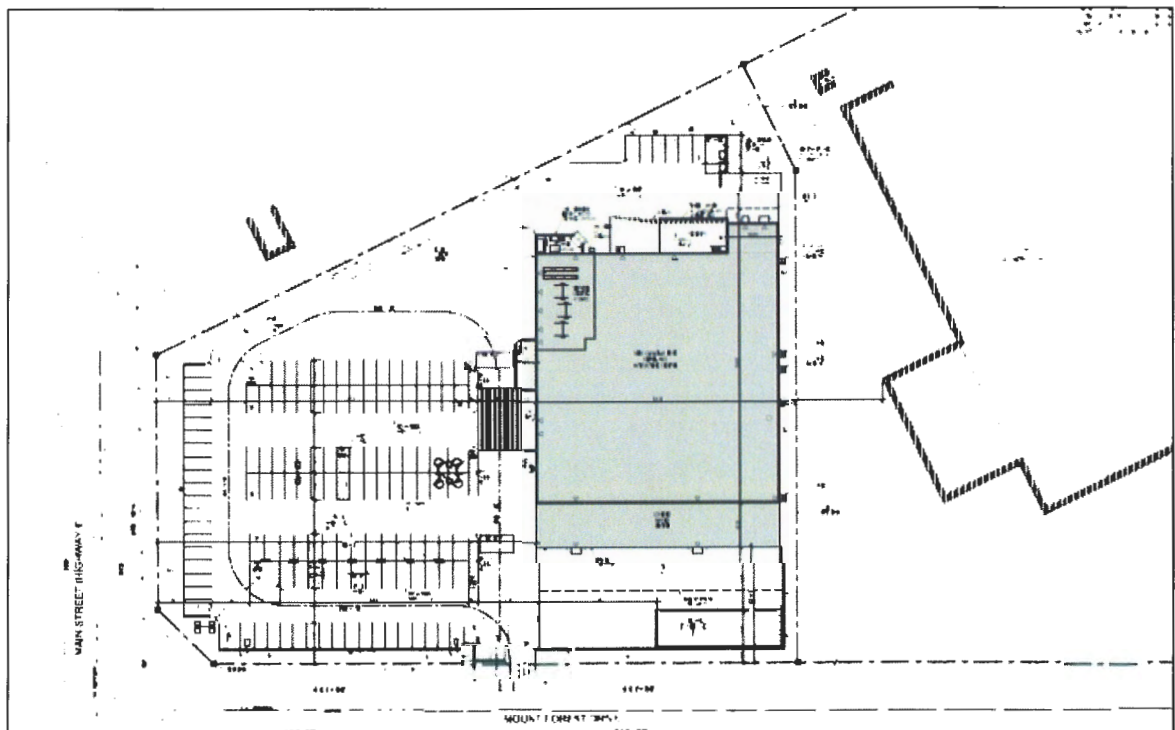
A separate draft zoning amendment will be presented in the near future. As per the Planning Act, the Township cannot approve the associated zoning until adoption of the Official Plan Amendment by the County occurs.

Traffic Impacts

The proposed access to the site is located off of Mount Forest Drive. MTO has indicated that permits and approval are not required from them. A Traffic Impact Study has been submitted and is under review. One neighbor has raised a concern with the existing traffic at the intersection of Mount Forest Drive and Main Street.

Site Plan

According to Site Plan by-law 27-15 this proposal would be subject to site plan approval prior to any site development. A preliminary site plan has been submitted as part of this proposal. Zoning compliance, design standards, landscaping, traffic flow, fire route and storm water management will be further reviewed as part of the Site Plan process.



Preliminary Site Plan – October 2015

Public and Agency Comments

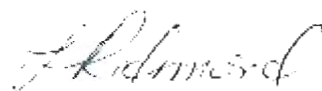
The application was circulated by the County to agencies on January 4, 2016. To date we have received the following comments:

Agency	Position	Comments
Saugeen Valley Conservation Authority(SVCA)	Application for an OPA is acceptable	There are no natural hazards or significant natural heritage features on the lands and are not subject to an SVCA permit for the new building.
Canada Post	No concerns.	
Upper Grand District School Board (UGDSB)	No objection	
Ministry of Transportation	Approval and Permits not required	The subject lands are within the connecting link.
One Neighbour	Supports redesignation	Does not want the road extended across property located behind the Vintex lands. Also identified existing traffic concerns at the intersection of Main Street and Mount Forest Drive.

NEXT STEPS

Staff have no concerns with the Official Plan amendment or zone amendment at this time. The proposal represents logical infilling of the existing built up area. If Council is in support of the amendment, a resolution in support of it should be passed by Council after the public meeting and forwarded to the County along with required records. A separate draft zoning amendment will be presented in the near future.

Respectfully submitted
County of Wellington Planning and Development Department



Linda Redmond
Senior Planner

PART B – THE AMENDMENT

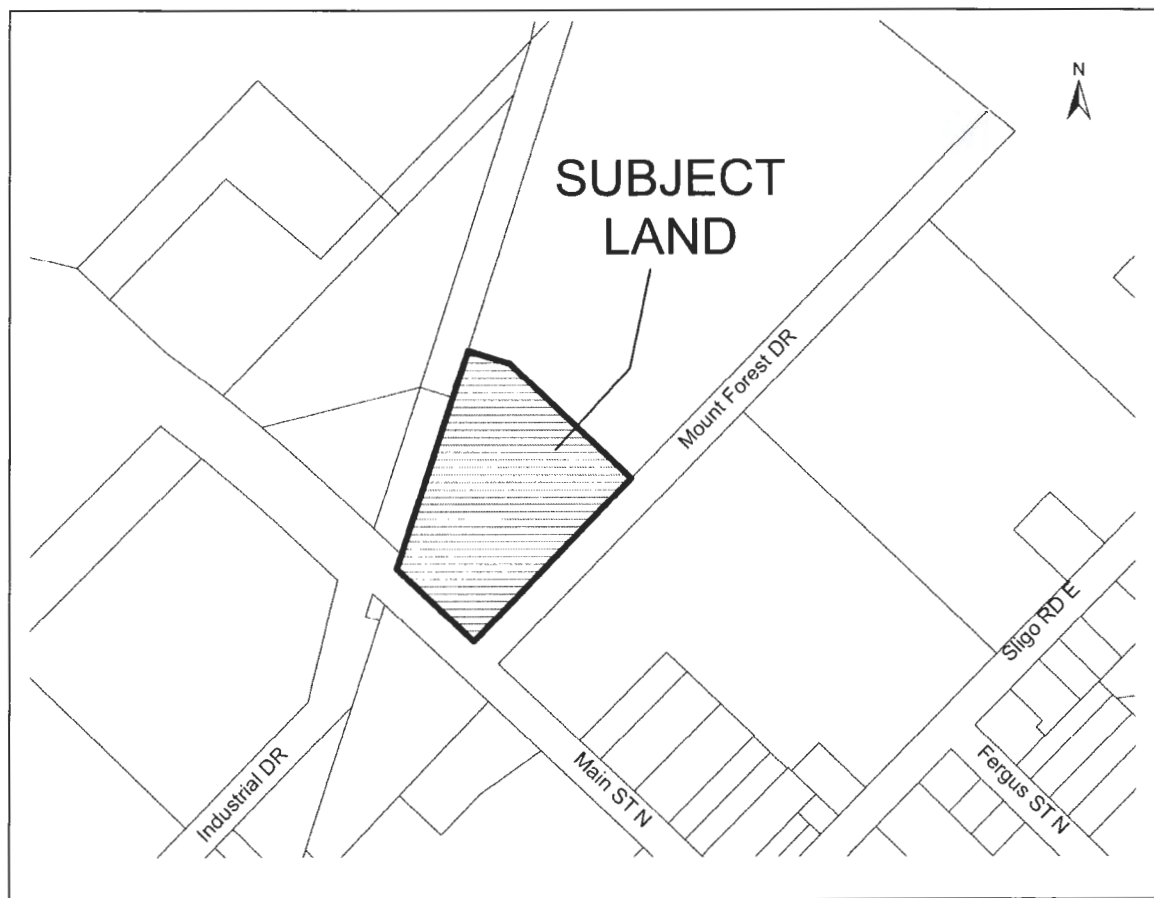
All of this part of the document entitled **Part B – The Amendment**, consisting of the following text, constitutes **Amendment No. _____** to the County of Wellington Official Plan.

DETAILS OF THE AMENDMENT

The Official Plan of the County of Wellington is hereby amended as follows:

1. THAT **SCHEDULE A6-1 (Mount Forest)** is amended, as it relates to the subject land, by redesignating the land described as Lot 32 and Part of Lot 33, Concession 1, Part of Division 3, as identified on Schedule “A” of this amendment, from “Industrial” to “Highway Commercial”.

SCHEDULE ‘A’ OF WELLINGTON COUNTY OFFICIAL PLAN AMENDMENT NO. _____



Redesignate from “Industrial” to “Highway Commercial”

February 2, 2016

Darren Jones, CBO
Township of Wellington North
7490 Sideroad 7 West
PO Box 125, Kenilworth, ON
N0G 2E0

**RE: New Canadian Tire Retail Store (Main Street - Vintex severance)
Planning Submission Technical Review**

On January 5, 2016, we received from you by email the following planning submissions for the new Canadian Tire Retail Store Site:

- Zelinka Priamo Ltd., “Planning Justification Report,” November 26, 2015.
- Lea Consulting Lt., “Traffic Impact Study,” November, 2015.
- Speight, Van Nostrand & Gibson Ltd., Draft Reference Plan.
- RAI Architect Inc., “Overall Site Plan,” Drawing No. A01, 10/8/2015.

It is recognized that the submissions made are not detailed engineering submissions and that a number of our following comments would be dealt with by the Owner’s agents at the time they make complete engineering submissions to fulfill pending planning approval conditions. However, some items should be addressed or clarified prior to granting planning approvals since they may affect planning decisions (e.g., reductions in parking spaces may occur due to SWM facilities, relocation of the entrance, private easements, etc.).

As requested, we have reviewed this submission and we provide you with the following comments:

Traffic/Road

1. The Traffic Impact Study (TIS) concludes that there will be noticeably longer delays for Mount Forest Drive traffic entering Main Street, but that the decreased level of service is still considered acceptable. The TIS was based on traffic counts completed for the period of 3:30 p.m. to 6:30 p.m. on Thursday Oct. 8/15 and for the period of 10:00 a.m. to 3:00 p.m. on Saturday Oct. 24/15. We recommend the traffic engineer comment on the following in relation to the conclusions and recommendations of the study:

- a. Highway 6 (Main Street) has a high weekend summertime traffic volume, but the traffic counts were completed in the fall.
 - b. Vintex Inc. evening shift change occurs at 7 p.m. with approximately 25 vehicles in/out. Access is via. the Mount Forest Drive/Main Street intersection.
 - c. Vintex Inc. truck traffic is estimated to be 35-50/week (Monday to Friday) with the majority on Wednesdays to Fridays.
 - d. Dana Corp./Long Manufacturing afternoon shift change occurs at 3 p.m. with approximately 55 vehicles in/out. Access for probably 70-75% of this traffic is via. the Industrial/Main Street intersection (access to the Long property is also possible from Coral Lea Drive).
 - e. Dana Corp./Long Manufacturing truck traffic is estimated to be 12/day.
 - f. In a 2015 report, the OPP identified Main Street, between Queen Street and Wellington Street, and between Sligo Road and Industrial Drive, as the two high collision areas of Mount Forest.
 - g. There is significant horse & buggy traffic in this area of town that causes traffic congestion.
2. A single Site entrance is proposed, on Mount Forest Drive. The layout of that entrance should be revised. Consideration should be given to shifting it westerly so it is opposite and matches the width of the No Frills entrance (i.e., 9m). The entrance design radii should take into consideration the requirements for truck turning movements.
 3. Consideration should be given to additional street lighting on Mount Forest Drive. There currently is only a single street light just east of the first No Frills entrance.
 4. There is sidewalk along the Main Street frontage. We recommend consideration be given to requiring the Owner provide sidewalk along the entire Mount Forest Drive frontage. Consideration could be given to extending sidewalk to Vintex's first entrance where they already have a private sidewalk.
 5. Consideration should be given to requiring Mount Forest Drive be upgraded to a full urban section (e.g., curbing and storm sewer; full road rehabilitation), in particular because of the recommended sidewalk that will make it technically and aesthetically undesirable for a drainage ditch to be located along the north side of the road. Cost sharing would need to be discussed with the Owner. MOECC approvals would be required for any municipal sewers.
 6. Due to the deteriorating condition of the existing road surface, it was recommended in the amended 2013 Road Management Study to repave Mount Forest Drive in 2016. It is recommended that all roads or other work within the Municipal ROW be coordinated with this pending development.
 7. A 3m widening and daylighting were previously provided by Vintex along the Main Street frontage. We are not aware of the need for additional widening, at this time.

Stormwater Management (SWM) and Drainage

1. Full SWM (i.e., pre- to post-development quantity control; quality control; erosion and sediment control) should be provided for this Site in accordance with the Township's Standards using the 6 hr Type II SCS rainfall distribution, Mount Forest rainfall data, and SCS infiltration. Data can be provided, upon request. Due to the proposed large impervious area, SWM may require a combination of rooftop storage, parking lot storage, and/or underground storage or, alternatively, a different layout that allows for pond

storage/treatment. SWM must include the proper management of all extraneous drainage affected by this development.

2. Drainage from this Site will be serviced by the Main Street storm sewer which outlets just past the weather station's entrance, discharging to the MTO assumed highway ditch. The Owner's agent should contact MTO to determine if they are to be circulated a copy of the SWM design submission.
3. MTO's ditch discharges to the west side of Hwy #6 into a Municipality of West Grey ditch. West Grey has requested they be circulated a copy of the SWM design submission.
4. The automotive repair shop use of this property may be deemed by MOECC as an "industrial" use and, therefore, may require a SWM submission to MOECC for approvals. The proponent should contact MOECC to ascertain their requirements for this development.

Sanitary

1. The Mount Forest Drive sanitary sewer only has approximately 0.9 to 1.2m of cover. Depending on how the proposed Site is developed, they may require a pumped and insulated service connection.
2. The Owner must ensure that all discharges to the sanitary sewer conform to the Township's Sewer Use By-Law. Information should be provided on the management of waste products for the automotive repair shop.
3. The Township may wish to camera inspect the sanitary sewer prior to repaving Mount Forest Drive, to establish the need for repairs or replacement.

Water

1. The spacing of the existing fire hydrants on Mount Forest Drive is approximately 155m. Consideration should be given to installing an additional hydrant so that the maximum spacing is 90m. The Fire Department should be solicited for their comments.
2. The Owner should satisfy itself that there are adequate fire flows and pressures available for their requirements.

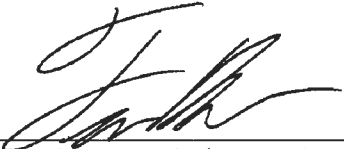
Other

1. There is a "frosthouse" shown with a 3.0m setback from Mount Forest Drive. Details of what this will be and the suitability of the shown setback should be confirmed.
2. Servicing issues for Vintex need to be resolved, and this will require either private easements in favour of Vintex or relocation of their services/utilities (e.g., overhead hydro service; exterior hydrant and related watermain; sanitary service; drainage conveyance to the Main Street storm sewer). This may impact on how the Site can be developed. All required easements should be added to the reference plan and future drawing submissions.
3. A landscaping plan submission should be required.
4. Detailed engineering submissions should be required (e.g., SWM report and plan; servicing plan; site grading & drainage). Pre-engineering survey must extend at least 15 metres beyond the Site boundaries.
5. Snow storage management should be addressed.
6. Minor variances will be required for several things (e.g., east yard setback; number of parking spaces). The County Planner should comment.

If you have any questions, please contact us.

Yours very truly,

B. M. ROSS AND ASSOCIATES LIMITED

Per  _____
Frank C. Vanderloo, P. Eng.

FCV:fcv



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 (djones@wellington-north.com)

January 15, 2016

Township of Wellington North
7490 Sideroad 7, W
Kenilworth, ON
N0G 2E0

ATTENTION: Darren Jones, Chief Building Official

Dear Mr. Jones,

RE: Proposed Zoning By-law Amendment
Lot 32 & Part Lot 33, Concession 1, Part Division 3
Geographic Town of Mount Forest
Township of Wellington North (Vintex Inc.)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed this application in accordance with the SVCA's mandate and the policies and the Memorandum of Agreement between the Authority and County of Wellington related to plan review. The purpose of the proposed Zoning By-law Amendment will rezone the lands from Industrial (M1-1) to Highway Commercial (C2). The development concept for this site includes the creation of a 1.28 ha commercial lot for the development of a retail establishment (New Canadian Tire Retail and Automotive Centre). SVCA staff have already provided comments to the Land Division Committee for the associated Application for Consent B119/15, and the County of Wellington for proposed Official Plan Amendment OP-2015-06. The proposed Zoning By-law Amendment is acceptable to SVCA staff. The following comments are offered.

Natural Hazards / Natural Heritage

In the opinion of SVCA staff, there are no natural hazards or significant natural heritage features on the lands subject to this proposed Zoning By-law Amendment.

SVCA Regulation

The lands subject to this proposed Zoning By-law Amendment are not subject to the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended).

An SVCA permit will not be required for the construction of the New Canadian Tire Retail and Automotive Centre.



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
(Vintex Inc.)
January 15, 2016
Page 2 of 2

Stormwater Management

Stormwater management may need to be addressed related to the proposed development on the lands subject to the proposed Official Plan Amendment; however, there is no need for SVCA staff to be involved with the review of the stormwater management plan.

Conclusion

All of the plan review functions listed in the Agreement have been assessed with respect to this proposal. Authority staff are of the opinion that the proposed Zoning By-law Amendment appears to conform to the relevant policies of the Wellington County Official Plan and Provincial Policies. The proposed Zoning By-law Amendment is acceptable to SVCA staff.

We trust you find this information helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,

Candace Hamm

Candace Hamm
Environmental Planning Coordinator
Saugeen Conservation

cc: Michelle Doornbosch, Zelinka Priamo Ltd. (via e-mail)
Karen Wallace, Clerk, Township of Wellington North (via e-mail)
Deborah Turchet, Secretary-Treasurer, Wellington Co. Planning & Land Division Committee (via e-mail)
Gary Cousins, Director of Planning and Development, County of Wellington (via e-mail)
Steve McCabe, Director, SVCA (via e-mail)



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 (*garyc@wellington.ca*)

January 15, 2016

County of Wellington
Planning and Development Department
Administration Centre
74 Woolwich Street
Guelph, Ontario
N1H 3T9

ATTENTION: Gary Cousins, Director of Planning and Development

Dear Mr. Cousins,

RE: Application for Official Plan Amendment, County File OP-2015-06
Lot 32 & Part Lot 33, Concession 1, Part Division 3
Geographic Town of Mount Forest
Township of Wellington North (Vintex Inc.)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed this application in accordance with the SVCA's mandate and the policies and the Memorandum of Agreement between the Authority and County of Wellington related to plan review. The purpose of the proposed Official Plan Amendment is to redesignate the subject property from Industrial to Highway Commercial. The applicant is proposing to develop the lands with a commercial retail store (New Canadian Tire Retail and Automotive Centre). SVCA staff have already provided comments to the Land Division Committee for the associated Application for Consent B119/15. It is our understanding that a Proposed Zoning By-law Amendment has also been applied for. Application for Official Plan Amendment OP-2015-06 is acceptable to SVCA staff. The following comments are offered.

Natural Hazards / Natural Heritage

In the opinion of SVCA staff, there are no natural hazards or significant natural heritage features on the lands subject to this proposed Official Plan Amendment.

SVCA Regulation

The lands subject to this proposed Official Plan Amendment are not subject to the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended).

An SVCA permit will not be required for the construction of the New Canadian Tire Retail and Automotive Centre.



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 and Development Department
OP-2015-06 (Vintex Inc.)
January 15, 2016
Page 2 of 2

Stormwater Management

Stormwater management may need to be addressed related to the proposed development on the lands subject to the proposed Official Plan Amendment; however, there is no need for SVCA staff to be involved with the review of the stormwater management plan.

Conclusion

All of the plan review functions listed in the Agreement have been assessed with respect to this proposal. Authority staff are of the opinion that the proposed Official Plan Amendment appears to conform to the relevant policies of the Wellington County Official Plan and Provincial Policies. Application for Official Plan Amendment, County File OP-2015-06 is acceptable to SVCA staff.

We trust you find this information helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,

Candace Hamm

Candace Hamm
Environmental Planning Coordinator
Saugeen Conservation

cc: Michelle Doornbosch, Zelinka Priamo Ltd. (via e-mail)
Karen Wallace, Clerk, Township of Wellington North (via e-mail)
Steve McCabe, Director, SVCA (via e-mail)

Hapfield Developments
O/B 1024049 INVESTMENTS LTD.
RESIDENTIAL AND COMMERCIAL RENTAL PROPERTIES

PO Box 358, 695 Queen Street West, Mount Forest, Ontario, N0G 2L0 Telephone (519) 323-2000 Fax (519) 323-3797

January 8, 2016

Mr. Gary Cousins, Planning Director
Wellington County Planning and Development Department
County of Wellington Administration Centre
74 Woolwich Street
Guelph, Ontario
N1H 6H9

The County of Wellington
Planning Dept.

JAN 14 2016

Dear Gary

RE: Subject Lands – Wellington North (Mount Forest), Lot 32 & Part Lot 33, Concession 1, Part Division 3

I am writing in regard to the notice of an application for a proposed Official Plan Amendment for the above property. **Reference File # OP-2015-06.**

We own property adjacent to the Vintex lands that are to be retained in their December 2015 application (File No. B119/15) for severance. We support the re-designation of the subject property from Industrial to Highway Commercial

Our only concern is that this change of use does not lead to any road extension across our property which is located behind the Vintex lands to be retained as Industrial. The current traffic pattern at the intersection of Main Street and Mount Forest Drive can sometimes be challenging for those accessing both the Vintex property and the No Frill's grocery store.

Please accept this letter as our formal request to be notified of:

1. the adoption of the proposed County Official plan amendment, or of the refusal of a request to amend the official plan; and,
2. Our request to be advised of any public meeting for the proposed official plan amendment.

Thank you

Sincerely



P.J. McLellan Shaw

Added to list &
mailed Jan. 15, 2016
JP



UPPER GRAND DISTRICT SCHOOL BOARD
500 Victoria Road North, Guelph, Ontario N1E 6K2
Phone: (519) 822-4420 Fax: (519) 822-2134

Martha C. Rogers
Director of Education

January 29, 2016

PLN: 16-07
File Code: R14
Sent by: mail & email

Gary Cousins, RPP, MCIP
Director of Planning and Development
County of Wellington
74 Woolwich Street
Guelph, Ontario N1H 3T9

Dear Mr. Cousins;

Re: OP-2015-06- Vintex Inc.
Concession 1, Part Division 3, Lot 32, Part Lot 33, Mount Forest Drive, Mount Forest

Planning staff at the Upper Grand District School Board has received and reviewed the above noted application for a proposed official plan amendment to re-designate the subject property from Industrial to Highway Commercial.

Please be advised that the Planning Department has no objection to the application.

Should you require additional information, please feel free to contact me at (519) 822-4420 ext. 863.

Sincerely,

Emily Bumbaco
Planning Technician

RECEIVED

FEB - 3 2016

TWP. OF WELLINGTON NORTH

cc. Karren Wallace, Clerk, Township of Wellington North
Michelle Doornbosch, Zelinka Priamo Ltd.



CANADA POST
2701 RIVERSIDE DRIVE SUITE N0820
OTTAWA ON K1A 0B1

CANADAPOST.CA

POSTES CANADA
2701 PROM RIVERSIDE BUREAU N0820
OTTAWA ON K1A 0B1

POSTESCANADA.CA

January 8, 2016

Gary Cousins, RPP, MCIP
Director of Planning and Development
County of Wellington

Reference: County File **OP-2015-06**

Gary Cousins,

Thank you for contacting Canada Post regarding plans for a new subdivision in **Mount Forest**. Please see Canada Post's feedback regarding the proposal, below.

Service type and location

Canada Post will provide mail delivery service to the subdivision through a centralized Community Mail Box (CMB).

Municipal requirements

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. When this subdivision application is approved, please provide notification of the new civic addresses as soon as possible.

Developer timeline and installation

Please provide Canada Post with the date when development is scheduled to begin. Finally, please provide the expected installation date for the CMB(s).

Please see Appendix A for any additional requirements for this developer.

I appreciate the opportunity to comment on this project. If you have any question or concerns please contact me.

Regards,

Paul Remisch
Delivery Services Officer | Delivery Planning
Canada Post Corporation
955 Highbury Ave
London ON N5Y 1A3
519-457-5215
paul.remisch@canadapost.ca

c.c.: Michelle Doornbosch – Zelinka Priamo Ltd
Clerk's Office – Township of Wellington North

Deborah Turchet

From: Morrisey, John (MTO) <John.Morrisey@ontario.ca>
Sent: Thursday, December 17, 2015 1:33 PM
To: Deborah Turchet
Cc: Pegelo, Jessica (MTO)
Subject: B 119/15 Vintex Inc.

Deborah,

The subject lands are within the connecting link. MTO review, approval and permits are not required for this application. The same comment applies to OP-2015-06 and Zoning Amendment to change the designation from Industrial to Commercial.

John Morrisey
Corridor Management Planner
Corridor Management Section
Engineering Office
Ministry of Transportation
659 Exeter Road, London, ON
N6E 1L3
Telephone 519-873-4597
Fax 519-873-4228
John.morrisey@ontario.ca