

**TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING - MINUTES  
MONDAY, FEBRUARY 29, 2016 AT 7:13 P.M.**

The Public Meeting was held at the Municipal Office Council Chambers, Kenilworth to consider a Zoning Amendment application.

**Present:**

**Mayor: Andy Lennox  
Councillors: Lisa Hern  
Steve McCabe  
Dan Yake**

**Absent:**

**Councillor: Sherry Burke**

**Staff:**

**C.A.O./Deputy Clerk: Michael Givens  
Executive Assistant: Cathy Conrad  
Chief Building Official: Darren Jones  
Manager of Planning and Environment: Mark Van Patter  
Director of Recreation Parks & Facilities: Barry Lavers  
Fire Chief: Dave Guilbault**

**Absent:**

**Clerk: Karren Wallace**

**Mayor Lennox called the meeting to order.**

**Declaration of Pecuniary Interest:**

No pecuniary interest declared.

**OWNER/APPLICANT: 940749 Ontario Ltd.**

**LOCATION OF THE SUBJECT LAND**

The property subject to the proposed amendment is described as Part Lot 1, Concession 1, RP 60R-1247 Part 2, with a civic address of 210 Gordon Street, Arthur. The property is 9.3 hectares (23 acres) in size.

**PURPOSE AND EFFECT OF THE APPLICATION**

The purpose and effect of the proposed amendment is to rezone the subject property from Residential Zones R1C and R3(H) to Future Development FD Zone. This rezoning is a requirement of a condition of draft approval for subdivision 23T-89011.

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**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 February 4, 2016.

**PRESENTATIONS**

Mark Van Patter, Manager of Planning and Environment, reviewed his comments dated February 24, 2016.

This zoning amendment is needed to fulfill a proposed condition of draft approval for Phase 3 of the Eastview Landing subdivision - 23T-13003. Most of the land, about 9.3 acres will be placed into the Future Development zone, which will act to prohibit development. At the same time an area of about 0.61 is to be zoned R2-35, to permit a dwelling with up to two units on private septic services. The Planning Department do not have any concerns with what is being proposed.

The property subject to the proposed amendment is described as Part Lot 1, Concession 1, RP 60R-1247 Part 2, with a civic address of 210 Gordon Street, Arthur. The subject property is approximately 9.3 hectares (23 acres) in size. Approximately 4 hectares (9.9 acres) is to be rezoned. The remaining 5.3 hectares serves as a buffer to the sewage lagoons to the east and are to remain zoned Industrial Exception (M1-2). The area to be rezoned is shown on the air photo on the following page.

The purpose and effect of the proposed amendment is to rezone the western portion of the subject property from Residential Zones R1C and R3(H) to Future Development FD and Residential R2-35. Rezoning to FD is a requirement of a condition of draft approval for subdivision 23T-13001. The R2-35 zone is to recognize an existing dwelling, to allow for a second unit in the future and to acknowledge servicing by a septic system.

The County Planning and Development Department monitors the Residential Inventory for all local municipalities. This is the number of residential units that are currently available and those that are at various stages of the planning process – designated residential, draft approved, final approved, severed, infilling potential.

The County as well as the Township have a surplus of residential units in their respective inventories. This has the effect of making it difficult to approve new development lands, when a surplus is present.

In 2012 Mr. Coffey and Mr. Martin purchased the Edelbrock Brothers draft approved plan of subdivision (23T-89011). This was done with the intention of

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relinquishing the “draft approval” status, in order to allow for approval of the third phase of Eastridge Landing (23T-13001).

The third phase of Eastridge Landing is likely to be given draft approval by the County very soon. Among the other conditions of draft approval, two are proposed that relate to the Edelbrock land:

3. *THAT prior to final approval by the County of Wellington, the owner relinquish the draft plan approval of Subdivision 23T-89011 (Edelbrook Bros.) and close the subdivision file to the satisfaction of the County of Wellington.*
4. *THAT prior to final approval by the County of Wellington, the County of Wellington is to be advised by the Township of Wellington North that appropriate zoning is in effect for the lands within Subdivision 23T-89011 (Edelbrook Bros) to restrict development of the lands.*

This current rezoning will serve to address Condition No. 4.

There is nothing applicable with current rezoning under the Provincial Policy Statement.

Under the Wellington County Official Plan the eastern portion of the property is designated Industrial and the western portion is designated Residential. The current zoning application is indirectly related to Section 8.10.4 – Redesignation of Future Development Areas. In order to justify the Phase 3 Eastridge Landing redesignation to Residential, the applicant agreed to the downzoning of the Edelbrock land.

Under the Township of Wellington North Zoning By-law the lands to be rezoned currently have two zones: R1C (allows single detached) and R3H (allows apartments and townhouses, but is in holding). The remainder of the property to the east is zoned Industrial Exception (M1-2).

PLANNING CONSIDERATIONS:

Future Development (FD) Zone

Of the 9.9 acre subject lands, approximately 9.3 acres will be placed into the Future Development zone. The effect of this change will be to prohibit all development except for a single detached dwelling. This will allow the applicant to meet Condition No. 4 noted above.

Residential (R2-35)

At the same time an area of about 0.61 acres is to be zoned Residential Exception (R2-35. This would recognize the existing house and allow for a basement apartment. The exception would also recognize that the dwelling is on a private septic system rather than on municipal sewer.

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While the application indicates that this lot would have a frontage of 151 feet with a depth of 148 feet, Mr. Coffey has since requested a lot of 151 feet frontage and depth of 175 feet – approximately 0.61 acres. Mr. Coffey may wish to sever some or all of this at some point in the future.

**CORRESPONDENCE FOR COUNCIL'S REVIEW**

Jim Klujber, Chief Operating Officer, Wellington North Power

- Owner to consult WNP prior to completion of building plans.

Nathan Garland, Resource Planner, Grand River Conservation Authority

- Does not relate to the GRCA

**BY-LAW**

The by-law will be considered at a regular council meeting at the 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**

The Applicant were present to answer any questions regarding the application.

**COMMENTS/QUESTIONS FROM COUNCIL**

Mayor Lennox asked for clarification regarding the portion that is to remain zoned as industrial. Mr. Van Patter confirmed that the land next to the lagoons will remain zoned as industrial.

**ADJOURNMENT**

**RESOLUTION 02**

Moved by: Councillor Yake

Seconded by: Councillor McCabe

*THAT the Public Meeting of February 29, 2016 be adjourned at 7:20 p.m.*

**CARRIED**

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**CLERK**

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**MAYOR**