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Public Meeting

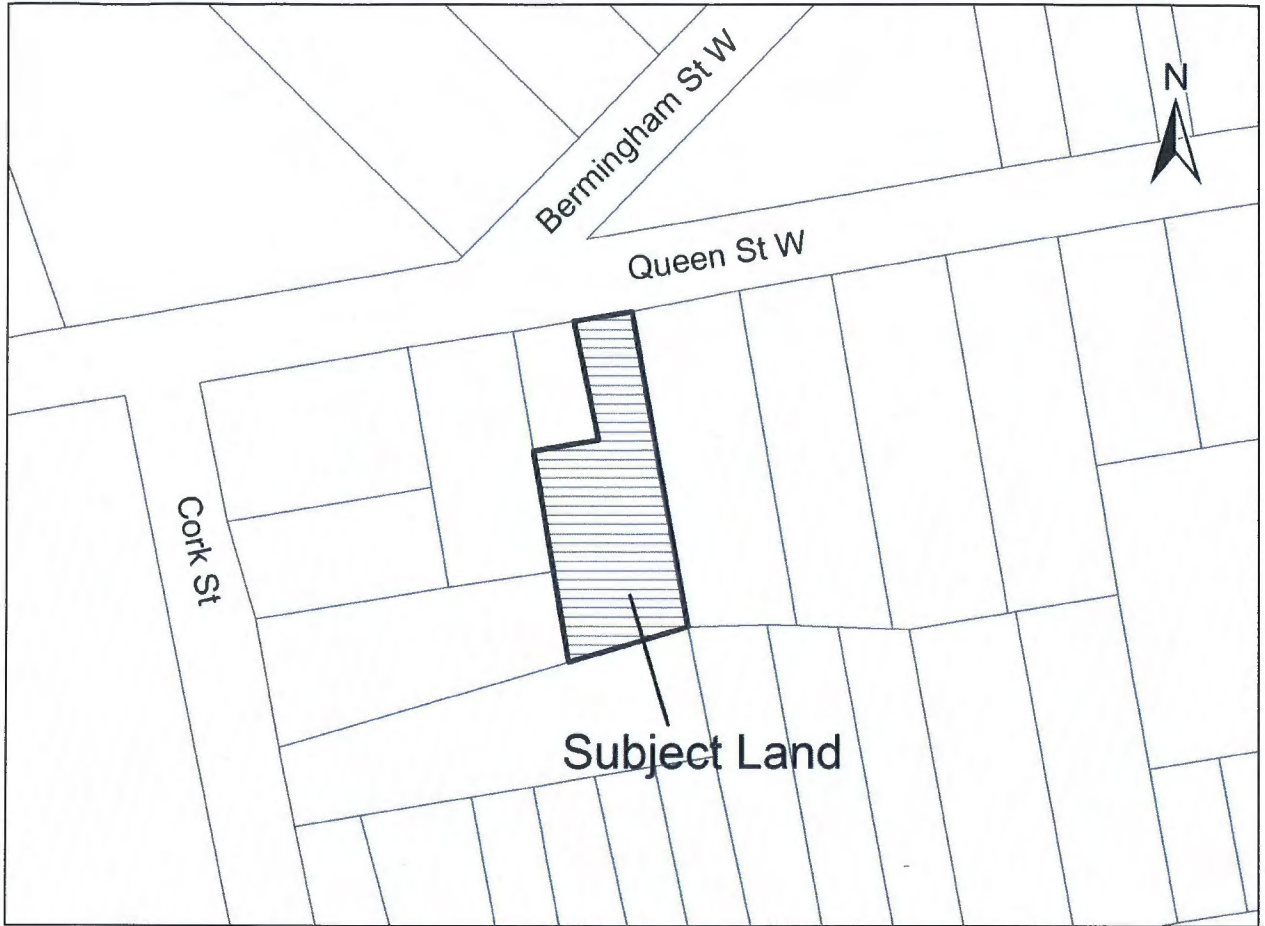
Monday, May 16, 2016 at 7:00 PM

Municipal Office Council Chambers, Kenilworth

AGENDA

AGENDA ITEM	PAGE NO.
<p><u>CALLING TO ORDER</u></p> <ul style="list-style-type: none">- Mayor Lennox <p><u>DISCLOSURE OF PECUNIARY INTEREST(S) AND THE GENERAL NATURE THEREOF</u></p> <p><u>OWNERS/APPLICANT</u></p> <ul style="list-style-type: none">- Sharon Hummel <p><u>LOCATION OF THE SUBJECT LAND</u></p> <p>The property subject to the proposed amendment is described as Part of Park Lot 9, South of Queen Street and Part of Lot 8, James Ellis Survey, with frontage on Queen Street West, Mount Forest. The property is 0.22 hectares (0.54 acres) in size and the location is shown on the map attached.</p> <p><u>PURPOSE AND EFFECT OF THE APPLICATION</u></p> <p>The purpose and effect of the proposed amendment is to rezone the subject land to a site specific residential zone to accommodate a proposed 6 unit, single story apartment development. Zoning relief will be considered but not limited to, lot frontage, parking and buffer requirements and set back from an abutting mapped watercourse. This amendment is required in order to facilitate this proposal.</p>	1

AGENDA ITEM	PAGE NO.
<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 April 22, 2016.</p>	
<p><u>PRESENTATIONS</u></p> <p>Linda Redmond, Senior Planner</p> <ul style="list-style-type: none">- See attached report and draft by-law.	2
<p><u>CORRESPONDENCE FOR COUNCIL'S REVIEW</u></p> <p>Michael Oberle, Environmental Planning Technician – Saugeen Valley Conservation Authority</p> <ul style="list-style-type: none">- Acceptable to SVCA Staff. <p>Jim Klujber, Chief Operating Officer, Wellington North Power Inc.</p> <ul style="list-style-type: none">- Notice to Applicant. <p>Emily Bumbaco, Planning Technician, Upper Grand District School Board</p> <ul style="list-style-type: none">- No objection.	8 10 11
<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>	
<p><u>ADJOURNMENT</u></p>	



Sharon Hummel



PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

DATE: May 10, 2016
TO: Mike Givens, C.A.O.
Township of Wellington North
FROM: Linda Redmond, Senior Planner
County of Wellington
SUBJECT: **Hummel**
Queen Street, Mount Forest
Zoning By-law Amendment

Planning Opinion

This amendment would rezone the subject property to a site specific R3 zone which would permit the establishment of a single story, 6 unit apartment building. The proposal requires relief to the zoning by-law to allow a reduced setback to a drainage ditch, a reduced lot frontage and to allow parking to be in the front yard of the property and within a required buffer area.

Staff has no concerns with the proposed rezoning provided Council is satisfied. The proposed development would represent a logical infill development on a vacant parcel of land and appears to be consistent with the surrounding land uses in the immediate area.

Introduction

The property subject to the proposed amendment is described as Part of Park Lot 9, South of Queen Street and Part of Lot 8, James Ellis Survey, with frontage on Queen Street West, Mount Forest. The property is located in the western part of the Mount Forest Urban Centre and is 0.22 hectares (0.54 acres) in size. (Figure 1). The surrounding land uses are primarily residential with some industrial to the northwest. The property to the north and west contain a large 3 story apartment and 6 unit, one story apartment building. The property to the south is a vacant naturalized area while the properties to the east are single detached dwellings.



Figure 1- proposed site

Proposal

The proposal is to rezone the subject land to a site specific residential zone to accommodate a proposed 6 unit, single story apartment development. Zoning relief will be considered but not limited to, lot frontage, parking and buffer requirements and set back from an abutting mapped watercourse. This amendment is required in order to facilitate this proposal.

Provincial Policy Statement

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.

County Official Plan

The land subject to the amendment is designated RESIDENTIAL in the Urban Centre of Mount Forest. Section 8.3.2 and 8.3.3 of the Residential area land use policies provide an opportunity for a variety of residential accommodations, including townhouses and apartments; which will ensure a broad range of affordable housing is available for the future. Development in these areas will encourage intensification while acknowledging and respecting the character of existing neighborhoods and will be based on an adequate level of municipal services.

Zoning By-law

The subject lands are currently zoned Residential (R2) zone. The applicant is proposing to rezone the property to a site specific (R3) zone category which would permit a six unit one story apartment building and address zone deficiencies relating to frontage, parking location and setbacks from the drainage ditch. A draft zoning by-law is attached for Councils review.

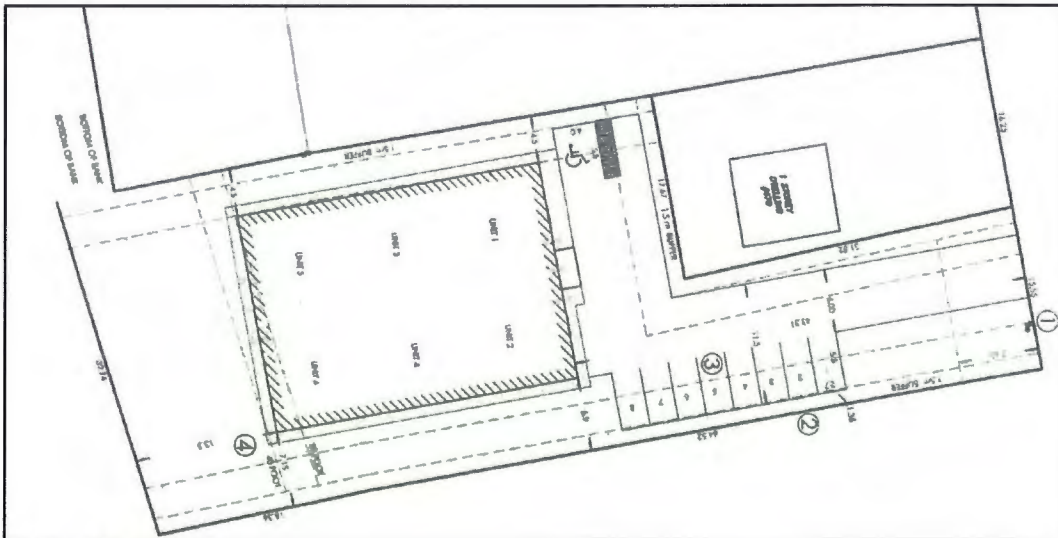


Figure 2 - site plan

Planning Discussion

Rezoning to R3 Site Specific

The current (R2) residential zoning does contemplate several multi-unit housing types, but does not contemplate apartment buildings as a permitted use. Rezoning the subject lands to a site specific R3 zone would allow for the one story, six unit apartment building. The subject property is located in an area of Mount Forest that has a mix of uses, including several high density residential (apartment) uses.

The property to the North, across Queen Street, is zoned R3 and contains a large 3 story apartment building; the property immediately to the west, is zoned R2-42 and contains a 6 unit, one story apartment building. The property to the South is a vacant naturalized area while the properties to the east are single detached dwellings. The proposed development would appear to represent a form of development that is common in the area.

Setback to Drain

The property contains portions of a drainage ditch to rear of the property. Section 6.20.2 c) indicates no building or structure shall be built within 15 m (49 ft) to the top of bank of any watercourse that is not situated within the Natural Environment zone or a municipal drain. A small portion of the proposed apartment building would be setback only 12.2 m (40 ft) requiring relief. The Conservation Authority has indicated that they have no concerns with the proposal.

Parking Relief

The development is proposing parking in the front yard, whereas Section 6.27.4 requires parking to be to the rear of the front wall of the main building on the property. Further the parking is proposed in a portion of the 1.5 m buffer area required by section 6.3 a) in R3 zones. A buffer of 1.35 m would be provided. The configuration of the property and the drainage ditch setbacks creates constraints to the building and parking locations.

Frontage

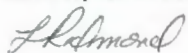
Section 13.2.3.2 of the by-law requires a minimum lot frontage of 18 m (59 ft.), whereas 15.55m (51 ft.) is provided.

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 (figure 2) has been submitted as part of this proposal. Landscaping, traffic flow, fire route and storm water management will be further reviewed as part of the Site Plan process.

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; 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 3 to By-law 66-01 is amended by changing the zoning on lands described as Pt Park Lot 9, South of Queen St, Pt lot 8, James Ellis Survey, as shown on Schedule "A" attached to and forming part of this By-law from:

- Residential (R2) to "Residential Exception (R3 -54)"

2. THAT Section 32, Exception Zone 2 – Mount Forest, is amended by the inclusion of the following new exception:

<p>32.54 PT Park Lot 9, South of Queen St, PT lot 8, James Ellis Survey</p>	<p>R3-54</p>	<p>The single story, 6 unit apartment building may be permitted subject to the R3 zone provisions of the by-law with the following exemptions:</p> <ol style="list-style-type: none"> 1) A minimum lot frontage of 15.55 m (51ft.). 2) Notwithstanding Section 6.20.2 c) a minimum setback to the drainage ditch of 12.2 m (40 ft.). 3) Notwithstanding Section 6.3 & 6.27.4, the required parking will be permitted in front of the face wall of the building and allowed to encroach 0.15 m (0.49 ft.) into the required 1.5 m buffer.
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3. 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.
4. 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

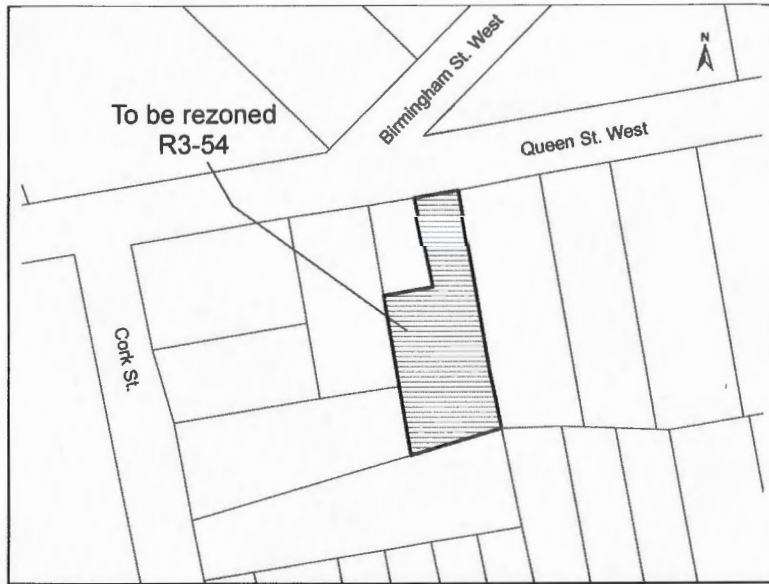
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Rezone from Residential (R2) to Residential Exceptions (R3-54)

Passed this ___ day of _____ 2016.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION being rezoned is PT Park Lot 9, South of Queen St, PT lot 8, James Ellis Survey, In Mount Forest. The lands subject to the amendment are 0.22 hectares (0.54 acres) in size and are currently zoned Residential (R2).

THE PURPOSE AND EFFECT The purpose and effect of the proposed amendment is to rezone the subject land to a site specific residential (R3-54) zone to accommodate a proposed 6 unit, single story apartment development. Zoning relief will be provided for a reduced lot frontage, parking and buffer requirements and set back from an abutting mapped watercourse. This amendment is required in order to facilitate this proposal.



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 (*township@wellington-north.com*)

April 27, 2016

Township of Wellington North
7490 Sideroad 7 West
Kenilworth, Ontario
N0G 2E0

ATTENTION: Darren Jones, CBO

Dear Mr. Jones,

RE: Proposed Zoning By-law Amendment
Vacant lands, fronting on Queen Street West
Part of Park Lot 9, South of Queen Street and Part of Lot 8, James Ellis Survey
Geographic Town of Mount Forest
Township of Wellington North

Saugeen Valley Conservation Authority (SVCA) staff has reviewed this proposal in accordance with the SVCA's mandate and policies. According to The Township of Wellington North Notice of a Public Meeting to Consider Amendments to the Comprehensive Zoning By-law 66-01, the purpose and effect of the application is to provide relief from lot frontage, parking and buffer requirements and set back from an abutting mapped watercourse. The proposed Zoning By-law Amendment is acceptable to Authority staff, and 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 or adjacent to the lands subject to this proposed Zoning By-law Amendment. SVCA staff does not consider the urban drainage feature that exists along the southern property boundary to be a natural hazard or to be a significant natural heritage feature.

In the opinion of SVCA staff, the subject property is not zoned Natural Environment (NE) in the Township of Wellington North Zoning By-law 66-01.

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).



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
Proposed Zoning By-law Amendment (Hummel)
April 27, 2016
Page 2 of 2

An SVCA Permit will not be required for proposed development of the subject property.

Stormwater Management Brief

SVCA staff has reviewed a *Stormwater Management Brief* by Van Harten Surveying Inc. dated October 30, 2014 and revised February 17, 2015. This report included the study area of Cork-Queen-Homewood-Waterloo Street block, including the subject property. Among other things, this report recommend that the lowest exterior opening of proposed development in the study area, including the subject property, be at or above the lowest elevation of Cork Street. If the impervious area on the subject property calculated in this report is to be increased compared to the values used in the report, an updated report may be required.

All of the plan review functions have been assessed with respect to this proposal. The Authority is 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.

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

Sincerely,



Michael Oberle
Environmental Planning Technician
Saugeen Conservation

MO\

cc: Karen Wallace, Clerk, Township of Wellington-North (via email)
Darren Jones, CBO, Township of Wellington North (via email)
Steve McCabe, Authority Member, SVCA (via email)
Sharon Hummel, owner (via email)



Wellington North Power Inc.

290 Queen Street West, PO Box 359, Mount Forest, ON N0G 2L0
Phone: 519.323.1710 Fax: 519.323.2425 E-mail: wnp@wellingtonnorthpower.com

www.wellingtonnorthpower.com

April 26, 2016

RECEIVED

MAY 2 2016

Township of Wellington North
Attention: Darren Jones
7490 Sideroad 7, W
Kenilworth, ON N0G 2E0

TWP. OF WELLINGTON NORTH

Dear Mr. D Jones

**Re: Public Meeting
Part of Lot 9, south of Queen Street and Part of Lot 8, Mount Forest**

Please notify the applicant to contact Wellington North Power Inc. (WNP) prior to completion of the building plans to request electrical service layout details and requirements.

Sincerely,

WELLINGTON NORTH POWER INC.
Jim Klujber, Chief Operating Officer



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

May 4, 2016

PLN: 16-27

File Code: R14

Sent by: mail & email

Darren Jones, CBO
Township of Wellington North
7490 Sideroad 7 W
Kenilworth, Ontario
NOG 2E0

Dear Mr. Jones;

Re: Proposed Zoning By-law Amendment
Part of Park Lot 9, South of Queen Street and Part of Lot, James Ellis Survey, with frontage on Queen Street
West, Mount Forest

Planning staff at the Upper Grand District School Board has received and reviewed the above noted application for a proposed zoning by-law amendment to permit the development of 6-unit, single storey apartment building.

Please be advised that the Planning Department at the Upper Grand District School Board has **no objection** to the application, subject to the following conditions:

- Education Development Charges be collected prior to the issuance of a building permit; and
- Adequate sidewalks, lighting and snow removal is provided to allow children to walk safely to school or to a congregated bus stop.

Thank you for the opportunity to comment on this application. Should you require additional information, please contact the undersigned.

Sincerely,

Emily Bumbaco
Planning Technician
emily.bumbaco@ugdsb.on.ca