

**TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING - MINUTES
MONDAY, MAY 16, 2016 AT 7:00 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: Sherry Burke
Lisa Hern
Dan Yake**

Absent:

Councillor: Steve McCabe

Staff:

**C.A.O./Deputy Clerk: Michael Givens
Clerk: Karren Wallace
Executive Assistant: Cathy Conrad
Chief Building Official: Darren Jones
Director of Public Works: Matthew Aston
Treasurer: Kimberly Henderson
Senior Planner: Linda Redmond**

Mayor Lennox called the meeting to order.

Declaration of Pecuniary Interest:

No pecuniary interest declared.

OWNER/APPLICANT: Sharon Hummel

LOCATION OF THE SUBJECT LAND

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.

PURPOSE AND EFFECT OF THE APPLICATION

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

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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 April 22, 2016 pursuant to the provisions in the *Planning Act*.

PRESENTATIONS

Comments were provided by Linda Redmond, Senior Planner, dated May 10, 2016.

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.

The planning department had 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.

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

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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.

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.

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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.

CORRESPONDENCE FOR COUNCIL'S REVIEW

Michael Oberle, Environmental Planning Technician – Saugeen Valley Conservation Authority

- Acceptable to SVCA Staff.

Jim Klujber, Chief Operating Officer, Wellington North Power Inc.

- Notice to Applicant.

Emily Bumbaco, Planning Technician, Upper Grand District School Board

- No objection.

Matthew Aston, Director of Public Works, Township of Wellington North

- Comments for Council's consideration related to this application:
 1. Water and Sanitary mains exist on Queen St. W.;
 2. Work necessary to connect to existing water and sanitary main on Queen St. W. Will require Highway 89 to be detoured – more expensive servicing;
 3. Public Works plans to charge connection fees per the Township's fees and charges by-law;
 4. Applicant will need to provide a general servicing plan for water and sanitary connection for the project to the satisfaction of the Township.

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REQUEST FOR NOTICE OF DECISION

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

Applicant was present to answer questions regarding this application.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor Burke stated that she had no issue with the application in principle as it fits with what is already there. She questioned if consideration had been given to making the apartment complex 4 units instead of 6. Councillor Burke asked if a storm water management plan has been prepared. Mr. Hummel commented that the lot is large and can accommodate a 6 unit complex. A storm water management plan will be prepared. Van Harten's have prepared a plan of where the floor can be. They will be able to drain into the drain. Development will have to stay off of the drain. 49 ft is the minimum distance required and 40 ft set back is being requested.

Mayor Lennox confirmed that Van Harten's have dealt with elevations and asked if the fill to grade the lot will be an impediment. Mr. Hummel confirmed that it will not be an impediment.

Councillor Yake questioned ownership of the drain. Mr. Hummel stated that lawyer Gil Deverell claims the drain is the Township's. It drains quite a bit of the town. Engineering for the drain was prepared by Van Harten's.

ADJOURNMENT

RESOLUTION 04

Moved by: Councillor Burke

Seconded by: Councillor Hern

THAT the Public Meeting of May 16, 2016 be adjourned at 7:15 p.m.

CARRIED

CLERK

MAYOR