

**TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING - MINUTES
MONDAY, AUGUST 10, 2015 AT 7:40 P.M.
FOLLOWING COMMITTEE OF ADJUSTMENT**

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
Steve McCabe
Dan Yake**

Also Present:

**C.A.O./Deputy Clerk: Michael Givens
Executive Assistant: Cathy Conrad
Director of Public Works: Matthew Aston
Director of Recreation, Parks and Facilities: Barry Lavers
Chief Building Official: Darren Jones
Fire Chief: Dave Guilbault
Economic Development Officer: Dale Small
Senior Planner: Linda Redmond**

Absent:

**Clerk: Karren Wallace
Treasurer: Paul Dowber**

Mayor Lennox called the meeting to order.

Declaration of Pecuniary Interest:

None declared.

OWNER/APPLICANT: Dorothy Robertson, Estate

The Property Subject to the Proposed Amendment is described as Part Lot 1, Concession 11, former Town of Mount Forest, with a municipal address of 650 Queen Street W. The land subject to the amendment is 1.72 hectares (4.25 acres) in size.

The Purpose and Effect of the Application is to add a Holding (H) Zone to the subject lands to restrict development on the property until a comprehensive development plan for the lands has been submitted to the satisfaction of Council. This rezoning is a condition of severance application B40/14, that has been granted provisional consent by the Wellington County Land Division Committee.

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Please note – Section 34 (12) of the Planning Act.

(12) Information. – At a meeting under subsection (12), the council shall ensure that information is made available to the public regarding the power of the Municipal Board under subsection (14.1) to dismiss an appeal if an appellant has not provided the council with oral submissions at a public meeting or written submissions before a By-law is passed.

Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on July 17, 2015 pursuant to the legislation.

PRESENTATIONS

Linda Redmond, Senior Planner, reviewed her comments dated July 20, 2015.

Holding (H) is being placed on this property to clear a condition of severance. This will prohibit any development until the “H” symbol is removed. This is being required by the Land Division Committee to ensure that interior retained lands are not developed until a comprehensive plan is brought forward.

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Under the Official Plan the narrow strip fronting on Queen Street is designated Residential and the interior land behind this and wrapping around to the east is designated Future Development

Similar to the above, under the Zoning By-law the narrow strip fronting on Queen Street is zoned Residential R2 and the interior land behind and wrapping around to the east is zoned Future Development.

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Planning Considerations

Planning Act Requirements

A public meeting is not required by the Planning Act for the removal of Holding. The amendment is dealt with by Council during its normal session.

However, the placement of Holding on a property does require a complete zoning by-law amendment process – 20 day notice, public meeting and 20 day appeal period.

Future Development of the Retained Lands

The subject lands are the result of a consent, severing off the existing residential dwelling, leaving the remaining 4.25 acres as retained.

The current Future Development zoning permits a single detached dwelling, which could compromise the access to and future development of the interior lands.

The Land Division Committee approved the severance with a condition requiring the 4.25 acres to be zoned to prohibit any development, until a comprehensive plan is completed, showing how the area is to be developed in the future. Placing Holding (H) on the land would accomplish this.

REVIEW OF CORRESPONDENCE RECEIVED BY THE TOWNSHIP

- John Morrissey, Corridor Management Planner, MTO
 - No objection

- Michael Rundle, 640 Queen Street West
 - Objection.

- Jennifer Prenger, Environmental Planning Technician, SVCA
 - Acceptable.

BY-LAW

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

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MAYOR OPENS FLOOR FOR ANY QUESTIONS/COMMENTS

Dave Robertson, Agent for the Applicant, was present to answer any questions regarding this application.

COMMENTS/QUESTIONS FROM COUNCIL

Mayor Lennox asked if there are two parcels of land and how would access to the rear portion be done if a proposal came forward for development? Ms. Redmond explained that there are two separate zonings on the parcel of land. If they wanted to put a house on the parcel access would have to be given to the rear portion.

Mayor Lennox questioned if adjoining land owners will have a chance to comment in the future. Ms. Redmond confirmed that they would be given a chance to comment. CAO, Michael Givens stated that Mark Van Patter had clarified with Mr. Rundle regarding future comments.

ADJOURNMENT

RESOLUTION 7

Moved by: Councillor Yake

Seconded by: Councillor McCabe

THAT the Public Meeting of August 10, 2015 be adjourned at 7:45 p.m.

CARRIED

CLERK

MAYOR