

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING MINUTES - SEPTEMBER 12, 2022 AT 2:00 PM  
HYBRID MEETING WITH IN PERSON AND VIA WEB CONFERENCING**

**Members Present:**

**Mayor: Andrew Lennox  
Councillors: Sherry Burke  
Lisa Hern  
Steve McCabe  
Dan Yake**

**Staff Present:**

**Chief Administrative Officer: Brooke Lambert  
Director of Legislative Services/Clerk: Karren Wallace  
Deputy Clerk: Catherine Conrad  
Chief Building Official: Darren Jones  
Director of Operations: Matthew Aston  
Director of Finance: Farhad Hossain  
Human Resources Manager: Amy Tollefson  
Economic Development Officer: Dale Small  
Interim Manager Programming & Community Engagement: Mandy Jones  
Manger of Development Planning: Curtis Marshall  
Senior Planner: Matthieu Daoust**

**CALLING TO ORDER**

Mayor Lennox called the meeting to order

**DISCLOSURE OF PECUNIARY INTEREST**

No pecuniary interest declared.

**OWNERS/APPLICANT**

**ZBA 20/22 Township of Wellington North - Housekeeping**

**LOCATION OF THE SUBJECT LAND**

The proposed amendment affects multiple properties in the Township of Wellington North. A map was not been provided since multiple properties are affected.

**PURPOSE AND EFFECT OF THE APPLICATION**

The purpose and effect of the proposed amendment is to:

1. Remove "Hotel" as a permitted use within the Central Commercial (C1) zone. Presently the zoning by-law permits "Hotel" uses in the Central Commercial (C1) zone.
2. Revise the Accessory Residential Use regulations within the Central Commercial (C1), Highway Commercial (C2), and Neighbourhood Commercial (C3) zones to prohibit accessory residential uses on the ground floor of a commercial building. Presently the zoning by-law permits that 49% of the rear portion of the ground floor of a commercial building may be used for accessory residential uses.

**NOTICE**

Notices were mailed to the applicable agencies and posted in the Wellington Advertiser on August 18, 2022.

## PRESENTATIONS

Matthieu Daoust, Senior Planner, County of Wellington, Township of Wellington North

- Planning Report dated September 12, 2022

### PLANNING OPINION

This housekeeping amendment will introduce changes to the Township of Wellington North Zoning By-law 66-01 to refine the permitted uses and accessory residential regulations from the Central Commercial (C1), Highway Commercial (C2) and Neighborhood Commercial (C3) zones. Planning staff have prepared the final By-law for Council's consideration.

### PURPOSE

Housekeeping changes or amendments are intended to keep a zoning by-law relevant with other policy or legislation, user friendly, accurate and manageable. The current Zoning By-law was adopted in 2001 and has undergone six housekeeping amendments (2003, 2009, 2013 and 2018, 2021 and May 2022). The proposed housekeeping changes have been compiled through day to day usage of the document and are to edit, clarify and update the By-law. These housekeeping amendments have been developed in consultation with Township Staff.

### PROPOSED CHANGES

Planning Staff have identified the key changes to the By-law below:

#### Central Commercial (C1) – Hotel Uses

Proposed removal of "Hotel" as a permitted use within the Central Commercial (C1) Zone. A Hotel will remain as a permitted use within the Highway Commercial (C2) Zone. This change will provide for better alignment with the objectives of the County Official Plan. Further, planning staff note there is often parking constraints with proposed hotels in C1 zones as the lot areas are typically small given the downtown locations. The intent of the C1 Zone is to serve the needs of pedestrian oriented traffic, while the C2 Zone shall be for commercial uses serving the travelling public.

#### Commercial Zones – Accessory Residential Uses

Proposed revision of the Accessory Residential Use regulations with the Central (C1) Zone, Highway Commercial (C2) and Neighborhood Commercial (C3) Zones to prohibit accessory residential uses on the ground floor of a commercial building. Presently, the By-law permits that 49% of the rear portion of the ground floor of a commercial building may be used for accessory residential uses. This proposed change will ensure that Commercial uses remain the primary use in Commercial Zones. Planning Staff note that accessory residential uses remain permitted as of right above commercial uses in the aforementioned Commercial Zones.

#### Next Steps

A chart has been prepared identifying the specific proposed changes to the By-law for information and was attached as Schedule 1 to this report. A final By-law has been prepared for Council's consideration.

### **CORRESPONDENCE FOR COUNCIL'S REVIEW**

Michael Oberle, Environmental Planning Technician, Saugeen Valley Conservation Authority

- Email dated September 1, 2022 (No Objections)

Derek McMurdie, Planner, Grey County

- Letter dated September 2, 2022 (No Objection)

### **REQUEST FOR NOTICE OF DECISION**

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.

### **MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS**

No comments or questions.

### **COMMENTS/QUESTIONS FROM COUNCIL**

Councillor Yake asked if the forty-nine percent residential on the rear portion on the main floor is being removed. Matthieu Daoust, Senior Planner, clarified that it is being removed and the main floor will be only commercial.

Councillor McCabe commented that this gets hotels out of the downtown area for more than one reason. Hotels should be at the periphery of the towns and this must have a bit to do with parking as well. Matthieu Daoust, Senior Planner, explained that the downtown lots are smaller, and parking is one of the concerns.

Mayor Lennox stated that it is important when we talk about the main floor provisions that we preserve the commercial space in the downtown cores. Most people believe the downtown cores are the heart of our communities and we want to encourage commercial uses there as much as we possibly can; even though there is so much pressure on the need for residential. This is a good change and appropriate for the times.

### **ADJOURNMENT**

RESOLUTION: 009-2022

Moved: Councillor Burke

Seconded: Councillor Yake

THAT the Public Meeting of September 12, 2022 be adjourned at 2:27 pm.

CARRIED

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**MAYOR**

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**CLERK**