

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING AGENDA – OCTOBER 11, 2022 @ 2:00 P.M.
VIA WEB CONFERENCING**

HOW TO JOIN

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/86261843049>

Description: Public Meeting Under the Planning Act

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

855 703 8985 (Toll Free) or 1 438 809 7799 (*long distance charges may apply*)

Webinar ID: 862 6184 3049

**PAGE
NUMBER**

CALLING TO ORDER - Mayor Lennox

DISCLOSURE OF PECUNIARY INTEREST

ZBA 21/22 Surinder Chaudhry

ZBA 22/22 Kathryn Spark

OWNERS/APPLICANT

ZBA 21/22 Surinder Chaudhry

LOCATION OF THE SUBJECT LAND

The lands subject to the proposed amendment is described as Pt Park Lot 2 S; Smith St Carroll Survey Pt Lots 6 & 9 and known Municipally as 152 Frederick St W. The property is 0.92 ha (2.27 ac) in size with an existing commercial use. *The location is shown on the map attached.* 4

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone the subject land from Holding Central Commercial ((H)C1) Zone to High Density Residential (R3) Zone to facilitate the construction of a 55-59 unit (to be confirmed) four storey apartment building. Additional relief may be considered at this meeting.

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 September 14, 2022.

PRESENTATIONS

Matthieu Daoust, Senior Planner and Asavari Jadhav, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated October 11, 2022

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Juliane von Westerholt, Associate, MHBC Planning, Urban Design & Landscape Architecture	
○ Power Point Presentation	10

CORRESPONDENCE FOR COUNCIL'S REVIEW

Barbara M.J. Baranow, Analyst Land Support, Enbridge Gas Inc. Email dated September 14, 2022 (No Objection)	
Heather Imm, Senior Planner, Upper Grand District School Board Letter dated September 16, 2022 (No Objection)	18
Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection Email dated September 19, 2022 (No Objection)	
Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority Email dated September 20, 2022 (No Objection)	
Jason & Melissa Kooiman, Letter received October 3, 2022 (Concerns Raised)	19
Heather McIntosh & Mike Hayes, Letter dated October 1, 2022 (No Objection)	21
Shawn William Cook, Letter dated September 27, 2022 (Objection)	22
Eden & Garrid Schlueter, Letter dated October 3, 2022 (Objection)	26
Donna Watt, Letter dated October 1, 2022 (Objection)	27
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REQUEST FOR NOTICE OF DECISION

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

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

COMMENTS/QUESTIONS FROM COUNCIL

OWNERS/APPLICANT

ZBA 22/22 Kathryn Spark

LOCATION OF THE SUBJECT LAND

The lands subject to the proposed amendment is described as WOSR Part Division 3 and 4 Part Lot;27 with civic address of 8848 Highway 6. The property is 41.26 ha (101.95 ac) in size. <i>The location is shown on the map attached.</i>	30
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PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone the subject lands from Agricultural (A) Zone to Site Specific Agricultural (A-2) Zone and Site Specific Agricultural (A-XX) Zone. This application is seeking to rezone the retained agricultural portion of the property to prohibit any future residential development. Additionally, the applicant is seeking to rezone the severed lands from Agricultural (A) Zone to Site Specific Agricultural (A-XX) Zone to permit a maximum ground floor area for all existing accessory structures on the severed lands to be 629 m² (6,770.5 ft²). This rezoning is a condition of severance application B44/22, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 1.16 ha (2.9 ac) rural residential parcel with an existing dwelling, garage, silo, and out-building. A 40.1 ha (99.1 ac) vacant agricultural parcel will be retained. Additional relief may be considered at this meeting.

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 September 15, 2022.

PRESENTATIONS

Matthieu Daoust, Senior Planner and Asavari Jadhav, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated October 11, 2022

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CORRESPONDENCE FOR COUNCIL'S REVIEW

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated September 15, 2022

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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

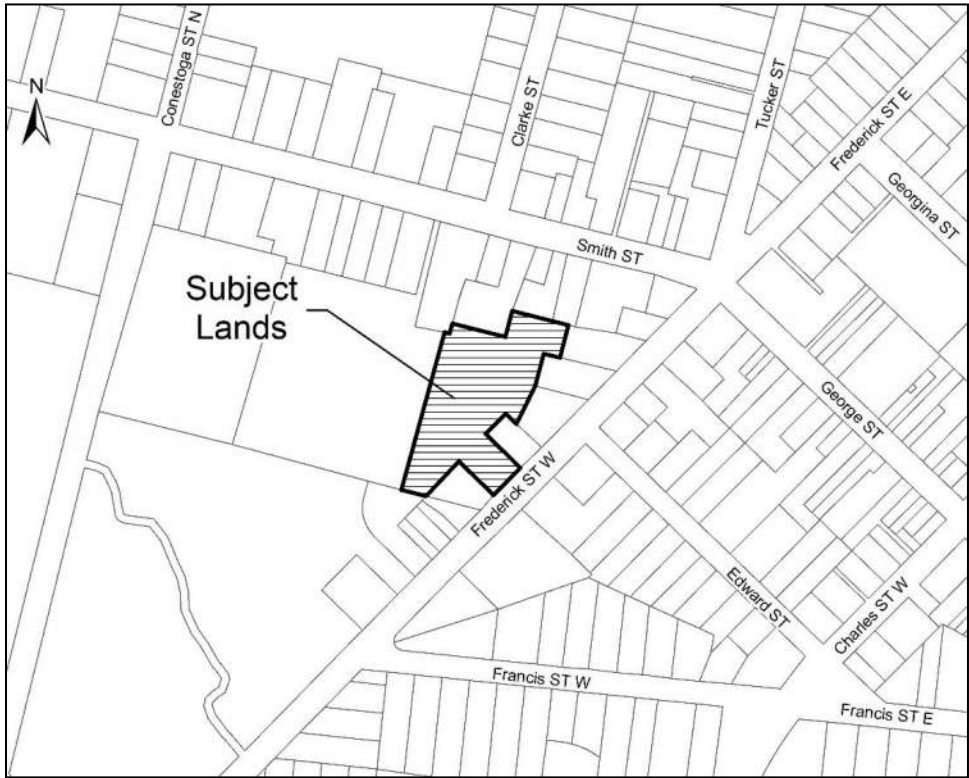
COMMENTS/QUESTIONS FROM COUNCIL

ADJOURNMENT

Recommendation:

THAT the Public Meeting of October 11, 2022 be adjourned at _____ pm.

SURINDER CHAUDHRY





PLANNING REPORT
for the TOWNSHIP OF WELLINGTON NORTH
Prepared by the County of Wellington Planning and Development Department

DATE: October 11th, 2022
TO: Darren Jones, CBO
Township of Wellington North
FROM: Matthieu Daoust, Senior Planner
County of Wellington
SUBJECT: **152 Frederick St W, Arthur**
Zoning By-law Amendment

Planning Opinion

The purpose of this zoning amendment is to rezone the subject lands from Holding Central Commercial ((H)C1) zone to Holding High Density Residential ((H)R3) to permit the construction of a 55-59 unit four storey apartment building.

The purpose of this report is to provide the Township with an overview of the proposed zone amendment application and facilitate the public meeting. Further, this statutory public meeting will provide the opportunity for the community and area residents to ask questions and seek more information from the applicant. It will also provide an opportunity for the applicant to address some of the concerns that have been raised through the notification process.

Planning Staff note that site plan approval will be required for the proposed development which will finalize details relating to landscaping, buffering, fencing, snow storage etc. and address compatibility of the building with the adjacent properties.

Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final report and By-law for Councils consideration.

INTRODUCTION

The property subject to the proposed amendment is described as Crown survey Pt Park 2 S Smith St Carrol Survey Pt Lots 6 & 9 and Municipally known as 152 Frederick St W, Geographic Town of Arthur. The subject property is 0.92 ha (2.27 ac) in size and is currently occupied by two existing commercial structures. The location of the property is shown on Figure 1.



Figure 1: Airphoto of subject lands (Source: County of Wellington, 2020)

PROPOSAL

The purpose of this zoning amendment is to rezone the subject lands from Holding Central Commercial ((H)C1) zone to High Density Residential ((H)R3) zone to permit the construction of a 55-59 unit four storey apartment building (Figure 2). The proposed development will include one vehicular access located on Frederick St W, a total of 83 to 80 parking spaces and an outdoor amenity area to be used by the apartment residents.



Figure 2: Site plan submitted by Grinham Architects, August 18th, 2022

SUPPORTING STUDIES

The applicant has completed the following technical reports and studies in support of the proposed application:

- A Water Demand Estimation letter prepared by Van Harten Surveying Inc
- A Traffic Impact letter prepared by Paradigm Transportation Solutions Ltd
- A Sanitary Use letter prepared by Van Harten Surveying Inc
- A Shadow Study prepared by Grinham Architects
- A Planning Justification Report prepared by MHBC Planning

PLANNING REPORT for the Township of Wellington North
Chaudry
October 2022

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is located within the settlement area of Arthur. Section 1.1.3.1 of the PPS 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.

A PLACE TO GROW

The Growth Plan for the Greater Golden Horseshoe, 2019, came into effect on May 16, 2019.

The Provincial Growth Plan directs the majority of growth to settlement areas as a better use of land and infrastructure while prioritizing intensification in strategic growth areas, including urban growth centres, major transit station areas, brownfield sites and greyfields. The vast majority of growth will be directed to settlement areas that have a delineated built boundary.

WELLINGTON COUNTY OFFICIAL PLAN

The lands subject to the amendment are designated RESIDENTIAL and Central Business District in the Urban Centre of Arthur. The property is located within the defined “built boundary”.

Intensification

The policies of Section 3 of the Official Plan outline the general strategies for guiding growth within the County. Section 3.3 sets out objectives for growth and encourages growth in urban areas. It further seeks to identify and promote opportunities for growth in the built up areas of urban centres through intensification and redevelopment where this can be accommodated, taking into account small town scale and historic streetscapes.

Section 3.3.1 identifies targets and states “by the year 2015 and for each year thereafter, a minimum of 20 percent of all residential development occurring annually will be within the built-up area”. This application is located within the build boundary and will continue to support this target.

Urban Centres

Section 7.5.1 of the County Official Plan provides details on land use compatibility in Urban Centres “Urban Centres are expected to provide a full range of land use opportunities. Residential uses of various types and densities, commercial, industrial and institutional uses as well as parks and open space uses will be permitted where compatible and where services are available.”.

Residential Designation

The policies of Section 8.3.2 of the Official Plan sets out a number of objectives for residential development including, b) “to provide a variety of dwelling types to satisfy a broad range of residential requirements, e) to ensure that an adequate level of municipal services will be available to all residential areas”, and g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighborhoods.

The policies of Section 8.3.11 of the Official Plan encourage development of “vacant or under-utilized properties for residential uses which are compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks”.

Central Business District Designation (CBD)

The policies of Section 8.4.3 of the Official Plan sets out a number of permitted uses for the Central Business including “residential development provided that retail, office, or service commercial uses are located at street level”.

The applicants have designed the proposed apartment to be situated entirely within the Residential designation. The site plan depicts parking to be located within the Central Business District designation. Further, Planning Staff note the area of the property designated CBD does not have direct frontage and access on to Smith St. The proposed access is from Frederick St W.

WELLINGTON NORTH COMMUNITY GROWTH PLAN

The following relevant Growth Management Goals have been identified:

- To direct and focus development to the urban areas of Arthur and Mount Forest as the primary centres and complete communities with a mix of land uses, housing, jobs and services.
- To plan and promote orderly, compact development within the urban areas, based on phasing to align with planning for infrastructure, transportation, facilities and services.
- Intensification Goals – To encourage intensification generally to achieve the desired urban structure.

WELLINGTON NORTH ZONING BY-LAW

The subject lands are zoned Holding Central Commercial ((H)C1). The applicant is seeking to rezone to High Density Residential ((H)R3) to permit the construction of a 55-59 unit apartment building.

PLANNING DISCUSSION

Medium Density Development

Section 8.3.5 of the County Official Plan identifies that medium density development such as apartments may be allowed in areas designated RESIDENTIAL subject to the requirements of the zoning by-law and further provided that the following criteria are satisfactorily met:

Policy Requirement:	Response:
a) Development should not exceed 75 units per hectare (30 units per acre) for apartments	<p>The proposed apartment building is to be built with a total of 55-59 units on a 2.27 ac parcel (25-26 units per ac).</p> <p>The proposed density is under the maximum medium density of 75 units per hectare (30 units per acre) identified for apartments.</p>
b) The design is compatible with existing or future development on adjacent properties	<p>Adjacent uses include commercial and institutional uses along Smith St. The surrounding properties include low low/medium density residential, with an array of zones from low to high density residential.</p> <p>Site design, landscaping fencing etc. will be reviewed as part of the site plan application and will consider compatibility with adjacent uses. The proposed building is located at the rear of the property, a fence/tree buffer will be required.</p>
c) The site has a suitable size and shape to accommodate the development and required	<p>The subject lands are 2.27 ac in size which is suitable in size and shape for the apartment building. Site design, grading, drainage, landscaping etc. will be reviewed as part of the</p>

infrastructure	site plan application.
d) Adequate services are available	The subject lands are currently zoned (H)C1. The holding provisions are in place on the subject lands until confirmation of adequate service availability. The applicant will be required to apply through the Township’s sewage allocation policy. Until allocation is confirmed the Holding symbol will remain on the subject lands.
e) In the built boundary, medium density apartments are encouraged to locate on major roadways and arterial roads	The property is located on Frederick St W in Arthur. Although Frederick St is not considered an arterial road, it does have direct access to Highway 6, Smith/George St, Charles St W which is a County road.
f) Appropriate zoning is provided	The property is proposed to be zoned High Density Residential (H)R3 which provides standards for apartment buildings.

Site Plan Approval

The proposed development will be subject to Site Plan Review by the Township. Site design, grading, servicing, stormwater management, landscaping, parking, fencing etc. will be reviewed as part of the site plan review.

NEXT STEPS

Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final report and By-law for Councils consideration.

Respectfully submitted

County of Wellington Planning and Development Department



Matthieu Daoust, MCIP RPP
 Senior Planner



MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

152 FREDERICK STREET WEST PROPOSED APARTMENT BUILDING

October 11, 2022

SITE LOCATION



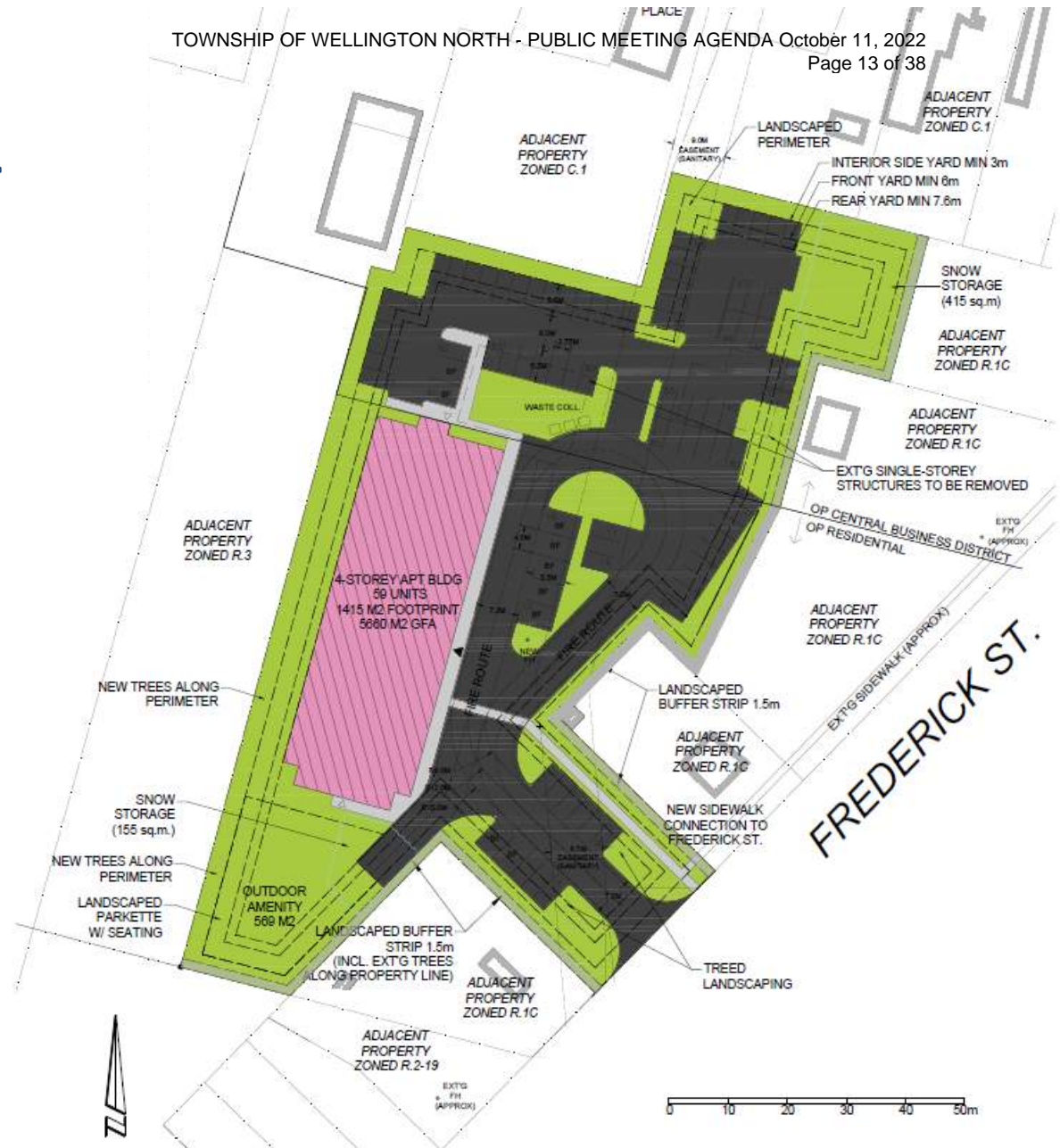
- Located in Arthur, south of the main commercial area
- Adjacent to high density development
- Presently occupied by 1-storey garages and outdoor storage
- Area of 0.9 hectares (2.3 acres)
- Frontage on Frederick Street West
- Will be municipally serviced

PROPOSED DEVELOPMENT



PROPOSED DEVELOPMENT

- 4-storey residential apartment
- 55 to 59 units
- Parking at a rate of 1.5 spaces per unit
- Pedestrian connection and vehicular access to Frederick Street West
- Outdoor amenity area
- Landscaped buffer



THANK YOU

December 21st



9 am



Noon



3 pm

March / September 21st



June 21st



7 am



Noon



5 pm



**UPPER GRAND
DISTRICT SCHOOL
BOARD**

PLANNING DEPARTMENT

Board Office: 500 Victoria Road N. Guelph, ON N1E 6K2

Email: municipal.circulations@ugdsb.on.ca

Tel: 519-822-4420 ext.821 or Toll Free: 1-800-321-4025

16 September 2022

Tammy Pringle
Township of Wellington North
7490 Sideroad 7 W
Kenilworth, ON N0G 2E0

Dear Ms. Pringle:

Re: ZBA 21-22, 152 Frederick St. W, Township of Wellington North (Arthur)

Planning staff at the Upper Grand District School Board have received and reviewed the above noted application for a Zoning Bylaw Amendment to facilitate the construction of 55-59 unit, four storey apartment building.

Please be advised that the Planning Department **does not object** to the proposed application.

However, please note that the following condition should be included in all future applications required for the development of the site:

- The collection of Education Development Charges is required prior to the issuance of a building permit(s).

Should you require additional information, please feel free to contact the undersigned.

Sincerely,

Heather Imm
Senior Planner

PLN: 22-086
File Code: R14

Upper Grand District School Board

• Linda Busuttill; Chair	• Mark Bailey	• Jolly Bedi	• Gail Campbell	• Jen Edwards
• Barbara Lustgarten Evoy; Vice-Chair	• Mike Foley	• Martha MacNeil	• Robin Ross	• Lynn Topping

Jason & Melissa Kooiman
130 Frederick St. West
Arthur, ON.
N0G 1A0

To whom it may concern,

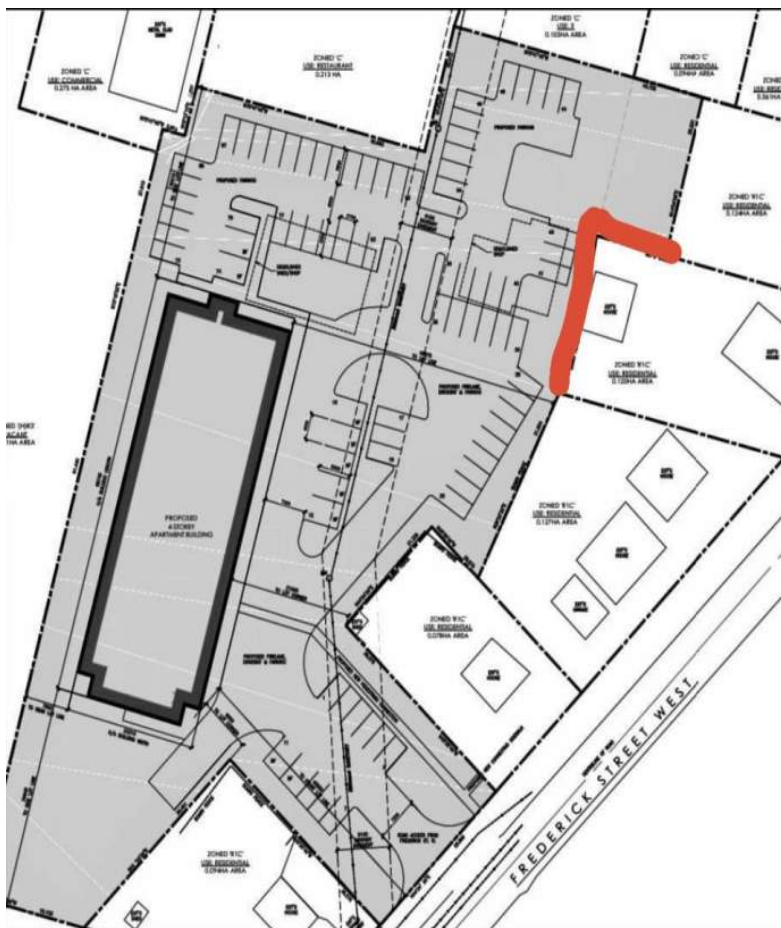
We are Jason & Melissa Kooiman, the property owners of **130 Frederick St. West** and we received notification of a *public meeting to consider amendments to the comprehensive zoning by-law 66-01* in order to build an apartment complex behind our family home.

We are pleased to see the location and positioning of the building, and that it is situated nicely on the lot, thereby maintaining the solitude of our backyard.

We have a few requests for the developer, to encourage our full support of the zone change they are seeking.

Please direct us if this is not the correct forum for these requests. We would also kindly request confirmation from the developer that these requests will be honoured.

At the back of our property, and at the side of the property, we are requesting a high privacy fence (8-12') to be built, in the area noted in red in the photo below; and that the large trees located near the property line, be kept, as they provide privacy, natural aesthetic, much needed shade and an additional sound/sight line barrier. (See photos noting position of the trees);



We appreciate where the entrance to the development is, however, we would like to draw your attention to our concerns that this will increase traffic flow on an already congested street.

We have witnessed numerous oversized farm equipment, large vehicles & trucks, and cottage commuters who use Frederick Street West as a bypass from Main Street traffic. It is also utilized by Wellington North Fire & EMS. Additionally, there is increased congestion caused by street parking for the Arthur Cash & Carry.

We request that Wellington North Township consider traffic calming measures to ensure street safety with the increase of vehicles utilizing Frederick Street West.

As good neighbours we would do everything we can to support your development, and ask that you contact us with regards to these requests.

We appreciate your addressing these concerns and look forward to meeting with you to discuss further.

Regards,

The Kooimans

October 1, 2022

Karren Wallace
Clerk
Township of Wellington North
7490 Sideroad 7 W,
PO Box 125
Kenilworth, Ontario,
N0G 2E0

Dear Ms. Wallace

We are responding to the re-zoning application posed for 152 Frederick Street West, Arthur. We are in favour of the rezoning application for the fore mentioned property from Holding Central Commercial to High Density Residential. Housing is challenge across Canada and we understand the need for adding additional housing options for community members.

As this application moves through the planning process, we would like the opportunity to comment on issues that may arise with this development including traffic, wet land protection, emergency services access; noise mitigation; fencing and tree preservation.

We look forward to this process and being part of a community plan that welcomes new residents while supporting current residents in their enjoyment of this beautiful community.

Sincerely

Heather McIntosh & Mike Hayes

Cc: Tina & Ryan Mehlenbacher
Melissa & Jason Kooiman

September 27, 2022

Township of Wellington North
7490 Sideroad 7 W
Kenilworth, ON N0G 2E0

Karren Wallace, Clerk

kwallace@wellington-north.com

Tammy Pringle, Development Clerk

tpringle@wellington-north.com

RE: Amendments to Comprehensive Zoning By-Law 66-01

I, Shawn William Cook, am the property owner of 154 Frederick Street West, Arthur and I strongly object to the amendments to the comprehensive zoning by-law 66-01 to rezone the subject lands, municipally known as 152 Frederick Street, Arthur, from Holding Central Commercial Zone to High Density Residential (R3) Zone. This change is to facilitate a 4 storey apartment building with 55 to 59 units.

My issues are as follows:

1. Building a high density apartment will effect the personal enjoyment of my property as it will be directly in my back yard.
2. A 4 storey building is not within the current buildings in this area and this will affect the character of this street. This is a well established area of older homes. There is an apartment currently in this area which is only 3 stories.

I feel this would set a very bad precedent for other future developments with the Township of Wellington North. Developers will always try for more if a precedent like this is allowed now.

3. The road access from Frederick Street to this proposed apartment unit will have constant traffic. The main area which will have this apartment building is such a small area there is not enough parking so the proposal is to add 11 parking spaces in total on this entranceway into the apartments. This will be my sideyard and I do not agree with the extra parking. Just another reason this is too big of an apartment on this small property that does not even have enough parking directly in the main area and have to resort to using the road.

(continued...)

Page 2

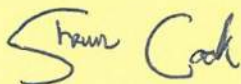
4. This 55 – 59 unit apartment also raises the question of green space. There is no playground in the immediate area and this should be a further consideration in not allowing such a high density zone change without taking green space/playground into account.
5. The proposed site plan prepared by Grinham Architects has no parking allocated in the West corner. This corner of the property is very wet and I assume this is why no parking has been allocated there. If this is all paved then I am very concerned what this will do to the surrounding lands with water run off and may greatly affect my property and the surrounding properties.

Water damage, I understand, has been a problem previously in this area. Disturbing these lands and changing grades may make it more susceptible for future water problems.

Also, the lands around this area is at the tip of a natural wetland in this area and should not be disturbed. Has an environmental study taken place on this land so close to the current wetlands in this area?

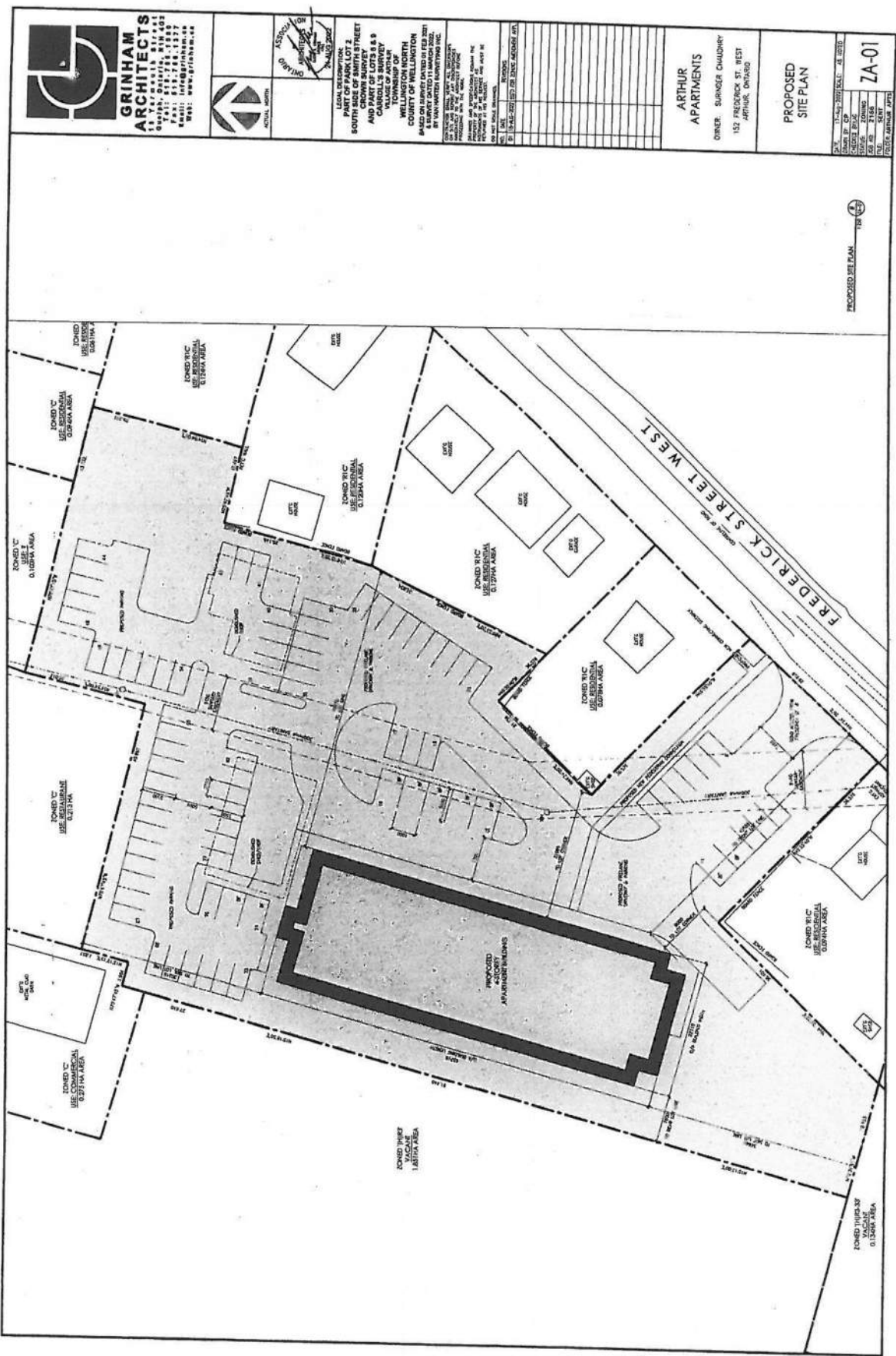
6. Has a study been completed to ensure the school system could accommodate this potential of children living in the high density apartment taking into account the current building of homes in the Township of Wellington North?
7. I have reviewed the 2 site plans (ZA 00) prepared by Grinham Architects – copies attached.
The first is the current use which shows the land as it is now. On this plan it shows all the mature trees around my property. This is one of the reasons I purchased this property.
The second plan shows the proposed apartment building and all the trees on my property are NOT shown. These trees are on my property and must not be removed.

Yours truly,



Shawn William Cook
154 Frederick Street West
Arthur, Ontario
N0G 1A0





GRINHAM ARCHITECTS
 1000 BAYVIEW AVE. SUITE 100
 SCARBOROUGH, ONTARIO M1S 5B7
 TEL: 416.291.1111
 FAX: 416.291.1112
 EMAIL: info@grinham.ca
 WWW: www.grinham.ca

APPROVAL FOR
 ZONING BY-LAW
 ACTUAL NORTH

THIS PLAN IS THE PROPERTY OF GRINHAM ARCHITECTS AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF GRINHAM ARCHITECTS. THE TOWN OF WELLINGTON NORTH HAS REVIEWED THIS PLAN AND HAS GRANTED ZONING PERMIT NO. 2022-000111. THE TOWN OF WELLINGTON NORTH IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAN OR THE RESULTS OF ANY CONSTRUCTION BASED ON THIS PLAN. THE TOWN OF WELLINGTON NORTH IS NOT RESPONSIBLE FOR THE RESULTS OF ANY CONSTRUCTION BASED ON THIS PLAN. THE TOWN OF WELLINGTON NORTH IS NOT RESPONSIBLE FOR THE RESULTS OF ANY CONSTRUCTION BASED ON THIS PLAN.

NO.	DATE	REVISIONS
1	2022-09-28	ISSUED FOR ZONING PERMIT

ARTHUR APARTMENTS
 OWNER: BURGER CHAIRNEY
 152 FREDRICK ST. WEST
 ARTHUR, ONTARIO

PROPOSED SITE PLAN

DATE: 11-SEP-2022 SCALE: 1:800

NAME OF PROJECT	DATE
PROJECT NO.	DATE
DATE	DATE
DATE	DATE
DATE	DATE

ZA-01

Township of Wellington North
7490 Sideroad 7 W
Kenilworth, ON N0G 2E0

Karren Wallace, Clerk

kwallace@wellington-north.com

Tammy Pringle, Development Clerk

tpringle@wellington-north.com

RE: Amendments to Comprehensive Zoning By-Law 66-01

We/I Eden + Garrid Schlueter am/are the owner(s) of the property
Municipally know as: 182 Frederick Street West, Arthur.

We/I have reviewed the letter (a copy attached) which is being submitted by Shawn William Cook, dated September 27, 2022, the owner of the property 154 Frederick Street West, Arthur, Ontario and we/I also object to the amendments to the comprehensive zoning by-law 66-01 to rezone the subject lands, municipally known as 152 Frederick Street West, Arthur, from Holding Central Commercial Zone to High Density Residential (R3) Zone. This change is to facilitate a 4 storey apartment building with 55 to 59 units.

We/I agree with the issues raised in the letter submitted by Shawn William Cook.

List any further issues specific to your property, if any:

- Concerned the Arthur Infrastructure cannot handle a development of this size, especially with all the new development across town.
- this would heavily increase the traffic on Frederick Street West. Our street already deals with traffic + speeding as its used as a cut through to bypass downtown.

Dated: Oct, 3rd, 2022

Eden Schlueter
[Signature]

Township of Wellington North
7490 Sideroad 7 W
Kenilworth, ON N0G 2E0

Karren Wallace, Clerk kwallace@wellington-north.com
Tammy Pringle, Development Clerk tpringle@wellington-north.com

RE: Amendments to Comprehensive Zoning By-Law 66-01

We/I DONNA WATT am/are the owner(s) of the property

Municipally know as: 170 A FREDERICK ST W

We/I have reviewed the letter (a copy attached) which is being submitted by Shawn William Cook, dated September 27, 2022, the owner of the property 154 Frederick Street West, Arthur, Ontario and we/I also object to the amendments to the comprehensive zoning by-law 66-01 to rezone the subject lands, municipally known as 152 Frederick Street West, Arthur, from Holding Central Commercial Zone to High Density Residential (R3) Zone. This change is to facilitate a 4 storey apartment building with 55 to 59 units.

We/I agree with the issues raised in the letter submitted by Shawn William Cook.

List any further issues specific to your property, if any:

Dated: Oct 01, 2022

Donna Watt

Township of Wellington North
7490 Sideroad 7 W
Kenilworth, ON N0G 2E0

Karren Wallace, Clerk

kwallace@wellington-north.com

Tammy Pringle, Development Clerk

tpringle@wellington-north.com

RE: Amendments to Comprehensive Zoning By-Law 66-01

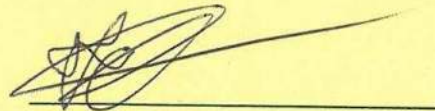
We/I Thomas & Nicole Kottelenberg am/are the owner(s) of the property
Municipally know as: 170 B Frederick St. W Arthur

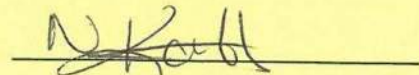
We/I have reviewed the letter (a copy attached) which is being submitted by Shawn William Cook, dated September 27, 2022, the owner of the property 154 Frederick Street West, Arthur, Ontario and we/I also object to the amendments to the comprehensive zoning by-law 66-01 to rezone the subject lands, municipally known as 152 Frederick Street West, Arthur, from Holding Central Commercial Zone to High Density Residential (R3) Zone. This change is to facilitate a 4 storey apartment building with 55 to 59 units.

We/I agree with the issues raised in the letter submitted by Shawn William Cook.

List any further issues specific to your property, if any:

Dated: October 3, 2022





Township of Wellington North
7490 Sideroad 7 W
Kenilworth, ON N0G 2E0

Karren Wallace, Clerk

kwallace@wellington-north.com

Tammy Pringle, Development Clerk

tpringle@wellington-north.com

RE: Amendments to Comprehensive Zoning By-Law 66-01


We/I Zack O'Brien / Brittney O'Brien am/are the owner(s) of the property
Municipally know as: 172B Frederick St. W

We/I have reviewed the letter (a copy attached) which is being submitted by
Shawn William Cook, dated September 27, 2022, the owner of the property
154 Frederick Street West, Arthur, Ontario and we/I also object to the amendments to
the comprehensive zoning by-law 66-01 to rezone the subject lands, municipally known
as 152 Frederick Street West, Arthur, from Holding Central Commercial Zone to High
Density Residential (R3) Zone. This change is to facilitate a 4 storey apartment building
with 55 to 59 units.

We/I agree with the issues raised in the letter submitted by Shawn William Cook.

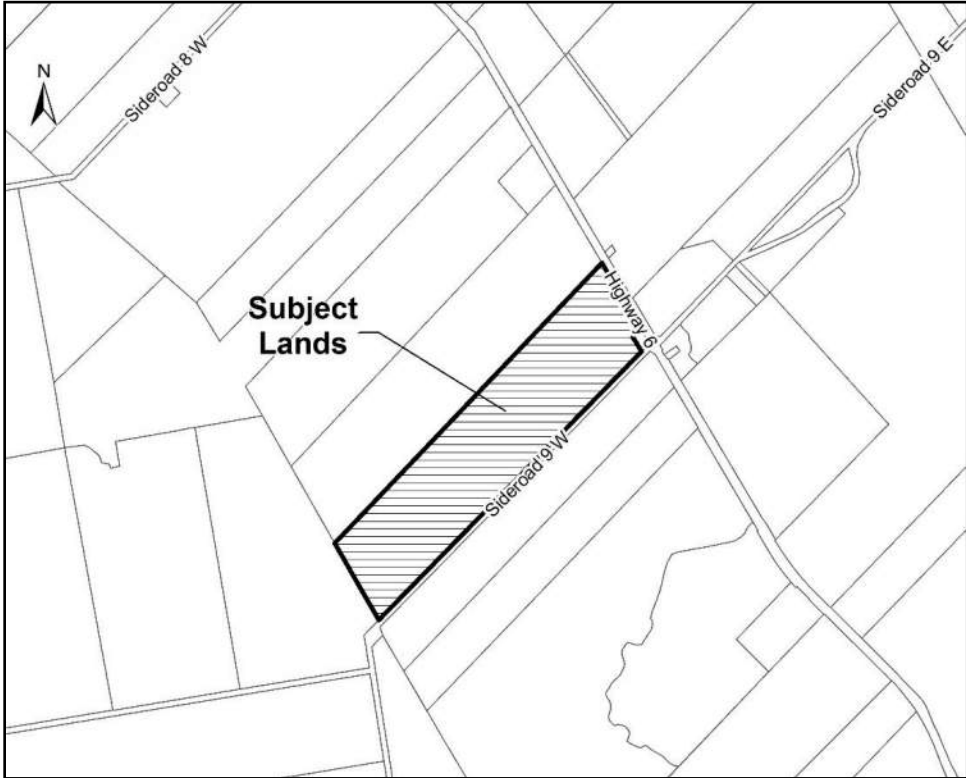
List any further issues specific to your property, if any:

Dated: Oct 1, 2022



Brittney O'Brien

KATHRYN SPARK





**PLANNING REPORT
for the TOWNSHIP OF WELLINGTON NORTH**

Prepared by the County of Wellington Planning and Development
Department

DATE: October 11th, 2022
TO: Darren Jones, C.B.O.
Township of Wellington North
FROM: Asavari Jadhav, Junior Planner
Matthieu Daoust, Senior Planner
County of Wellington
SUBJECT: **Kathryn Spark**
WOSR Part Division 3 and 4 Part Lot 27
8848 Highway 6
Zoning By-law Amendment

Planning Opinion

The purpose of this zone amendment is to prohibit future residential development on the retained agricultural portion of the subject land. This application is also seeking to rezone the severed rural residential parcel to permit a maximum ground floor area for all existing accessory structures on the severed lands to be 629 m² (6,770.5 ft²). This rezoning is a condition of severance application B44/22, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 1.16 ha (2.9 ac) rural residential parcel with an existing dwelling, garage, silo, and out-building. A 40.1 ha (99.1 ac) vacant agricultural parcel will be retained.

We have no objections to the zone amendment. Both the PPS and County Official Plan provide for surplus farm dwelling severances, provided the agricultural lands are rezoned to prohibit future development dwellings.

INTRODUCTION

The property subject to the proposed amendment is legally described as WOSR Part Division 3 and 4 Part Lot 27 with civic address of 8848 Highway 6. The proposal is a condition of a recent severance application B44/22 on the property. The proposed severed parcel is 1.16 ha (2.9 ac) with an existing dwelling, garage, silo, and out-building. A vacant agricultural parcel of 40.1 ha (99.1 ac) is retained. The location of the property is shown on Figure 1.



Figure 1. 2020 Aerial photo

PROPOSAL

The purpose of this zone amendment is to prohibit future residential development on the retained agricultural portion of the subject land. This application is also seeking to rezone the severed rural residential parcel to permit a maximum ground floor area for all existing accessory structures on the severed lands to be 629 m² (6,770.5 ft²). This rezoning is a condition of severance application B44/22, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the existing dwelling, garage, silo, and out-building from the agricultural parcel under the surplus farm dwelling policies.

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is considered to be within a PRIME AGRICULTURAL area. Section 2.3.4.1(c) of the PPS provides consideration for the severance of a surplus residence, provided that new residential dwellings are prohibited on the remnant parcel of farmland.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated as PRIME AGRICULTURE, CORE GREENLANDS and GREENLANDS. This application is submitted to facilitate condition of the proposed severance application B44/22. Section 10.3.4 of the Official Plan implements the PPS and requires that the remnant parcel be rezoned to prohibit dwellings. The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels where the impact on existing and future farm operations can be kept to a minimum.

WELLINGTON NORTH ZONING BY-LAW

The subject lands are zoned Agricultural (A) and Natural Environment (NE). Permitted uses in the Agricultural zone include agricultural uses, single detached dwellings and accessory uses, buildings and structures. This zone amendment will apply the standard A-2 to the retained parcel, which will restrict any future residential development on the retained agricultural parcel. Further, relief is required for the severed parcel to permit a maximum ground floor area of 629 m² (6,770.5 ft²) for all existing accessory structures, as opposed to the maximum permitted ground floor area of 226 m² (2432.64 ft²).

Draft Zoning By-law Amendment

A draft zoning by-law amendment has been prepared and attached to this report for Council's consideration.

Respectfully submitted

County of Wellington Planning and Development Department



Asavari Jadhav
Junior Planner



Matthieu Daoust, RPP MCIP
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 1 to By-law 66-01 is amended by changing the zoning on lands legally described as WOSR Part Division 3 and 4 Part Lot 27 with civic address of 8848 Highway 6 as shown on Schedule "A" attached to and forming part of this By-law from:
 - **Agricultural (A) to Agricultural Exception (A-2)**
 - **Agricultural (A) to Agricultural Exception (A-105)**

THAT Section 33, Rural Area Exception Zones, is hereby amended by adding the following new exceptions:

33.105 WOSR Part Division 3 and 4 Part Lot;27	A-105	Notwithstanding, Section 6.1.4.b, the maximum permitted ground floor area of all accessory structures within the lands zoned A-105 shall be 629 m ² (6,770.5 ft ²).
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2. 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.
3. 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 _____, 2022

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2022

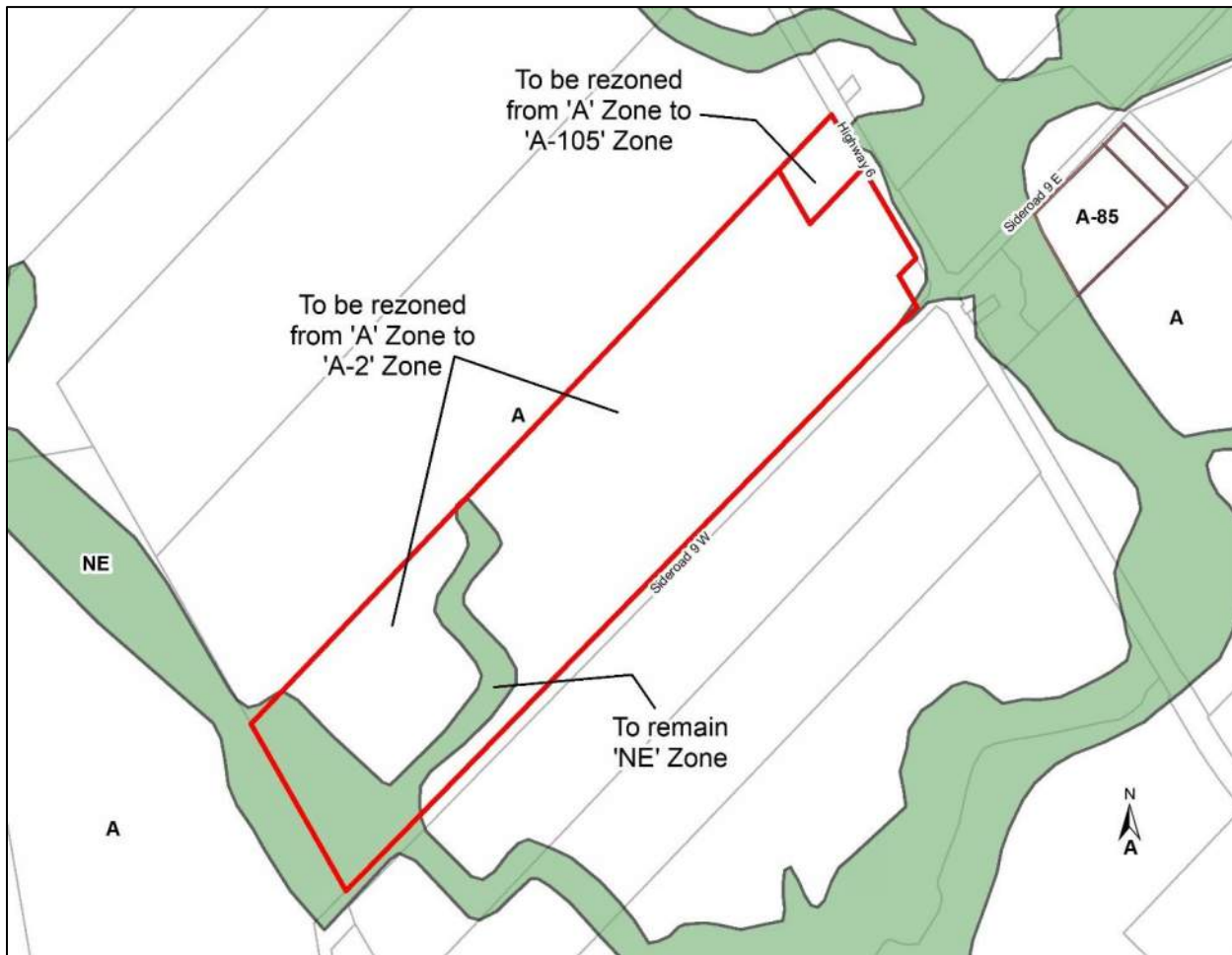
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule "A"



This is Schedule "A" to By-law _____.

Passed this ___ day of _____ 2022

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION OF THE SUBJECT LANDS

The subject property is WOSR Part Division 3 and 4 Part Lot 27 with civic address of 8848 Highway 6. The subject lands are 41.26 ha (101.95 ac) in size and are currently zoned Agriculture (A) and Natural Environment (NE).

THE PURPOSE AND EFFECT of the amendment is to prohibit future residential development on the retained agricultural portion of the subject land. This application is also seeking to rezone the severed rural residential parcel to permit a maximum ground floor area for all existing accessory structures on the severed lands to be 629 m² (6,770.5 ft²). This rezoning is a condition of severance application B44/22, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 1.16 ha (2.9 ac) rural residential parcel with an existing dwelling, garage, silo, and out-building from the retained 40.1 ha (99.1 ac) agricultural parcel under the surplus farm dwelling policies.



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

September 15, 2022

via email

GRCA File: ZBA-22-22 – 8848 Highway 6

Tammy Pringle
Township of Wellington North
7490 Sideroad 7 West
Kenilworth, ON N0G 2E0

Dear Ms. Pringle,

Re: Zoning By-law Amendment ZBA 22/22
8848 Highway 6, Township of Wellington North
Kathryn Spark

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted zoning by-law amendment to rezone the retained portion of the property to prohibit any future residential development. The application also proposes to rezone the severed lands to permit a maximum ground floor area for all existing accessory structures to be 629 square metres.

Recommendation

The Grand River Conservation Authority (GRCA) has no objection to the proposed zoning by-law amendment.

GRCA Comments

GRCA has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 150/06. GRCA has also provided comments as per our Memorandum of Understanding (MOU) with the County of Wellington and as a public body under the Planning Act as per our CA Board approved policies.

Information currently available at this office indicates that the retained parcel contains a watercourse, wetland and the associated regulated allowances. A copy of our resource mapping is attached.

Due to the presence of the above-noted features, a portion of the subject property is regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future

development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

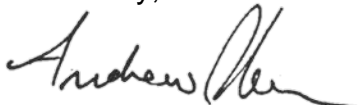
The proposed zoning by-law amendment is required to satisfy a condition of approval for the related consent application (B44-22). The agricultural uses will continue on the retained parcel and the lands will be rezoned to prohibit any future residential development on the property. It is our understanding that the existing Natural Environmental Zone will be maintained.

We wish to note that this application may be subject to Growth Plan policies for key hydrologic features and suggest that the Township/County consider the applicable policies in their review of this application.

We acknowledge receipt of the applicable plan review fee associated with B44-22. As such, a plan review fee for this application is not required.

Should you have any questions, please contact me at 519-621-2763 ext. 2228.

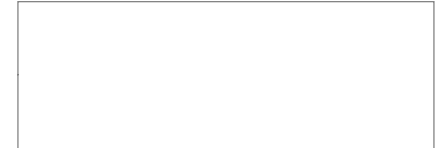
Sincerely,



Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Resource Mapping

Copy: Kathryn Spark (via email)
Greg Ford, Wilson-Ford Surveying & Engineering (via email)



Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Special Policy Area
- Slope Valley (GRCA)
 - Steep
 - Oversteep
 - Steep
- Slope Erosion (GRCA)
 - Oversteep
 - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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 Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.
 The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>

