

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING AGENDA – DECEMBER 19, 2022 @ 7:00 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/87068625083>

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: 870 6862 5083

**PAGE  
NUMBER**

**CALLING TO ORDER - Mayor Lennox**

**DISCLOSURE OF PECUNIARY INTEREST**

ZBA 23/22 Mctrach Capital & 427 Management Service Inc.

ZBA 26/22 Paul & Wendy Levine, Parry Levine & Lindsay Ellis

**OWNERS/APPLICANT**

Mctrach Capital & 427 Management Service Inc.

**LOCATION OF THE SUBJECT LAND**

The land subject to the proposed amendment is described as Pt Park Lot 3 RP 60R2483; Part 1 & 2 and known Municipally as 425-427 King St E. The property is 0.62 ha (1.53 ac) in size and is currently vacant. *The location is shown on the map attached.*

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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 Residential (R2) Zone to Residential (R3) Zone to facilitate the construction of an 18-unit cluster townhouse development. 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 November 25<sup>th</sup>, 2022.

**PRESENTATIONS**

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

- Planning Report dated December 19, 2022

5

## CORRESPONDENCE FOR COUNCIL'S REVIEW

Danielle Walker, Source Protection Coordinator, Wellington Source Water Protection

- Email dated November 29<sup>th</sup>, 2022 (No Objections)

Raymond Petersen, Wellington North Power

- Letter dated December 2, 2022 (No Objections)

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Michael Oberle, Environmental Planning Coordinator, Saugeen Conservation

- Letter dated December 12, 2011 (No Objections)

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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

Paul & Wendy Levine, Parry Levine & Lindsay Ellis

## LOCATION OF THE SUBJECT LAND

The lands subject to the proposed amendment is described as Part Park Lot 1, Park Lot 2 N/S Macauley St. The property is 1.26 ha (3.11 ac) in size and is currently vacant. *The location is shown on the map attached.*

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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 Future Residential (FD) Zone to Site Specific Future Residential (FD-9) Zone to facilitate the construction of a single detached dwelling on private services. 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 November 25<sup>th</sup>, 2022.

## PRESENTATIONS

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

- Planning Report dated December 19, 2022

14

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

## **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**

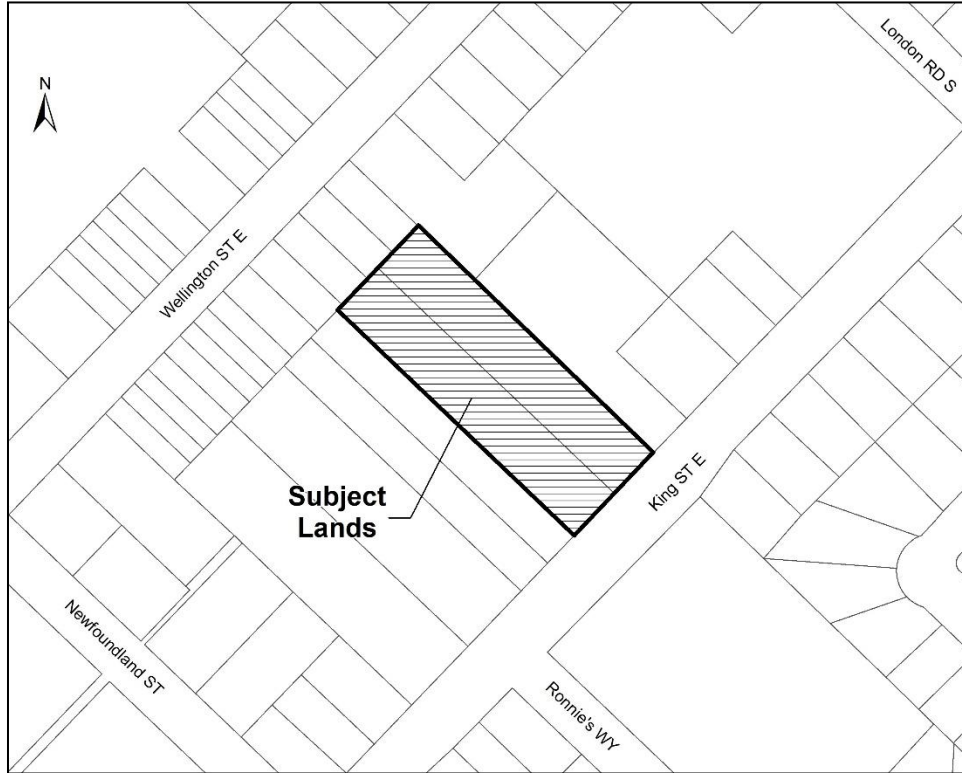
## **COMMENTS/QUESTIONS FROM COUNCIL**

## **ADJOURNMENT**

Recommendation:

THAT the Public Meeting of December 19, 2022 be adjourned at \_\_\_\_\_ pm.

MCTRACH CAPITAL & 427 MANAGEMENT SERVICE INC.





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

**DATE:** December 19<sup>th</sup>, 2022  
**TO:** Darren Jones, CBO  
Township of Wellington North  
**FROM:** Matthieu Daoust, Senior Planner  
County of Wellington  
**SUBJECT:** **425-427 King St E, Mount Forest**  
**Zoning By-law Amendment**

**Planning Opinion**

The purpose of this zoning amendment is to rezone the subject lands from Residential (R2) zone to Residential (R3) to permit the construction of an 18-unit cluster townhouse development.

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 Part Park Lot 3, RP 60R2483 Pt 1 & 2 and Municipally known as 425 & 427 King St E, Geographic Town of Mount Forest. The subject property is 0.62 ha (1.53 ac) in size and is currently vacant. 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 Residential (R2) zone to Residential (R3) zone to permit the construction of an 18-unit cluster townhouse development (Figure 2). The proposed development will include one vehicular access located on King St E, a total of 18 parking spaces at each dwelling, four visitor parking and one accessible parking spaces and an outdoor amenity area to be used by the area residents.

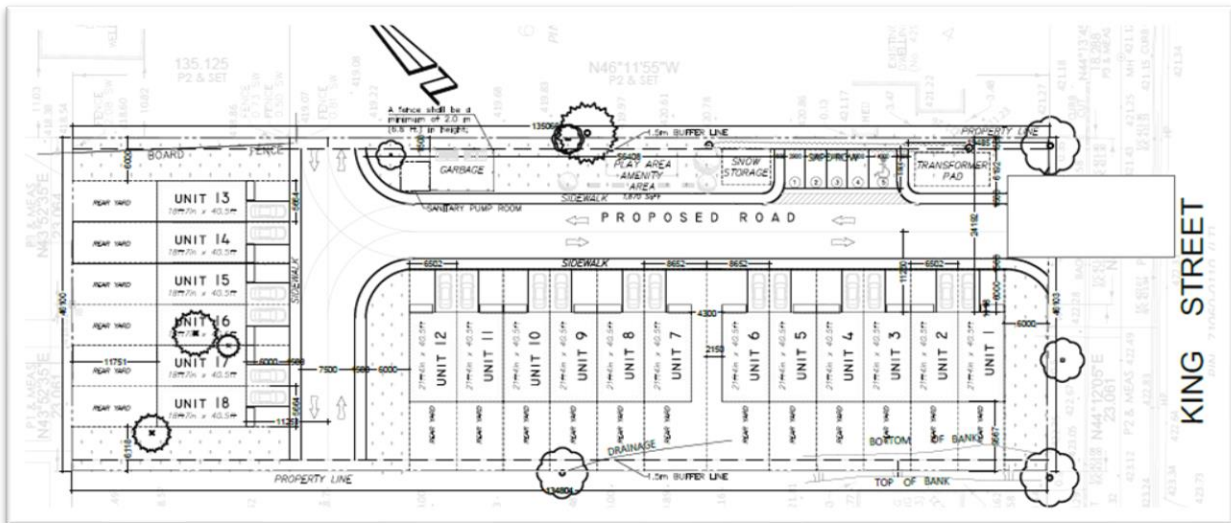


Figure 2: Site plan submitted by Professional Floor Plans Inc, August 10<sup>th</sup>, 2022

## SUPPORTING STUDIES

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

- A Hydrant Flow Test Report prepared by Bruce Fire Engineering
- A Traffic Impact letter prepared by IBI Group
- A Storm Water Management and Sanitary Concept Report prepared by AM Engineering
- A Planning Justification Report prepared by ARDPROBE Inc

## PROVINCIAL POLICY STATEMENT (PPS)

The subject property is located within the settlement area of Mount Forest. 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 subject lands are designated RESIDENTIAL in the Urban Centre of Mount Forest. 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”.

### **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 Residential (R2). The applicant is seeking to rezone to Residential (R3) to permit the construction of an 18-unit cluster townhouse development.

**PLANNING DISCUSSION**

**Medium Density Development**

Section 8.3.5 of the County Official Plan identifies that medium density development such as townhouses 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 35 units per hectare (14 units per acre) for townhouses	The proposed townhouse development is to be built with a total of 18 units on a 0.62 ha (1.53 ac) (12 units per ac).  The proposed density is under the maximum units per hectare for medium density. The maximum density as stated in the County Official Plan is 35 units per hectare (14 units per acre) identified for townhouses.
b) The design is compatible with existing or future development on adjacent properties	Adjacent land uses include residential and institutional uses along King St E. The surrounding properties include low low/medium density residential.  Site design, landscaping, fencing etc. will be reviewed as part of the site plan application and will consider compatibility with adjacent uses.
c) The site has a suitable size and shape to accommodate the development and required infrastructure	The subject lands are 0.62 ac (1.53 ac) in size which is suitable in size and shape for the townhouse development. Site design, grading, drainage, landscaping etc. will be reviewed as part of the site plan application.
d) Adequate services are available	Township Staff have confirmed adequate services are available for the proposed development.
e) In the built boundary, medium density townhouses are encouraged to locate on major roadways and arterial roads	The property is located on King St E in Mount Forest. Although King St E is not considered an arterial road, it does have direct access to Main St/Highway 6.  A Traffic Impact Letter was submitted by the applicant which indicated “that the amount of weekday peak hour trips generated is considered minimal and



	unlikely to present notable traffic impacts to the adjacent roadway.” This letter will be reviewed by Township Staff.
f) Appropriate zoning is provided	The property is proposed to be zoned Residential (R3) which provides standards for cluster townhouses.

**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



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Matthieu Daoust, MCIP RPP  
Senior Planner

**Wellington North Power Inc.**

290 Queen Street West, PO Box 359, Mount Forest, ON N0G 2L0

Phone: 519.323.1710 Fax: 519.323.2425



[www.wellingtonnorthpower.com](http://www.wellingtonnorthpower.com)

E-mail: [customerservice@wellingtonnorthpower.com](mailto:customerservice@wellingtonnorthpower.com)

ESA # 7012854

December 2, 2022

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

Attn: Tammy Pringle, Development Clerk

**Re:** Public Meeting December 19, 2022  
Subject land described as Pt Park Lot 3 RP 60R2483; Part 1 & 2, known Municipally as 425-427 King St E., Mount Forest.

Wellington North Power Inc has reviewed the subject notice. Please notify the applicant of the following requirements:

1. All electrical distribution system plans must meet Wellington North Power standards for design and construction. The applicant to contact Wellington North Power for a copy of the standards.
2. All electrical plans must be reviewed and approved by Wellington North Power.
3. The applicant is required to enter into a Construction Agreement with Wellington North Power.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. J. Petersen', written over a white background.

WELLINGTON NORTH POWER INC.

Raymond Petersen

SENT ELECTRONICALLY ONLY ([tpringle@wellington-north.com](mailto:tpringle@wellington-north.com))

December 12, 2022

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

ATTENTION: Tammy Pringle, Development Clerk

Dear Ms. Pringle

RE: Proposed Zoning by-law ZBA 23/22  
425, and 427 King Street East  
Roll Nos. 234900000200123, and 234900000200125  
Geographic Town of Mount Forest  
Township of Wellington North

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Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted 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 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also reviewed the application as part of our role as a public body under the *Planning Act* as per our Conservation Authority Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

### **Purpose**

The purpose and effect of the proposed amendment is to rezone the subject lands from Residential (R2) Zone to Residential (R3) Zone to facilitate the construction of an 18-unit cluster townhouse development.

### **Recommendation**

SVCA staff find the application acceptable. The subject property does not contain any natural hazard features or other environmental features of interest to SVCA. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard and Natural Heritage Policies of the PPS, 2020 and the County of Wellington Official Plan. Additionally, the property not subject to Ontario Regulation 169/06, or to the policies of SVCA at this time, and as such, permission (permit) from the SVCA is not required for development on the property.

Please inform this office of any decision made by the planning approval authority with regards to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed. Should you have any questions, please contact the undersigned.

Township of Wellington North  
Proposed Zoning by-law ZBA 23/22  
December 12, 2022  
Page 2 of 2

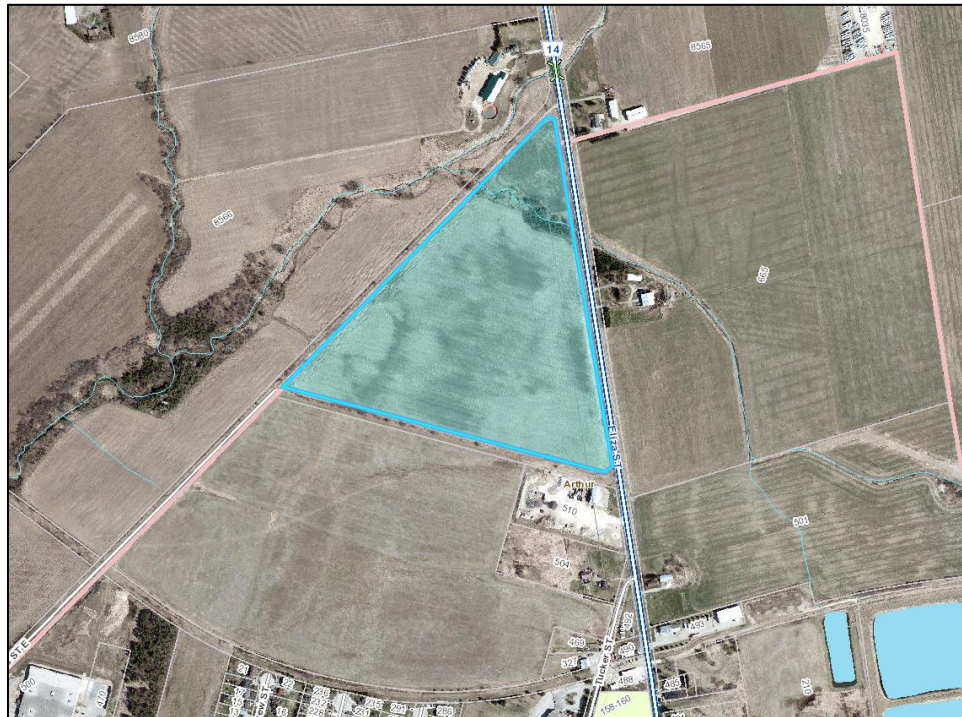
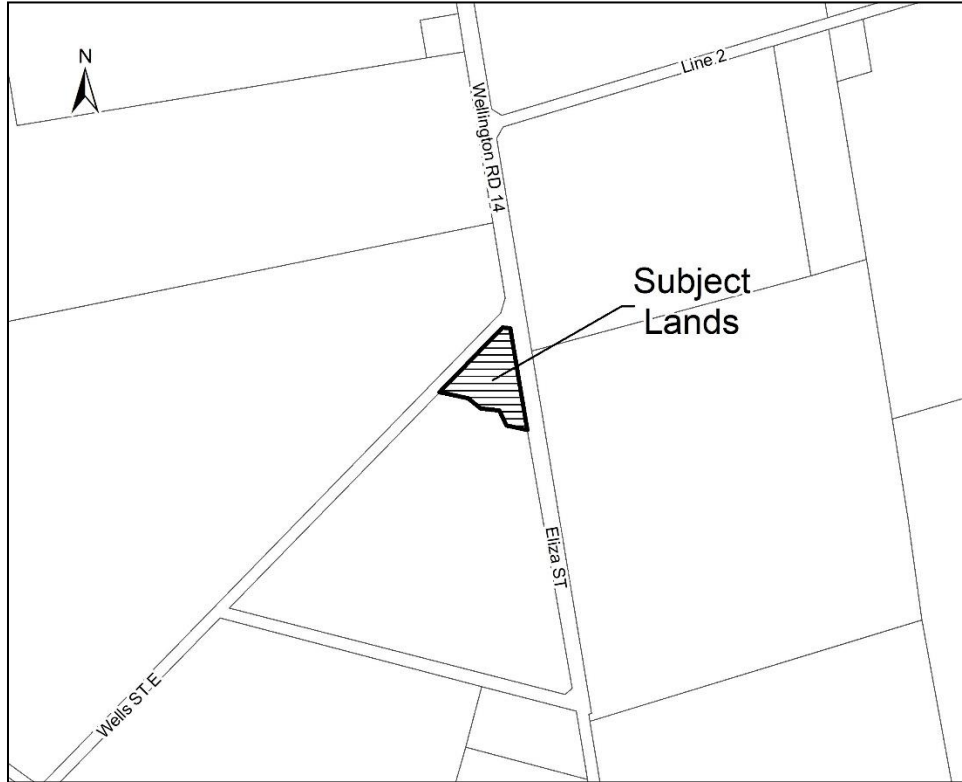
Sincerely,



Michael Oberle  
Environmental Planning Coordinator  
Saugeen Conservation  
MO\

cc: Karen Wallace, Clerk, Township of Wellington North (via email)  
Darren Jones, CBO, Township of Wellington North (via email)  
Steve McCabe, SVCA Member representing the Township of Wellington North (via email)

PAUL & WENDY LEVINE, PARRY LEVINE & LINDSAY ELLIS





## PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development  
Department

**DATE:** December 19<sup>th</sup>, 2022  
**TO:** Darren Jones, CBO  
Township of Wellington North  
**FROM:** Matthieu Daoust, Senior Planner  
County of Wellington  
**SUBJECT:** **Part Park Lot 1 & 2 N/S Macauley St, Arthur  
Zoning By-law Amendment**

### Planning Opinion

The purpose of this zoning amendment is to rezone the subject lands from Future Development (FD) Zone to Site Specific Future Development (FD) Zone to permit a single detached dwelling on private services on the property.

This rezoning is a condition of severance application B32/21, that was granted provisional consent by the Wellington County Land Division Committee in July 2022. The consent will sever a 1.2 ha (2.96 ac) vacant lot in Arthur from the retained 17.2 ha (42.5 ac) vacant parcel.

Planning Staff have prepared a draft Zoning By-law for Councils consideration. Council should be satisfied the proposal is consistent with the Provincial Policy Statement and conforms to the Official Plan policies.

### INTRODUCTION

The property subject to the proposed amendment is described as Part Park Lot 1 & 2 N/S Macauley St, Arthur. The portion of the property subject to the proposed amendment (Figure 1) is approximately 1.2 ha (2.96 ac) in size and is currently vacant. The location of the property is shown on Figure 1.

### PROPOSAL

The purpose and effect of the proposed amendment is to rezone a

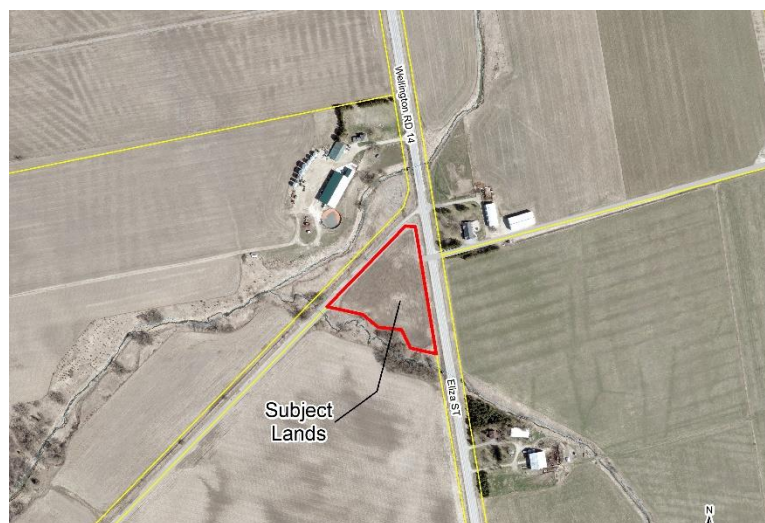


Figure 1. 2020 Aerial Photo



portion of the subject lands from Future Development (FD) to Site Specific Future Development (FD-9) to permit a single detached dwelling on private services on the property.

### **PROVINCIAL POLICY STATEMENT (PPS)**

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

With respect to servicing, the PPS states under Section 1.6.6.4 that, “where municipal sewage services and water services or private communal sewage services and private communal water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling and minor rounding out of existing development.”

### **WELLINGTON COUNTY OFFICIAL PLAN**

The property is within the Arthur Urban Centre and is designated Future Development and Core Greenlands. The objectives for areas designated Future Development are as follows:

- a) to provide for the orderly future development of the unbuilt areas of the Urban Centre;
- b) to limit development of such lands until an Official Plan Amendment including a proper site plan or concept plan for future uses has been submitted and approved;
- c) to prohibit any major development of these lands until the necessary municipal services can be made available to such areas.

The permitted uses within areas designated FUTURE DEVELOPMENT as illustrated on Schedule “A” of the Plan shall be limited to existing uses and the growing of crops including nursery and horticultural crops but does not include greenhouses. Consideration may be given to the creation of a new lot by consent provided such development is in accordance with the policies of this plan.

In regards to the Core Greenlands area, the comments of the Grand River Conservation Area should be considered by Council.

The proposed severed lot is to be serviced by private well and septic. Section 11.2.4 h) states that “where municipal and private communal services are not available in an urban centre and it is not reasonable to anticipate these services, individual on-site sewage and water services may be used in accordance with a servicing options assessment.” Planning Staff understand that municipal services are not anticipated in the foreseeable future for this area.

### **WELLINGTON NORTH ZONING BY-LAW**

The subject property is currently zoned Future Development (FD). The Future Development Zone does not permit any new development.

**Draft Zoning By-law Amendment**

A draft Zoning By-law amendment has been prepared for public review and Council's consideration, and is attached to this report. The proposed site specific zoning permits the construction of a single detached dwelling and related accessory uses (including accessory residential units (ARU's)).

Respectfully submitted

County of Wellington Planning and Development Department



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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:

THAT Schedule 'A' Map 2 to By-law 66-01 is amended by changing the zoning on a portion of the lands described as Part Park Lot 1 & 2 N/S Macauley St, Arthur, as shown on Schedule "A" attached to and forming part of this By-law from:

- **Future Development (FD) to Future Development Exception (FD-09)**

THAT Section 31, Arthur Area Exception Zones, is hereby amended by adding the following new exceptions:

<p><b>31.09</b>                  Part Park                  Lot 1 &amp; 2                  N/S                  Macauley                  St</p>	<p><b>FD-09</b></p>	<p>Notwithstanding Section 29, a single detached dwelling on private services and related uses and accessory structures are permitted within the lands zoned <b>FD-09</b>. The single detached dwelling and all accessory uses and structures including accessory residential units, Bed &amp; Breakfast and Home Occupations are subject to the permitted uses, regulations and provisions of Section 9 of the Wellington North Zoning By-law.</p>
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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

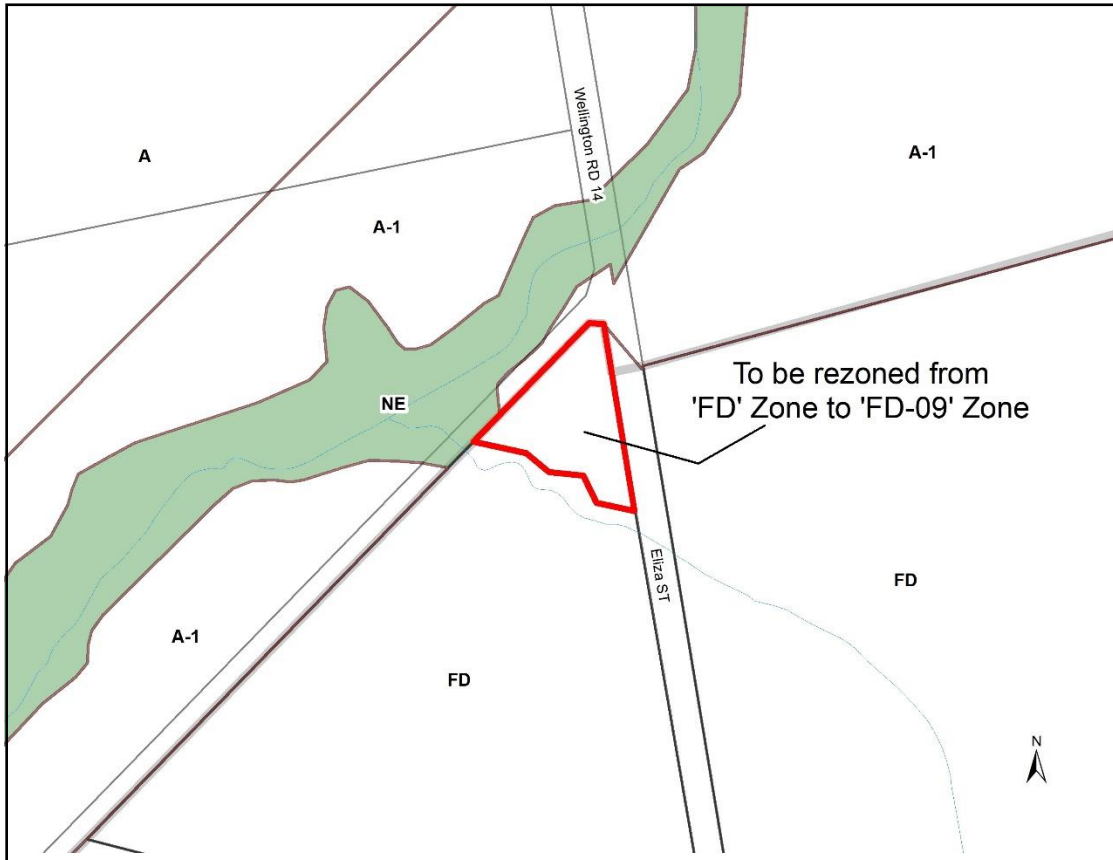
\_\_\_\_\_  
 MAYOR

\_\_\_\_\_  
 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 property subject is described as Part Park Lot 1 & 2 N/S Macauley St, Arthur. The portion of the property subject to the proposed amendment is approximately 1.2 ha (2.96 ac) in size and is currently zoned Future Development (FD).

**THE PURPOSE AND EFFECT** of the proposed amendment is to rezone a portion of the subject lands from Future Development (FD) Zone to Site Specific Future Development (FD-09) Zone to permit a single detached dwelling on private services on the subject lands.