

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING AGENDA – JULY 10, 2023 @ 2:00 P.M.
HYBRID MEETING – IN PERSON AND 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/86368148201>
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: 863 6814 8201

**PAGE
NUMBER**

CALLING TO ORDER - Mayor Lennox

DISCLOSURE OF PECUNIARY INTEREST

ZBA 03/23 Betty Dee Limited
ZBA 09/23 Harvey & Elsie Bowman

OWNERS/APPLICANT

ZBA 03/23 Betty Dee Limited

LOCATION OF THE SUBJECT LAND

The land subject to the proposed zoning amendment and Draft Plan of Subdivision is legally described as MACDONALD'S SURVEY PT LOTS G, H AND I RP 61R22213 PART 1. The subject property has a total area of 1.6 ha (3.95 ac). *The location is shown on the map attached.* 4

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed Zoning By-law amendment is to rezone the subject lands from Residential (R2) Zone to Site Specific Residential (R3-XX). The amendment is required in order to facilitate the proposed Draft Plan of Subdivision (23T-23001).

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 June 8, 2023.

PRESENTATIONS

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

- Planning Report dated July 10, 2023

5

CORRESPONDENCE FOR COUNCIL'S REVIEW

Monica & John Dryden	
• Email dated June 12, 2023 (Concerns)	13
Joe Haley	
• Email dated June 26, 2023 (Concerns)	15
Derek McMurdie, Planner, Grey County	
• Letter dated June 28, 2023 (No Objection)	17

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 09/23 Harvey & Elsie Bowman

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as EOSR Part Lot 12 Division 3 and Division 4 with civic address of 9453 Highway 6. The subject property is approximately 40 ha (98.85 ac) in size. <i>The location is shown on the map attached.</i>	19
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PURPOSE AND EFFECT OF THE APPLICATION

The subject property is currently zoned Agricultural Site Specific (A-1) Zone which does not permit new livestock facilities. The purpose and effect of the amendment is to rezone the lands from Agricultural Site Specific (A-1) to Agricultural Site Specific (A-XX) to permit construction of a new livestock facility (poultry barn).

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 June 16, 2023.

PRESENTATIONS

Matthieu Daoust, Senior Planner and Asavari Jadhav, Junior Planner, County of Wellington, Township of Wellington North	
• Planning Report dated July 10 2023	20

CORRESPONDENCE FOR COUNCIL'S REVIEW

Cassandra Malo, Environmental Planning Technician, Saugeen Conservation	
• Letter dated July 4, 2023 (The application is generally acceptable to SVCA staff)	25

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

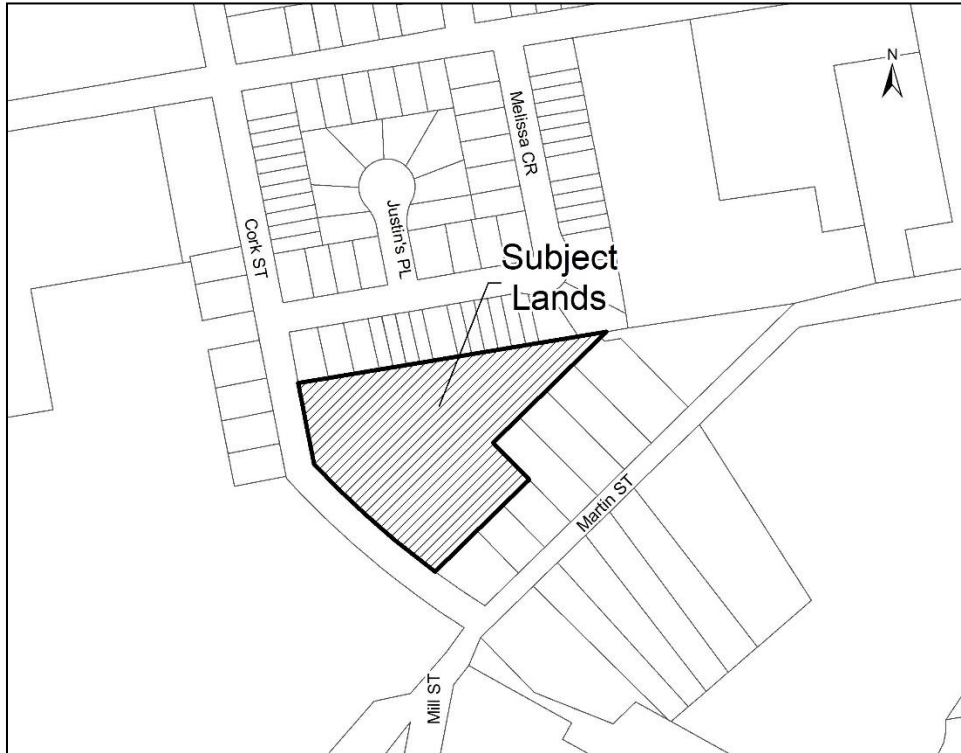
COMMENTS/QUESTIONS FROM COUNCIL

ADJOURNMENT

Recommendation:

THAT the Public Meeting of July 10, 2023 be adjourned at _____ pm.

BETTY DEE LIMITED





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

DATE: July 10th, 2023
TO: Darren Jones, CBO
Township of Wellington North
FROM: Matthieu Daoust, Senior Planner
County of Wellington
SUBJECT: **Macdonald's Survey Pt Lots G;H & I RP 61R22213 Pt 1**
Zoning By-law Amendment ZBA03/23

Planning Opinion

The purpose of this zoning amendment is to rezone the subject lands from Holding Residential (H)R2 zone to Site Specific Residential R3-75 and remove the holding symbol to facilitate the proposed development of seven street townhouses and 27 cluster townhouse units.

A draft plan of subdivision (23T-23001) has been filed with the County of Wellington. The draft plan of subdivision proposed to create six blocks for the proposed 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.

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 MACDONALD'S SURVEY PT LOTS G;H AND I RP 61R22213 PART 1, Geographic Town of Mount Forest. The subject property is 1.6 ha (3.95 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 Holding Residential (H)R2 zone to Residential R3-75 to facilitate the development of seven street townhouses and 27 cluster townhouse units (Figure 2). The proposed development will include a stormwater management area and a private amenity area.

Figure 2: Site plan submitted by RPDS, February 2023



DRAFT PLAN OF SUBDIVISION

A draft plan of subdivision was filed with the County of Wellington (23T-23001). The applicant is proposing seven street townhouses and 27 cluster townhouse units. The draft plan of subdivision proposed to create six blocks for the proposed townhouse development with a private street. The proposed development will include a stormwater management area and a private amenity

space. As a result of recent legislative changes, namely Bill 23, Subdivisions no longer require a public meeting.

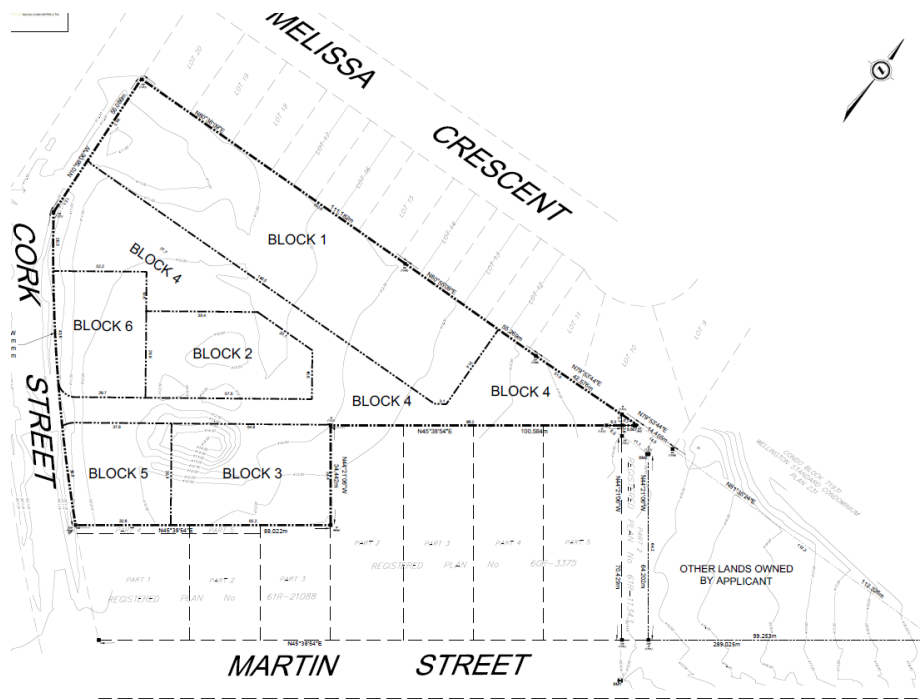


Figure 4: Draft Plan of Subdivision submitted by Cobide Engineering, January 2023

SUPPORTING STUDIES

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

- A Planning Justification Report prepared by Ron Davidson Land Use Planning Consultants Inc
- A Functional Servicing and Stormwater Management Report prepared by Cobide Engineering
- An Archaeological Report prepared by AMICK Consultants Ltd

Please consult <https://www.wellington.ca/en/resident-services/pl-active-applications.aspx> for access to the aforementioned studies and reports.

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, 2020, came into effect on August 28, 2020.

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.

Section 2.2.1.4 of the Plan seeks to achieve a complete community including a diverse mix of lands uses and provide for a more compact built form and vibrant public realm.

Section 2.2.2 establishes growth targets for development within delineated built-up areas. The proposed subdivision is located within a built boundary per the Official Plan which states that a minimum of 20% of new housing must be within the built-up area.

WELLINGTON COUNTY OFFICIAL PLAN

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

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 centers through intensification and redevelopment where this can be accommodated, considering small town scale and historic streetscapes.

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 (WNCGP)

The Community Growth Plan was completed in February 2018 to establish a strategic vision for development. The Plan builds on and promotes a continued and strengthened community partnership, and the Township's leadership role in engaging and working with the community, public and private partners, stakeholders and investors, to shape the future of Wellington North.

The Plan was shaped by a Steering Committee comprised of residents, stakeholders, Township Council and County Planning staff. Beyond that community workshops, focus groups and online surveys were conducted in September 2017.

Through these efforts 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.
- To protect prime agricultural land and rural resources for farming and rural economic development.

Available residential lands are generally sufficient to address future needs based on the population and housing growth forecasts; however, potential additional intensification, integration of a greater housing mix on available residential lands, and the positioning of greenfield development opportunities in opportune locations would optimize the land supply towards achieving the current and future targets.

In line with provincial direction for intensification at the time, the WNCGP proposed three intensification targets. The Plan identifies a recommended intensification target of 30-40% between 2022 to 2041 within Arthur and Mount Forest.

Planning Staff note the subject lands are located within Stage 2 of the WNCGP Development Stages mapping for Mount Forest and will contribute to the proposed intensification targets outlined above. Stage 2 is identified as the second priority area for development in Mount Forest.

WELLINGTON NORTH ZONING BY-LAW

The subject lands are zoned Holding Residential (H)R2. The holding provisions were put in place to ensure a comprehensive plan was submitted on the subject lands. The applicant is seeking to rezone to Site Specific Residential R3-75 to facilitate the proposed Draft Plan of Subdivision (23T-23001). The development is proposed to include seven street townhouses and 27 cluster townhouse units.

This amendment is seeking zoning relief to permit reductions in the interior side yard setback and distances between cluster townhouses. The proposed zoning and associated site-specific criteria is provided below:



Figure 5: Proposed Amendment to the Zoning By-law

Zone		Required	Proposed
R3-75	R3 Zoning Provisions – Cluster Townhouse: INTERIOR SIDE YARD, Minimum DISTANCES BETWEEN CLUSTER TOWNHOUSES	6 m (19.7 ft) 3 m (9.8 ft)	1.2 m (3.9 ft) 2.4 m (7.8 ft)

PLANNING DISCUSSION

Medium Density Development - Compatibility

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 34 units on a 1.6 ha (3.95 ac) (8.6 units per ac).

	The proposed density is consistent with the Official Plan policies 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. The surrounding properties include low/medium density residential. Planning Staff will be requesting an updated preliminary site plan following the public meeting which shows and addresses buffering, fencing, and landscaping.
c) The site has a suitable size and shape to accommodate the development and required infrastructure	The subject lands are 1.6 ha (3.95 ac) in size which is suitable in size and shape for a townhouse development.
d) Adequate services are available	The subject lands are proposed to be rezoned R3-75. Municipal staff have confirmed adequate servicing is 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 not located within the built boundary of Mount Forest. The subject lands are located on Cork St.
f) Appropriate zoning is provided	The property is proposed to be zoned Site Specific Residential to facilitate the proposed Draft Plan of Subdivision (23T-23001). The R3 zoning provides standards for cluster and street townhouses. Site specific standards have been proposed and are being reviewed by Planning Staff.

Stormwater Management

A Functional Servicing Report prepared by Cobide Engineering dated February 2023 have been submitted in support of the application.

The post development runoff from the entire site will be directed to proposed underground storage chambers and the stormwater management pond on site. The report summarizes that site peak flows will be improved from pre-developments conditions to post development at discharge point 1 and will increase flows on discharge point 2. Township Staff and the Township Engineer are reviewing the Functional Servicing Report.

A final detailed design will be required which will be reviewed by the Township Engineer and the SVCA prior to final approval and construction of the subdivision.

Site Plan Approval

The proposed townhouse development will be subject to Site Plan Review by the Township. Final Site design, grading, servicing, stormwater management, buffering, parking, fencing etc. matters are 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 recommendation report including a recommendation on the draft plan of subdivision, conditions of draft approval and a draft zoning by-law amendment for Council's consideration.

Respectfully submitted

County of Wellington Planning and Development Department



Matthieu Daoust, MCIP RPP
Senior Planner

Tammy Pringle

From: Monica Dryden [REDACTED]
Sent: Monday, June 12, 2023 8:55 PM
To: landdivisioninfo@wellington.ca
Cc: township <township@wellington-north.com>
Subject: Notice of Complete Application- File #23T-23001 (Lots G, H & I on MacDonald's Survey)

Monica & John Dryden
657 Martin Street
Mount Forest, ON
N0G 2L3

June 11, 2023

Attention: County of Wellington Planning and Land Division Committee

To Whom It May Concern:

We are writing this letter in response to the Notice of Complete Application we received on May 29, 2023. We understand that the Notice pertains to The Land Subject to the proposed plan of subdivision File Number 23T-23001 located on Part Lots G, H, and I on the MacDonald's survey in Mount Forest, Wellington North.

As new residents of Mount Forest, we have several questions and concerns about the proposal for a new subdivision. We understand that Bill 23 was passed by the Ford government, to build more homes faster in 29 largely populated municipalities, by 2031 across Ontario. However, we did not think that the small rural community of Mount Forest was part of the accelerated housing targets.

When we purchased our home in 2021, we were not aware of the magnitude of housing development that was proposed for the neighbourhood in which we now reside. We knew that some development would be inevitable; however, Mount Forest has a population of just over 5,000 people and sits on the cusp between Wellington North and Grey Counties, so we did not think it would be part of the 29 municipalities affected by Bill 23. We knew that there was a proposal to sever the land, but did not think a subdivision would be built!

We thought we had purchased a house in a quiet, rural community on the outskirts of town. We now understand that instead of a field and wetland area behind our house, there will be 34 townhouses built with two roads, a parking lot and a snow storage area at the back of our property. This has generated many questions and concerns about the proposed development.

With so many houses, the number of people and traffic will increase exponentially in our neighbour hood and on our street. This will affect the peacefulness of our community, as well as the value of our homes. Instead of a green field where white-tailed deer bring their young to feed and rest out of harms way, there will be townhouses looking into our backyards, many people and vehicles, and lots and lots of noise!!!

Building so many homes in an existing wetland will also affect the water shed, natural runoff and drainage of water from the rain and melting snow. This concerns us a great deal, especially when a retaining wall will be built to prevent the wash

out of our property and interrupt the natural flow of water. This will lead to backyard swamping. We are also concerned about the many trees we having growing in our yard, and how this will affect them, especially when construction begins and large machinery is used to dig foundations and roads. Our trees surround our backyard and are one of the many reasons why we purchased our home.

Our last concern is related to construction issues. We are concerned about being stuck in the middle of two construction zones, one to the east of us on Martin Street and one to the west of us on Cork Street. We would like to know the timelines for these projects and what will be done about the noise, construction vehicle traffic, dirt and dust?

Finally, we have several questions that we would like addressed:

1. What was the original zoning by-law and how has it changed?
2. Where can we find and access that information easily?
3. When was the public meeting held to discuss this issue? Why were we not informed?
4. When was this draft approved or not approved?
5. How high is the proposed retaining wall going to be?
6. What material will the retaining wall be made from?
7. What is a C/W fence? How will affect our property?
8. When will the construction begin?

We look forward to hearing from you with regards to our questions and concerns. Also, we would like to be notified by email or telephone of all decisions made with regards to this proposed subdivision.

Sincerely,

Monica & John Dryden



Tammy Pringle

From: Joe Haley [REDACTED]
Sent: June 26, 2023 10:27 AM
To: landdivisioninfo@wellington.ca
Cc: township; Tammy Pringle
Subject: File 23T-23001

June 26 update: Hey guys, further to below from June 06 - we also need to address the parking situation during the construction process. Cork street is simply not wide enough to handle construction vehicle parking, or any kind of street parking for that matter. So some sort of off road parking will need to be provided for this purpose and street parking should be prohibited and strictly enforced.

Joe Haley

Hey guys, referring to File 23T-23001 - my initial reaction to the planned development is probably the same as most in the community "NIMBY". However, we all know that those with the money will always find a way to get what they want - it's just the way most of the world works. I would have preferred to see single family detached housing units to fill out the rest of this vacant property, similar to what has been built along Martin Street, but that's probably not going to happen. So let's address a few real concerns...

1) The main concern is, and should always be, for the safety of the community members **during & after construction**. I've lived on the corner of Melissa & Cork for approximately 20 years. I see a lot of pedestrian traffic, cyclists and others using Cork Street and the River Road (Martin, North Water, etc) as their main route in/out and as a recreational pathway. It's not just the immediate neighborhood that uses these streets, people from all areas of town can be seen in the area on a regular basis. Even residents from the long term care home up the street use this route for their enjoyment - scooters, wheelchairs, patients with walkers, etc. all use these streets. These roads also lead down to Angus Smith Park and are a part of the Mount Forest Saugeen Trail system. The arena, Cork Street park & the sports fields also draw a lot of traffic. So this development along with the development across Cork street to the west (23T-20203) is going to create even more permanent traffic and further change our lives forever! We're being asked to accept these drastic changes simply for the profits of others - but I guess that's how life goes. We do need housing but there never seems to be a place to build that pleases all.

As for the safety - we need to have (at the very least) temporary sidewalks &/or pathways designated and clearly marked for community use **during the construction process**, as well as a permanent solution for the future. Currently there are no sidewalks in the area at all! The construction will introduce a huge amount of large vehicular traffic along with the many large contractor vehicles & equipment required for the building of these units - for both projects. There should also be a full time dedicated flag person to monitor the construction traffic in/out of the property during the entire duration of the project. This could be years of disruption and lifestyle change for all residents and a huge safety risk. We need those pathways! There was a comment in one of the pages I read that basically mentioned that the residents of Melissa Crescent will not be affected as the developments would not increase traffic on our street. Although that may be true, it's a pretty stupid comment. The only efficient way out of Melissa Crescent is pretty much Cork Street and the River Road so all of the additional traffic will have a huge affect on us - we'll be dealing with it forever! Meanwhile, the developers simply take their profits and move on the the next project, never having to look back at the area again.

2) Bottom of page 14 in the draft proposal reads: "Furthermore, wooden fencing will be erected along the perimeter of the property, which will provide for a **visual screen** of the development." I've only been able to find info that says the wooden fence will be 1.8m high? Hardly tall enough to screen anything. The cluster/row housing that will run along the backside of the Melissa Crescent properties will have a clear unobstructed view directly into our homes & backyards, etc, completely eliminating any of the privacy we've come to expect. My guess is that the fence would need to be closer to 4

or 5 meters tall to at least make an attempt at hiding anything. Would the developer be willing to build a higher fence or perhaps plant some tall trees or something to provide a **real privacy screen**? And I mean plant **tall trees** - not something that's planted and will grow tall over the years. The effect needs to be immediate!

3) Would also need to know who to call in order to have all the garbage picked up that is going to blow into my yard during construction. I picked up bags of garbage in my yard from the recent build projects along the west side of Cork Street, and I'm not willing to do that for a project of this size. It shouldn't be the responsibility of the neighbors to deal with their garbage.

In summary - safety first with designated pathways and traffic control - a better thought out privacy screen for some of the boundary - garbage monitoring & control during construction. That's all for today but I'm sure other issues will pop up.

Joe Haley
102 Melissa Crescent
[REDACTED]



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

June 28th, 2023

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

**RE: Zoning By-law Amendment ZBA03/23
MACDONALD'S SURVEY PT LOTS G, H AND I RP 61R22213 PART 1
Wellington County
Owners/Applicants: Township of Wellington North**

Dear Ms. Pringle,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of the subject application is to rezone the subject lands from Residential (R2) Zone to Site Specific Residential (R3-XX). The amendment is required in order to facilitate the proposed Draft Plan of Subdivision (23T-23001).

County Planning staff have reviewed the County Official Plan schedules and appendices to see whether there are any planning matters that should be flagged regarding this development. County Planning staff have no concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please contact me.

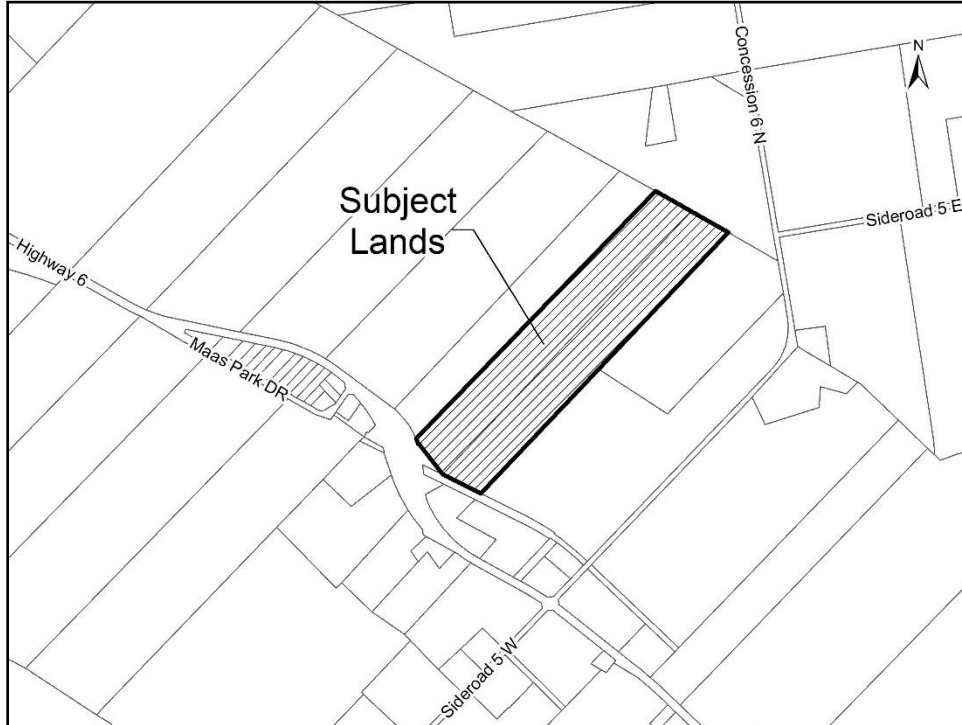
Yours truly,

A handwritten signature in cursive script that reads "Derek McMurdie".

Derek McMurdie
Planner
(519) 372 0219 ext. 1239

Page 2
June 28th, 2023
Derek.McMurdie@grey.ca
www.grey.ca

HARVEY & ELSIE BOWMAN





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

Prepared by the County of Wellington Planning and Development Department

DATE: July 10th, 2023
TO: Darren Jones, C.A.O.
Township of Wellington North
FROM: Asavari Jadhav, Junior Planner
Matthieu Daoust, Senior Planner
County of Wellington
SUBJECT: **Bowman Harvey**
9453 Highway 6
EOSR Part Lot 12 Division 3 and Division 4
Zoning By-law Amendment (ZBA 09/23)

PLANNING OPINION

The purpose of this zone amendment is to rezone the portion of the subject land zoned Site Specific Agricultural (A-1) to Agricultural Site Specific (A-118) zone to permit a livestock facility. The applicants are proposing to construct a new 929 m² (10,000 ft²) livestock facility (poultry barn). The subject property is approximately 40 ha (98.85 ac) in size.

Planning staff have no concerns with the application. The application is consistent with applicable Provincial Policy and generally conforms with the Official Plan. A draft zoning by-law has been attached to this report for public viewing and Councils consideration.

INTRODUCTION

The subject land is legally described as EOSR Part Lot 12 Division 3 and Division 4 with civic address of 9453 Highway 6. The subject property is approximately 40 ha (98.85 ac) in size and has an existing dwelling, a driveshed, and a quonset. An air photo is shown below in Figure 1.

PROPOSAL

The purpose of this zone amendment is to rezone a portion of subject property zoned Site Specific Agricultural (A-1) to Agricultural Site Specific (A-118) to permit a livestock facility.

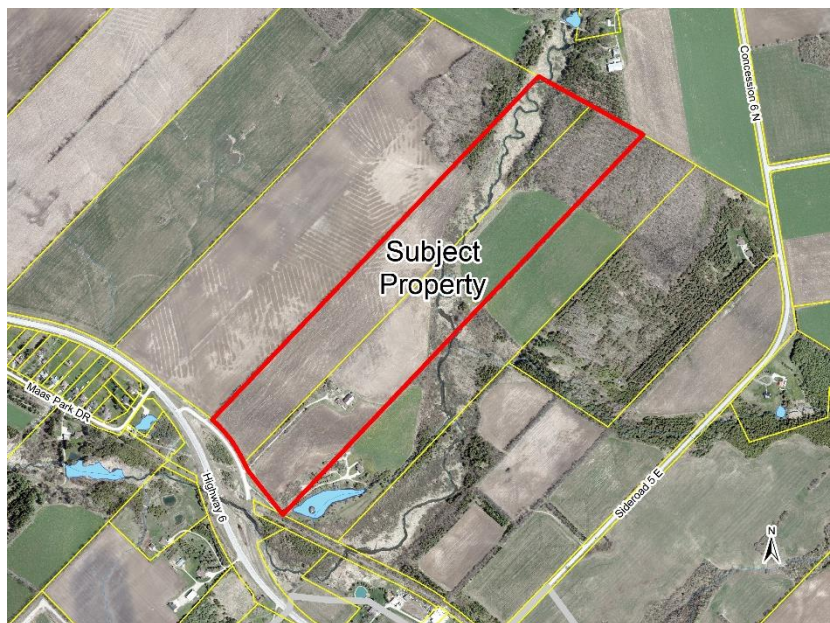


Figure 1 – Air Photo 2020

PROVINCIAL PLANNING POLICY

Rezoning's are subject to the Provincial Policy Statement and decisions of a Council are required to be "consistent" with it (Section 4.2). The subject property is considered to be within a PRIME AGRICULTURAL area.

COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURE, CORE GREENLANDS and GREENLANDS in the County Official Plan. The identified feature includes Significant Wooded Areas and Saugeen Valley Conservation Authority regulated Hazard Lands. Section 6.4.3 (c), of the plan provides consideration for agriculture related uses.

Section 6.4.2 of Agriculture First policy states that "As a general rule, land use activities that support agriculture will be encouraged and land use activities that do not support agriculture will be discouraged". We believe that the proposed use meets this intent.

ZONING BY-LAW

The subject lands are zoned Agriculture (A), Site Specific Agriculture (A-1) and Natural Environment (NE). Based on the site plan provided by the applicant it appears that the proposed livestock facility is located on the lands zoned Site Specific Agriculture (A-1).

The A-1 zone represents a 1 km area around urban boundaries, which prevents the construction of new livestock facilities. The draft by-law proposes to rezone the portion to subject property zoned Site Specific Agriculture (A-1) to Site Specific Agricultural (A-118) to permit construction of a livestock facility (poultry barn).

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, MCIP RPP
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 EOSR Part Lot 12 Division 3 and Division 4 with civic address of 9453 Highway 6, as shown on Schedule "A" attached to and forming part of this By-law from **Site specific Agricultural (A-1) to Site specific Agricultural (A-118)**.
2. That Section 33, Rural areas exemption zone, is here hereby amended by addition the following new exemptions:

33.118	A-118	Notwithstanding Section 33.1, or any other section of this by-law to the contrary. A 929 m ² (10,000 ft ²) livestock facility is permitted on the lands zoned A-118.
EOSR Part Lot 12 Division 3 and Division 4		The regulations of A-1 zone shall be applicable to any additions or reconstruction of the proposed barn.

3. 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.
4. 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 _____, 2023

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2023

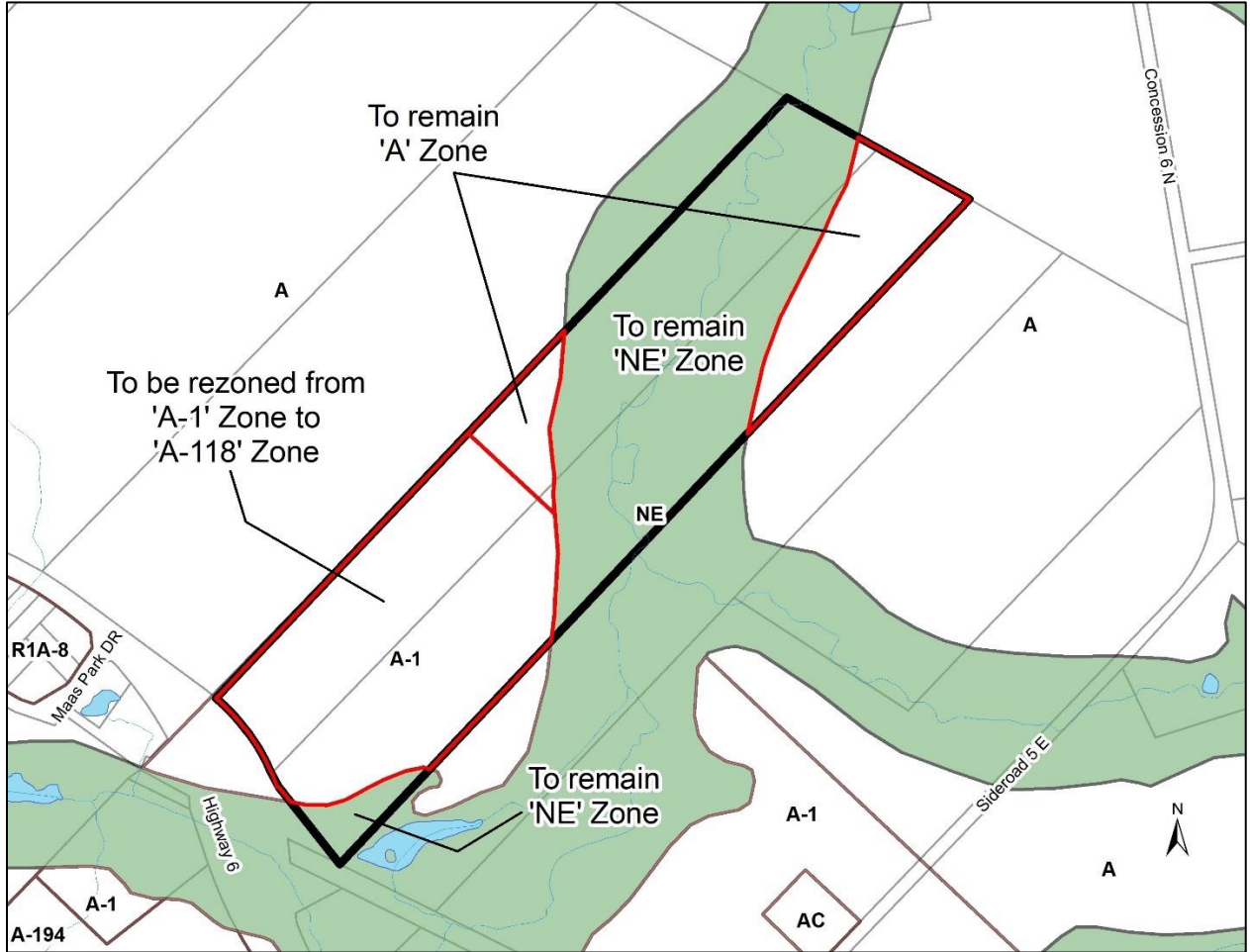
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule "A"



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

Passed this ___ day of _____ 2023

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION OF THE SUBJECT LANDS

The subject property is legally described as EOSR Part Lot 12 Division 3 and Division 4 with civic address of 9453 Highway 6. The subject lands are 40 ha (98.85 ac) in size and are currently zoned Agriculture (A), Site Specific Agriculture (A-1) and Natural Environment (NE).

THE PURPOSE AND EFFECT of the amendment is to rezone a portion of the subject lands zoned Site Specific Agriculture (A-1) to Site Specific Agriculture (A-118) Zone to permit a livestock facility (poultry barn).

SENT ELECTRONICALLY (tpringle@wellington-north.com)

July 4, 2023

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 Amendment 09-23 (Bowman)
9453 Highway 6
Roll No. 234900000900415
Part Lot 12, Concession EOSR
Geographic Township of Arthur
Township of Wellington North

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 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). The application has also been reviewed through our role as a public body under the Planning Act as per SVCA's Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018. Finally, we have screened the application to determine the applicability of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the Clean Water Act, 2006.

Purpose

The subject property is currently zoned Agricultural Site Specific (A-1) Zone which does not permit new livestock facilities. The purpose and effect of the amendment is to rezone the lands from Agricultural Site Specific (A-1) to Agricultural Site Specific (A-XX) to permit construction of a new livestock facility (poultry barn).

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Recommendation

The application is generally acceptable to SVCA staff. We elaborate in the following paragraphs.

Delegated Responsibility and Advisory Comments

Natural Hazards

Large portions of the property are designated as Core Greenlands in the County of Wellington Official Plan (OP), Schedule A6 Wellington North. The Core Greenlands designation is identifying the watercourse and its floodplain, and any wetlands/swamps on the property. These areas are also zoned Natural Environment (NE) in the Township of Wellington North Zoning By-law 66-01, Schedule 'A' Map 1. It is SVCA staff's interpretation that the current Core Greenland designation and NE zone for the property are consistent with the SVCA hazard lands mapping. In general, no new buildings or structures are permitted within the Core Greenlands designation or NE zone.

Provincial Policy Statement – Section 3.1

Section 3.3.1 of the PPS (2020) states, in general, that development shall be directed to areas outside of hazardous lands, and hazardous sites.

County of Wellington Official Plan Policies

Section 5.4.3 of the Wellington County OP generally directs development to be located outside of hazardous lands.

It is the opinion of SVCA staff that the application complies with the natural hazard policies of the PPS (2020), and the County of Wellington OP.

Drinking Water Source Protection

The subject property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan. To confirm, please contact Kyle Davis, Risk Management Official (RMO) at kdavis@centrewellington.ca.

SVCA Regulation 169/06

SVCA staff has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). This regulation, made under Section 28 of the Conservation Authorities Act, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the Conservation Authorities Act (CAA), development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

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Portions of the subject property are within the SVCA Approximate Screening Area associated with Ontario Regulation 169/06. As such, development and/or site alteration within this area requires permission from SVCA, prior to carrying out the work. For the property, the SVCA Approximate Screening Area is representing the natural hazard features associated with the flood and erosion hazards and adjacent wetlands of an unnamed tributary of Bell's (Bethel Creek), and an offset distance from these features.

"Development" as defined under the Conservation Authorities Act means:

- a) the construction, reconstruction, erection or placing of a building or structure of any kind;
- b) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;
- c) site grading; or,
- d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

And;

"Alteration" as per Section 5 of Ontario Regulation 169/06 generally includes the straightening, diverting or interference in any way with a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

To determine the SVCA Approximate Screening Area on the property, please refer to the SVCA's online mapping program, available via the SVCA's website at <http://eprweb.svca.on.ca>. Should you require assistance, please contact our office directly.

SVCA Permission for Development or Alteration

Development or alteration including construction, reconstruction, conversion, grading, filling or excavation, as well as agricultural tile drainage, within the SVCA Approximate Screening Area may require permission (SVCA permit) prior to the works commencing.

Based on the application, it appears to SVCA staff that the proposed broiler barn will be located within the vicinity of the existing farmstead area and will not be within the SVCA Approximate Screening Area. Therefore, a permit from the SVCA will not be required for the proposed broiler barn.

Summary

SVCA staff has reviewed this application as per our mandated responsibilities for natural hazard management, including our regulatory role under the Conservation Authorities Act.

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Additionally, we have screened the proposed to determine the applicability of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the Clean Water Act, 2006.

The application is generally acceptable to SVCA staff.

Given the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS has been demonstrated;
and
- 2) Consistency with local planning policies for natural hazards has been demonstrated.

Please inform this office of any decision made by the Township of Wellington North with regard 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.

Sincerely,



Cassandra Malo
Environmental Planning Technician
Saugeen Conservation
CM/

cc: Steve McCabe, Authority Member, SVCA (via email)
Karen Wallace, Clerk, Township of Wellington North (via email)
Darren Jones, Chief Building Official (CBO), Township of Wellington North (via email)