

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING MINUTES – AUGUST 14, 2023 AT 2:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING
<https://www.youtube.com/watch?v=XSejuFcX-40>**

Members Present:	Mayor: Andrew Lennox
	Councillors: Sherry Burke Lisa Hern (via Zoom) Penny Renken
Member Absent:	Councillors: Steve McCabe
Staff Present:	
	Chief Administrative Officer: Brooke Lambert
	Director of Legislative Services/Clerk: Karren Wallace
	Deputy Clerk: Catherine Conrad
	Chief Building Official: Darren Jones
	Human Resources Manager: Amy Tollefson
	Director of Finance: Jerry Idialu
	Deputy Treasurer: Laura Rooney
	Recreation Community Coordinator: Tasha Grafos
	Manager of Recreation Services: Tom Bowden
	Manager Community & Economic Development: Dale Small
	Senior Project Manager: Tammy Stevenson
	Director of Fire Services: Chris Harrow
	Senior Planner: Matthieu Daoust

CALLING TO ORDER - Mayor Lennox

Mayor Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

OWNERS/APPLICANT

ZBA 13/23 CAPREIT Apartments Inc.

LOCATION OF THE SUBJECT LAND

The lands subject to the proposed amendment is described as Concession 8 North Part Lot 23 and known Municipally as 8773 Concession 9. The property subject to the proposed amendment is approximately 39.85 ha (98.47 ac) in size.

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone a portion of the subject lands to permit a septic system. 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 July 19, 2023.

PRESENTATIONS

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

- Planning Report dated August 14, 2023

Planning Opinion: The variance requested would provide relief from the minimum rear yard setback for a single detached residential dwelling. The applicant is proposing to construct a new single detached residential dwelling with a minimum rear yard setback of 7.52 m (24.67 ft).

We have no concerns with the requested relief and are satisfied that the application maintains the general intent and purpose of the Official Plan and Zoning By-law and would be desirable and appropriate for the development of the subject property.

SUBJECT PROPERTY AND LOCATION

The location of the subject property is described as Lot 7 Plan 61M253 and is municipally known as 153 Jack's Way. The property is approximately 0.06 ha (608.30 m²) in size.

PROPOSAL

The purpose of this application is to provide relief from the minimum rear yard setback for a single detached residential dwelling. The applicant is proposing to construct a new single detached residential dwelling with a minimum rear yard setback of 7.52 m (24.67 ft).

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated RESIDENTIAL within the Urban Centre of Mount Forest. Section 13.7 of the Plan provides consideration for minor variances provided the general intent of the Official Plan and Zoning By-law are maintained and the variance is minor and desirable for the appropriate development of the land. Consideration shall be given as to whether compliance with the by-law would be unreasonable, undesirable or would pose an undue hardship on the applicant.

TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW

The subject property is zoned Residential Zone (R2). The applicant is proposing to construct a new single detached residential dwelling unit and require the following variance:

Lot Regulations Section 12.2.1.6	Permitted	Proposed	Difference
Rear Yard, Minimum	7.6 m (24.9 ft)	7.52 m (24.67 ft)	0.08 m (0.23 ft)

The variance requested is minor and appropriate for the use of the lot. The variance meets the general intent of the Official Plan and Zoning By-law.

CORRESPONDENCE FOR COUNCIL'S REVIEW

Jessica Conroy, Resource Planner, Grand River Conservation Authority

- Correspondence dated August 11, 2023, no objection

REQUEST FOR NOTICE OF DECISION

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

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

Ian Hutchison, Pinchin Ltd., Agent for the Applicant, stated that this will bring those with individual septic systems into an expanded communal septic system. There will be no increase in flows. This will result in a further setback from the lot line of the septic system.

Jens Dam, south half of lot 23, concession 8, inquired if the existing septic system had required a zoning amendment. Mayor Lennox asked Mr. Dam to clarify if he is inquiring about the existing communal system or the individual systems. Mr. Dam clarified that he is inquiring about the communal system as it could affect what he can do on his own property in the future. Could he put a septic on his agricultural land? Darren Jones, CBO, stated that we don't have information about when the existing septic system was put in. The land is zoned as Agricultural Land. To facilitate the Township to sign off on the EA application to the Ministry of Environment the Township requires that that portion of the property be zoned appropriately.

Mr. Dam asked how close the septic system can be to the lot line on the south half. The existing system is towards his lot line. Would the new system be closer to his lot line or the municipal drain just below? He has concerns about run off into the municipal drain. Mayor Lennox commented that the regulations around that are Ministry of Environment. Mr. Jones stated that when it's regulated by the MOE there are not specified distances the same as there are in the building code. Mr. Hutchison commented that it meets the setbacks. They are building on both sides so they will go towards the land on the south; however, it meets the Building Code setbacks and based on the direction of the ground water flow, which is to the northwest, any nutrients will flow in that direction, not to the south. They do not expect any impact to the neighbouring properties to the south.

COMMENTS/QUESTIONS FROM COUNCIL

Mayor Lennox inquired if there are different setbacks because it is an MOE regulated communal system. Mr. Hutchison explained that the MOE doesn't have prescribed setbacks. The MOE wants to see that you can demonstrate attenuation of nutrients at the property line in the direction that the ground water flows. They want to adhere to the Building Code setbacks as much as they can, but in addition to that they must show that the direction that the sewage is going to flow underground will sufficiently attenuate nitrates, nitrites, and phosphorus at the property line it's going to encounter; in this case they do.

ADJOURNMENT

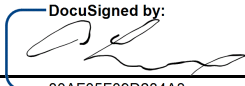
RESOLUTION: 008-2023

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the Public Meeting of August 14, 2023 be adjourned at 2:47pm.

CARRIED

DocuSigned by:

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MAYOR

DocuSigned by:
Karren Wallace
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CLERK