

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING AGENDA – OCTOBER 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/87191445571>

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: 871 9144 5571

**PAGE
NUMBER**

CALLING TO ORDER - Mayor Lennox

DISCLOSURE OF PECUNIARY INTEREST

ZBA 10/23 – 5053745 ONTARIO INC.

ZBA 17/23 – HOLTZ GRAIN LIMITED

OWNERS/APPLICANT

ZBA 10/23 – 5053745 ONTARIO INC.

LOCATION OF THE SUBJECT LAND

The land subject to the proposed zoning amendment and Official Plan Amendment is legally described as Plan of Mount Forest Part; Park Lot 4 RP61R22383 Parts; 2 And 3 and municipally described as 440 Wellington Street East. The subject property has a total area of 0.984 ha (2.43 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 will rezone the lands from Residential (R1C) Zone to Residential Site Specific (R3-XX) to permit 28-unit stacked townhouse development. Additional relief may be considered at this meeting.

An Official Plan Amendment (OPA) was submitted in support of the zone amendment application, which proposes to increase the permitted density from 35 units/ha to 50 units/ha to facilitate the construction of a 28-unit stacked townhouse development.

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 12, 2023.

PRESENTATIONS

Matthieu Daoust, Planner, County of Wellington, Township of Wellington North	
• Planning Report dated October 10, 2023	5

CORRESPONDENCE FOR COUNCIL'S REVIEW

Heather Imm, Senior Planner, Upper Grand District School Board	
• Letter dated July 31, 2023 (No Objections)	12
Michael Oberle, Environmental Planning Technical, Saugeen Conservation	
• Letter dated August 4, 2023 (No Objections)	14
Kim Funk, Source Protection Cordinator, Wellington Source Water Protection	
• Email dated September 12, 2023	16
Raymond Petersen, Wellington North Power	
• Letter dated September 22, 2023 (No Objections)	20

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 17/23 – HOLTZ GRAIN LIMITED

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Concession 5, Lot 22 & Part Lot 23 with civic address of 7552 Sideroad 9 W. The subject property is approximately 82.31 ha (200.9 ac) in size. <i>The location is shown on the map attached.</i>	21
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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. This application is seeking to rezone the retained agricultural portion of the property to prohibit any future residential development. The applicant is seeking relief on the severed parcel to permit a 660 m² (7,104 ft²) accessory structure. This rezoning is a condition of severance application B31/23, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 0.81 ha (2 ac) rural residential parcel with an existing dwelling and a drive shed. A 80.5 ha (198.9 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 14, 2023.

PRESENTATIONS

Jessica Rahim, Senior Planner, County of Wellington, Township of Wellington North

- Planning Report dated October 4, 2023

22

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

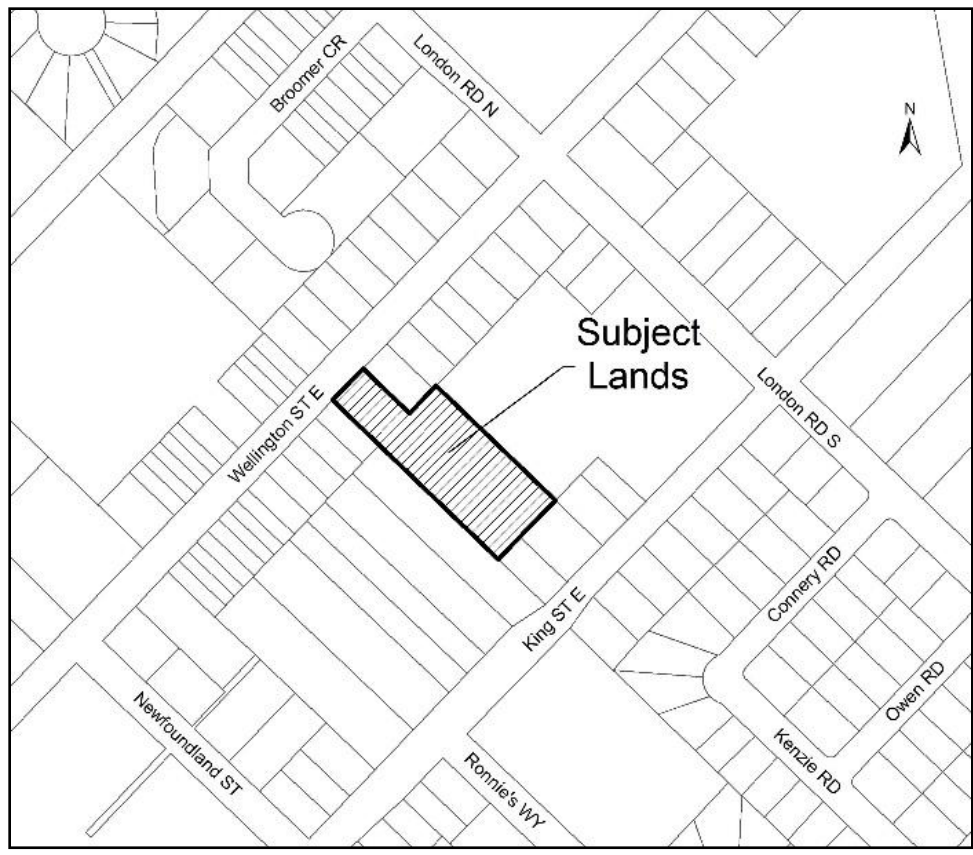
COMMENTS/QUESTIONS FROM COUNCIL

ADJOURNMENT

Recommendation:

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

5053745 ONTARIO INC.





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

DATE: October 10th, 2023
TO: Darren Jones, CBO
Township of Wellington North
FROM: Matthieu Daoust, Planner
County of Wellington
SUBJECT: **Part Park Lot 4, Mount Forest**
Zoning By-law Amendment ZBA10/23

Planning Opinion

The purpose of this zoning amendment is to rezone the subject lands from Residential (R1C) zone to Site Specific Residential (R3-20) to facilitate the proposed development of 28 stacked townhouse units. The applicant has also submitted an Official Plan Amendment to the County of Wellington to amend Section 8.3.5 a) of the County Official Plan to permit a stacked townhouse development with a density of 50 units per hectare.

The purpose of this report is to provide the Township with an overview of the proposed zoning by-law amendment and Official Plan amendment applications 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 any concerns that may 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 Plan Town of Mount Forest Part Park Lot 4 RP 61R22383 Parts 2 & 3, Geographic Town of Mount Forest. The subject property is 0.984 ha (2.43 ac) in size and is currently occupied by a single detached dwelling and an accessory structure. 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 (R1C) zone to Site Specific Residential (R3-20) to facilitate the development of 28 stacked townhouse units (Figure 2). The proposed 1.5 storey development will include 44 parking spaces and a private amenity area for the residents. Site specific relief is requested to permit a reduced minimum lot area and a reduced minimum interior side yard setback.

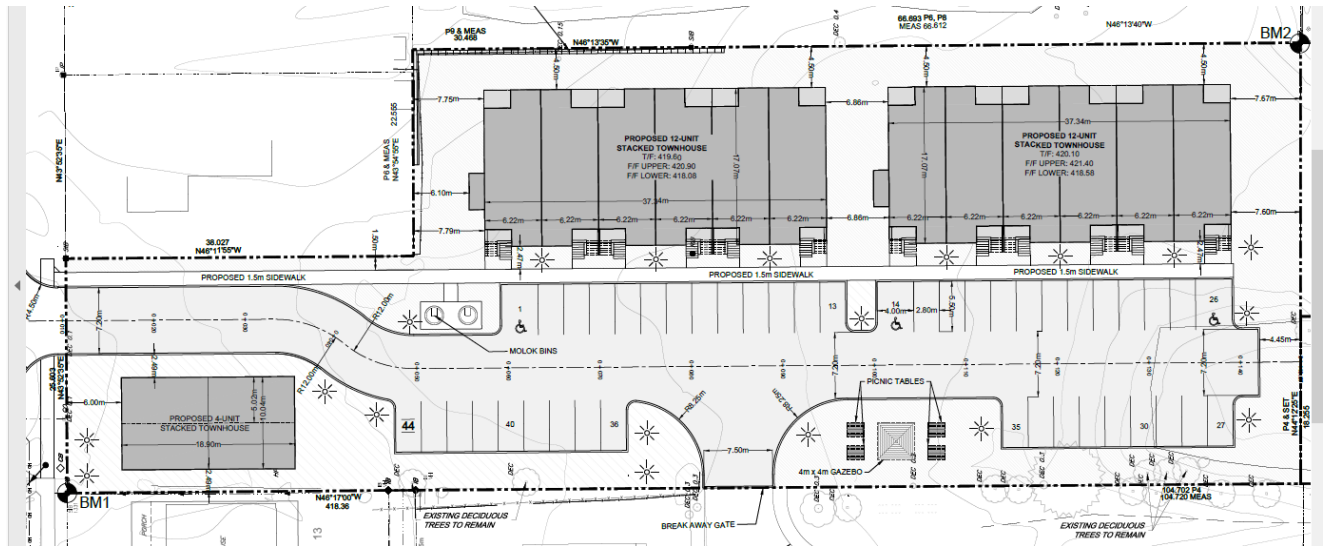


Figure 2: Site plan submitted by Cobide Engineering, December 2022



Figure 3: Proposed project rendering submitted by Cobide Engineering

SUPPORTING STUDIES

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

- A Planning Justification Report prepared by Cobide Engineering Inc
- A Functional Servicing & Stormwater Management Report prepared by Cobide Engineering 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, 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 development 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 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”.

Official Plan Amendment (OP-2023-01)

The applicant has submitted an Official Plan Amendment to the County of Wellington in support of the proposed zone amendment application. The applicant is seeking a site-specific amendment to amend Section 8.3.5 a) of the County Official Plan to permit a stacked townhouse development with a density of 50 units per hectare.

Section 8.3.5 a) states the following “that medium density development on full municipal services should not exceed 35 units per hectare (14 units per acre) for townhouses or row houses, and 75 units per hectare (30 units per acre) for apartments, although it may not always be possible to achieve these densities on smaller sites;”.

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.

According to the 2017 Plan, 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 1 of the WNCGP Development Stages mapping for Mount Forest and will contribute to the proposed intensification targets outlined above. Stage 1 is identified as the first priority area for development in Mount Forest.

WELLINGTON NORTH ZONING BY-LAW

The subject lands are zoned Residential (R1C). The applicant is seeking to rezone to Site Specific Residential (R3-20) to facilitate the construction of 28 stacked townhouse units.

This amendment is also seeking zoning relief to permit reductions in lot area and interior side yard setbacks.

The proposed zoning and associated site specific criteria is provided below:

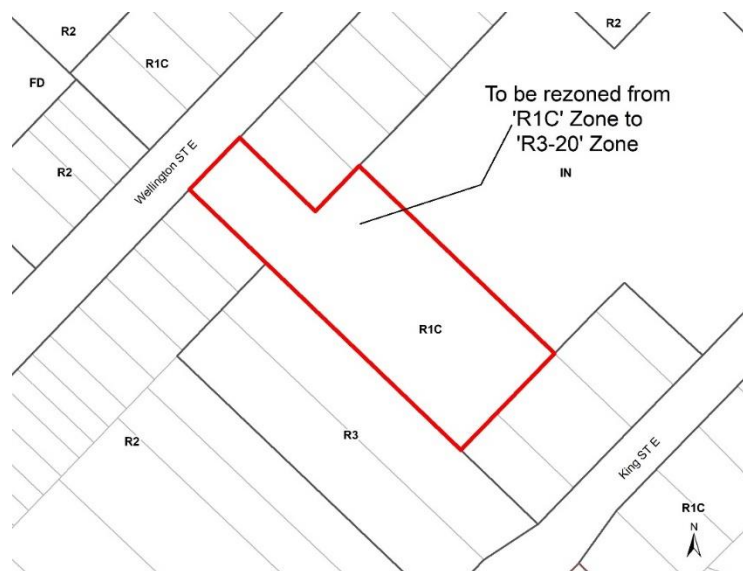


Figure 5: Proposed Amendment to the Zoning By-law

Zone		Required	Proposed
R3-20	R3 Zoning Provisions – Stacked Cluster Townhouse:		
	LOT AREA, Minimum	6,356 m ² (68,404 ft ²)	5,632 m ² (60,622 ft ²)
	INTERIOR SIDE YARD, Minimum (4-unit Townhouse)	6 m (19.7 ft)	2.49 m (8.17 ft)
	INTERIOR SIDE YARD, Minimum (12-unit Townhouse)	6 m (19.7 ft)	4.5 m (14.7 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 28 units on a 0.984 ha (2.43 ac) (50 units per ha). The applicant has submitted an Official Plan Amendment as it relates to the above-mentioned density to permit the proposed development.
b) The design is compatible with existing or future development on adjacent properties	Adjacent land uses include residential and institutional uses along Wellington St E and King St E. The surrounding properties include low low/medium density residential. The proposed 1.5 storey (19.8 foot) height is compatible to the surrounding properties.
c) The site has a suitable size and shape to accommodate the development and required infrastructure	The subject lands are 0.984 ha (2.43 ac) in size which is suitable in size and shape for a townhouse development.
d) Adequate services are available	Township staff have confirmed adequate services connections are available to service the proposed development. Water and sewage allocation would have to be obtained in accordance with the Township's sewage allocation policy process.
e) In the built boundary, medium density townhouses are encouraged to locate on	The property is located on Wellington St E in Mount Forest.

major roadways and arterial roads	
f) Appropriate zoning is provided	The property is proposed to be zoned Site Specific Residential (R3-20). 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 & Stormwater Management Report prepared by Cobide Engineering Inc dated May 2023 have been submitted in support of the application.

The post development runoff from the entire site will be utilizing underground chambers to control flows on the subject lands. The report summarizes that site peak flows will be improved from pre-developments conditions to post development except for the two-year design storm will see a marginal increase.

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

NEXT STEPS

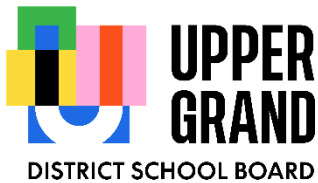
Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final recommendation report including seeking council endorsement on the Official Plan Amendment and a draft zoning by-law amendment for Council’s consideration.

Respectfully submitted

County of Wellington Planning and Development Department



Matthieu Daoust, MCIP RPP
 Planner



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

31 July 2023

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

Dear Ms. Pringle;

Re: **Notice of Complete Application for Zoning Bylaw Amendment (ZBA 10/23), 440 Wellington St. E, Mount Forest**

Planning staff at the Upper Grand District School Board have received and reviewed the above noted application for a proposed Zoning Bylaw Amendment to permit a 28-unit stacked townhouse development.

Please be advised that the Planning Department **does not object** to the proposed application, subject to the following conditions, to be imposed during future Site Plan Control or Plan of Condominium applications:

- The collection of Education Development Charges is required prior to the issuance of a building permit(s).
- Planning staff request that the developer provide the Upper Grand District School Board with a digital file of the plan containing parcel fabric and street network.
- In an effort to ensure children can walk safely to school or to a designated bus pickup point, the Board requests that adequate sidewalks, lighting and snow removal (on sidewalks and walkways) be provided.
- It is recommended that an advisory sign be erected at the development site informing prospective residents about schools in the area.

...2

Upper Grand District School Board

• Ralf Mesenbrink; Chair	• Jen Edwards	• Irene Hanenberg	• Martha MacNeil	• Kenn Manzerolle
• Katherine Hauser; Vice Chair	• Robin Ross	• Luke Weiler	• Laurie Whyte	• Lynn Topping

- That the developer shall advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease:

“In order to limit liability, public school buses operated by the Service de transport de Wellington-Dufferin Student Transportation Services (STWDSTS), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up students, and potential busing students will be required to meet the bus at a congregated bus pick-up point.”

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

Sincerely,



Heather Imm, RPP
Senior Planner

PLN: 23-059

File Code: R14

Upper Grand District School Board

• Ralf Mesenbrink; Chair	• Jen Edwards	• Irene Hanenberg	• Martha MacNeil	• Kenn Manzerolle
• Katherine Hauser; Vice Chair	• Robin Ross	• Luke Weiler	• Laurie Whyte	• Lynn Topping

SENT ELECTRONICALLY ONLY: debt@wellington.ca and landdivisioninfo@wellington.ca

August 4, 2023

County of Wellington Planning and Land Division Committee
Wellington County Administration Centre
74 Woolwich Street
Guelph, Ontario N1H 3T9

ATTENTION: Deborah Turchet, Secretary – Treasurer

Dear Ms. Turchet,

RE: OP-2023-01 (5053745 Ontario Inc./Wilson)
440 Wellington Street East
Roll No.: 234900000202100
Geographic Town of Mount Forest
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 3.1 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 provided comments as per our Memorandum of Agreement (MOA) with the County of Wellington representing natural hazards, and water resources; and the application has been reviewed through 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 of the proposed amendment is a site specific amendment to increase permitted density from 35 units/ha to 50 units/ha in order to facilitate the construction of a 28 unit stacked townhouse development.

Recommendation

SVCA staff find the application acceptable. The subject property does not contain any floodplains, watercourses, shorelines, wetlands, valley slopes or other environmental features of interest to SVCA or as per our MOA with the County of Wellington. SVCA note that the property is within a Source Water Protection Area, and so comments should be obtained from the applicable Source Water Risk Management Official.

It is the opinion of SVCA staff that the application is consistent with the Natural Hazard Policies of the PPS, 2020 and the Wellington County Official Plan. Additionally, the property is not subject to Ontario Regulation 169/06, or to the policies of SVCA at this time, and as such, permission from the SVCA is not required for development on the property.

County of Wellington Planning & Land Division Committee
OP-2023-01 (5053745 Ontario Inc./Wilson)
August 4, 2023
Page 2 of 2

Please inform this office of any decision made by the planning approval authority regarding the application. We respectfully request to receive a copy of the decision and notice of any appeals filed. Should questions arise, please do not hesitate to contact this office.

Sincerely,



Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO\

cc: Jana Poechman, Wellington County (via email)
Dana Kieffer, Cobide Engineering, agent (via email)
Steve McCabe, SVCA Authority Member for the Township of Wellington North (via email)

Tammy Pringle

From: Source Water <sourcewater@centrewellington.ca>
Sent: September 12, 2023 1:28 PM
To: Tammy Pringle
Cc: Source Water
Subject: RE: NOTICE OF PUBLIC MEETING: ZBA 10/23 & OP-2023-01 (440 Wellington St E)
Attachments: WHPA_Map_WellingtonE_440.pdf

Hi Tammy,

Thank you providing the mentioned application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*.

Please note that we would appreciate the opportunity to comment on future planning applications, if submitted.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, or in the event of any technical problem with the email or attachments, please contact me.

Thanks,

Kim

Kim Funk | Source Protection Coordinator

Wellington Source Water Protection | 1 MacDonald Square, Elora, ON, N0B 1S0
519.846.9691 x283 | kfunk@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1-844-383-9800

From: Tammy Pringle <tpringle@wellington-north.com>
Sent: Tuesday, September 12, 2023 10:47 AM
Subject: NOTICE OF PUBLIC MEETING: ZBA 10/23 & OP-2023-01 (440 Wellington St E)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

TOWNSHIP OF WELLINGTON NORTH

A NOTICE OF A PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE COMPREHENSIVE ZONING BY-LAW 66-01 AND PROPOSED COUNTY OF WELLINGTON OFFICIAL PLAN AMENDMENT

TAKE NOTICE that the Council of the Corporation of the Township of Wellington North has received a complete application to consider a proposed amendment to the Comprehensive Zoning By-law 66-01, pursuant to Section 34 of the *Planning Act, R.S.O. 1990*, as amended. Additionally, the County of Wellington has received a complete application for approval of an official plan amendment pursuant to Section 17 of the Planning Act, R.S.O. 1900. The purpose of the public meeting is to present the proposed zoning by-law amendment and official plan amendment and to receive public input prior to making a decision. The Township's File Number for this application is **ZBA10/23**. The County of Wellington's File Number is **OP-2023-01**.

A Public Meeting will be held by the Wellington North Council to consider this on:

Tuesday, October 10, 2023 @ 2:00 p.m.

HOW TO JOIN

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

Please click this URL to join. <https://us02web.zoom.us/j/87191445571>

Description: Public Meeting Under the Planning Act

Join by phone:

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

Webinar ID: 871 9144 5571

Or

Attend in person:

Township of Wellington North, Administration Office, Council Chambers
7490 Sideroad 7 West, Kenilworth

Location of the Subject Land

The land subject to the proposed zoning amendment and Official Plan Amendment is legally described as Plan of Mount Forest Part; Park Lot 4 RP61R22383 Parts; 2 And 3 and municipally described as 440 Wellington Street East. The subject property has a total area of 0.984 ha (2.43 ac) illustrated on the key map below.

The Purpose and Effect of the Application

The purpose and effect of the proposed Zoning By-law amendment will rezone the lands from Residential (R1C) Zone to Residential Site Specific (R3-XX) to permit 28-unit stacked townhouse development. Additional relief may be considered at this meeting.

The purpose of the proposed official plan amendment is to amend the policy in Section 8.3.5 a) to permit a stacked townhouse development with a density of 49 units per hectare.

We also have the following documents on file. If you wish to see any of these, please let me know.

- Functional Servicing and Stormwater Management Report
- Set of Development Plan Drawings
- Planning Justification Report

Tammy Pringle

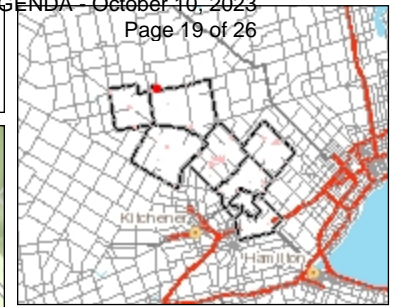
Development Clerk, *Township of Wellington North*

519.848.3620 ext. [4435](#) | 7490 Sideroad 7 W, PO Box 125, Kenilworth, ON N0G 2E0



Focused on Building Capacity

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Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- Urban Centres and Hamlets
- Well Locations**
 - Existing
 - Proposed
- Issue Contributing Area**
 - Chloride
 - Nitrate
 - Sodium
 - TCE
- Wellhead Protection Area**
 - A
 - B
 - C
 - D
- Vulnerability Score**
 - 10
 - 8, D; 8; 8, C
 - 2, 4, 6 (A, B or C)
 - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- Roadlookup

1: 1,446



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
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Notes



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

E-mail: customerservice@wellingtonnorthpower.com

ESA # 7012854

September 22, 2023

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

Attn: Tammy Pringle, Development Clerk

Re: Public Meeting October 10, 2023
Subject land described as Park lot 4 RP61R22383 Parts; 2 and 3, 440 Wellington St E.,
Mount Forest, Ontario

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

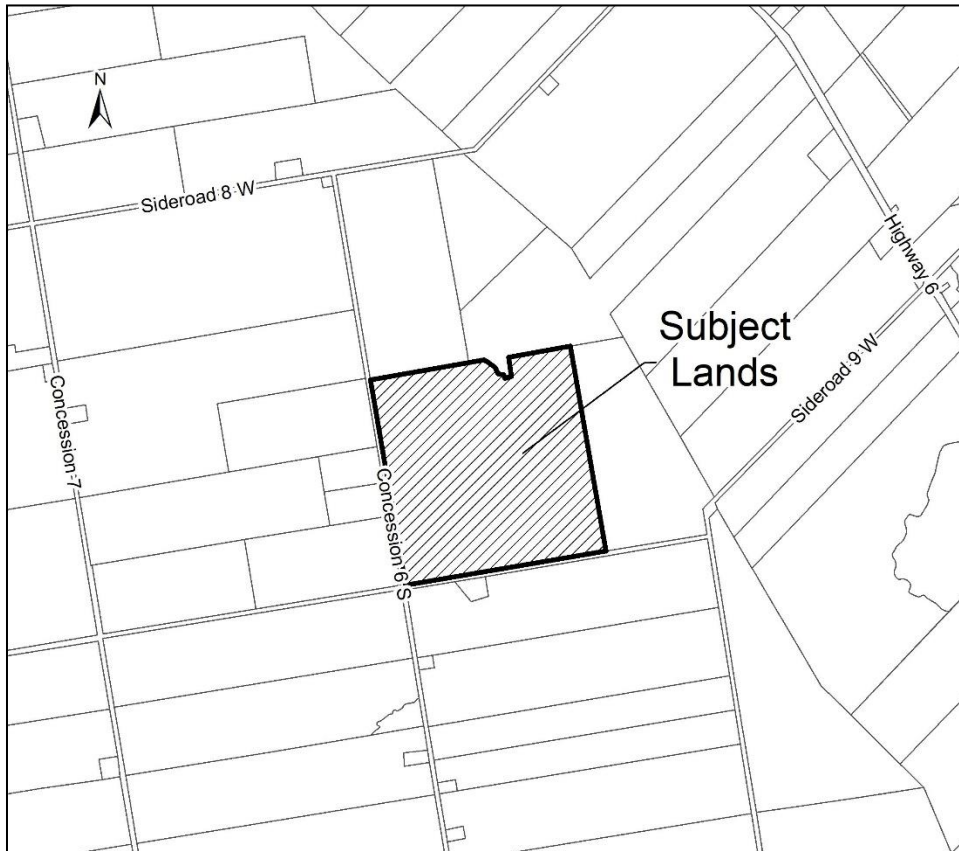
1. All electrical distribution servicing plans must meet Wellington North Power standards for design and construction. The applicant is to contact Wellington North Power for a copy of the standards, specifications, and requirements.
2. All electrical plans must be reviewed and approved by Wellington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

Sincerely,

A handwritten signature in blue ink, appearing to read 'S. Petersen', is written over a horizontal line.

WELLINGTON NORTH POWER INC.
Raymond Petersen

HOLTZ GRAIN LIMITED





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

Prepared by the County of Wellington Planning and Development
Department

DATE: October 4th, 2023
TO: Darren Jones, C.B.O.
Township of Wellington North
FROM: Jessica Rahim, Senior Planner
County of Wellington
SUBJECT: **Holtz Grain Limited c/o Chad and Kathryn Holtz
Concession 5 Lot 22 & Part Lot 23
7552 Sideroad 9 W
Zoning By-law Amendment (ZBA17/23)**

Planning Opinion

The purpose of this zoning amendment is to prohibit future residential development on the retained agricultural portion of the subject land and to permit a 660 m² (7,104 ft²) accessory structure on the retained agricultural parcel. This rezoning is a condition of severance application B31/23, that was granted provisional consent by the Wellington County Land Division Committee in June 2023. The consent will sever a 0.81 ha (2 ac) rural residential parcel with an existing dwelling and a drive shed from the retained 80.5 ha (198.9 ac) agricultural parcel.

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

INTRODUCTION

The property subject to the proposed amendment is legally described as Concession 5, Lot 22 & Part Lot 23 with a civic address of 7552 Sideroad 9 W. The proposal is a condition of a recent severance application B31/23 on the property. The proposed severed parcel is 0.81 ha (2.0 ac) with an existing dwelling and a drive shed. An agricultural parcel of 80.5 ha (198.9 ac) is retained. The location of the property is shown on Figure 1.

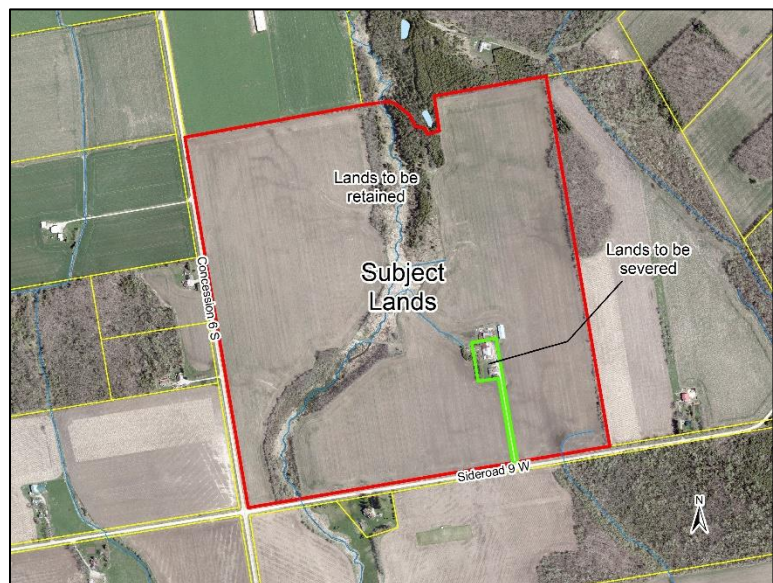


Figure 1: 2020 Aerial Photo

PROPOSAL

The proposal of this zoning amendment application is to prohibit future residential development on the retained agricultural portion of the subject land. Further, to recognize the existing drive shed as an accessory building on the severed parcel. This rezoning is a condition of severance application B31/23, that was granted provisional approval by the Wellington County Land Division Committee in June 2023. The consent will sever the existing dwelling and a drive shed 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 and CORE GREENLANDS. Identified features include a GRCA regulated wetland and Flood Plain. This application is submitted to facilitate condition of the proposed severance application B31/23. 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 zoning amendment will apply the standard A-2 which will restrict any future residential development on the retained agricultural parcel. Further Site Specific Agricultural (A-122) will be applied which will recognize the existing drive shed as an accessory building on the severed parcel.

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



Jessica Rahim
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 Concession 5 Part Lot 22 and Part Lot 23 with civic address of 7552 Sideroad 9 W 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-122)**

33.122 CON 5, LOT 22 PT LOT 23	A-122	Notwithstanding, any other section of this By-law to the contrary, the existing 660 m ² (7,104 ft ²) drive shed on the subject property is permitted subject to the following conditions: a) Enlargement of any accessory structure is not permitted; and b) Additional accessory structures are not permitted including a hobby barn.
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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 _____, 2023

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

_____.

_____.

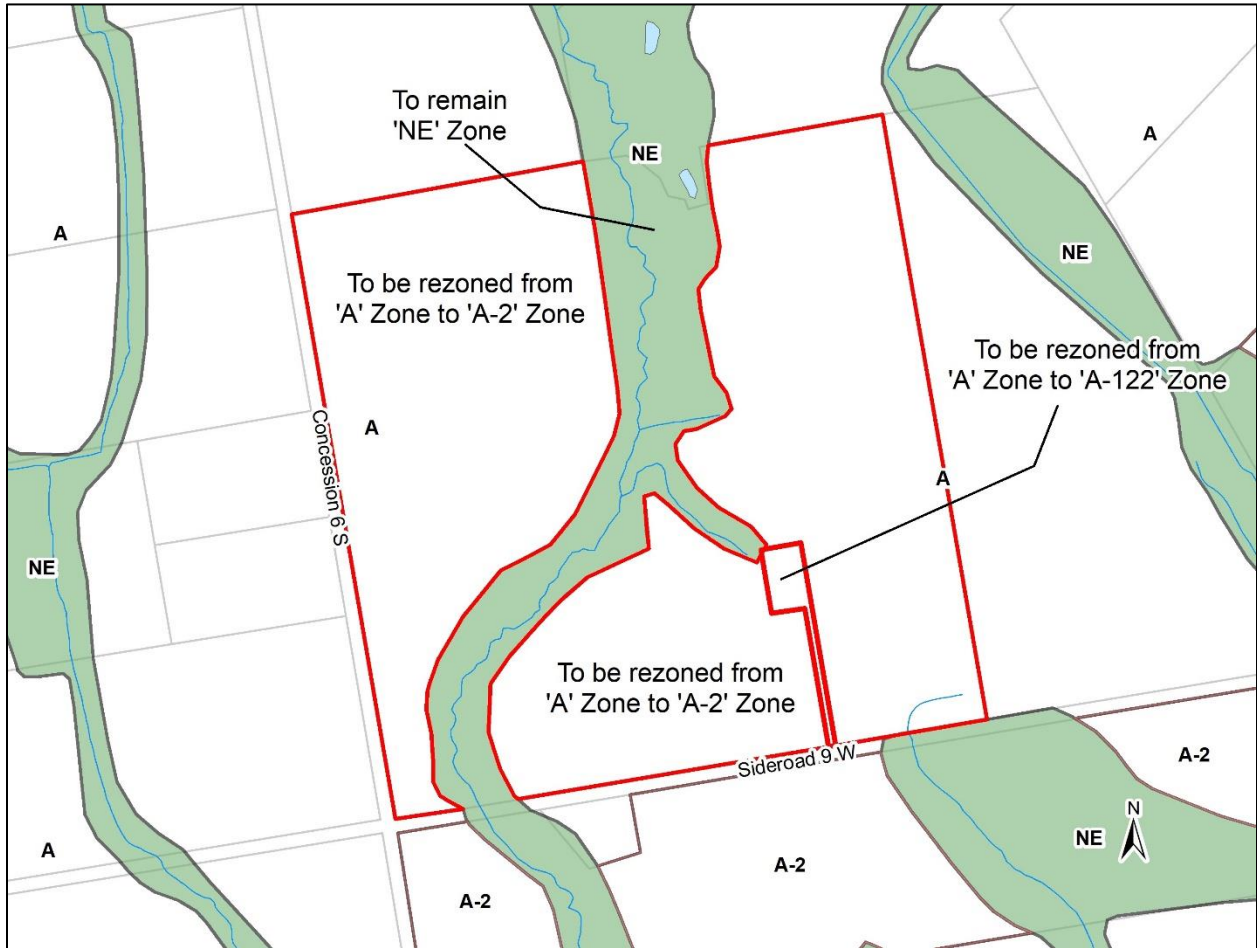
MAYOR

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 Concession 5, Lot 22 and Part Lot 23 with civic address of 7552 Sideroad 9 W. The lands subject to the amendment is 81.31 ha (200.9 ac) in size and are currently zoned Agriculture (A) and Natural Environment (NE).

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to restrict future residential development on the retained agricultural parcel and recognize an existing accessory structure on the severed parcel. This rezoning is a condition of severance application B31/23, that is granted provisional approval by the Wellington County Land Division Committee in June 2023. The consent will sever a 0.81 ha (2.0 ac) with an existing dwelling and a drive shed from the retained 80.5 ha (198.9 ac) vacant agricultural parcel under the surplus farm dwelling policies.