

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING AGENDA – OCTOBER 23, 2023 @ 7:00 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/86192183376>

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: 861 9218 3376

**PAGE  
NUMBER**

**CALLING TO ORDER - Mayor Lennox**

**DISCLOSURE OF PECUNIARY INTEREST**

ZBA 19/23 – John Rooney

**OWNERS/APPLICANT**

John Rooney

**LOCATION OF THE SUBJECT LAND**

The land subject to the proposed amendment is described as Part Park Lot 5, N/S Smith St with a civic address of 326 Smith Street, Arthur. The subject property is approximately 1,167.68 sq. m. (12,568 sq. ft.) in size. *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 Zoning By-law amendment is to rezone the subject lands from Low Density Residential (R1C) Zone to Medium Density Residential (R2) Zone in order to facilitate the construction of a semi-detached dwelling. 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 22, 2023.

**PRESENTATIONS**

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

- Planning Report dated October 18, 2023

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

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Email dated September 25<sup>th</sup>, 2023 (No Objections)

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## **REQUEST FOR NOTICE OF DECISION**

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

## **MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS**

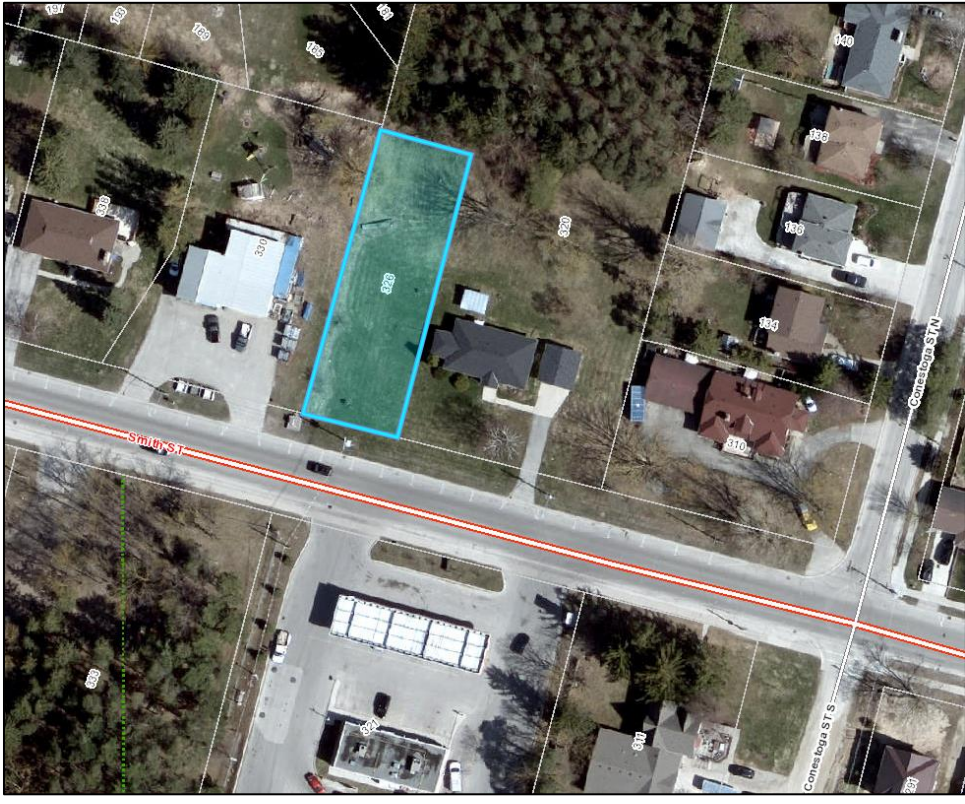
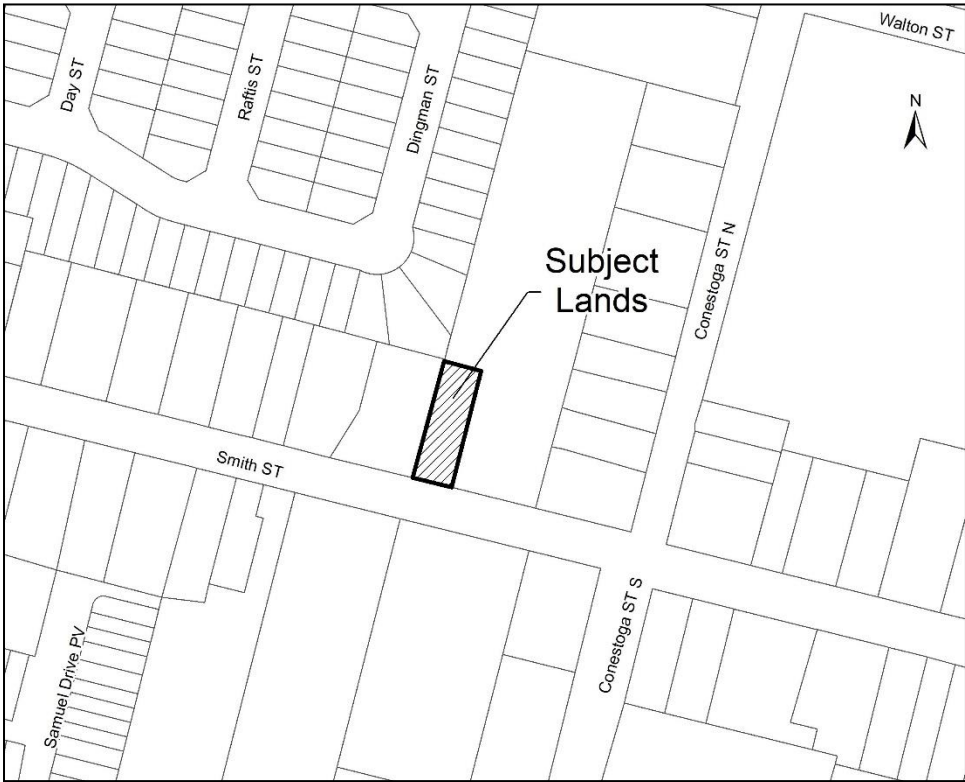
## **COMMENTS/QUESTIONS FROM COUNCIL**

## **ADJOURNMENT**

Recommendation:

THAT the Public Meeting of October 23, 2023 be adjourned at \_\_\_\_\_ pm.

JOHN ROONEY





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

**DATE:** October 18<sup>th</sup>, 2023  
**TO:** Darren Jones, C.B.O.  
Township of Wellington North  
**FROM:** Jessica Rahim, Senior Planner  
County of Wellington  
**SUBJECT:** **John Rooney**  
**Part Park Lot 5, N/S Smith St.**  
**326 Smith Street, Arthur**  
**Zoning By-law Amendment (ZBA 19/23)**

**Planning Opinion**

The purpose of this zoning amendment is to rezone the subject lands from Low Density Residential (R1C) Zone to Medium Density Residential (R2) Zone in order to facilitate the construction of a semi-detached dwelling.

We have no objections to the zoning amendment. The proposal is consistent with the Provincial Policy Statement and conforms to the County Official Plan policies.

**INTRODUCTION**

The property subject to the proposed amendment is legally described as Part Park Lot 5, N/S Smith St with a civic address of 326 Smith Street, Arthur. The subject property is approximately 1,167.68 sq. m. (12,568 sq. ft.) in size. The location of the property is shown on Figure 1.

**PROPOSAL**

The proposal of this zoning amendment application is to rezone the subject lands from Low Density Residential (R1C) Zone to Medium Density Residential (R2) Zone in order to facilitate the construction of a semi-detached dwelling.

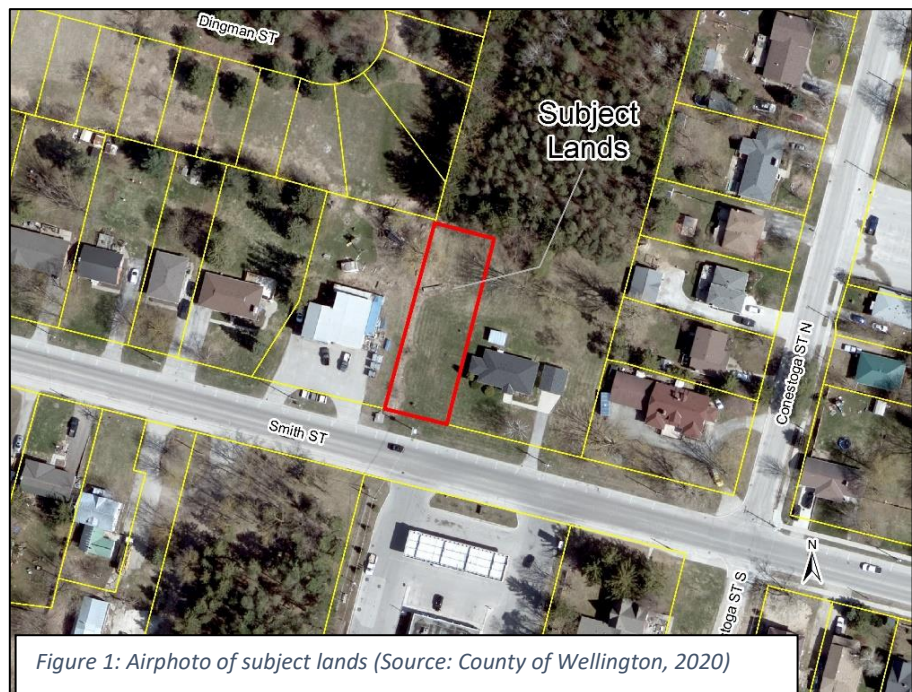


Figure 1: Airphoto of subject lands (Source: County of Wellington, 2020)

### **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.

### **WELLINGTON COUNTY OFFICIAL PLAN**

The lands subject to the amendment is designated RESIDENTIAL in the Urban Centre of Arthur. The property is located within the defined “built boundary”. Section 3.3 of the Official Plan encourages cost effective development patterns and seeks to identify and promote opportunities for growth through intensification and redevelopment.

### **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 and ensure that affordable housing is available, g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods”.

### **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**

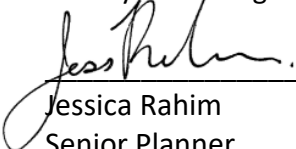
The subject lands are currently zoned Low Density Residential (R1C) Zone, which permits a single dwelling and accessory uses to the dwelling. The applicant has requested to rezone the subject lands to Medium Density Residential (R2) Zone to facilitate the construction of a semi-detached residential dwellings. At this time, we do not have a concept plan for the proposed semi-detached dwelling, therefore it will be required to meet the standard R2 zone requirements.

### **Draft Zoning By-law Amendment 332**

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 2 to By-law 66-01 is amended by changing the zoning on lands legally described as Part Park Lot 5, N/S Smith St with civic address of 326 Smith Street as shown on Schedule "A" attached to and forming part of this By-law from:
  - **Low Density Residential (R1C) to Medium Density Residential (R2)**
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 Part Park Lot 5, N/S Smith St with civic address of 326 Smith Street, Arthur. The lands subject to the amendment is 1,167.68 sq. m (12,568 sq, ft) in size and are currently zoned Low Density Residential (R1C).

**THE PURPOSE AND EFFECT** of the amendment is to rezone the subject lands from Low Density Residential (R1C) Zone to Medium Density Residential (R2) Zone in order to facilitate the construction of a semi-detached dwelling.



## Tammy Pringle

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**From:** Andrew Herreman <aherreman@grandriver.ca>  
**Sent:** September 25, 2023 9:15 AM  
**To:** Tammy Pringle  
**Subject:** RE: NOTICE OF PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE ZONING BY-LAW 66-01: ZBA 19/23 326 Smith St

Good morning Tammy,

GRCA has no objection to the approval of application ZBA 19/23. The subject property does not contain any natural hazards such as watercourses, floodplains, shorelines, wetlands, or valley slopes. The property is not subject to Ontario Regulation 150/06 and, therefore, a permission from GRCA is not required.

Sincerely,

**Andrew Herreman, CPT**  
Resource Planning Technician  
Grand River Conservation Authority

Office: 519-621-2763 ext. 2228

Email: [aherreman@grandriver.ca](mailto:aherreman@grandriver.ca)

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**From:** Tammy Pringle <tpringle@wellington-north.com>  
**Sent:** Friday, September 22, 2023 11:08 AM  
**Subject:** NOTICE OF PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE ZONING BY-LAW 66-01: ZBA 19/23 326 Smith St

## **TOWNSHIP OF WELLINGTON NORTH**

### **A NOTICE OF A PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE COMPREHENSIVE ZONING BY-LAW 66-01**

**APPLICATION NUMBER: ZBA 19/23**

**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.

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

**Monday, October 23, 2023 @ 7:00 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/86192183376>

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: 861 9218 3376

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 amendment is described as Part Park Lot 5, N/S Smith St with a civic address of 326 Smith Street, Arthur. The subject property is approximately 1,167.68 sq. m. (12,568 sq. ft.) in size. The location is shown on the map below.

#### **The Purpose and Effect of the Application**

The purpose and effect of the proposed Zoning By-law amendment is to rezone the subject lands from Low Density Residential (R1C) Zone to Medium Density Residential (R2) Zone in order to facilitate the construction of a semi-detached dwelling. Additional relief may be considered at this meeting.

Tammy Pringle

Development Clerk, *Township of Wellington North*

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



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***Focused on Building Capacity***