

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING AGENDA JUNE 3, 2024 @ 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:

<https://us02web.zoom.us/j/85333959225>

Please click this URL to join.

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: 853 3395 9225

**PAGE
NUMBER**

CALLING TO ORDER

DISCLOSURE OF PECUNIARY INTEREST

OWNERS/APPLICANT

ZBA 08/24 W.T. Land Corp

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Part of Park Lot 1 W/S of Main St. and E/S of Foster St. with a civic address of 391 Main St. N Mount Forest, Wellington North. The severed vacant parcel is approximately 0.17 ha (0.42 ac) and to be added to the abutting parcel that is approximately 0.32 ha (0.8 ac) in size. *The location is shown on the map attached.* 3

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone the subject lands from Industrial (M1) and Main Street Mixed Use (MU2) zone to Main Street Mixed Use Site Specific (MU2-xx) zone. This application is seeking to rezone the subject lands to allow for proposed residential development to be contained on the same site as the existing apartment building with a reduced minimum lot area. This rezoning is a condition of consent application B3/22, that was granted provisional approval by the Wellington County Land Division Committee. This application would sever an approximate 0.17 ha (0.42 ac) vacant parcel to be merged with the abutting parcel (391 Main St. N), which contains a 33 unit, 5 storey apartment. The intent is to construct a 10 unit, 2 storey apartment building on the consolidated parcel.

NOTICE

Notices were mailed to property owners within 120 meters of the subject property as well as the applicable agencies and posted on the subject property on May 10, 2024.

PRESENTATIONS

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

- Planning Report dated May 24, 2024 4

CORRESPONDENCE FOR COUNCIL'S REVIEW

Derek McMurdie, Planning Department, Grey County

- Email dated May 14, 2024 (No Objection) 12

Kyle Davis, Risk Management Official, Wellington Source Water Protection

- Restricted Land Use Notice, No Prohibition or Risk Management Plan Required dated May 23, 2024 (No Objection) 13

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 COMMENTS/QUESTIONS

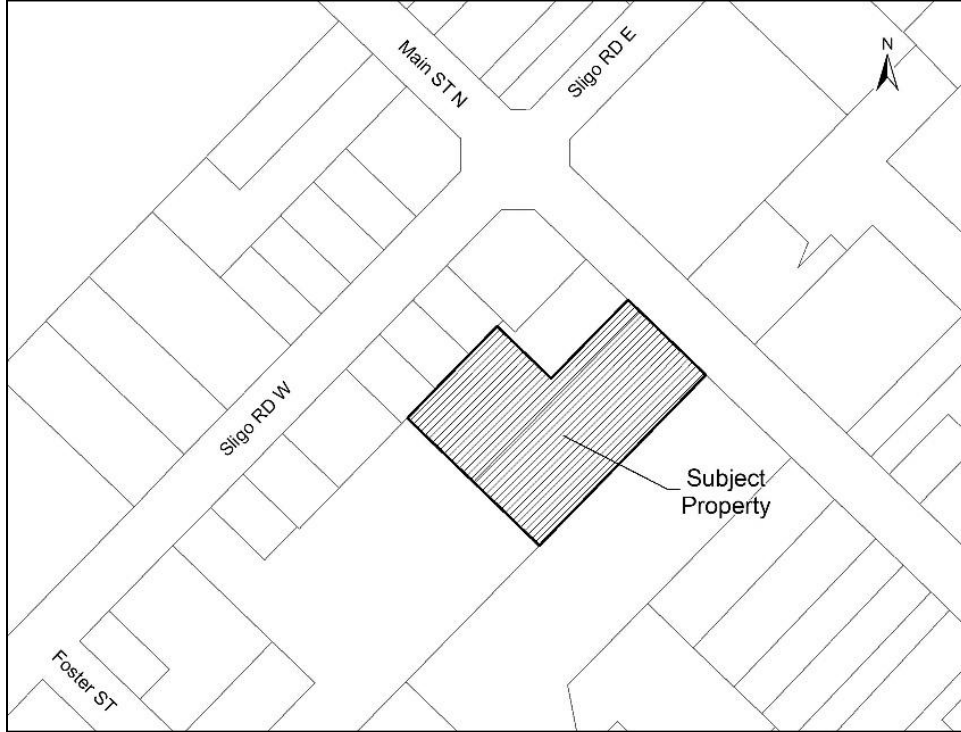
COMMENTS/QUESTIONS FROM COUNCIL

ADJOURNMENT

Recommendation:

THAT the Public meeting of June 3, 2024 be adjourned at _____

ZBA 08/24 WT LAND CORP - 391 MAIN STREET NORTH





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

DATE: May 24th, 2024
TO: Darren Jones, CBO
Township of Wellington North
FROM: Jessica Rahim, Senior Planner
County of Wellington
SUBJECT: **391 Main Street N, Mount Forest**
WT Land Corp (Brad Wilson)
Zoning By-law Amendment (ZBA 08/24)

Planning Opinion

The purpose and effect of the proposed amendment is to rezone the subject lands from Industrial (M1) and Main Street Mixed Use (MU2) zone to Main Street Mixed Use Site Specific (MU2-xx) zone, to facilitate a residential development with a 10 unit, 2 storey apartment. This rezoning is a condition of severance application B3/22, that was granted provisional approval by the Wellington County Land Division Committee.

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 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 land subject to the proposed amendment is described as part of Park Lot 1 W/S of Main St. and E/S of Foster St. with civic address of 391 Main St. N Mount Forest, Wellington North. The severed vacant parcel is approximately 0.17 ha (0.42 ac) and to be added to the abutting parcel that is approximately 0.32 ha (0.8 ac) in size. The location of the property is shown on Figure 1.

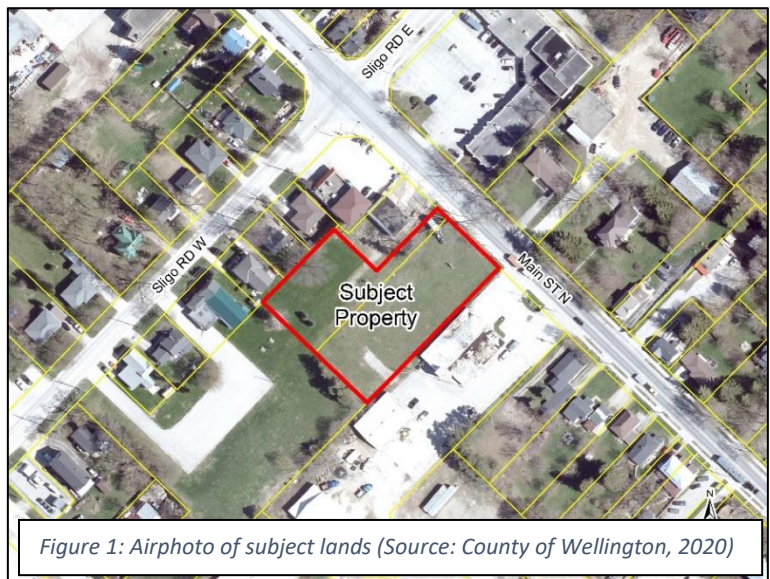


Figure 1: Airphoto of subject lands (Source: County of Wellington, 2020)

PROPOSAL

The purpose and effect of the proposed amendment is to rezone the subject lands from Industrial (M1) and Main Street Mixed Use (MU2) zone to Main Street Mixed Use Site Specific (MU2-xx) zone. This application is seeking to rezone the subject lands to allow for proposed residential development to be contained on the same site as the existing apartment building with a reduced minimum lot area. This rezoning is a condition of consent application B3/22, that was granted provisional approval by the Wellington County Land Division Committee. This application would sever an approximate 0.17 ha (0.42 ac) vacant parcel to be merged with the abutting parcel (391 Main St. N), which contains a 33 unit, 5 storey apartment. The intent is to construct a 10 unit, 2 storey apartment building on the consolidated parcel for a total of 43 units on the subject lands. See Figure 2 below.

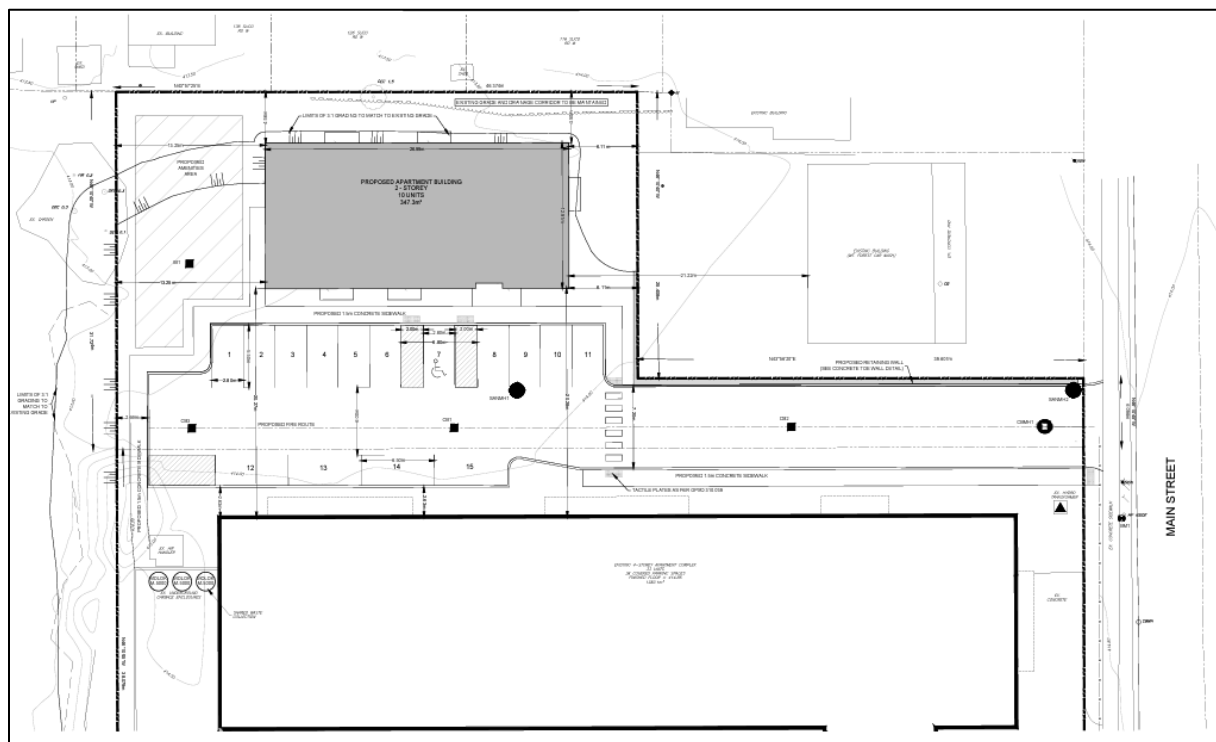


Figure 2: Site plan submitted by Cobide Engineering, April 2024

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 and Stormwater Management Report prepared by Cobide Engineering Inc.
- An Access and Circulation Review prepared by Paradigm Transportation Solutions Limited

RELATED APPLICATIONS

This rezoning application is a condition of approval of consent application B3/22. This application would sever an approximate 0.17 ha (0.42 ac) vacant parcel to be merged with the abutting parcel (391 Main St. N), which contains a 33 unit, 5 storey apartment. The application was before Wellington County Land Division Committee in November 2022. Provisional consent was granted subject to conditions of approval including that the zoning compliance is achieved on the merged parcel to the satisfaction of the local

municipality. See figure 3 below.

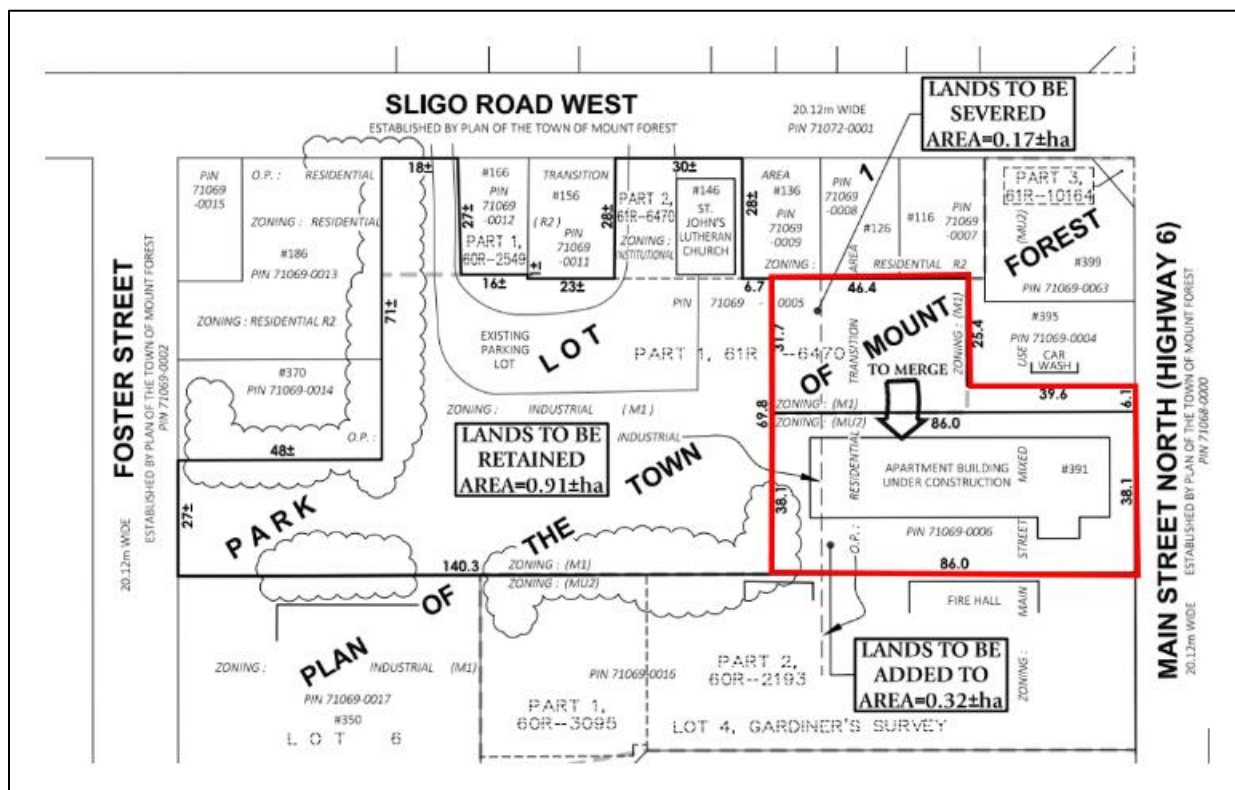


Figure 3: Severance application sketch prepared by Van Harten Surveying Inc., September 2022

Planning Staff also recognize there was a minor variance application (A08/19) submitted for the abutting 33-unit apartment building. Variances were approved for a number of requirements for the establishment of the apartment building. The variances that will still be in effect are particularly relating to maximum building height of 15.1 m (49.5 ft) and minimum interior parking size of 2.9m (9.5 ft) x 5.5 m (18 ft) for the existing apartment building. Through the merging of the parcels there are no longer interior side yard and encroachments relief required. The current application is requesting to recognize the reduced lot area which will incorporate the lot area for the total number of units on the merged parcel.

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.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated RESIDENTIAL TRANSITION and INDUSTRIAL in the Primary Urban Centre of Mount Forest. The proposed residential uses is almost entirely within the Residential Transition designation on the subject property. In this case, Section 14.2 of the County Official Plan was exercised which states, “No official plan can hope to anticipate all the varied circumstances that may arise in a changing community. To ensure the public interest and to prevent undue hardship flexibility may be used to allow minor deviations from the text or map. This flexibility is to be exercised keeping in mind the intent of this Plan and sound community planning principles”. The subject lands are also 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.

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 a built boundary of Mount Forest and will contribute to and support this target.

Section 4.4.3 of the Official Plan encourages intensification in urban centres and further states in subsection g) that the plan encourages residential intensification which results in new rental accommodation. This application will contribute to and support this approach by proposing 10 rental apartment units.

Urban Centres

Section 7.4.1 of the County Official Plan provides details on land use compatibility in Primary Urban Centres “ Primary 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 Transition Designation

The policies of Section 8.5.2 of the Official Plan set out a number of objectives for residential transition development including, a) that all new non-retail uses and service functions shall maintain compatibility with existing residential uses and minimize impacts on surrounding land uses; b) that the character of the existing residential neighbourhoods shall be protected; c) that the Central Business District core remains the primary focus for commercial functions by encouraging only non-retail uses and service functions within the residential transition area; and e) that adequate off-street parking is available.

The policies of Section 8.5.3 of the Official Plan indicate that residential transition areas permit uses allowed in the residential designation, as well as a wide variety of non-retail uses and service functions.

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 and integration of a greater housing mix on available residential lands 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.

WELLINGTON NORTH ZONING BY-LAW

The subject lands are zoned Industrial (M1) and Main Street Mixed Use (MU2).

The applicant is seeking to rezone the Main Street Mixed Use (MU2) lands to Main Street Mixed Use Site Specific (MU2-xx) to permit a reduced minimum lot area of 4972m² (53,530 ft²), whereas the By-law requires a minimum lot area of 6386.3m² (75,200 ft²). The development is proposed to include a 10 unit, 2 storey apartment for a total of 43 units in two apartment buildings on the subject lands.

PLANNING DISCUSSION

Medium Density Development

Section 8.5.3 of the County Official Plan identifies that the RESIDENTIAL TRANSITION AREA as designated on Schedule B of the Plan shall permit uses allowed in the RESIDENTIAL designation.

Section 8.3.5 of the County Official Plan identifies that medium density development such as apartments 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:
<p>a) Development should not exceed 75 units per hectare (30 units per acre) for apartments, although it may not always be possible to achieve these densities on smaller sites</p>	<p>The development was originally proposed on two separate lots, however for efficiency between the two apartment buildings having shared services, Staff recommended the lots be merged. For the proposed new development on the site there is a total of 10 units on a 0.17 ha (0.42 ac) parcel (lands to be severed and to added to 391 Main Street). The proposed development has a density of 59 units per hectare (24 units per acre).</p> <p>The density for the new development only is under the maximum units per hectare for medium density development.</p>
<p>b) The design is compatible with existing or future development on adjacent properties</p>	<p>Adjacent land uses include low density residential, high density residential, institutional, commercial uses, and vacant industrial lands. The lands are subject to site plan approval and the proposed two storey building will provide for a transition between the low density residential uses and high density residential uses.</p>
<p>c) The site has a suitable size and shape to accommodate the development and required infrastructure</p>	<p>The subject lands are to be merged with the adjacent apartment building lands to accommodate the proposed development and required infrastructure. Site design, grading, drainage, landscaping etc. will be reviewed as part of the site plan application.</p> <p>The site includes adequate off-street parking and a shared amenity space to be screened with a fence.</p> <p>An Access and Circulation Report and stormwater management plan have been submitted in support of the application.</p>
<p>d) Adequate services are available</p>	<p>Township Staff have confirmed adequate services are available for the proposed development.</p>
<p>e) In the built boundary, medium density is encouraged to locate on major roadways and arterial roads</p>	<p>The subject property is located within the built boundary of Mount Forest and access will be off Main St. N which is a major roadway.</p>
<p>f) Appropriate zoning is provided</p>	<p>The subject property is proposed to be zoned Main Street Mixed Use Site Specific (MU2-xx) and is being reviewed by Planning Staff.</p>

Functionality of the Site

The proposed apartment will share an entrance, parking areas and municipal services with the existing apartment. An entrance study was completed for the site and concluded that no updates were required. Vehicle access will be a single address from Main St. N. The driveway spacing is not anticipated to pose an issue between the proposed site access and adjacent car wash despite the smaller than recommended spacing due to low volume traffic generation by the proposed development. 15 parking spaces will be provided in addition to the 36 parking spaces provided for the existing apartment. A shared common amenity and waste collection are also provided.

The proposed 2 storey apartment will provide a visual transition between the single detached homes to the west and the existing 4 storey apartment to the east. This demonstrates compatible height, scale and massing with the surrounding neighbourhood. Privacy, views, and enjoyment of amenities will be screened with a board fence. Shadowing is not anticipated to be an issue for the proposed 2 storey development.

Stormwater Management

A Stormwater Management & Functional Servicing Report prepared by Cobide Engineering Inc dated April 2024 has been submitted in support of the application.

According to the report “the site can be fully municipally serviced including sanitary, sewer and water to meet SWM criteria. Runoff from the site will be collected and conveyed away from neighbouring residential lots and towards Main St. where there is storm sewer infrastructure. Stormwater will be managed through the installation of underground storage chambers which provide a controlled outlet into the existing storm sewer”. Township Staff and the Township Engineer are reviewing the Functional Servicing Report.

Site Plan Approval

The proposed apartment 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. A site plan application has been filed and is under review.

Draft Zoning By-law


A draft zoning by-law has been prepared by the applicant’s planner in support of the application. The proposed zoning for the site is attached in Appendix 1.

NEXT STEPS

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

Respectfully submitted

County of Wellington Planning and Development Department



Jessica Rahim
Senior Planner

Appendix 1

**THE CORPORATIONS OF THE
TOWNSHIP OF WELLINGTON NORTH
BY-LAW NUMBER XXX-24
BEING A BY-LAW TO AMEND BY-LAW 66-01, BEING A 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 66-01; as amended pursuant to the Sections 34 and 36 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 3 of By-law 66-01 is amended by amending the site specific zoning on lands described as Part of Park Lot 1, West Side of Main Street and East Side of Foster Street, Plan of the Town of Mount Forest, geographic Town of Mount Forest, Township of Wellington North, County of Wellington, as shown on Schedule A and attached to and forming part of this Bylaw.

2. That Section 32 Exception Zone 2- Mount Forest be updated with the following:

32.xxx 391 Main St. N	MU2-x	Notwithstanding any other Section of the By-law to the contrary, the lands zone MU2-x shall be subject to the following regulations: i. Minimum Lot Area 4972 m ²
--------------------------	-------	---

3. THAT except as amended by this by-law, the land shown on the attached Schedule A shall be subject to all applicable regulations of the Zoning By-law 6601, as amended. 4. THAT this By-law shall coming 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 the Section 34(30) and (31) of the Planning Act R.S.O., 1990, as amended.

READ FIRST, SECOND AND THIRD TIME THIS _____ DAY OF _____, 2024.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

Tammy Pringle

From: Karren Wallace
Sent: May 14, 2024 10:48 AM
To: Tammy Pringle
Subject: FW: County comments for ZBA08.24 WT Land Corp (St Johns Evangelical)

Karren Wallace
Director of Legislative Services/Clerk
515-848-3620 ext 4227

From: planning@grey.ca <planning@grey.ca>
Sent: Tuesday, May 14, 2024 9:30 AM
To: Karren Wallace <KWallace@wellington-north.com>
Subject: County comments for ZBA08.24 WT Land Corp (St Johns Evangelical)

County comments for ZBA08.24 WT Land Corp (St Johns Evangelical)



Hello Wellington North,

Please see below for the County comments for Zoning application ZBA08.24 WT Land Corp (St Johns Evangelical) - St. John's Evangelical Lutheran Church Trustees.

County Planning staff have reviewed the subject application and have no comments.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Derek McMurdie



Restricted Land Use Notice No Prohibition or Risk Management Plan Requirement

Issued under the *Clean Water Act*, Section 59 (2) (a)

Notice Number: WN-S59-24-004

Description and Date of Application/Supporting Documents: Zoning By-law application, May 10, 2024 / Application, Drawings, WHPA Map

Applicant: Josh Martino

Email: josh@wtlandlp.com

Roll Number: 234900000415201

WHPA: WHPA-B **Vulnerability Score:** 8 **Threats:** Handling Of A Dense Non Aqueous Phase Liquid (DNAPL), Storage Of A Dense Non Aqueous Phase Liquid (DNAPL)

Property Address: 391 Main St N **Town:** Wellington North

Municipality: Township of Wellington North **Province:** Ontario

Postal Code: N0G 2L1

Source Protection Plan: Saugeen Valley **Drinking Water System:** Mount Forest

Property Owner Information

Name: St. Johns Evangelical Lutheran Church Trustees

Mailing Address: 146 Sligo Road West

Town: Mount Forest

Province: Ontario **Postal Code:** N0G 2L1



WELLINGTON
Source Water
PROTECTION
wellingtonwater.ca

This Notice is being issued under subsection 59 2(a) of the Clean Water Act, 2006 and was prepared in response to an Application (as described above under Description / Supporting Documents) received for the property that is identified above. One or more of the land uses proposed to be engaged in, at the above noted property, has been designated as a restricted land use under Section 59 of the *Clean Water Act* and the application is either for a provision of the *Planning Act* prescribed under Section 62, Ontario Regulation 287/07 of the *Clean Water Act* or for a building permit under the *Ontario Building Code*.

The Application was reviewed in accordance with the *Clean Water Act* and the Saugeen Valley Source Protection Plan as amended. Based on the information submitted as part of the Application, Section 57 (Prohibition) or Section 58 (Risk Management Plan) of the *Clean Water Act* **do not** apply, at this time, to the activities outlined in the Application for the above referenced property.

Rationale: This Notice pertains to a Zoning By-law application submitted for 391 Main St N. Based on the application and submitted documents, the activities proposed at the subject property would not be considered a significant drinking water threat, therefore neither Section 57 nor 58 of the *Clean Water Act* apply. A Section 59 2 (a) Notice to proceed is being provided. Although this proposal is for a residential development, it should be noted that additional Notices may be required for future applications, if the property is to remain mixed-use.

- This Notice is only effective as it relates to the above referenced Application
- Any change to the information submitted under the Application nullifies this Notice, unless otherwise permitted by the Risk Management Official.
- This Notice is not valid for any subsequent approvals under the *Planning Act* or building permits under the *Ontario Building Code* for the property. Further Section 59 notices will be required for subsequent applications at the property and a risk management plan may be required.
- Pursuant to Section 53 (3), Ontario Regulation 287/07 under the *Clean Water Act*, this notice, once issued, is a public document. All information submitted for development



of this notice is subject to the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).

This Notice has been issued under the Authority of the Risk Management Official appointed for the Township of Wellington North under by-law 49-16. This Notice has been issued in accordance with the *Clean Water Act*, 2006, Section 59, Ontario Regulation 287/07 and the Saugeen Valley Source Protection Plan as amended.

If you require further information, please contact the undersigned.

Signature:

Date: 2024/05/23

Kyle Davis, Risk Management Official
519-846-9691 ext 362
kdavis@centrewellington.ca

Attachment(s): WHPA Map(s)

Wellington Source Water Protection is a municipal partnership between Township of Centre Wellington | Town of Erin | Guelph / Eramosa Township | Township of Mapleton | Town of Minto | Township of Puslinch | Township of Wellington North | County of Wellington. The purpose of the Clean Water Act is to protect existing and future sources of drinking water.



Legend

- Parcels: [White box]
- Roads:
 - Local Road: [Thin grey line]
 - County Road: [Thin blue line]
 - Highway: [Thick red line]
- Well Locations:
 - Existing: [Blue circle]
 - Proposed: [Red circle]
- Issue Contributing Area:
 - Chloride: [White box with black border]
 - Nitrate: [White box with black border]
 - Sodium: [White box with black border]
 - TCE: [White box with black border]
- Wellhead Protection Area:
 - A: [Thick black line]
 - B: [Thin black line]
 - C: [Thin grey line]
 - D: [Thin red line]
- Vulnerability Score:
 - 10: [Red box]
 - 8, D, 8, C: [Orange box]
 - 2, 4, 6 (A, B or C): [Yellow box]
 - 2, 4, 6, D; 2, 4, D; 2, 4, 6 (D); 4, D; 6: [Light green box]
- HVA: [Blue hatched box]
- RoadsLookup: [Blue hatched box]

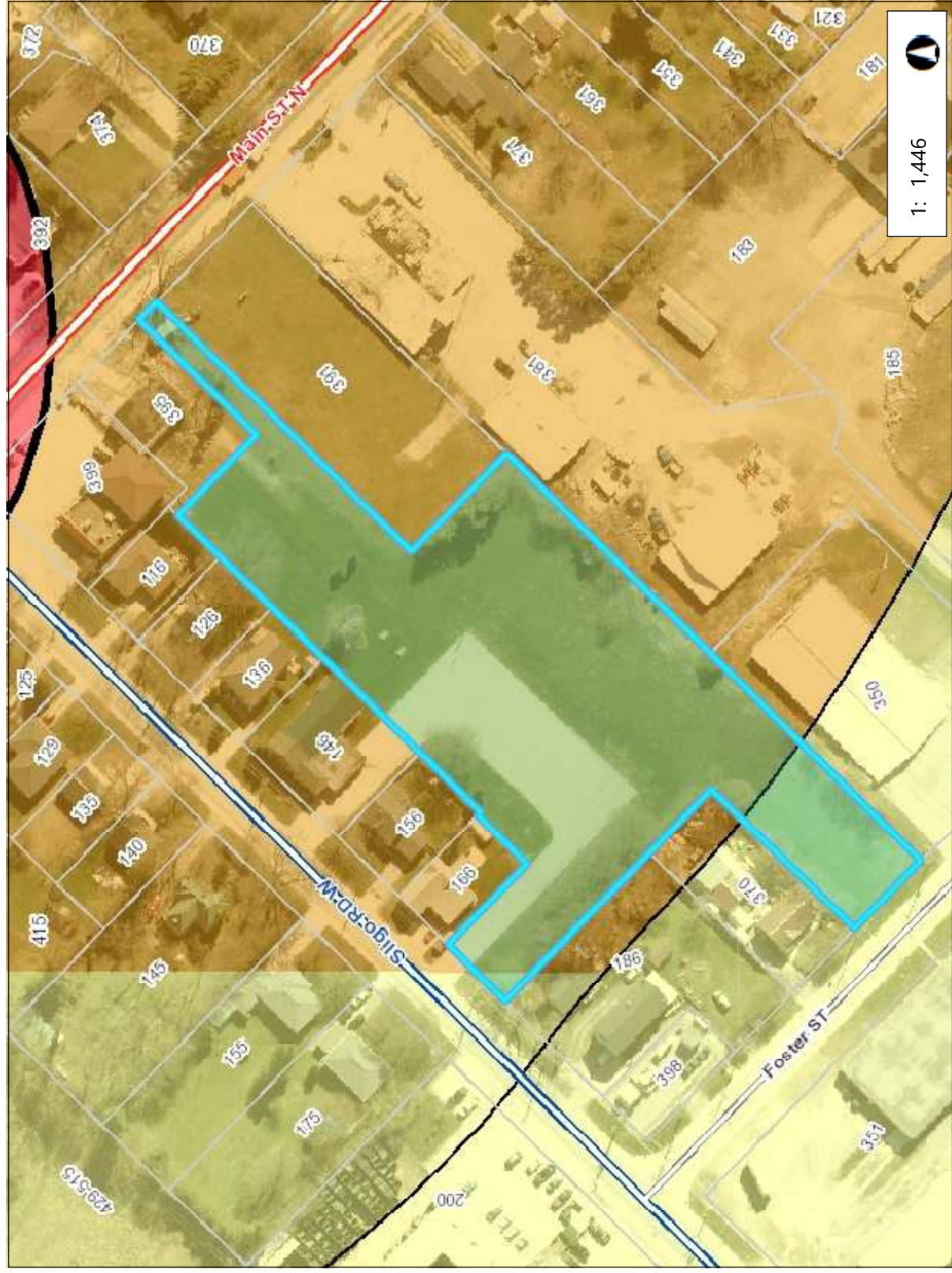
Notes

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.

Produced using information under license with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

391 Main Street North, Mount Forest



0.1 Kilometers



WGS_1984_Web_Mercator_Auxiliary_Sphere
Includes material © 2022 of the Queen's Printer for Ontario. All rights reserved.