

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING MINUTES JUNE 3, 2024 AT 2:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING
<https://www.youtube.com/watch?v=PJP-ybIW4jQ>**

Members Present: Mayor: Andrew Lennox
Councillors: Sherry Burke (via zoom) 2:08 p.m.
Steve McCabe
Penny Renken

Members Absent: Councillor: Lisa Hern

Staff Present:

Chief Administrative Officer:	Brooke Lambert
Director of Legislative Services/Clerk:	Karren Wallace
Deputy Clerk:	Catherine Conrad
Executive Assistant to CAO:	Tasha Grafos
Director of Finance:	Jeremiah Idialu
Human Resources Manager:	Amy Tollefson
Chief Building Official:	Darren Jones
Senior Project Manager:	Tammy Stevenson
Manager Community & Economic Development:	Mandy Jones
Recreation Service Manager:	Tom Bowden
Director of Fire Services:	Chris Harrow
Manager of Development Planning:	Curtis Marshall
Senior Planner:	Jessica Rahim
Drainage Engineer:	Neal Morris

CALLING TO ORDER

Mayor Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

None

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.

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

CORRESPONDENCE FOR COUNCIL'S REVIEW

Derek McMurdie, Planning Department, Grey County

- Email dated May 14, 2024 (No Objection)

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)

Saugeen Valley Conservation Authority

- Correspondence dated June 3, 2024 (No objection)

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

Dana Kieffer, Cobide Engineering, Applicant's Agent, provided an outline of the proposal.

COMMENTS/QUESTIONS FROM COUNCIL

Request clarification on entrance on Foster Street – no.

Request clarification on entrance on Main – new ten unit will have access separate from existing 33 unit.

Request clarification on emergency vehicle access - enough room.

Request clarification on new 10 units creating an encroachment issue – no.

Buffering and zoning by-law provisions will be met through site plan.

Amenity area will be grass and an area for gazebo and picnic area, not part of stormwater management plan.

ADJOURNMENT

RESOLUTION: PM-2024-006

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Public meeting of June 3, 2024 be adjourned at 2:22 p.m.

CARRIED

DocuSigned by:

MAYOR

DocuSigned by:
Karren Wallace
CLERK