

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING MINUTES JULY 8, 2024 AT 2:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING
<https://www.youtube.com/watch?v=d2ahbZjeo-s>**

Members Present: Mayor: Andrew Lennox
Councillors: Sherry Burke
Lisa Hern (via Zoom)
Steve McCabe
Penny Renken

Staff Present:

Chief Administrative Officer:	Brooke Lambert
Director of Legislative Services/Clerk:	Karren Wallace
Deputy Clerk:	Catherine Conrad
Director of Finance:	Jeremiah Idialu
Human Resources Manager:	Amy Tollefson
Chief Building Official:	Darren Jones
Senior Project Manager:	Tammy Stevenson
Manager of Transportation Services:	Dale Clark
Manager Community & Economic Development:	Mandy Jones
Economic Development Officer:	Robyn Mulder
Community Development Coordinator:	Mike Wilson
Recreation Service Manager:	Tom Bowden
Director of Fire Services:	Chris Harrow
Deputy Fire Chief:	Callise Loos
Senior Planner:	Jessica Rahim

CALLING TO ORDER

Mayor Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

Councillor Burke declared an indirect pecuniary interest with Application A11/24 Shirley and Reg Small as her employer had prepared appendices to the application.

OWNERS/APPLICANT

ZBA 10/24 Clark Brothers Contracting Ltd.

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Plan Crown Svy Part Park Lots 1 and 2, S Macaulay St, RP;61R20566, Part 1. with a civic address of 510 Eliza St, Arthur, Wellington North. The subject property is approximately 2.04 ha (5.04 ac).

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone the subject lands from Industrial (M1) to a Site Specific Industrial (M1-x) Zone to facilitate the construction of a ready-mix concrete plant and recognize a reduced lot frontage. Additional relief may be considered at this meeting.

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 June 13, 2024.

PRESENTATIONS

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

- Planning Report dated June 28, 2024

Teeswater Concrete Presentation

- Ron Davidson, Ron Davidson Land Use Planning Consultant Inc – Planning Justification Report
- Matt Nelson, GEI Consultants – Site Servicing, ECA and Concrete Ontario Audit Process
- Slavi Grozev, RWDI Consulting Engineers and Scientists – Noise Expert
- Sarah Pellat, RWDI Consulting Engineers and Scientist – Air Quality Expert
- Aaron Armstrong, Teeswater Concrete

CORRESPONDENCE FOR COUNCIL'S REVIEW

Jessica Conroy, Resource Planner, grand River Conservation Authority

- Email dated June 26, 2024 (No Objection)

John M. Alati, Davies Howe, correspondence dated July 8, 2024

- Written submissions of North Arthur Developments Inc. (Cashet), opposing application

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

No comments or questions from the floor.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor McCabe inquired about the projected yearly output. Mr. Armstrong stated they believe it will be economically sustainable and are proposing a year-round plant. They currently serve Arthur with their other plants. This will cut down on the amount on the roads and be closer to the market.

Councillor Burke asked if there will be haul routes similar to gravel pits. Mr. Armstrong commented that it will depend on where it is being delivered. Aggregate coming into the site would not be going through town.

Councillor Renken inquired how many employees and the number of trucks there will be. Mr. Armstrong responded that there will be five to eight ready-mix trucks, a full-time loader operator, and a full-time plant manager. There is room on the site for

some licenced mechanics and apprentices. There could be upwards of ten to twelve employees to start and they hope to grow as the market grows.

Councillor Burke left the meeting as she had previously declared an indirect pecuniary interest with Application ZBA 11/24 Shirley & Reg Small.

OWNERS/APPLICANT

ZBA 11/24 Shirley & Reg Small

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Concession 12 Part Lot 2 with a civic address of 9598 Lover's Lane, Wellington North. The subject property is approximately 19.31 ha (47.73 ac) in size.

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. This rezoning is a condition of severance application B13/24, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 0.41 ha (1.01 ac) rural residential parcel with an existing dwelling and shed. A 18.9 ha (46.72 ac) vacant agricultural parcel will be retained. Additional relief may be considered at this meeting.

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 June 14, 2024.

PRESENTATIONS

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

- Planning Report dated June 28, 2024

CORRESPONDENCE FOR COUNCIL'S REVIEW

Vivian Vanceeder, Environmental Planning Technician, Saugeen Conservation

- Letter dated March 25, 2024 RE: Severance B13-24 (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 COMMENTS/QUESTIONS

Gary Williamson, Applicant's Agent, was present to answer questions and provided background information regarding the application

COMMENTS/QUESTIONS FROM COUNCIL

No comments or questions from Council.

Councillor Burke returned to the meeting.

ADJOURNMENT

RESOLUTION: PM-2024-007

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Public meeting of July 8, 2024 be adjourned at 2:42 p.m.

CARRIED

Signed by:

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MAYOR

DocuSigned by:
Karren Wallace
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CLERK