

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING AGENDA SEPTEMBER 9, 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/86136002478>

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: 861 3600 2478

**PAGE
NUMBER**

CALLING TO ORDER

DISCLOSURE OF PECUNIARY INTEREST

ZBA 14/24 5053745 Ontario Inc.

ZBA 17/24 Peter & Elaine Ballinger

OWNERS/APPLICANT

ZBA 14/24 5053745 Ontario Inc.

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Part of Park Lot 3 S/S Birmingham St and currently has access from Wellington St E, Mount Forest, Township of Wellington North. The subject property is approximately 1.95 ha (4.83 ac) in size. *The location is shown on the map attached.* 4

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone the subject lands from Future Development (FD) and Medium Density Residential (R2) to High Density Residential Site Specific (R3-X) Zone to facilitate the construction of an 88-unit stacked townhouse development. Site specific zoning is requested to provide relief from the minimum lot area, lot frontage, rear yard setback, interior side yard setback, and distance between cluster townhouses, as well as the maximum number of attached units in a row. 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 August 16, 2024.

PRESENTATIONS

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

- Planning Report dated August 30, 2024 5

CORRESPONDENCE FOR COUNCIL'S REVIEW

Danielle Fisher, Source Protection Coordinator, Wellington Source Water Protection

- Memorandum dated August 20, 2024 (No Objections) 12

Harry Engel

- Letter dated August 23, 2024 (Objection) 16

Michael Oberle, Environmental Planning Coordinator, Saugeen Conservation

- Letter dated August 27, 2024 (No Objection) 17

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

OWNERS/APPLICANT

ZBA 17/24 Peter & Elaine Ballinger

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Concession 5 S Part Lot 9 with a civic address of 8384 Line 4. The subject property is approximately 40.8 ha (100.8 ac) in size. *The location is shown on the map attached.* 19

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone a portion of 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 B38/24, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 1.6 ha (3.9 ac) rural residential parcel with an existing dwelling and sheds. A 39.2 ha (96.8 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 August 15, 2024.

PRESENTATIONS

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

- Planning Report dated August 30, 2024 20

CORRESPONDENCE FOR COUNCIL'S REVIEW

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated August 27, 2024 (No Objections) 25

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

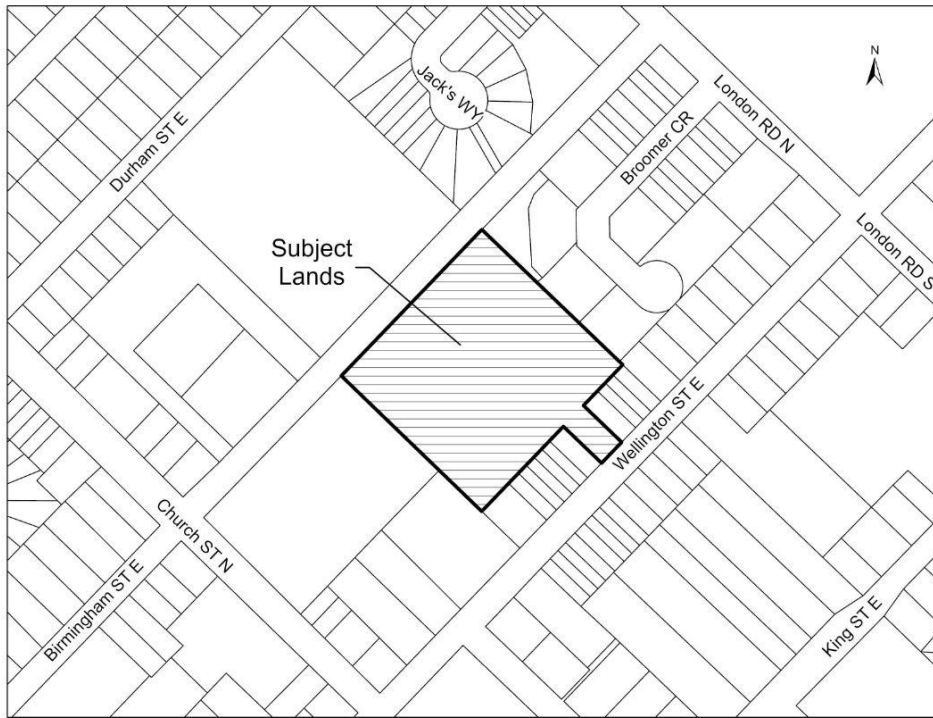
COMMENTS/QUESTIONS FROM COUNCIL

ADJOURNMENT

Recommendation:

THAT the Public meeting of September 9, 2024, be adjourned at

WELLINGTON STREET EAST – 5053745 ONTARIO INC.





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

DATE: August 30th, 2024
TO: Darren Jones, CBO
Township of Wellington North
FROM: Jessica Rahim, Senior Planner
County of Wellington
SUBJECT: **2574574 Ontario Inc. (Wilson Developments)**
Part Park Lot 3, S/S Birmingham St RP 61R21979, Part 4, Mount Forest
Zoning By-law Amendment (ZBA 14/24)

Planning Summary

The purpose of this zoning amendment is to rezone the subject lands from Future Development (FD) and Medium Density Residential (R2) zone to High Density Residential Site Specific (R3-X) zone to permit an 88-unit stacked townhouse development. Site specific zoning is requested to provide relief from the minimum lot area, lot frontage, rear yard setback, interior side yard setback, distance between cluster townhouses, as well as the maximum number of attached units in a row.

The purpose of this report is to provide the Township with an overview of the proposed Zoning By-law amendment 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 Council's consideration.

INTRODUCTION

The land subject to the proposed amendment is described as Part of Park Lot 3 S/S Birmingham St. RP 61R21979, Part 4, Mount Forest. The subject property is approximately 1.96 ha (4.84 ac) in size. The location of the property is shown on Figure 1. The subject property is currently vacant with all structures since removed from the 2020 aerial view.

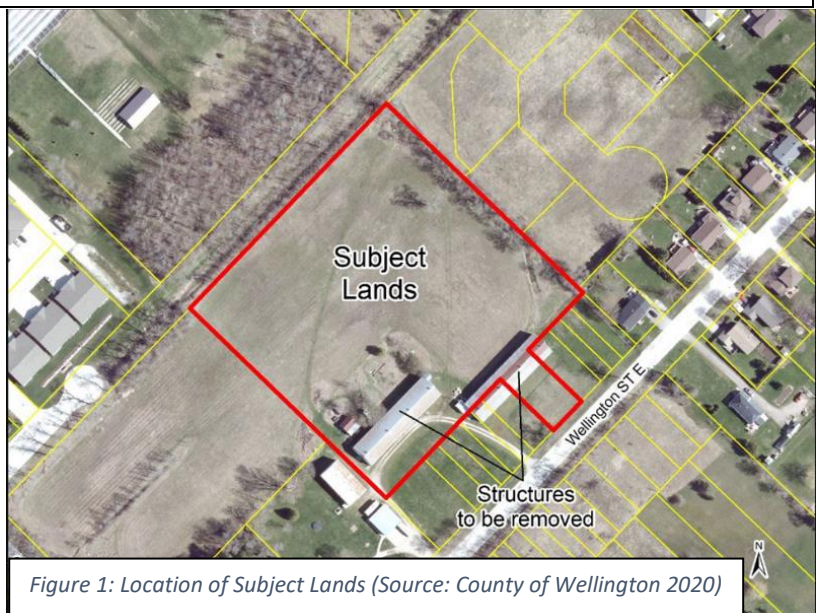


Figure 1: Location of Subject Lands (Source: County of Wellington 2020)

PROPOSAL

The purpose of this zoning amendment is to rezone the subject lands from Future Development (FD) and Medium Density Residential (R2) zone to High Density Residential Site Specific (R3-X) zone to permit an 88-unit stacked townhouse development. Site specific zoning is requested to provide relief from the minimum lot area, lot frontage, rear yard setback, interior side yard setback, distance between cluster townhouses, as well as the maximum number of attached units in a row. A copy of the proposed site plan is shown in Figure 2.

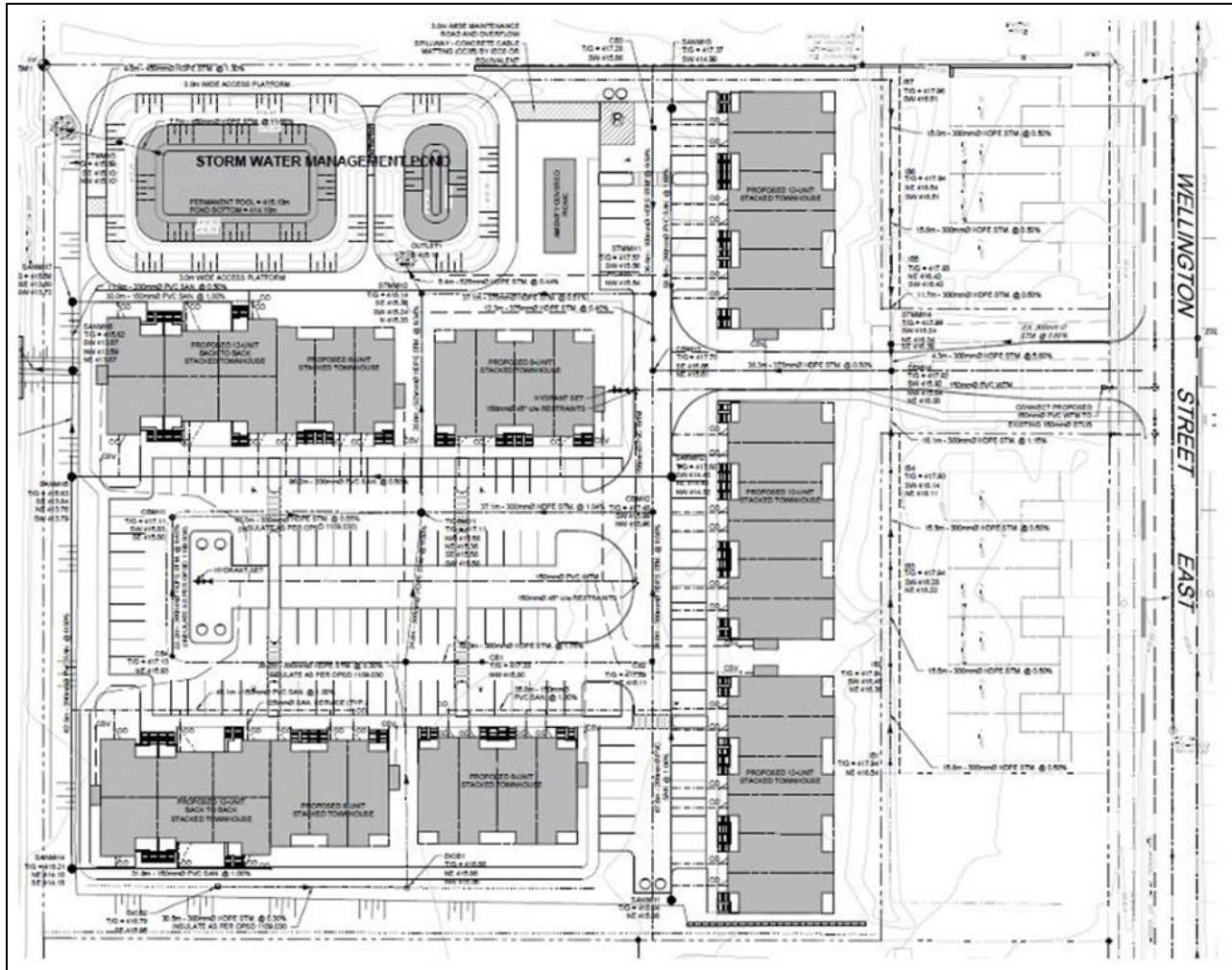


Figure 2: Proposed Site Plan prepared by Cobide Engineering Inc., August 2024.

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 Report prepared by Cobide Engineering Inc.
- A Preliminary Stormwater Management Report prepared by Cobide Engineering Inc.
- A Transportation Impact Study prepared by Paradigm Transportation Solutions Limited

PROVINCIAL POLICY STATEMENT (PPS)

The subject lands are located within the settlement area of Mount Forest. Section 1.1.3.1 of the Provincial Policy Statement states that settlement areas such as Mount Forest “*shall be the focus of growth and development.*” Settlement areas are encouraged to include a mix of densities and land uses.

Section 1.1.3.2 states “land use patterns within settlement areas shall be based on densities and a mix of land uses which b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion”

Section 1.1.3.4 states “Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding and mitigating risks to public health and safety”.

A PLACE TO GROW

The Growth Plan for the Greater Golden Horseshoe (GGH) provides growth management policy direction for the GGH, which includes Wellington County. All planning decisions are required to conform to the applicable policies and provisions of the Growth Plan.

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.

Section 2.2.1.4 of the Plan seeks to achieve a complete community including a diverse mix of land uses and provide for a more compact built form and vibrant public realm.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated RESIDENTIAL within the Primary Urban Centre of Mount Forest and located within a defined “Greenfield Area.”

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 encourage more efficient use of land through increased densities in designated Greenfield areas of urban centres.

Section 4.4.3 of the Official Plan encourages intensification in urban centres and further states in subsection a) that the plan supports increased densities in newly developing greenfield areas with a broad mix of housing types.

Urban Centres

Section 7.5.1 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 Designation

The policies of Section 8.3.2 of the Official Plan set 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”.

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. Stage 2 is identified as the second priority area for development in Mount Forest.

Planning Staff note the subject lands are located within Stage 2 of the WNCGP Development Stages mapping for Mount Forest and will contribute to the proposed intensification targets outlined above. Stage 2 is identified as the second priority area for development in Mount Forest.

WELLINGTON NORTH ZONING BY-LAW

The subject lands are primarily zoned Future Development (FD) with a small portion along the frontage of Wellington St E is zoned Medium Density Residential (R2) Zone.

The applicant is requesting to rezone to High Density Residential Site Specific (R3-X) to facilitate the construction of an 88-unit stacked townhouse development. The site specific provisions propose relief to

permit reductions in lot area, lot frontage, rear yard setback, interior side yard setback, distance between cluster townhouses and an increase in the number of attached units in a row.

According to the Township Zoning By-law definitions, “Stacked townhouses shall follow the same provisions as a cluster townhouse”.

The following relief is being requested:

Zone	R3 Cluster Townhouse: (Section 13.2.2)	Required	Proposed	Difference
R3-X	LOT AREA, Minimum	a) 1,393.5 m ² (15,000 ft ²) for the first four units b) 264.8 m ² (2,850.4 ft ²) for each additional unit thereafter = 22, 243.2 m ²	19, 554 m ² (210, 477 ft ²)	2,689.2 m ² (28, 946.3ft ²)
	LOT FRONTAGE, Minimum	20.1 m (66 ft)	19.69 m (64.59 ft)	0.41 m (1.34 ft)
	REAR YARD, Minimum	7.6 m (24.9 ft)	7.54 m (24.73 ft)	0.06 m (0.19 ft)
	INTERIOR SIDE YARD, Minimum	6.0 m (19.7 ft)	4.32 m (14.17 ft)	1.68 m (5.51 ft)
	MAXIMUM NUMBER OF ATTACHED UNITS IN A ROW	6 (12 units)	18	6
	DISTANCES BETWEEN CLUSTER TOWNHOUSES	c) A minimum distance of 3 m (9.8 ft.) shall be maintained between any side of a residential townhouse block and any side of the same or another block.	2.58 m (8.46 ft)	0.42 m (1.37 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 and 75 units per hectare (30 units per acre) for apartments.	The proposed townhouse development (stacked and cluster) is to be built with a total of 88 units on a 1.96 ha (4.84 ac) (45 units per ha).

<p>b) The design is compatible with existing or future development on adjacent properties</p>	<p>Adjacent land uses include Residential and vacant Future Development lands along Wellington St E and Birmingham St E. The surrounding properties include low/medium density residential in the form of single detached and a mix of townhouse dwellings (cluster, stacked and street townhouses).</p> <p>Planning Staff note that there are various larger vacant lots designated residential in the immediate area that have potential to be developed on in the future. The proposed townhouses are compatible with existing and future development in the area.</p>
<p>c) The site has a suitable size and shape to accommodate the development and required infrastructure</p>	<p>The subject lands are 1.96 ha (4.84 ac) in size with approximately 19.69 m (64.59 ft) of frontage onto Wellington St. E.</p> <p>The applicants are requesting relief for a reduced lot area, however there is still adequate space for landscaping, parking, amenity area, proper drainage etc. on the site. Staff have no concerns and consider the lot suitable in size and shape for the proposed cluster/stacked townhouse development.</p>
<p>d) Adequate services are available</p>	<p>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.</p>
<p>e) In built boundary, medium density is encouraged to be located on major roadways and arterial roads</p>	<p>The subject property is not within a built boundary area.</p>
<p>f) In greenfield areas, medium density townhouses are encouraged to be located on major roadways and arterial roads</p>	<p>The property is located on Wellington St E in Mount Forest which is considered a collector's road. The traffic impact study submitted in support of the application indicates that a second access of Birmingham St E. is not required for the proposed development.</p>
<p>g) Appropriate zoning is provided</p>	<p>The property is proposed to be zoned High Density Residential Site Specific (R3-X). The R3 zone provides standards for cluster/block townhouses. Site specific standards have been proposed and are being reviewed by Planning Staff.</p>

Traffic

A Transportation Impact Study (TIS) prepared by Paradigm Transportation Solutions Limited dated August 2021 has been submitted in support of the application. An addendum letter dated August 2024 has been submitted to confirm that the traffic operational analysis and conclusions remain valid despite the change in the development concept resulting in 18 additional units.

Vehicle access will be through a 9 m wide entrance off Wellington St, E. The TIS further confirmed that “including the projected traffic, the intersection of Wellington Road E and London Road will continue to operate at acceptable levels and a second access to Birmingham St. E. is not required.” Planning Staff note that the study will be reviewed by the Township Engineer, Township Fire Department and the County of Wellington Roads Department.

Stormwater Management

A Preliminary Stormwater Management Report prepared by Cobide Engineering Inc dated August 2024 has been submitted in support of the application.

The report summarizes that “The majority of the runoff will be conveyed to the proposed stormwater management facility located in the northeast corner of the development. The facility will be designed to provide both quantity and quality control.” The report also confirms that predevelopment flows can be maintained.

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.

Site Plan Approval

The proposed development is subject to site plan approval. A preliminary site plan has been submitted in support of the application. Planning Staff note that the site plan application will provide the opportunity for a more detailed review of the design of the site. Such matters as buffering, fencing, drainage, grading, snow storage, parking, traffic impacts, lighting etc. will be reviewed in greater detail.

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



08/20/2024

Memorandum

To: Tammy Pringle – Development Clerk, Township of Wellington North

Cc: Darren Jones – Chief Building Official, Township of Wellington North
Curtis Marshall – Manager of Development Planning, County of Wellington

From: Danielle Fisher – Source Protection Coordinator, Wellington Source Water Protection

**RE: 2349000002023100000, (461) Wellington Street East, Mount Forest
Township of Wellington North
Zoning By-law: 14/24 and Presubmission for Site Plan Control**

Wellington Source Water Protection (WSWP) staff have had the opportunity to review the submitted documents in support of the above noted applications.

Based on our review of the submitted documents, WSWP have no objections to the proposed **Zoning By-law Application** receiving draft approval subject to the following requirements and conditions:

- 1) Pursuant to the *Clean Water Act*, there is no Notice required for this proposal. It should be noted that if the nature of the development changes, Section 59 Notices may apply.
- 2) That the owners or their agents submit the following plans, reports and/or documentation to the satisfaction of the Township Risk Management Official:
 - a) The completion of the Drinking Water Threats Screening Form.

The following conditions and comments are requested to be considered as part of the **Site Plan Control Application**, if not satisfied prior to application approval:

- b) A Salt Management Plan to manage winter maintenance activities;
- c) A liquid fuel handling / storage and spill response procedure for construction;
- d) Documentation of any Provincial Approvals (ECA, PTTW, etc.) subject to the proposal; and
- e) Documentation of any transport pathway proposed for the development.

It is outlined in the submitted documents that this development will significantly increase the imperviousness of the site and such, decrease the overland recharge potential on site. The applicant has noted this and provided mitigation and LID measures that should positively contribute to groundwater recharge. Specifically, LID measures such as directing downspouts to grassed areas is proposed, which is our preference, given the entire site is located within a Significant Groundwater Recharge Area.

Township of Wellington North
c/o Wellington Source Water Protection
Risk Management Office, 1 MacDonald Square, Elora, ON, N0B 1S0
1-844-383-9800 sourcewater@centrewellington.ca wellingtonwater.ca



Regarding the Stormwater Management Pond, please discuss in future submissions if it will be constructed with an impermeable liner, and if not, rationale as to why it is being omitted. Given that the SWN pond is to receive runoff from the parking lot and paved areas, our concern is that salt laden waters could negatively contribute to groundwater recharge.

For more information, please contact sourcewater@centrewellington.ca.

Sincerely,

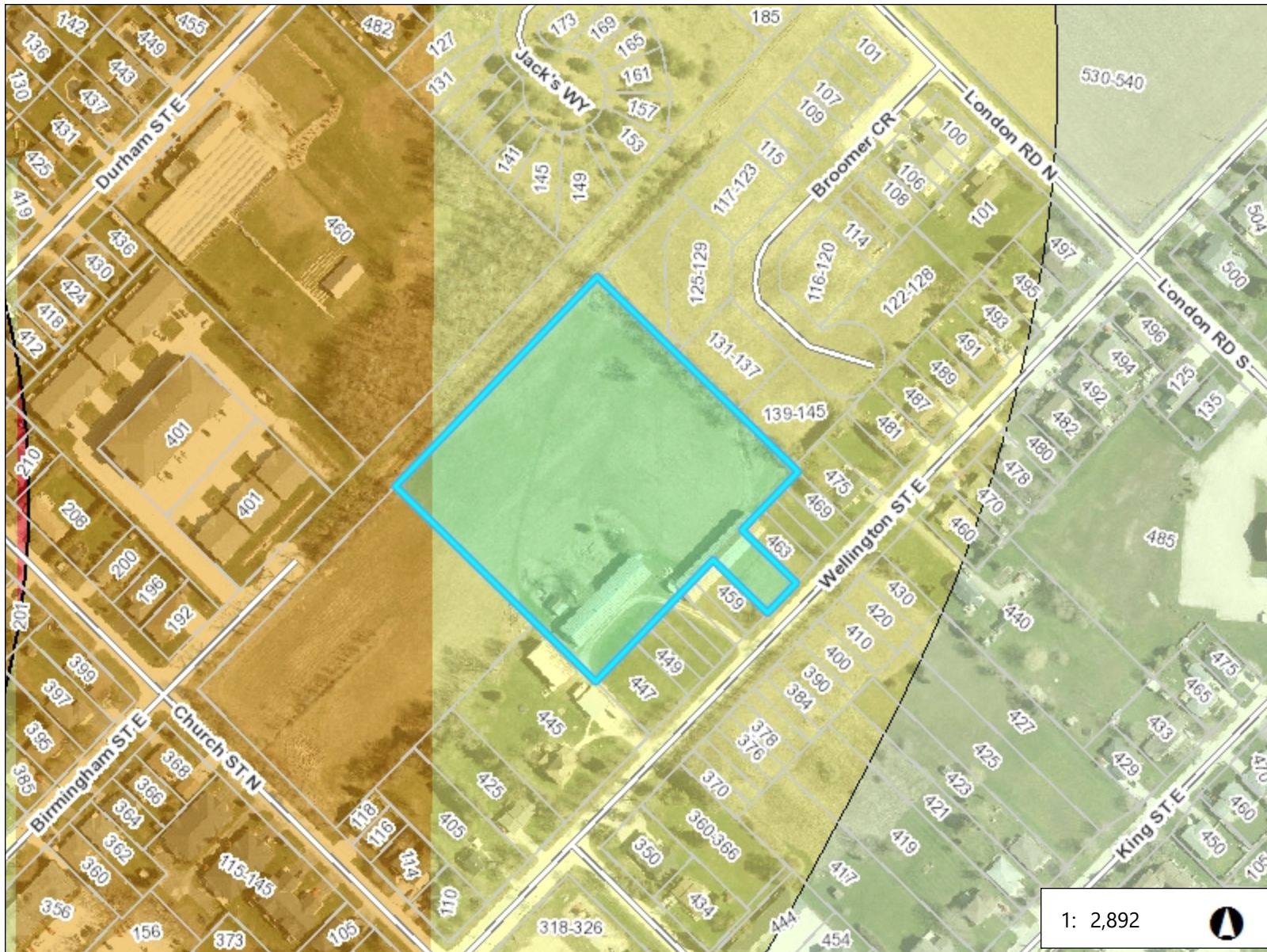
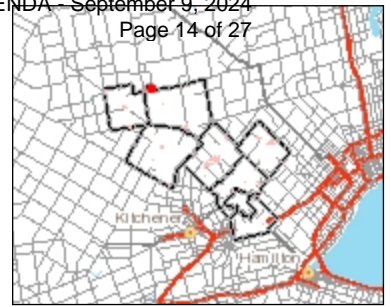
2024/08/20

Danielle Fisher
Source Protection Coordinator
519-846-9691 ext 236
dfisher@centrewellington.ca

Attachments: Drinking Water Threats Screening Form
WHPA Map



2349000002023100000, Mount Forest



Legend

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

1: 2,892



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Notes



2349000002023100000, Mount Forest - SGRA



Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- Well Locations**
 - Existing
 - Proposed
- SGRA
- RoadsLookup

1: 2,892



0.1 0 0.07 0.1 Kilometers



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WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

Notes

August 23, 2024

Letter of concern

To: Tammy Pringle, Township of Wellington North Development Clerk

From: Harry Engel, 470 Wellington St.E. Mount Forest

Re: Meeting to consider amendments to comprehensive zoning by-law 66-01,
application # ZBA 14/24.

Greetings to Mayor Lennox and council members,

My apologies for not being able to attend this meeting in person.

Upon receiving the notice for the proposed amendment to change the existing medium density zoning to high density I have some concerns.

The purpose of zoning by-laws is to flow with a community's master plan for future development and managing current land use. It is there to protect us from conflicting and possibly harmful land use. I am thankful for the process in place that allows us as community members to question when these amendments are put forward because it gives all of us opportunity to stand back and look at what these changes could look like from different perspectives.

My concerns and questions to council are:

1. Does this amendment fit with, and stay true to, the master plan?
2. Are you all in agreement that this is what future development of "infill" properties in existing neighborhoods should look like?
3. Have you considered why this property was zoned medium density to begin with? It looks like semi-detached and townhouse units and streets are already permitted under the current zoning?
4. Will approving this request allow for an aesthetic flow of current surrounding development or an abrupt and unattractive change?
5. With the current development on Wellington Street East resulting in significant increase of traffic, has the additional increase in traffic been considered? I understand the new proposed development will also be accessible from Birmingham street?
6. Do we really need an increase in dwelling unit density? What does an "88-unit stacked townhouse" look like anyway? Is this considered the absolute saturation point for dwelling units on a particular parcel of land or will this amendment allow for even greater density development that council may not be comfortable with but will no longer have the power to say no? At what point does development decrease existing property values?

Thank you for considering these questions in your decision making process and thank you for serving in our Township.

Harry



SENT ELECTRONICALLY ONLY (tpringle@wellington-north.com)

August 27, 2024

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

ATTENTION: Tammy Pringle, Development Clerk

Dear Ms. Pringle,

RE: Proposed Zoning By-Law Amendment 14-24
Unassigned civic address, Wellington Street E
Roll No. 234900000202310
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 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 41/24 (SVCA's Prohibited Activities, Exemptions and Permits Regulation). Staff have also provided comments as per our Memorandum of Agreement (MOA) with the County of Wellington representing natural hazards. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018. Finally, we have screened the application to determine the applicability of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the Clean Water Act, 2006.

Purpose

The purpose of the proposed zoning by-law amendment is to rezone the subject lands from Future Development (FD) and Medium Density Residential (R2) to High Density Residential Site Specific (R3-X) Zone to facilitate the construction of an 88-unit stacked townhouse development. Site specific zoning is requested to provide relief from the minimum lot area, lot frontage, rear yard setback, interior side yard setback, and distance between cluster townhouses, as well as the maximum number of attached units in a row. Additional relief may be considered at this meeting.

August 27, 2024

Page 2 of 2

Summary

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. As such, 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 41/24, or to the policies of SVCA at this time, and as such, permission from the SVCA is not required for development on the property.

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.

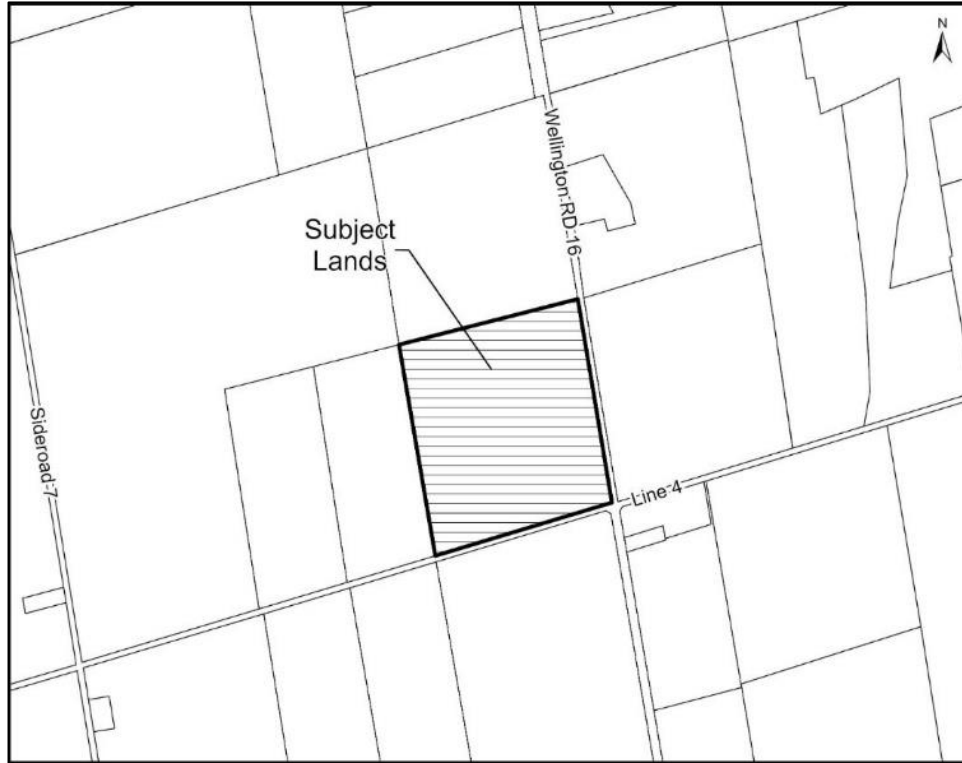
Should questions arise, please do not hesitate to contact this office.

Sincerely,

Michael Oberle
Environmental Planning Coordinator
Saugeen Conservation
MO\

cc: Cobide Engineering Inc., agent (via email)
Karren Wallace, Clerk, Township of Wellington North (via email)
Steve McCabe, SVCA Authority Member for Wellington North (via email)
Darren Jones, CBO, Township of Wellington North (via email)

8384 LINE 4 – PETER & ELAINE BALLINGER





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

DATE: August 30th, 2024
TO: Darren Jones, C.B.O.
Township of Wellington North
FROM: Jessica Rahim, Senior Planner
County of Wellington
SUBJECT: **Peter and Elaine Ballinger**
Concession 5, S Part Lot 9
8384 Line 4, Wellington North
Zoning By-law Amendment (ZBA 17/24)

Planning Opinion

The purpose of this zoning amendment is to prohibit future residential development on the retained agricultural portion of the subject land. This rezoning is a condition of severance application B38/24, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 1.6 ha (3.9 ac) rural residential parcel with an existing dwelling and sheds. A 39.2 ha (96.8 ac) vacant agricultural parcel will be retained.

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 development dwellings.

INTRODUCTION

The land subject to the proposed amendment is described as Concession 5, S Part Lot 9 with a civic address of 8384 Line 4. The subject property is approximately 40.8 ha (100.8 ac) in size. The location of the property is shown on Figure 1.

PROPOSAL

The purpose of the application is to rezone a portion of the subject lands (retained parcel) from Agricultural (A) Zone to a Site Specific Agricultural (A-2) Zone. This rezone the retained agricultural portion of the property to prohibit any future residential

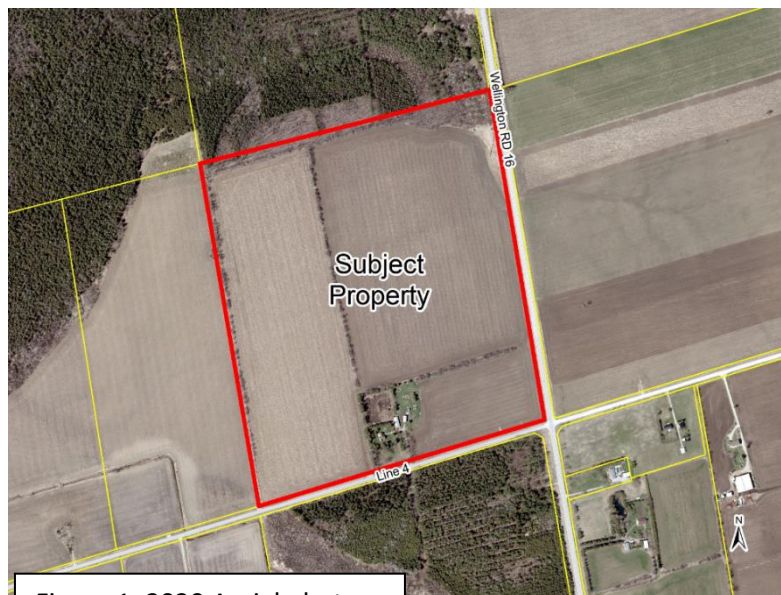


Figure 1. 2020 Aerial photo

application is seeking to

development. This rezoning is a condition of severance application B38/24, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 1.6 ha (3.9 ac) rural residential parcel with an existing dwelling and sheds. A 39.2 ha (96.8 ac) vacant agricultural parcel will be retained.

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. The identified environmental feature includes Significant Wooded Area. Section 10.3.4 of the Official Plan implements the PPS and requires that the vacant parcel of farmland be rezoned to prohibit residential use. 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 primarily zoned Agricultural (A) with a small portion zoned 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 zone, which will restrict any future residential development on the retained agricultural 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, S Part Lot 9 with civic address of 8384 Line 4, Township of Wellington North, as shown on Schedule "A" attached to and forming part of this By-law from: **Agricultural (A) to Agricultural Exception (A-2)**.
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 from the date of passing by Council and come into force in accordance with the requirements of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2024

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2024

_____.

MAYOR

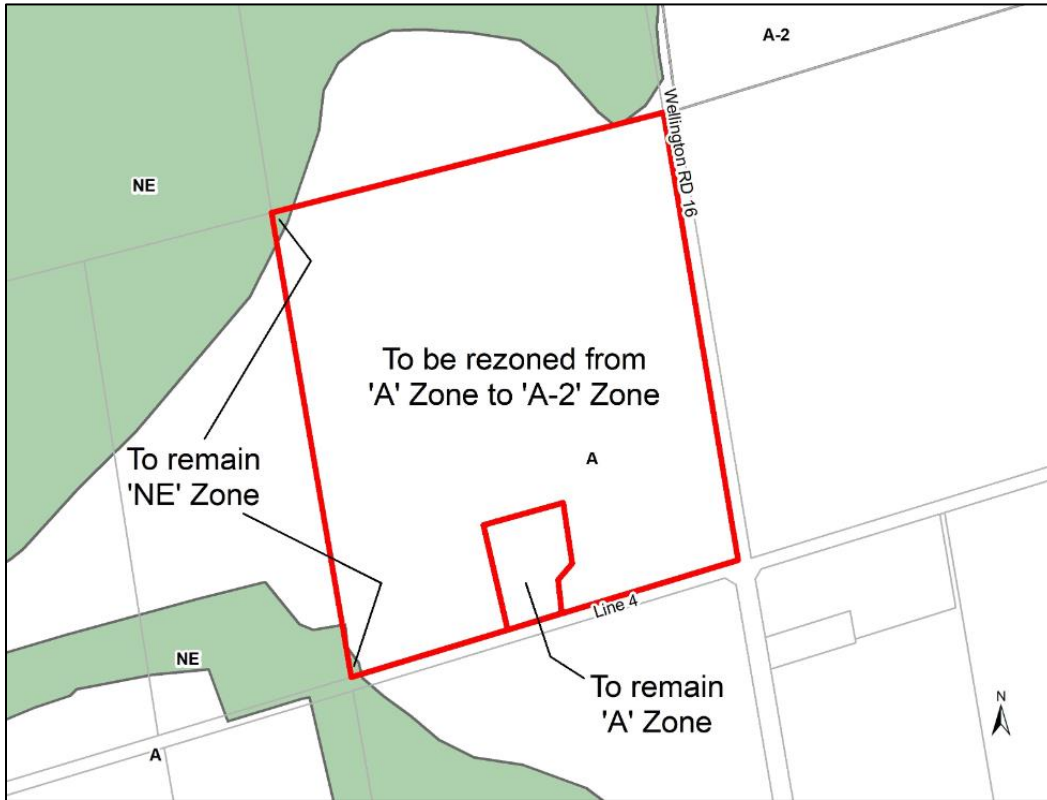
_____.

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule "A"



This is Schedule "A" to By-law _____.

Passed this ____ day of _____ 2024

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION OF THE SUBJECT LANDS is described as Concession 5, S Part Lot 9 with a civic address of 8384 Line 4. The subject property is approximately 40.8 ha (100.8 ac) in size.

THE PURPOSE AND EFFECT of the proposed amendment is to rezone a portion of 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 B38/24, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 1.6 ha (3.9 ac) rural residential parcel with an existing dwelling and sheds. A 39.2 ha (96.8 ac) vacant agricultural parcel will be retained



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

August 27, 2024

via email

GRCA File: ZBA17-24 – 8384 Line 4

Tammy Pringle
Township of Wellington North
PO Box 125, 7490 Sideroad 7 West
Kenilworth, ON N0G 2E0

Dear Ms. Pringle,

Re: Application for Zoning By-law Amendment ZBA 17/24
8384 Line 4, Township of Wellington North
Peter and Elaine Ballinger

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted zoning by-law amendment.

Recommendation

The GRCA has no objection to the proposed zoning by-law amendment.

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 41/24, and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the subject property contains a wetland and the regulated allowance adjacent to the wetland. A copy of GRCA's resource mapping is attached.

Due to the presence of the features noted above, a portion of the subject property is regulated by the GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.

The proposed zone change application will rezone the retained agricultural portion of the property from Agricultural (A) Zone to Site Specific Agricultural (A-2) Zone to prohibit any future residential development. This application is required to satisfy a condition of the related consent application B38-24 and it is understood that no changes to the agricultural uses are proposed. As such, GRCA has no objection to the proposed zoning by-law amendment.

We wish to acknowledge receipt of the applicable plan review fee in the amount of \$465.00 for GRCA's review of the related consent application.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or aherreman@grandriver.ca.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Herreman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

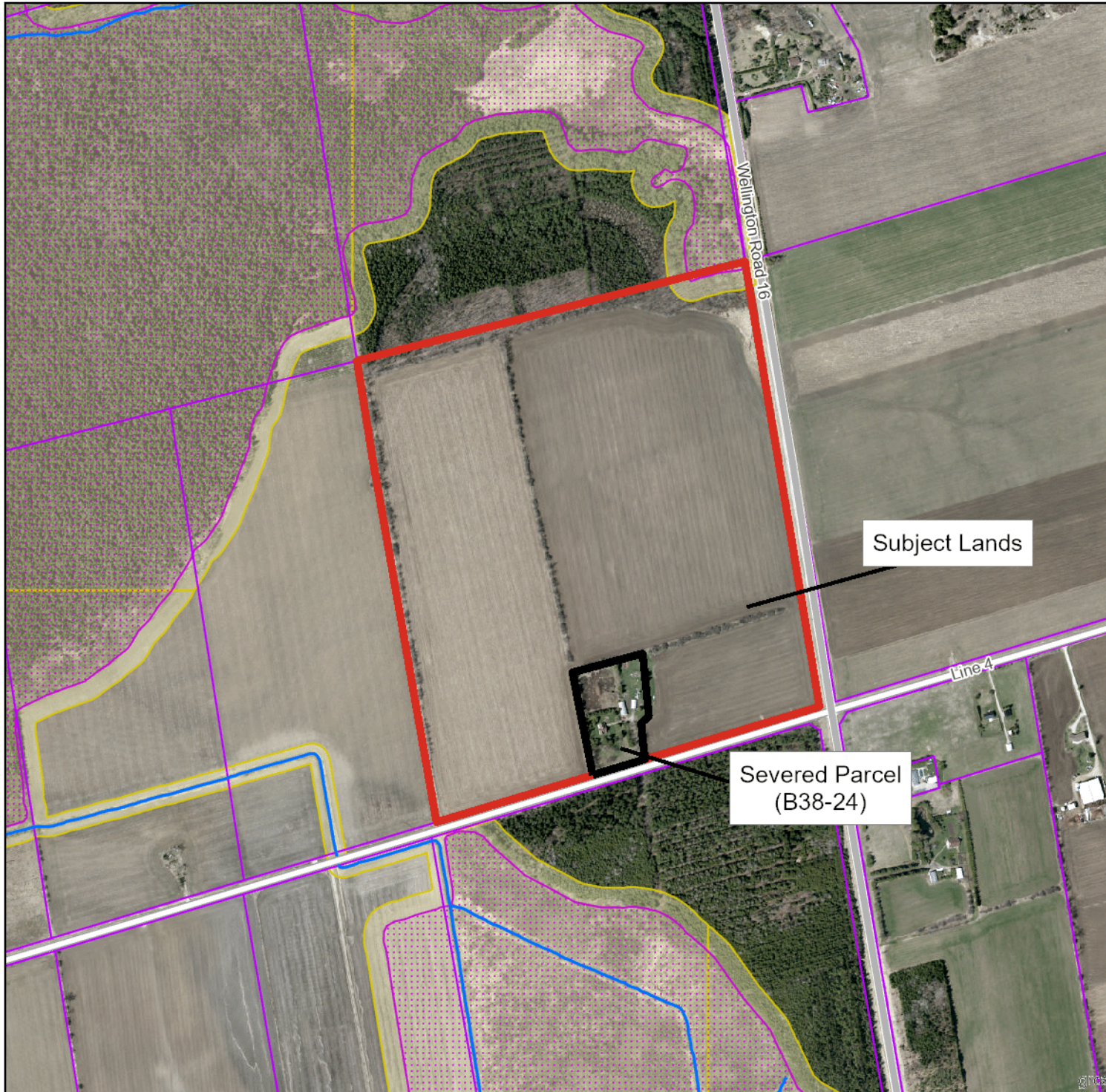
Enclosed: GRCA Mapping

Copy: Peter & Elaine Ballinger (via email)

Jeff Buisman, Van Harten Surveying Inc. (via email)



ZBA17/24 - 8384 Line 4



Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)**
 - Engineered
 - Estimated
 - Approximate
 - Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)**
 - Steep
 - Oversteep
 - Toe
- Slope Valley (GRCA)**
 - Steep
 - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)
- Conservation Area Boundary (GRCA)

Subject Lands

Severed Parcel (B38-24)

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user. The source for each data layer is shown in parentheses in the map legend. See Sources and Citations for details.

