

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING MINUTES SEPTEMBER 9, 2024 AT 2:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING
[September 9, 2024, Township of Wellington North Public Meeting \(youtube.com\)](https://www.youtube.com/watch?v=...)**

Members Present:

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

Staff Present:

Chief Administrative Officer:	Brooke Lambert
Director of Legislative Services/Clerk:	Karren Wallace
Deputy Clerk:	Catherine Conrad
Executive Assistant to the CAO:	Tasha Grafos
Director of Finance:	Jeremiah Idialu
Deputy Treasurer:	Laura Rooney
Human Resources Manager:	Amy Tollefson
Chief Building Official:	Darren Jones
Senior Project Manager:	Tammy Stevenson
Manager Environment and Development Services:	Corey Schmidt
Manager Community & Economic Development:	Mandy Jones
Economic Development Officer:	Robyn Mulder
Community Development Coordinator:	Mike Wilson
Director of Fire Services:	Chris Harrow
Manager of Development Planning:	Curtis Marshall
Senior Planner:	Jessica Rahim

CALLING TO ORDER

Mayor Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

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.

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

CORRESPONDENCE FOR COUNCIL'S REVIEW

Danielle Fisher, Source Protection Coordinator, Wellington Source Water Protection

- Memorandum dated August 20, 2024 (No Objections)

Harry Engel

- Letter dated August 23, 2024 (Objection)

Michael Oberle, Environmental Planning Coordinator, Saugeen Conservation

- Letter dated August 27, 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 Inc., Agent for Applicant, explained that this is an innovative residential development that will provide a broader range of housing to accommodate different economic levels and stages of life. These are stacked townhouses and include a back-to-back stacked townhouse; which is hoped to sell in the high 200's. The developer will also be offering a \$15,000 off incentive for health care workers.

Marta Hoyles, 457 Wellington Street East, explained that her property backs immediately onto the subject land. Concerns raised included a very high density on Wellington Street between Church Street and London Road; increased traffic on Wellington Street; additional traffic flow entering and exiting the development, increased noise and light pollution; parking needs; safety; and the creation of a fish bowl effect on existing homes.

Harry Engel, 470 Wellington St. E., expressed concern with the number of houses that could be permitted in an R3 zone being 25 per acres vs 16 per acre in an R2 zone, and questioned if the intensification will be harmonious with existing home or create future issues and wondered what the development would look like in an R2 zone and the possibility of an entrance to the development off of Birmingham, possibly with a bridge. Mayor Lennox explained that the current zoning by-law

doesn't address cluster townhomes so a rezoning would be required in the R2 anyway.

Ken Feakins, 457 Wellington Street East, inquired about sidewalks and crosswalks, expressing safety concerns. Travis Burnside, applicant's engineer, stated the sidewalk will come out one side and there will be tactile plates in accordance with AODA requirements so there is a crossing to get onto the municipal sidewalk. There will not be a formal crosswalk but there will be a location to cross the street when it's safe.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor Renken stated she is not in favour of the development and expressed concerns with changing the existing stability of the neighbourhood, traffic, density, only one entrance to the development and that she would be in favour of keeping the development at R2 zoning.

Dana Kieffer explained that a traffic study addressed one entrance, and it was felt that it was sufficient. She noted there is already medium density in the area, the property abuts townhouses and will be shielded from Wellington Street behind the townhouses. The rear yard setback to the Wellington Street houses is being met at 7.6m. She further noted if an apartment was being built instead of townhouses, no variance would be needed hile stacked townhouses have two units in the footprint that has one, which drives up the lot area requirements.

Councillor Burke expressed concerns with the proposed development requesting a third-party review of the traffic study. She would be in favour of leaving the zoning as R2 Medium Density and requested that the developer, planner and their staff come back with a proposal that suits the lot. She commented this does not support the community's vision in the neighbourhood, it doesn't follow some of the guidelines set out in the Growth Management Plan, and this area does not need more intensification. Ms. Rahim clarified that this is going from Future Development in an R2 to an R3. It's just the very front portion of the property that is R2 zoned and the large area behind is zoned Future Development and commented that the property's is a challenging shape with the narrow bottleneck and flaring out from there.

Councillor Hern commented that intensity creates affordability, stops sprawl and noted. the aging population is in direct competition with first time homebuyers. have single detached homes.

Councillor McCabe stated that amendments and variances are needed so these designations can be updated for historical by-laws, noting he likes the idea of incentives for health care workers, and having the ability to continue health care is huge.

Mayor Lennox questioned fencing and if the traffic study considered on pedestrian traffic and have pedestrian patterns been looked at; how many units would be allowed in an R2 density vs what is requested; how many parking spaced will there be; requested clarification on common amenities, outdoor amenities and green spaces; and where sidewalks. Mayor Lennox requested confirmation that it's future development in zoning, not the Official Plan.

Ms. Keifer responded that the municipality could potentially require fencing at site plan control. Generally pedestrian traffic is not considered in traffic studies. She noted there would be about ten less units in an R2 zone compared to what is being requested, the proposal meets the parking requirement with 134 spaces being provided for 88 units, it meets common amenities space requirements in the zoning bylaw. A walking track is proposed around the storm water management pond and there is a proposed trail connection to the newly enhance trail on Birmingham Street, a pavilion in the greenspace and a gym within that space for the residents.

Ms. Rahim confirmed that the Official Plan designation is already residential, and it is a greenfield area.

Mayor Lennox stated that while nothing has been implemented, Wellington Street East has been under review because of concerns raised, speed, navigating around parked vehicles, and visibility. Brooke Lambert, CAO, commented that Wellington Street East has been identified by the community and the Township is looking at our traffic calming and traffic management policy.

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.

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

CORRESPONDENCE FOR COUNCIL'S REVIEW

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated August 27, 2024 (No Objections)

Barclay Nap, President, Wellington Federation of Agriculture

- Letter dated September 5, 2024 (Supportive)

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

Jeff Buisman, Van Harten Survey, Agent for the Applicant, was present to answer questions regarding the application. Mr. Buisman explained that the 3.9-acre size of the severed parcel is due to where the buildings and well are located and a desire to keep the garden area.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor Hern expressed her concern about the size of the severed lot. She commented that we have asked people in town to have smaller lots and the same should be expected in rural areas. Councillor Hern was supportive of the rezoning; but not the size of the severed lot.

Councillor Burke echoed Councillor Hern’s concerns and commented that the garden could have been moved to allow for a smaller lot size.

ADJOURNMENT

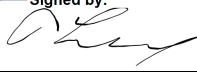
RESOLUTION: PM-2024-008

Moved: Councillor McCabe


Seconded: Councillor Burke

THAT the Public meeting of September 9, 2024, be adjourned at 4:05 p.m.

CARRIED

Signed by:


 MAYOR

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 Karren Wallace


 CLERK