

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING AGENDA OCTOBER 7, 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/84075985771>

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: 840 7598 5771

**PAGE
NUMBER**

CALLING TO ORDER

DISCLOSURE OF PECUNIARY INTEREST

OWNERS/APPLICANT

ZBA 09/24 CP REIT Ontario Properties Limited

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is legally described as Part Lot 33, Concession 1, Div 1 Egremont; Parts 1-3 RP 61R-9375 and municipality know as 504 Main Street N, Mount Forest. The subject property has a total area of 3.07 ha (7.59 ac). *The location is shown on the map attached.* 3

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed Zoning By-law amendment is to rezone the lands from Residential Site Specific (R3-10) and Highway Commercial Site Specific (C2-19) Zone to Shopping Centre Commercial Site Specific (C4-x) Zone to facilitate the development of the vacant south portion of the subject lands with two retail units, totaling approximately 2,179 m² of additional retail/commercial space. Site specific standards for a reduced parking requirements to accommodate a seasonal garden center is also being proposed. The existing buildings/uses are proposed to remain.

The purpose and effect of the proposed Official Plan Amendment is to re-designate the specified lands to Highway Commercial to facilitate the development of the vacant south portion of the subject lands. The existing buildings/uses are proposed to remain.

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 September 3, 2024.

PRESENTATIONS

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

- Planning Report dated September 24, 2024 4

Robert MacFarlane, Zelinka Priamo Ltd.

- Presentation – CP REIT Ontario Properties Limited 14

CORRESPONDENCE FOR COUNCIL'S REVIEW

Danielle Fisher, Source Protection Coordinator, Wellington Source Water Protection

- Letter dated October 1, 2024 (No Objection) 22

Vivian Vanceeder, Environmental Planning Technician, Saugeen Conservation

- Letter dated June 28, 2024 (No Objection)

Tammy Stevenson, Senior Project Manager, Township of Wellington North

- Letter dated September 9, 2024 (No Objection) 31

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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

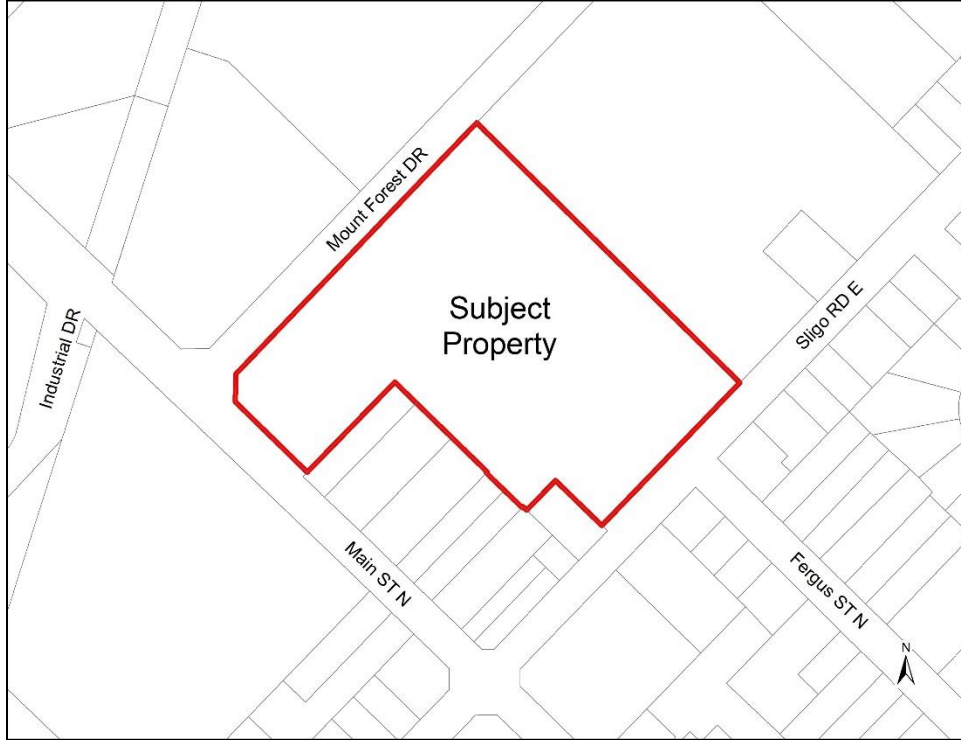
COMMENTS/QUESTIONS FROM COUNCIL

ADJOURNMENT

Recommendation:

THAT the Public meeting of October 7, 2024 be adjourned at _____

504 MAIN STREET NORTH – CP REIT ONTARIO PROPERTIES LIMITED





PLANNING REPORT

for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

DATE: September 24th, 2024
TO: Darren Jones, CBO
Township of Wellington North
FROM: Jessica Rahim, Senior Planner
County of Wellington
SUBJECT: **CP REIT Ontario Properties Limited**
504 Main Street N, Mount Forest
EGERMONT CON 1 DIV 1 PT LOT;33 RP 61R9375 PART 3 PT; PARTS 1 AND 2
Mount Forest, Township of Wellington North
Official Plan Amendment (OPA-2024-01) and Zoning By-law Amendment
(ZBA 09/24) – Public Meeting Report

Planning Summary

The purpose of the proposed Zoning By-law amendment is to rezone the lands from Residential Site Specific (R3-10) and Highway Commercial Site Specific (C2-19) Zone to Shopping Centre Commercial Site Specific (C4-x) Zone to facilitate the development of the vacant south portion of the subject lands with two retail units, totaling approximately 2,179 m² of additional retail/commercial space. Site specific standards for a reduced parking requirements to accommodate a seasonal garden centre is also being proposed. The existing buildings/uses are proposed to remain.

The applicant has also submitted an Official Plan Amendment to the County of Wellington to re-designate the portion of the subject lands designated as Policy Area: Accessory Commercial to Residential (PA6-3) to Highway Commercial to permit the construction of two retail units.

The purpose of this report is to provide the Township with an overview of the proposed zoning by-law amendment and Official Plan amendment applications 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 including seeking endorsement on the Official Plan Amendment and a draft zoning by-law amendment for Council's consideration.

INTRODUCTION

The property subject to proposed zoning amendment and Official Plan amendment is legally described as Part Lot 33, Concession 1, Div 1 Egremont; Parts 1-3 RP 61R-9375 and municipality know as 504 Main Street N, Mount Forest. The subject property has a total area of 3.07 ha (7.59 ac). The location of the property is shown on Figure 1.

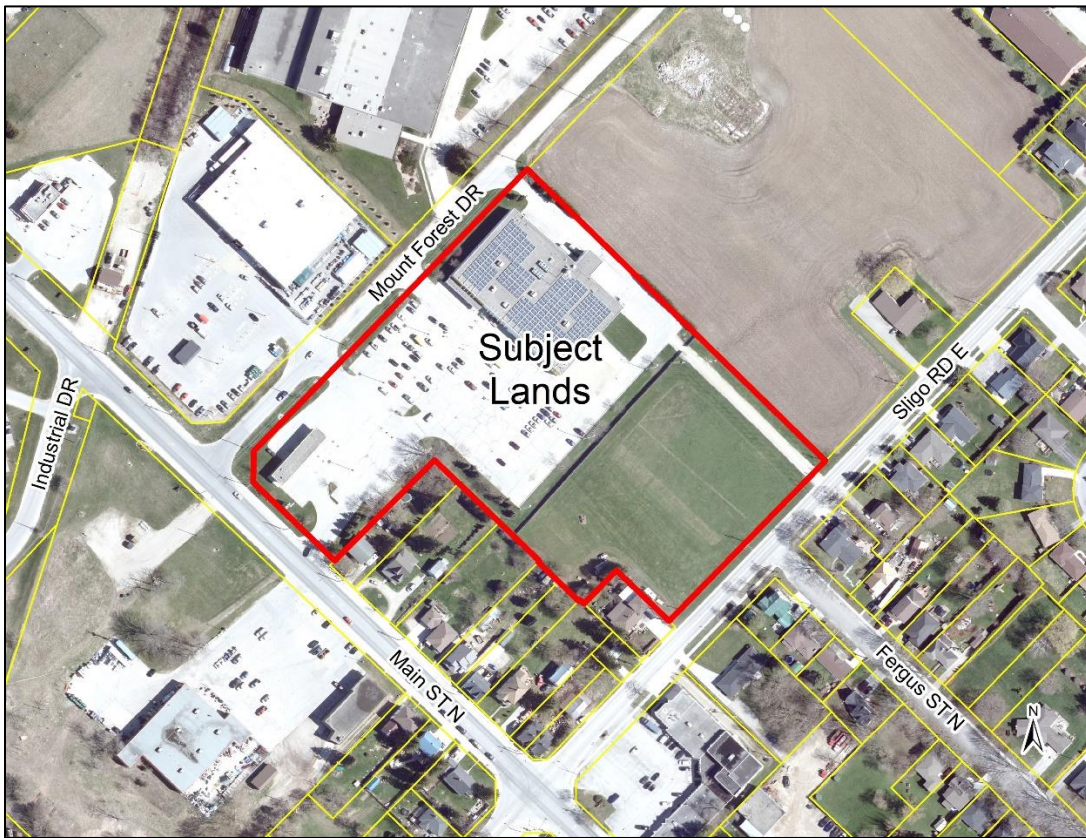


Figure 1 (Aerial Photo of the Subject Lands Source: Wellington County)

PROPOSAL

The purpose of the proposed Zoning By-law amendment is to rezone the lands from Residential Site Specific (R3-10) and Highway Commercial Site Specific (C2-19) Zone to Shopping Centre Commercial Site Specific (C4-x) Zone to facilitate the development of the vacant south portion of the subject lands with two retail units, totaling approximately 2,179 m2 of additional retail/commercial space. Site specific standards for a reduced parking requirements to accommodate a seasonal garden centre is also being proposed. The existing buildings/uses are proposed to remain.

The applicant has also submitted an Official Plan Amendment to the County of Wellington to re-designate the portion of the subject lands designated as Policy Area: Accessory Commercial to Residential (PA6-3) to Highway Commercial to permit the construction of two retail units. The site plan submitted by Turner Fleischer Architects Inc. is shown in Schedule 1 to this report.

SUPPORTING STUDIES

The applicant has completed the following technical reports and studies in support of the proposed applications:

- A Planning Justification Report prepared by Zelinka Priamo Ltd. dated May 2024
- Proposed Site Plan prepared by Turner Fleischer Architects Inc. date April 2024
- A Traffic Impact Study prepared by LEA Consulting Ltd. Dated May 2024

PROVINCIAL POLICY STATEMENT (2020) and (2024)

The subject property is located within the settlement area of Mount Forest. Planning staff note that the 2024 Provincial Policy Statement (PPS) will take effect on October 20, 2024, and all land use planning decisions must align with its policies. Given the timing of this application, staff have conducted a review of both the 2020 PPS (currently in force at the time of this report) and the 2024 PPS, which will be applicable shortly after the public meeting.

PPS 2020

Section 1.1.1 of the PPS identifies that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term and by accommodating an appropriate affordable and market-based range and mix of residential types, employment (including industrial and commercial), institutional, recreation, park and open space, and other uses to meet long-term needs.

Section 1.1.3 of the Provincial Policy Statement states that “settlement areas shall be the focus of growth and development”. Furthermore, land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- 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;
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) prepare for the impacts of a changing climate;
- e) support active transportation;
- f) are transit-supportive, where transit is planned, exists or may be developed; and,
- g) are freight-supportive.

Section 1.3.1 ‘Employment’ of the Provincial Policy Statement states that Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
- d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and
- e) ensuring the necessary infrastructure is provided to support current and projected needs.

PPS 2024

Section 2.1.6 of the Provincial Policy Statement states that “Planning authorities should support the achievement of complete communities by:

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, longterm care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

Section 2.3.1 of the Provincial Policy Statement states that “Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas”. Furthermore, “Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) optimize existing and planned infrastructure and public service facilities;
- c) support active transportation;
- d) are transit-supportive, as appropriate; and
- e) are freight-supportive.

Section 2.8.1.1 ‘Employment’ of the Provincial Policy Statement states that “Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
- d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and
- e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses”.

A PLACE TO GROW (GROWTH PLAN)

Planning staff have reviewed the current Provincial Growth Plan in effect at the time of this report. However, it is important to note that the 2019 Growth Plan for the Greater Golden Horseshoe will be revoked shortly after the public meeting, with O.Reg. 328/24 coming into effect on October 20, 2024.

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.

Section 1.2.1 states that a guiding principle of the Plan is to “Support the achievement of complete communities that are designed to support healthy and active living and meet people’s needs for daily living throughout an entire lifetime.”

Section 2.2.1.2 (a) of the Growth Plan directs a vast majority of growth to settlements areas with a delineated built boundary, existing water and wastewater servicing systems and can support the achievement of complete communities.

Section 2.2.1.2 (c) adds that within settlement areas growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit, priority on higher order transit where it exists or is planned; and areas with existing or planned public service facilities. The subject lands are located within a Built-Up Area in the County Official Plan.

Section 2.2.1.4 states that “Applying the policies of this Plan will support the achievement of complete communities that: a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;”

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are primarily designated as Special Policy Area: Accessory Commercial to Residential (PA6-3) with a smaller front portion along Mains St N designated as Highway Commercial in the Primary Urban Centre of Mount Forest. The property is located within the defined “built boundary”. A summary of relevant Official Plan Policies are provided below:

Economic Development

Section 4.2.3 (Variety)

The County will encourage a variety of employment opportunities in a variety of locations. Opportunities for industrial, commercial and recreational activities will be supported in appropriate locations.

Section 4.2.4 (Urban Opportunities)

The Urban System is intended to provide the greatest opportunity for employment. New commercial, industrial and recreation uses are expected to locate in all settlements, but particularly in those with full municipal sewage and water services.

Primary 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.”

Section 7.4.8 (Other Commercial Uses)

A variety of other commercial uses will be required in Urban Centres including areas to serve highway oriented business including gas sales and motels, commercial uses requiring large sites and unable to locate in the “main street” area and convenience commercial uses to serve neighbourhood needs.

Highway Commercial Designation

The policies of Section 8.6 of the Official Plan states that “predominant use of land within areas designated HIGHWAY COMMERCIAL shall be for commercial uses serving the travelling public or uses not considered compatible within the downtown of the urban centre”. An objective for highway-oriented commercial development is to provide sites for commercial uses which require large lots for buildings, storage and parking and which cannot locate in the downtown area.

The Main Street of most urban centres supports considerable volumes of traffic into and through the urban centre which often require goods and services such as automobile service, food and other items. The travelling public can best be served by providing appropriate commercial areas with access and visibility from this major road.

In addition, certain commercial uses, due to their nature, require large sites to accommodate their associated buildings, storage and parking requirements which are either not available or suitable within the downtown area of the community. Appropriate commercial areas for such land uses are required.”

Section 8.6.3 (Permitted Uses)

Permitted uses include uses catering to the travelling public such as motels, automotive sales and service, general convenience commercial uses, recreational uses, restaurants and banquet halls. Uses such as building supply outlets, wholesale outlets, churches, funeral homes, garden centres, furniture stores, home furnishing centres, liquor, beer and wine stores may also be permitted subject to the provisions of the Zoning By-law.

Section 8.6.5 (Access)

Site plan control by-laws and agreements shall be used to limit access to appropriate locations. In co-operation with the appropriate road authority, access to any road shall be carefully regulated to ensure the safe movement of vehicular and pedestrian traffic.

Section 8.6.6 (Design Considerations)

Site design standards will be encouraged which provide aesthetically acceptable development.

Special Policy Area (PA6-3) Designation

In addition to uses permitted within the Residential designation, PA6-3 permits commercial uses providing personal and convenience services located on the ground floor of an apartment project and one of the following Highway Commercial uses: a narrow “strip” development along the frontage of Mount Forest Drive servicing the travelling public or a single purpose (i.e. one primary building), large retail commercial use fronting on Mount Forest Drive and extending south into the interior lands.

Official Plan Amendment (OP-2024-01)

The applicant has submitted an Official Plan amendment to the County of Wellington in support of the proposed zoning by-law amendment application. The applicant is requesting to re-designate the portion of the subject lands designated as Special Policy Area: Accessory Commercial (PA6-3) to Highway Commercial to permit the construction of two retail units.

The front portion of the subject lands located along Main St N are currently designated as Highway Commercial, however, the rear portion of the lands are designated as Special Policy Area (PA6-3). The current special policy area would not allow for the expansion of a retail commercial use and as a result, an amendment is required.

Planning staff note that these lands were originally identified in the Draft Official Plan Amendment (OPA 123) to be redesignated to Highway Commercial and the special policy area was proposed to be removed from the lands. However, the applicants opted to submit their own OPA application independently of the County-initiated OPA 123 to expedite the process. As a result, the lands will proceed as a privately initiated OPA alongside the County initiated OPA 123.

Planning staff also note that County-initiated OPA 123 will add the phrase 'grocery store and other' to the list of permitted uses under Highway Commercial, providing greater clarity within the Official Plan on the appropriate locations for this use.

WELLINGTON NORTH ZONING BY-LAW

The subject lands are zoned Highway Commercial Site Specific (C2-19) and High Density Residential Site Specific (R3-10) Zone.

The applicant is requesting to rezone the entire subject property to Shopping Centre Commercial Site Specific (C4-x) Zone to facilitate the development of the vacant south portion of the subject lands with two retail units, adding approximately 2,179 m² of retail/commercial space for a total of 5495 m² on the subject property. Site specific standards for a reduced parking requirements to accommodate a seasonal garden centre is also being proposed.

The proposed zoning and associated site-specific criteria is provided below:

Zone	Parking Regulations	Required	Proposed	Difference
C4-X	Section 6.27.28 Table #3 Retail Food: 1/18m ²	(5495 m ² /18) = 306	311 296 regular; 15 accessible; 281 when seasonal garden centre is operational	25 spaces when seasonal garden centre is operational

PLANNING DISCUSSION

Traffic Impact Study

A Traffic Impact Study (TIS) was prepared LEA Consulting Ltd. dated May 2024 has been submitted in support of the application. The TIS confirmed that all intersections and accesses are expected to operate well and have no negligible impacts. Planning Staff note that the study will be reviewed by the Township Engineer, Township Fire Department and the County of Wellington Roads Department.

Site Plan Approval

The proposed commercial 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.

Draft Zoning By-law

A copy of the applicants proposed draft zoning by-law amendment is attached as **Schedule 2** to this report.

CIRCULATION COMMENTS

The application has been circulated to Township Departments and commenting agencies for review.

The following comments have been received to date:

- Source Water Protection: No prohibition or risk management plan required. Further section 59 notice could be required at site plan approval stage or building permit stage.
- Saugeen Valley Conservation Authority (SVCA) 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.
- Township of Wellington North Infrastructure Services: No objections. No additional municipal services will be provided to this property as they are existing. Site access, TIS, road widening and daylight triangle to be reviewed at site plan review stage.

NEXT STEPS

Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final recommendation report including seeking council endorsement on the Official Plan Amendment and a draft zoning by-law amendment for Council's consideration.

Respectfully submitted

County of Wellington Planning and Development Department



Jessica Rahim
Senior Planner

Schedule 2 – Applicant’s Draft Zoning By-law

Planning Justification Report
CP REIT Ontario Properties Limited
504 Main Street North, Wellington North

May 23, 2024

APPENDIX B – DRAFT ZONING BY-LAW AMENDMENT

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 2024-XX

BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 66-01, AS AMENDED 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 Zoning By-law No. 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 3 – Mount Forest Detail of By-law 66-01, as amended, is amended by changing the zoning on the lands described as PT LT 33 CON 1 DIV 1 EGR EGREMONT (NOW TOWN OF MOUNT FOREST) PTS 1,2,361R9375 EXCEPT PT 2 61R10132, on shown on Schedule "1" attached to and forming part of this by-law from Residential Exception "R3-10" and Highway Commercial Exception "C2-19" to Shopping Centre Commercial Exception "C4-X".
2. **THAT** Sections 32.10 and 32.19 of Zoning By-law 66-01, as amended, are hereby deleted.
3. **THAT** Section 32 – Exception Zone 2 – Mount Forest of By-law 66-01, as amended, is amended by adding thereto:

32.X	C4-X	Notwithstanding Section 19.2.11 of By-law 66-01, as amended, a minimum of 281 parking spaces shall be required.
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4. **THAT** this By-law shall come into force:
 - a) Where no notice of objection has been filed with the Township's Clerk within the time prescribed by the Planning Act and regulations pursuant thereto, upon the expiration of the prescribed time; or
 - b) Where notice of objection has been filed with the Township's Clerk within the time prescribed by the Planning Act and regulations pursuant thereto, upon the approval of the Ontario Land Tribunal.

Zelinka Priamo Ltd.

504 Main Street North

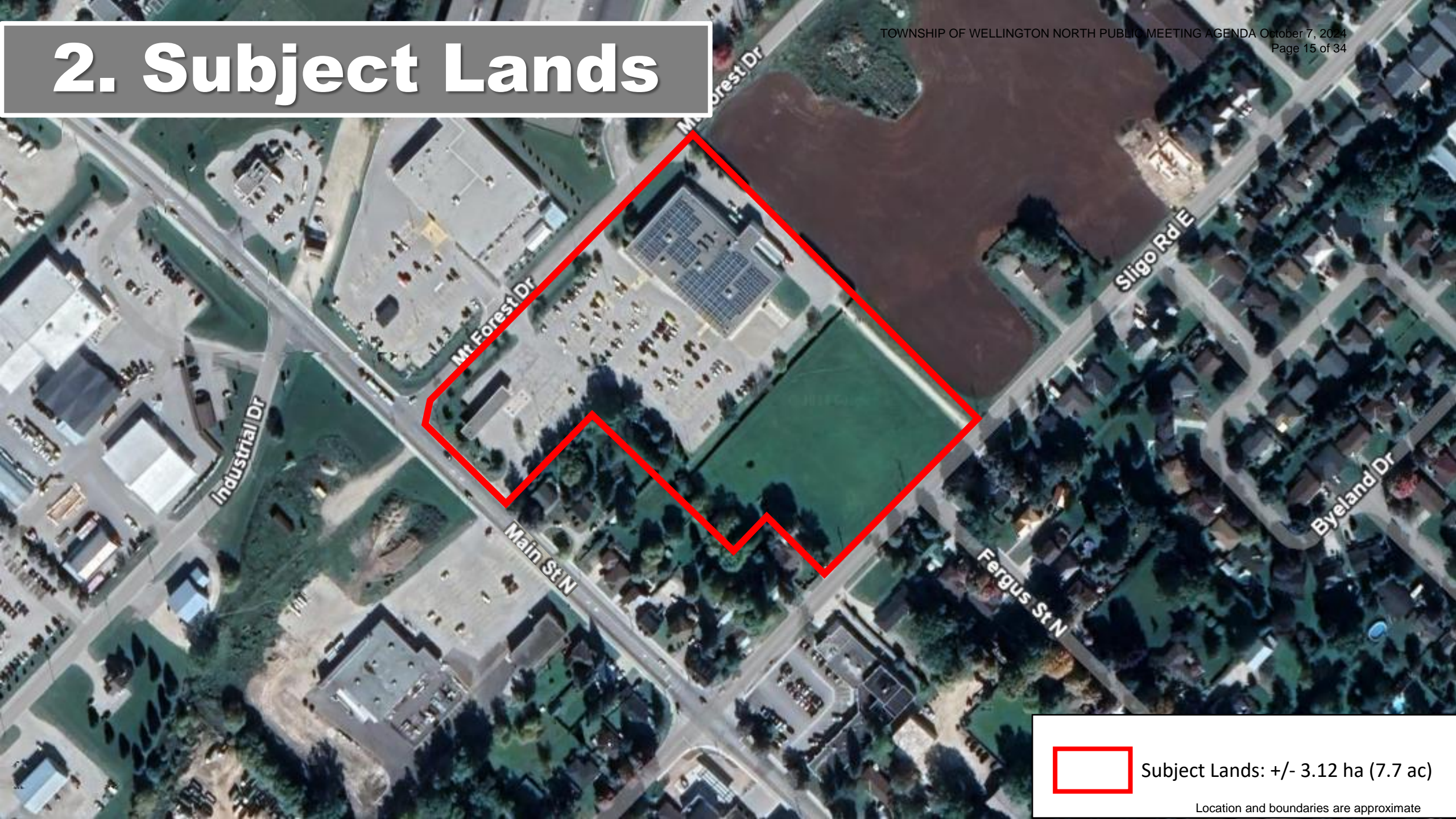



Public Meeting
Proposed Official Plan Amendment (File No. OP-2024-01) and
Zoning By-law Amendment (File No. ZBA 09/24)
October 7, 2024

CP REIT Ontario Properties Limited



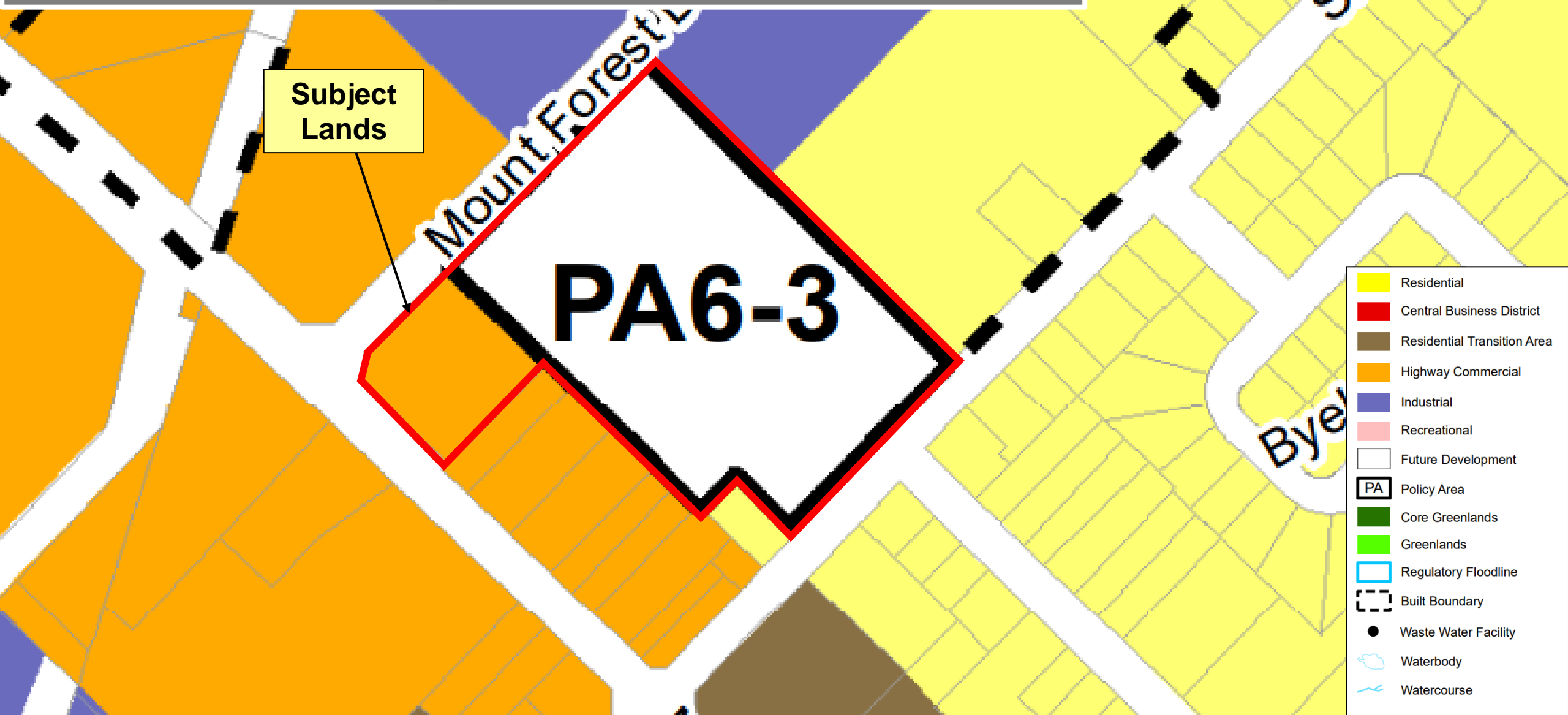
2. Subject Lands



 Subject Lands: +/- 3.12 ha (7.7 ac)

Location and boundaries are approximate

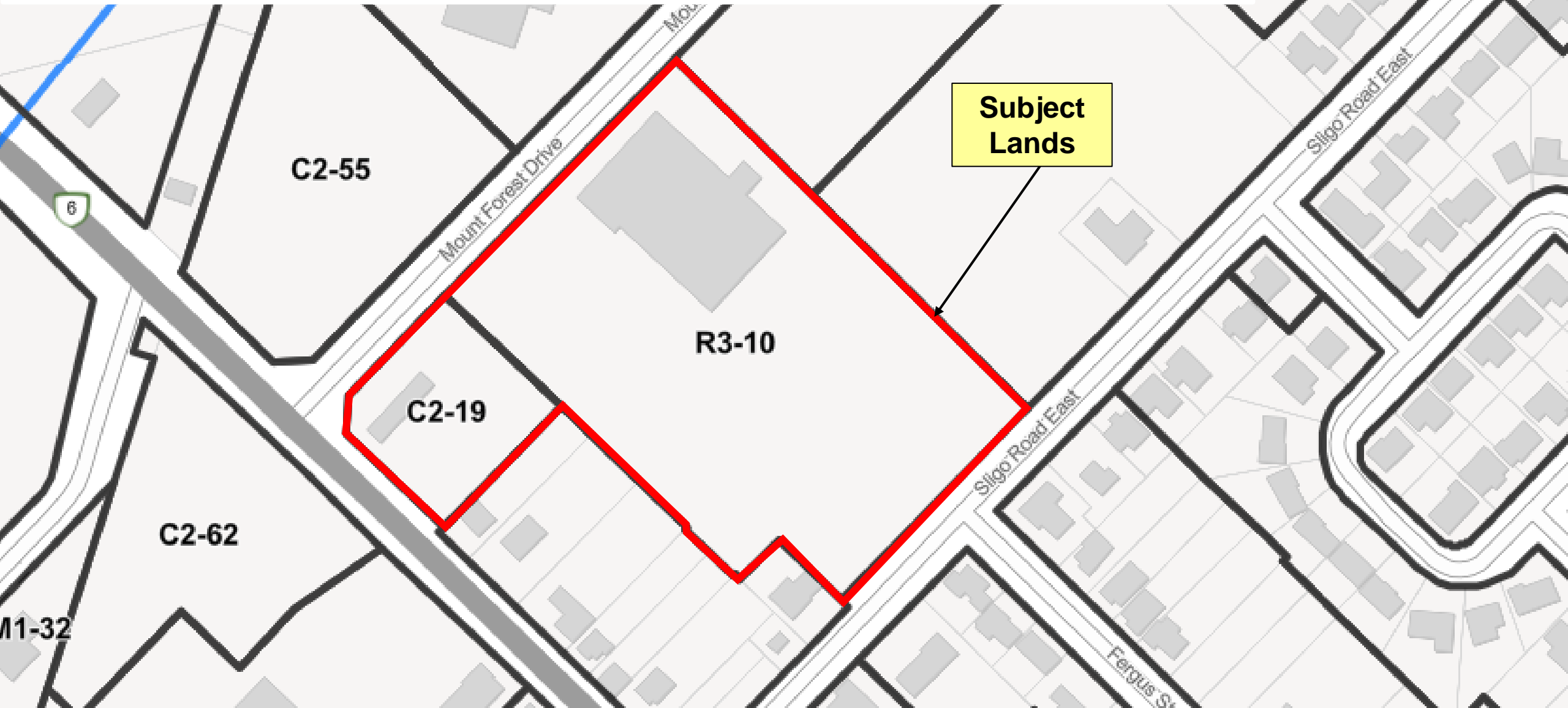
3. County of Wellington Official Plan: Land Use Designation



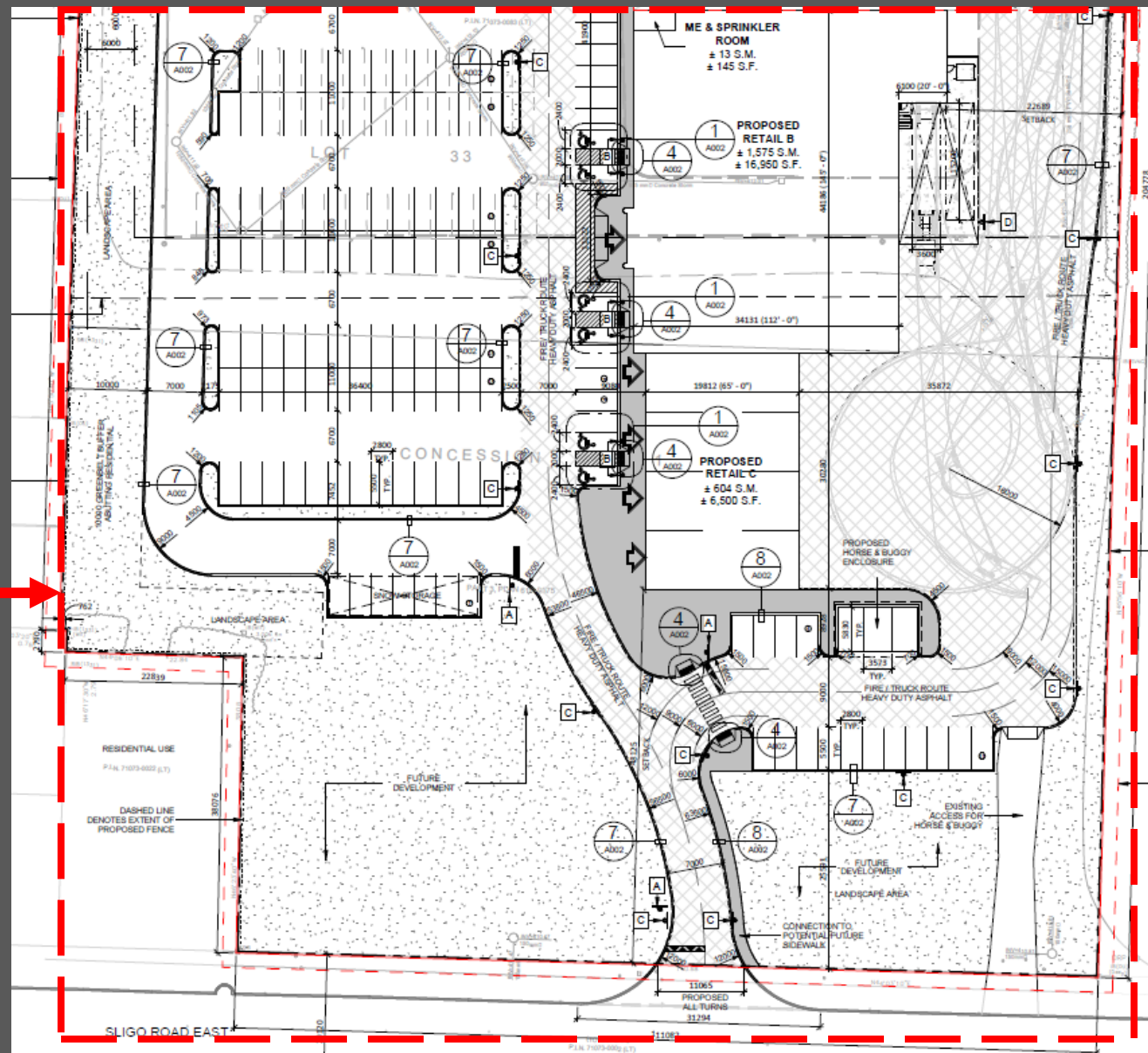
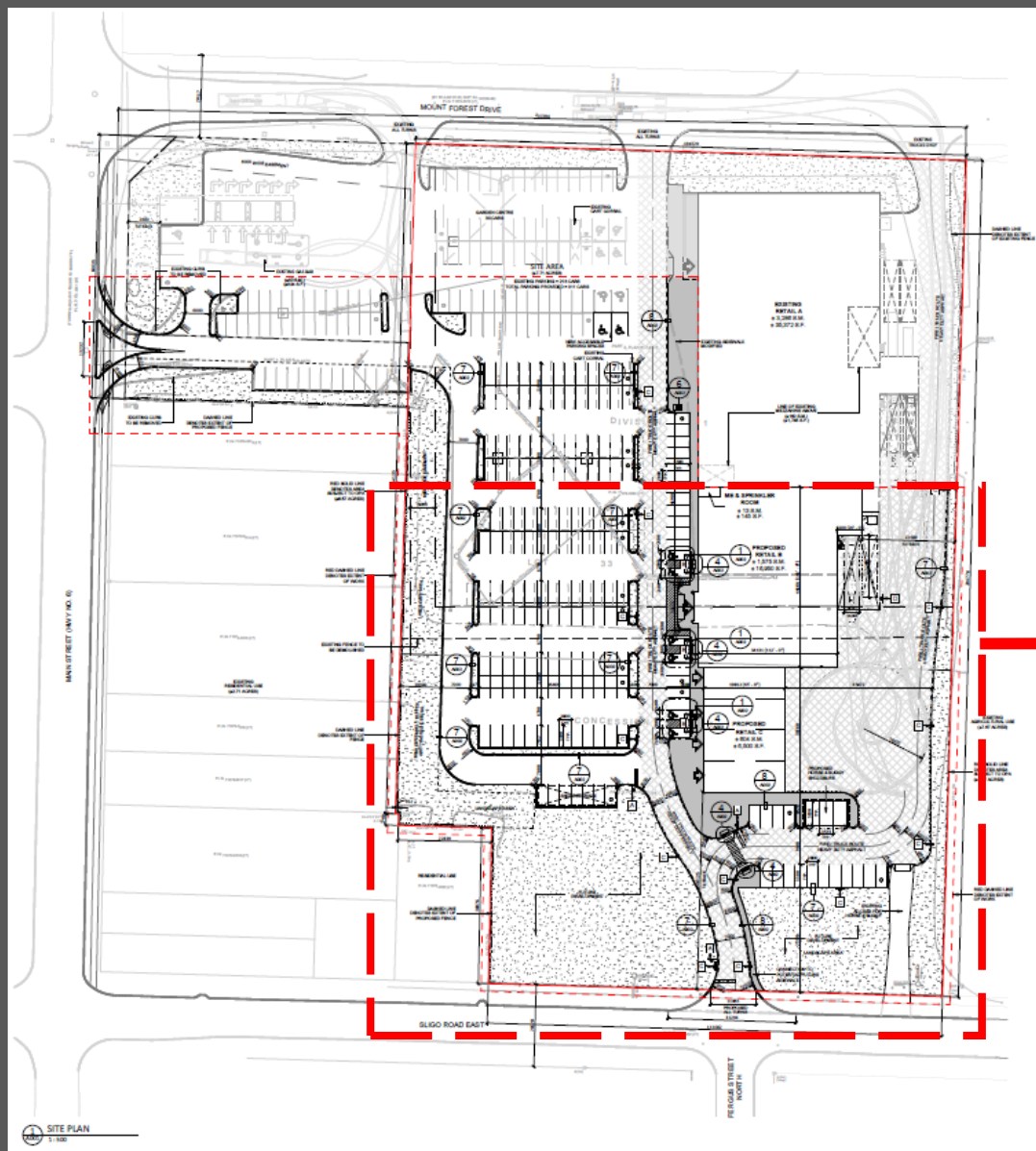
Subject
Lands

- Residential
- Central Business District
- Residential Transition Area
- Highway Commercial
- Industrial
- Recreational
- Future Development
- Policy Area
- Core Greenlands
- Greenlands
- Regulatory Floodline
- Built Boundary
- Waste Water Facility
- Waterbody
- Watercourse

4. Township of Wellington North Zoning By-law 66-01, As Amended



5. Concept Plan



6. County of Wellington Official Plan Amendment

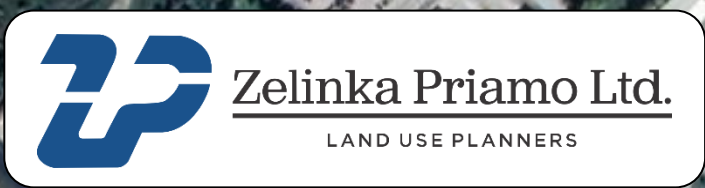
- Proposed OPA to re-designate the portion of subject lands designated “PA6-3” to “Highway Commercial”;
- Appropriate for the entirety subject lands to be designated “Highway Commercial” to support the existing and proposed commercial function;
- Consistent with previous direction for Municipally initiated OPA 123; and
- Proposed OPA is consistent with the PPS and conforms with the Growth Plan.

7. Township of Wellington North Zoning By-law Amendment

- Proposed ZBA to re-zone the entire lands from Highway Commercial (C2-19) and Apartment Residential (R3-10) to Shopping Centre Commercial subject to Site-Specific Provisions (C4-X);
- The proposed Site-Specific Provisions include a temporary reduction of parking required to accommodate the proposed Garden Centre; and
- The proposed development is deficient by 25 parking spaces from May to August but exceeds the minimum parking space requirement the other months of the year.

Parking Required (Zoning By-law 66-01, as amended)	Parking Provided (without garden centre)	Parking Provided (with garden centre)
306	311	281

Thank you.





10/01/2024

Memorandum

To: Deborah Turchet - Development and Administration Supervisor, County of Wellington
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: 490-504 Main ST N, Township of Wellington North
Official Plan Amendment and Zoning Bylaw Amendment, OP-2024-01, ZBA 09-24**

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

Based on our review of the submitted documents, WSWP have no objections to the proposed application receiving draft approval subject to the following requirements and conditions:

1. Pursuant to the *Clean Water Act*, Notices are required for all applications. Please see attached Notices WN-S59-24-005 and WN-S59-24-006 to deem the ZBA and OPA, respectively, complete. Please note that a Risk Management Plan (RMP) may be required for this property. The RMP requirement will be assessed during the planning process, once further detail is provided.
2. That the owners or their agents submit the following plans, reports and/or documentation to the satisfaction of the Township Risk Management Official during future planning applications:
 - a) The completion of a Drinking Water Threats Disclosure Report;
 - b) A liquid fuel handling / storage and spill response procedure for construction;
 - c) Documentation of any Provincial Approvals (ECA, PTTW, etc.) subject to the proposal;
 - d) Implementation of best management practices, such as LID measures, with the goal to maintain pre-development recharge;
 - e) That any existing, unused, wells are decommissioned as per *Ontario Regulation 903* and that this documentation is submitted; and
 - f) Documentation of any transport pathway proposed for the development.

A Risk Management Plan for winter maintenance activities and chemical handling and storage (DNAPL's) may be required for this site. This will be drafted by our office, sent to the applicant for review and is required to be issued along with the Section 59 Notice for building permit issuance. This requirement will be assessed and commented on during future submissions.



As noted, the above conditions can be satisfied during future submissions and will be required to be satisfied prior to the building permit issuance. Please note that there may be additional conditions requested once further detail pertaining to this development are submitted.

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

Sincerely,

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

Attachments: [Appendix B: Source Water Protection required document descriptions](#)
[Appendix C: Guidance documents](#)
WHPA Map
WN-S59-24-005, 006



Restricted Land Use Notice No Prohibition or Risk Management Plan Requirement

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

Notice Number: WN-S59-24-005

Description and Date of Application/Supporting Documents: Zoning By-law Amendment, June 14, 2024 / Application, Notice of Public Meeting, Historical Site Inspection reports, WHPA Map

Applicant: Robert MacFarlane
Email: robert.m@zpplan.com

Roll Number: 234900000106210 **WHPA:** WHPA-A, WHPA-B **Vulnerability Score:** 10, 6 **Threats:** Handling Of A Dense Non Aqueous Phase Liquid (DNAPL), Storage Of A Dense Non Aqueous Phase Liquid (DNAPL)

Property Address: 490-504 Main ST N **Town:** Mount Forest

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

Postal Code: N0G 2L2

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

Property Owner Information

Name: CP Reit Ontario Properties
Mailing Address: 22 ST CLAIR AVE E
Town: TORONTO
Province: Ontario **Postal Code:** M4T 2S3
Phone: 647-209-3703

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 Amendment application submitted for 504 Main ST N, Mount Forest, to facilitate the development of the south portion of the subject land of two retail units. To deem the ZBA complete, a Section 59 2 (a) Notice to proceed is being provided. It should be noted that Section 59 Notices will be required for all future planning and building applications and further comment and requirements will be provided at each stage of the planning process.

- 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:

A handwritten signature in blue ink that reads 'Kyle Davis'.

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

Attachment(s): WHPA Map

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.



Restricted Land Use Notice No Prohibition or Risk Management Plan Requirement

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

Notice Number: WN-S59-24-006

Description and Date of Application/Supporting Documents: Official Plan Amendment, August 9, 2024/Site Plan, Screening Form, WHPA Map

Applicant: Robert MacFarlane

Email: robert.m@zpplan.com

Roll Number: 234900000106210 **WHPA:** WHPA-A, WHPA-B

Vulnerability Score: 10, 6 **Threats:** Handling Of A Dense Non Aqueous Phase Liquid (DNAPL), Storage Of A Dense Non Aqueous Phase Liquid (DNAPL)

Property Address: 490-504 Main ST N **Town:** Mount Forest

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

Postal Code: N0G 2L2

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

Property Owner Information

Name: CP Reit Ontario Properties

Mailing Address: 22 St Clair Ave East

Town: Toronto

Province: Ontario **Postal Code:** M4T 2S3

Phone: 647-209-3703

Email: madeline.barber@choicereit.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 Official Plan Amendment application submitted for 490-504 Main ST N to facilitate the development of the south portion of the subject land of two retail units. 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. To deem the OPA application complete, a Section 59 2 (a) Notice to proceed is being provided. Please note that Section 59 Notices will be required for all future planning and building applications and further comments will be provided at each stage of the planning process.

- 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:

A handwritten signature in blue ink that reads 'Kyle Davis'.

□□ □ep □□□□

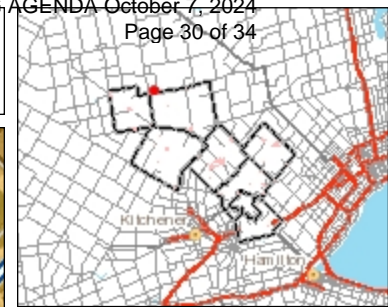
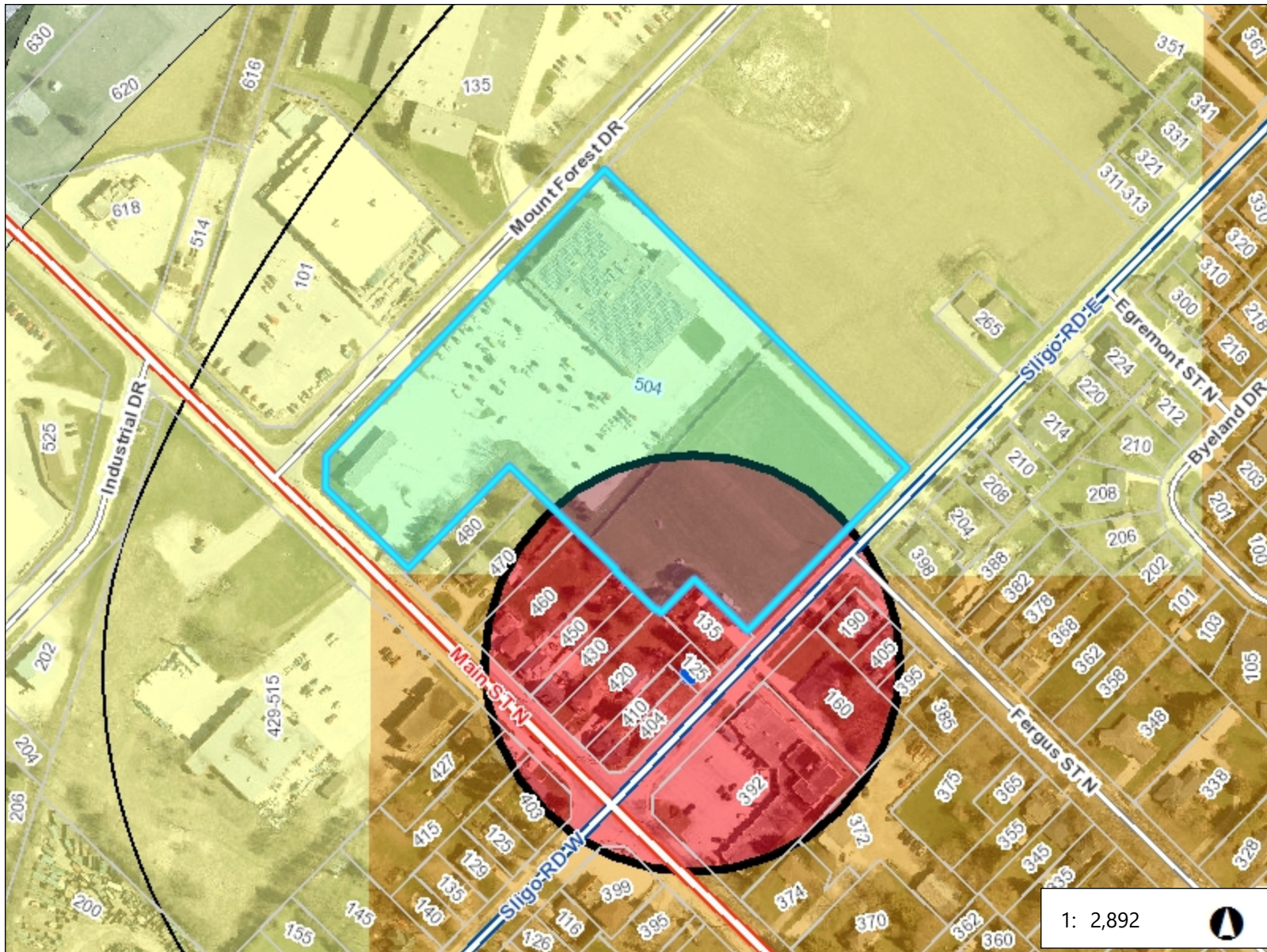
Kyle Davis, Risk Management Official
519-846-9691 ext 362
kdavis@centrewellington.ca

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.



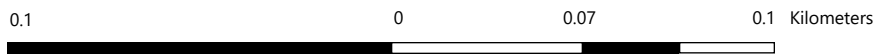
504 Main Street North, Mount Forest



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



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.
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Notes



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

June 28, 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 09/24 (CP REIT Ontario Properties)
504 Main Street
Part Lot 33, Concession 1
Roll No. 234900000106210
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 lands from Residential Site Specific (R3-10) and Highway Commercial Site Specific (C2-19) Zone to Shopping Centre Commercial Site Specific (C4-x) Zone to facilitate the development of the vacant south portion of the subject lands with two retail units, totaling approximately 2,179 m² of additional retail/commercial space. Site specific standards for a reduced parking requirements to

June 28, 2024

Page 2 of 2

accommodate a seasonal garden centre is also being proposed. The existing buildings/uses are proposed to remain.

Drinking Water Source Protection

The subject property appears to SVCA staff to be located within an area that is subject to the local Drinking Water Source Protection Plan. To confirm, please contact the Risk Management Official (RMO), Kyle Davis at kdavis@centrewellington.ca directly.

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,



Vivian Vanceeder
Environmental Planning Technician
Saugeen Conservation
VV\

cc: 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)



Building a safe, sustainable, welcoming community.



September 9, 2024

Township of Wellington North
Tammy Pringle, Development Clerk
7490 Sideroad 7W
Kenilworth, ON N0G 2E0

RE: ZBA 09/24, 504 Main Street N, Mount Forest

The Infrastructure Services has no objections to the above application in regard to zoning.

All municipal servicing requirements will be reviewed at Site Plan Control application and note the following:

- The current property has existing municipal water, sanitary and storm services that are provided from Mount Forest Drive. The applicant is responsible for extending the existing internal services to feed the proposed future building. No additional municipal services will be provided to this property.
- Site access locations, existing and proposed, to be reviewed and approved to the satisfaction of the Township during the Site Plan Control application. The submitted Transportation Impact Study (TIS) will be reviewed and commented on during the Site Plan Control application. As noted in the TIS Terms of Reference, with the installation of new signalization lights at the intersection of Main Street and Mount Forest Drive, it is anticipated that the entrance/exit access on Main Street will be terminated or modified to entrance only, to the satisfaction of the Township.
- Developer to contribute financially to the new signalization lights project at Main Street and Mount Forest Drive.
- Offsite works on Mount Forest Drive are required to support this development expansion. Mount Forest Drive is to be constructed to municipal urban standards including sidewalk to allow for safe access to the development. The Developer is to enter into a Service Finance Agreement which will layout roles and responsibilities.
- Township requirements for road widening and daylight triangle on Main Street will be reviewed during the Site Plan Control application.

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7490 Sideroad 7 W, PO Box 125, Kenilworth, ON N0G 2E0

www.wellington-north.com



519-848-3620



Building a safe, sustainable, welcoming community.



For further information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink that reads 'Tammy Stevenson'.

Tammy Stevenson, C.E.T.
Senior Project Manager

cc. Darren Jones, C.B.O., Township of Wellington North
Curtis Marshall, Manager of Development Planning, County of Wellington

Stronger together since 1999



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519-848-3620