THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH PUBLIC MEETING MINUTES OCTOBER 7, 2024 AT 2:00 P.M. HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING

October 7, 2024, Township of Wellington North Public Meeting (youtube.com)

Members Present: Acting Mayor: Steve McCabe

Councillors: Sherry Burke

Lisa Hern Penny Renken

Member Absent: Mayor: Andrew Lennox

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 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: Pobyn Mulder

Economic Development Officer: Robyn Mulder
Community Development Coordinator: Mike Wilson
Recreation Service Manager: Tom Bowden

Director of Fire Services: Chris Harrow

Senior Planner: Jessica Rahim

CALLING TO ORDER

Acting Mayor McCabe called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

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).

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

Robert MacFarlane, Zelinka Priamo Ltd.

Presentation – CP REIT Ontario Properties Limited

CORRESPONDENCE FOR COUNCIL'S REVIEW

Kyle Davis, Risk Management Official, Wellington Source Water Protection

 Restricted Land Use Notice, No Prohibition or Risk Management Plan Requirement dated June 19, 2024 (No Objection)

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)

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

Kathleen Fink, 411508 Southgate Sideroad 41, expressed concern about traffic congestion and asked if the highway commercial designation would classify Sligo Road East as a highway. Ms. Rahim explained they will be reviewing the traffic impact study in more detail through the site plan approval stage. The highway commercial designation applies to the property, not the roadway. Mr. Jones confirmed that the applicants provided a traffic impact study, and it will be reviewed in detail as part of the site plan approval.

Robert McArthur, 135 Sligo Road East, inquired about access to his backyard and light pollution. Mr. MacFarlane stated that there could be discussion about easements and allowing access. Mr. Jones explained that our Zoning By-law and Municipal Standards require dark sky compliant lighting to ensure all glare and light is contained within the property. That won't speak to the operation of the lights, or less lights,

during the evening hours. Mr. MacFarlane added that there is a detailed review process, and they will look for the whole site to comply with the requirements. The portion of the site that is undeveloped is expected to be landscaped between the private residences and the commercial property. Hopefully with additional landscaping there is additional screening of lighting concerns from the property.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor Renken inquired about the location of the garden centre; if the access for Mennonite buggies will remain; what the zoning will be for lands between the McArthur's property and Mennonite land and east of the lane and will it be grass; will there be an apartment building built on that portion; and was horse and buggy traffic considered in the traffic impact study. Mr. MacFarlane commented that the garden centre is associated with No Frills and will be towards the northwest end of the site towards the Mount Forest Drive side; the horse and buggy lane is intended to remain; the land use designation is now PA6-3 for the entire area which would accommodate apartment dwelling and is proposed to be highway commercial, which would facilitate future commercial development, not residential; and he was not sure what data for horse and buggy was available for the traffic impact study but will speak to the engineers that worked on the study to see how that may be included in the analysis.

ADJOURNMENT

RESOLUTION: PM-2024-009

Moved: Councillor Burke
Seconded: Councillor Renken

THAT the Public meeting of October 7, 2024 be adjourned at 2:35 p.m.

CARRIED

Signed by:	DocuSigned by:
JENG.	Karren Wallace
ACTING MAYOR	CLERK