



totaling approximately 2,179 m<sup>2</sup> 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:  
  
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**ACTING MAYOR**

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*Karren Wallace*  
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**CLERK**