

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING AGENDA NOVEMBER 4, 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/82640740903>

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: 826 4074 0903

**PAGE
NUMBER**

CALLING TO ORDER

DISCLOSURE OF PECUNIARY INTEREST

OWNERS/APPLICANT

ZBA 18/24 Gary Martin

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as described as Concession 6, Part Lot 9 and is currently civically unaddressed. The subject property is approximately 12.05 ha (29.7 ac) in size. *The location is shown on the attached map.*

3

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone a portion of the subject lands (approximately 2.7 ha) from Unserviced Residential (R1A) Zone to Institutional Site Specific (IN-XX) Zone to facilitate the construction of a church, cemetery and parochial school. Related consent and easement applications have been filed with the County of Wellington to create a separate lot for the proposed use. 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 September 25, 2024.

PRESENTATIONS

Sarah Kurtz, Planning Student & Curtis Marshall, Manager of Development
Planning, County of Wellington, Township of Wellington North

- Planning Report dated October 25, 2024 4

CORRESPONDENCE FOR COUNCIL'S REVIEW

Jessica Conroy, Resource Planner, Grand River Conservation Authority

- Letter dated October 28, 2024 (No Objections) 9

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

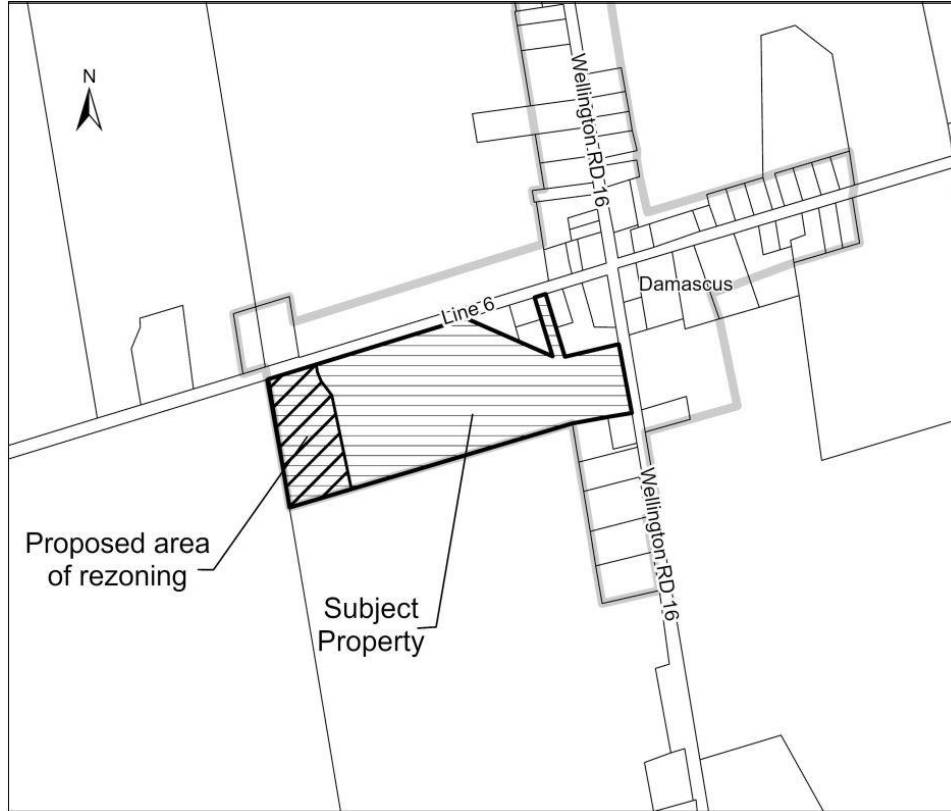
COMMENTS/QUESTIONS FROM COUNCIL

ADJOURNMENT

Recommendation:

THAT the Public meeting of November 4, 2024 be adjourned at _____.

CONCESSION 6, PART LOT 9 – GARY MARTIN





PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

DATE: October 25th, 2024
TO: Darren Jones, C.B.O.
Township of Wellington North
FROM: Sarah Kurtz, Planning Student
Curtis Marshall, Manager of Development Planning
County of Wellington
SUBJECT: **Church, Cemetery and Parochial School (Gary Martin)**
Concession 6, Part Lot 9
Roll Number: 23-49-000-015-05110-0000
Zoning By-law Amendment (ZBA 18/24)

PLANNING SUMMARY

The purpose and effect of the proposed amendment is to rezone a portion of the subject lands (approximately 2.7 ha) from Unserviced Residential (R1A) Zone to Institutional Site Specific (IN-128) Zone to facilitate the construction of a church, cemetery and parochial school. Related consent and easement applications have been filed with the County of Wellington to create a separate lot for the proposed use.

The purpose of this report is to provide the Township with an overview of the proposed zoning amendment application 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 Councils consideration.

INTRODUCTION

The land subject to the proposed amendment is described as Concession 6, Part Lot 9 and is currently civically unaddressed. The subject property is approximately 12.05 ha (29.7 ac) in size. The location of the subject property is shown in Figure 1.

PROPOSAL

The purpose of the amendment is to rezone a portion of the subject lands (approximately 2.7 ha) from Unserviced Residential (R1A) Zone to Institutional Site Specific (IN-128) Zone to facilitate the construction of a

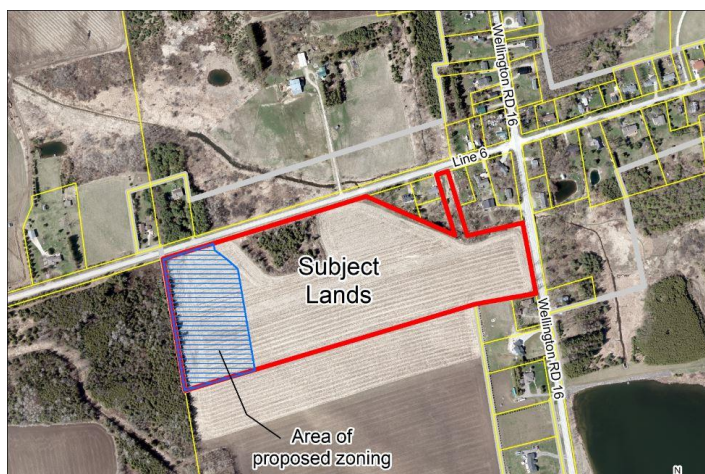


Figure 1: Airphoto of subject lands (County of Wellington, 2020)

church, cemetery and parochial school. The proposed concept plan is shown in Figure 2.

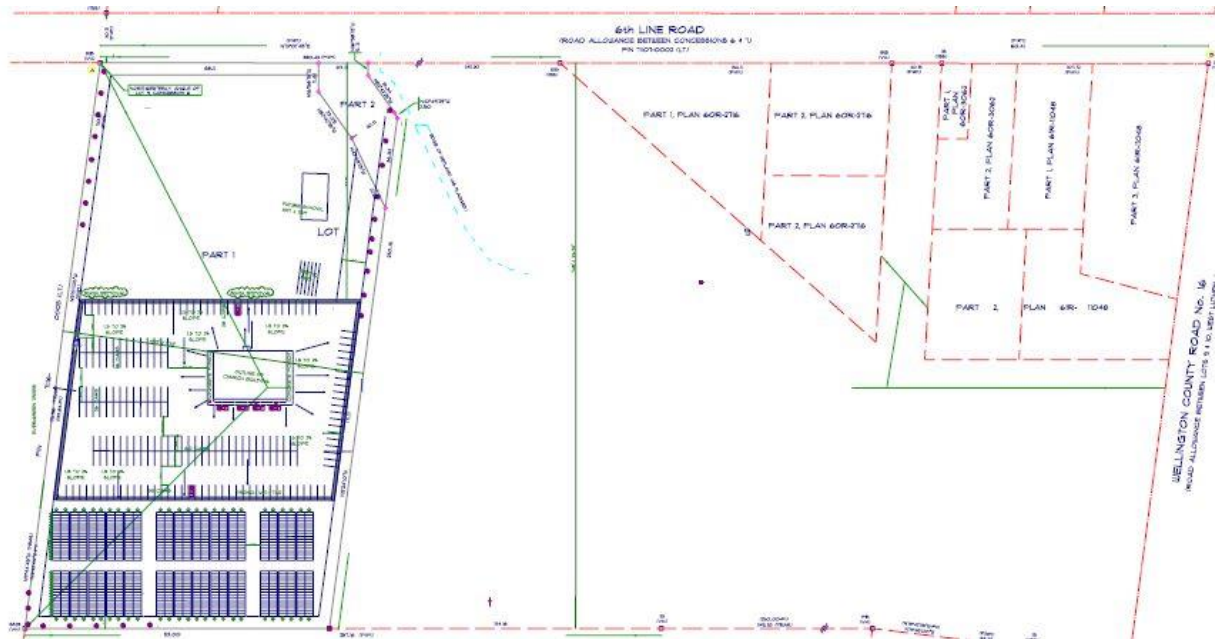


Figure 2. Concept Plan submitted by Patterson Planning Consultants Inc, September 2024

SUPPORTING STUDIES

The applicant has submitted the following technical reports and studies in support of the proposed application:

- A Planning Opinion Report prepared by Patterson Planning Consultants Inc.
- A Concept Plan prepared by Patterson Planning Consultants Inc.
- A Floodplain Analysis Report prepared by GM Blueplan Engineering Limited
- A Scoped Environmental Impact Study prepared by Aboud and Associates Inc.

CONSENT APPLICATIONS

Related consent applications (B88/24 and B89/24) have been filed with the County of Wellington to create a separate lot for the proposed use as well as an easement for access through the proposed severed lands. These applications are currently being reviewed and will be brought to Land Division Committee in December 2024. Figure 3 shown below.

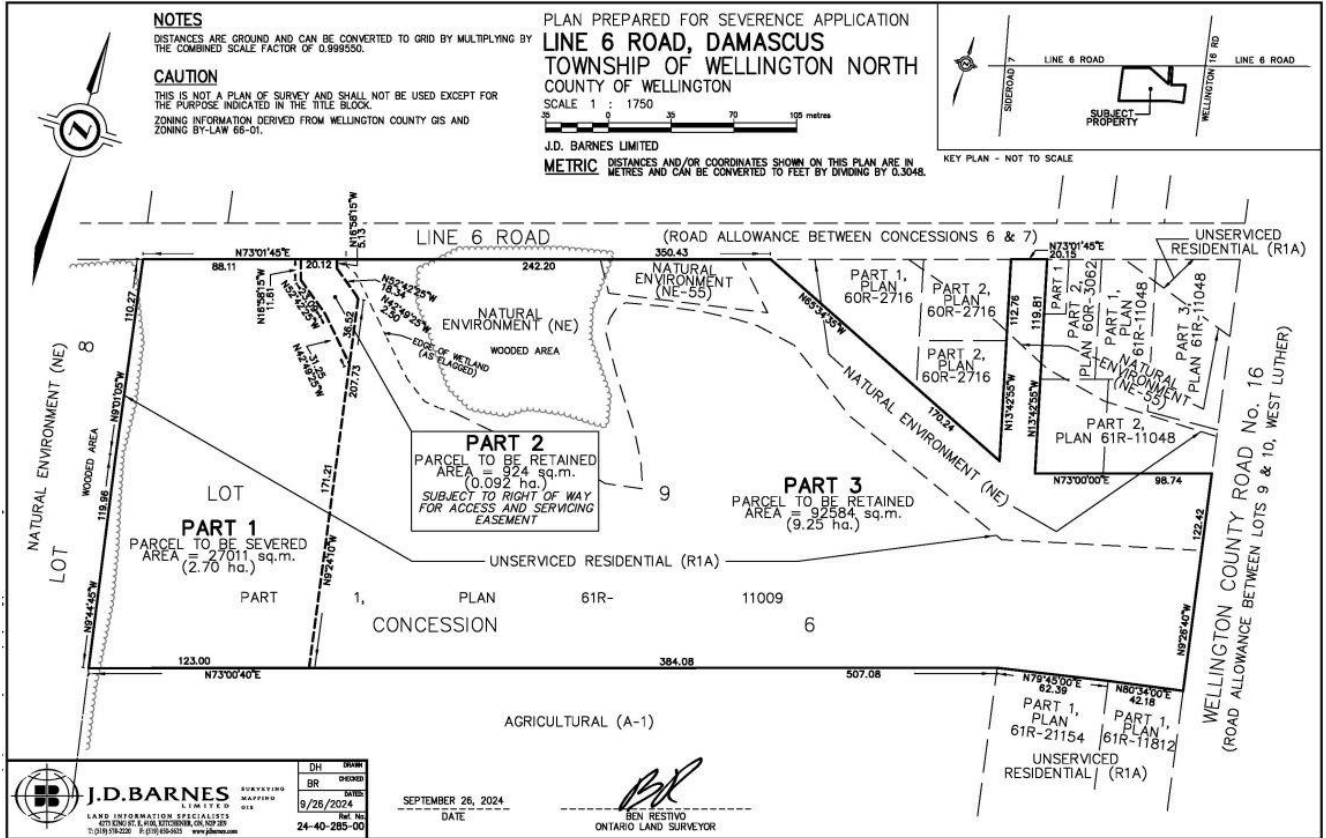


Figure 3. Proposed severance and easement application sketch prepared by J.D. Barnes Limited, September 2024.

PROVINCIAL POLICY STATEMENT (PPS) 2024

The 2024 Provincial Policy Statement came into effect October 20, 2024 and all land use planning decisions are required to be consistent with its policies.

Section 2.3.1.3 states that Planning authorities shall support the achievement of complete communities which are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.

The subject property is located within a Hamlet Area (Damascus) in the Rural Area. Section 2.5.2 states that “in rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.” And further in Section 2.5.3 that “When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.”

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is within the Rural System and designated HAMLET (Damascus), CORE GREENLANDS and GREENLANDS. Identified features include Significant Wooded Area and Grand River Conservation Authority (GRCA) regulated Wetlands and Floodplain. The proposed development is primarily located outside of the Core Greenland and Greenland features on the property.

Hamlet Designation

The subject property is entirely within the designated Hamlet area. Section 6.11.1 states “Development will be relatively small-scale given the rural context and level of service available in Hamlets.” And further that “Other uses including local commercial, small scale industrial, institutional and parks and open space may also be permitted where compatible and where adequate levels of service can be provided.”

6.11.2 Servicing - Sewage and water services will be provided in accordance with Section 11.2 of this Plan. Road access will be via internal roads where possible, then via local roads where possible and then via County Roads or Provincial Highways where there is no other alternative. In all cases appropriate siting standards must be met and road functions maintained.

6.11.3 Land Use Compatibility - In hamlets the establishing of specific areas for various land uses is normally left to the zoning by-law. In establishing zones, Councils shall ensure that existing and proposed uses are compatible and that adverse impacts are kept to a minimum and that appropriate mitigation is provided where practical.

6.11.4 Impact Assessment - Where a Council is concerned about the impact a proposed development may have on a hamlet, it may require an impact assessment as set out in the general policy section of this Plan.

6.11.5 Urban Forests - Urban forests are made up of trees in a range of environments from downtowns to rural fringes, including: ...trees in hazardous lands, wetlands and significant woodlands referred to above that are protected in the Greenlands System of this Plan...The County will encourage the retention of trees where practical and will encourage increases in the overall urban tree canopy.

WELLINGTON NORTH ZONING BY-LAW

The subject lands are currently zoned Unserviced Residential (R1A), Natural Environment (NE) and Natural Environment Site Specific (NE-55). Lands zoned NE-55 are areas that have been identified by the GRCA as being within the Flood Fringe.

The applicant is proposing to rezone a portion of the subject property (approximately 2.7 ha) from the Unserviced Residential (R1A) Zone to Institutional Site Specific (IN-128) Zone to allow for the construction of a church, with the site specific provision permitting the additional uses of a parochial school and cemetery.

PLANNING DISCUSSION

Land Use Compatibility

Planning Staff note that the applicant has indicated that the subject lands will be privately serviced (well and septic) and access will be provided through a proposed shared driveway access easement. Planning Staff also note that the Institutional (IN) Zone is suitable for the proposed development as it permits the use of a church as of right. The application of a site specific provision will capture the parochial school and cemetery uses on a limited portion of the subject property. The applicant has indicated that vehicle access beyond reliance on horse drawn vehicles will occur, making the Hamlet Area a preferable location over a Prime Agricultural area for this use.

Studies

The Scoped Environmental Impact Study prepared by Aboud and Associates Inc. concluded that the proposed development will not result in negative impacts to the identified natural heritage features. The wetland features will be protected by the “implementation of an Erosion and Sediment Control Plan and the creation of a 5-meter buffer.” The recommendations include matters such as: the installation of

fencing barriers, re-vegetation, tree and shrub enhancement, and promotion of environmental stewardship. The GRCA has reviewed the study and find it to be acceptable to support the application provided additional details are met during the site plan phase.

The Floodplain Analysis Report prepared by GM Blueplan Engineering Limited concluded that “development can be considered outside of flood hazard limits with erosion control measures” and additionally that “any laneways that cross the flood hazard should be elevated above the Regional flood elevation to provide safe access.” The comments of the GRCA should be considered in respect to this matter.

GRCA Comments

The GRCA has no objections to the zoning application at this time, provided that the Natural Environment (NE) Zone is amended to include both the flagged wetland boundary and updated floodplain boundary.

Site Plan Approval

The proposed 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. Comments and recommendations provided by the GRCA will also be considered as part of this process.

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

Respectfully submitted

County of Wellington Planning and Development Department



Sarah Kurtz
Planning Student



Curtis Marshall, MCIP RPP
Manager of Development Planning



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

October 28, 2024

via email

GRCA File: ZBA18-24 - Concession 6, Part Lot 9

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

Dear Tammy Pringle,

**Re: Zoning By-law Amendment Application ZBA18/24
Concession 6, Part Lot 9
Southwest of Wellington Road 16 and Line 6
Township of Wellington North, Wellington County
Owner: Gary Martin
Agent: Patterson Planning Consultants Inc.**

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted zoning by-law amendment application to rezone a portion of the subject lands from Unserviced Residential (R1A) Zone to Institutional Site Specific (IN-XX) Zone to facilitate the construction of a church, cemetery and parochial school. We understand related consent and easement applications have been filed with the County of Wellington to create a separate lot for the proposed use.

Recommendation:

The GRCA has no objection to the proposed zoning by-law amendment. The GRCA recommends that the Natural Environment (NE) Zone is amended to include both the flagged wetland boundary and updated floodplain boundary. A GRCA permit will also be required prior to any proposed development within the regulated area on the subject lands.

Documents Reviewed by Staff:

GRCA staff have reviewed the following documents submitted with this application, received from the Township of Wellington North on September 25, 2024:

- Notice of Public Meeting (Township of Wellington North, September 25, 2024).
- Application for Zoning By-law Amendment (dated September 5, 2024).
- Zoning Sketch (Prepared by J.D. Barnes Limited, dated March 20, 2024).
- Concept Plan (Circulated by the Township, no date).

GRCA staff have been involved in a pre-consultation meeting with the applicant and municipality and provided comments dated March 23, 2023 outlining the information required toward formal consent and site plan applications for the proposed development. GRCA staff have also reviewed and commented on the Floodplain Analysis (Prepared by

GM BluePlan, Revised February 2024), as well as Environmental Impact Study (Prepared by Aboud and Associates, dated October 30, 2023) pertaining to the proposed development.

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 5.2 of the Provincial Planning Statement (PPS, 2024), 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 our office indicates that the subject property contains a watercourse, floodplain, wetlands, and the associated regulated allowances to these features. A copy of our resource mapping is attached.

Due to the presence of these features, a portion of the subject property is regulated by the GRCA under Ontario Regulation 41/24. Any future development or site alteration within the regulated area will require a GRCA permit.

Comments on Zoning By-law Amendment Application:

We understand that the lands are currently used for agricultural purposes, and are proposed for institutional uses including a church, school and cemetery.

At the time of the pre-consultation for the proposed development, GRCA advised that the floodplain mapping available for the site was estimated and we did not have a floodplain model available. This meant the floodplain could be different or greater than the mapping suggested. As such, GRCA required that a hydraulic (floodplain) analysis be completed to determine the floodplain extent on the property. In addition, GRCA required an Environmental Impact Study (EIS) to evaluate the wetlands on the subject property.

At this time, GRCA has reviewed and is generally satisfied with the previously submitted Floodplain Analysis (Prepared by GM BluePlan, Revised February 2024) and EIS (Prepared by Aboud and Associates, dated October 30, 2023), and we do not anticipate negative natural hazard impacts as a result of the proposed zoning by-law amendment.

As such, GRCA has no objection to the proposed zoning by-law amendment. However, it is recommended that the Natural Environment (NE) zone is amended by the Township to include both the flagged wetland boundary and updated floodplain boundary.

Requirements for Related Consent Application:

GRCA has also received and will be providing comments on the related consent (severance) application. For the consent application, it is required that the floodplain boundary is included on the proposed consent mapping and that it is demonstrated that all proposed lot lines are located outside of the floodplain boundary and wetland boundary.

Requirements for Site Plan and GRCA Permit Applications:

In addition to the above, the following information will also be required towards a formal Site Plan application and to support development on the proposed severed lot:

- Detailed Site Plans of proposed buildings and/or structures.

- The floodplain elevation (as determined by the Floodplain Analysis) and wetland boundary (as flagged and verified by GRCA staff) should be clearly indicated on all plans. It should be indicated on the site plan drawings that wetland boundaries were confirmed with GRCA staff and on which date.
- Please submit the final Floodplain Analysis. Please add the vertical datum on the drawings in Appendix B and C. Please also indicate the sourcing of topographic information on the Appendix C drawing.
- Please submit a Stormwater Management Report.
- Please submit the final Environmental Impact Study (EIS).
 - More mitigation should be proposed, and please include details on how the predicted change of 35% reduction in site infiltration and 159% increase in site runoff can be minimized. Additionally, more detail should be provided on how the proposed stormwater pond will provide mitigation for the development's predicted impacts to site water balance.
 - Please include more information on the development buffers provided, as well as discussion of potential hydrologic impacts to the wetland located to the immediate west of the proposed development. (Although access limitations prevented detailed investigation and surveying of the wetland boundary here, wetland is clearly present up to the western property boundary). This wetland's boundary should also be included on site plan drawings, as mapped on the ELC figure.

GRCA Permit:

A GRCA Permit, including Erosion and Sediment Control Plan, will be required prior to construction. Please note a separate fee will be required for the GRCA permit application.

Plan Review Fee:

Consistent with GRCA's 2024 approved fee schedule, this application is considered a 'major' zoning by-law amendment application, and the applicant will be invoiced in the amount of \$2,500 for the GRCA's review of this application. Please note that the applicant will be charged one Plan Review fee at the highest rate for the planning applications relating to the proposed development on the subject lands.

Should you have any questions, please contact me at 519-621-2763 extension 2230 or jconroy@grandriver.ca.

Sincerely,



Jessica Conroy, MES PI.
Resource Planner
Grand River Conservation Authority

Enclosed: GRCA Map of Subject Property

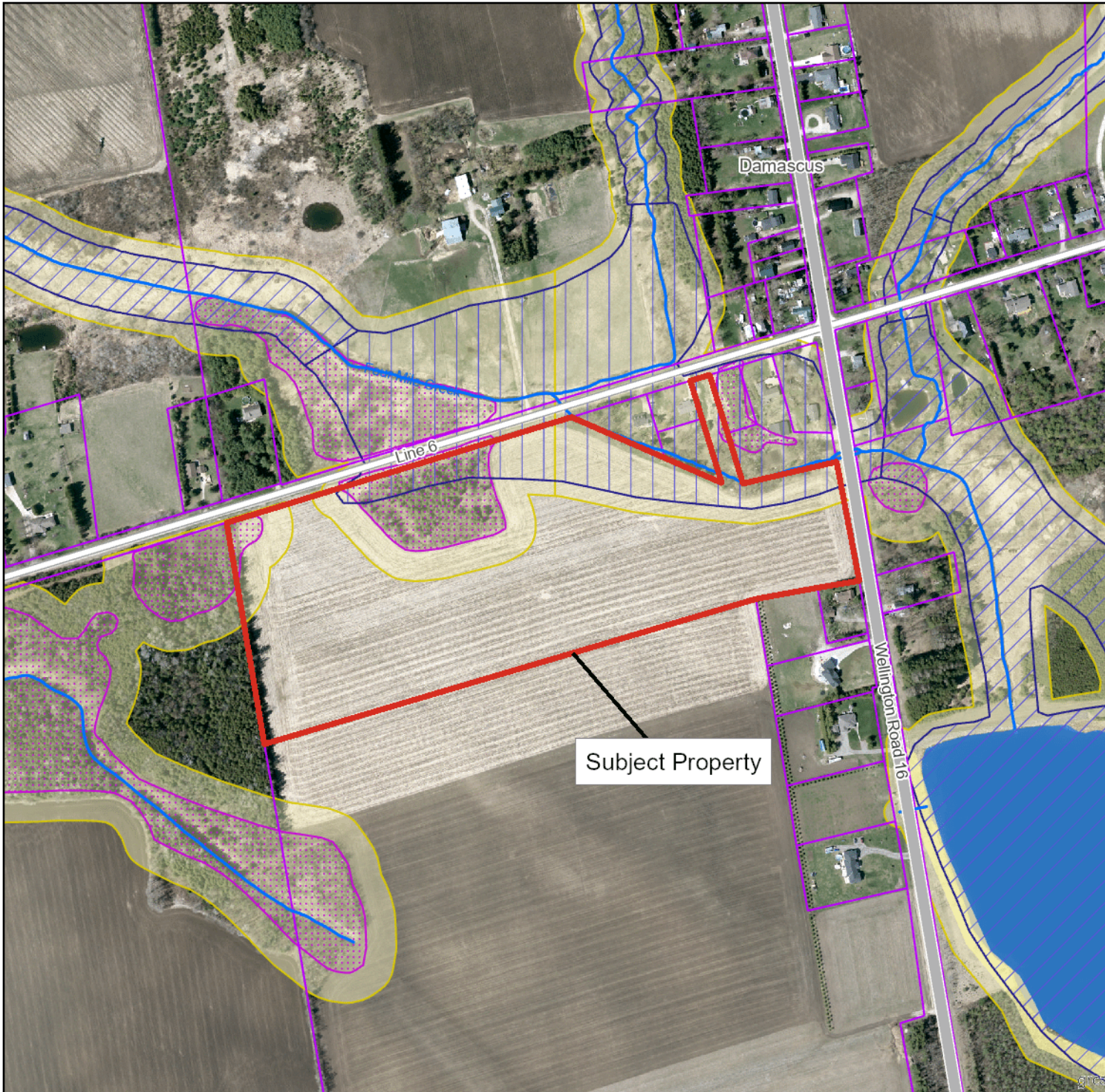
Copy (via email): Gary Martin (Owner)
Patterson Planning Consultants Inc. (Agent)



Line 6 and Wellington Road 16,
Wellington North

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 (Wellington)
- Conservation Area Boundary (GRCA)



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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.

