

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING AGENDA NOVEMBER 18, 2024 @ 7:00 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/86195694108>

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: 861 9569 4108

**PAGE  
NUMBER**

**CALLING TO ORDER**

**DISCLOSURE OF PECUNIARY INTEREST**

**OWNERS/APPLICANT**

**ZBA 15/24 & OPA 2024-02** 2073022 Ontario Inc.

**LOCATION OF THE SUBJECT LAND**

The land subject to the proposed amendment is legally described as CON 1, PT LOT 1 (West Luther), Parts 5 and 6 RP 61R21786, Arthur, Township of Wellington North. The subject property has a total area of 3.45 ha (8.5 acres). *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 Future Development (FD) to Low Density Residential (R1B), Low Density Residential (R1C), Medium Density Residential (R2), High Density Residential (R3), and Open Space (OS).

The purpose and effect of the proposed official plan amendment is to re-designate the subject lands from “Future Development” to “Residential”.

A 55 unit residential subdivision is being proposed on the subject lands.

**Draft Plan of Subdivision Application**

A related draft plan of subdivision application has been filed with the County of Wellington to permit the development of 18 Single Detached Residential Lots; 6

Semi-Detached Residential Lots (12 units); 25 On-Street Townhouse Units (5 Blocks) and 1 Block Walkway on the subject lands.

## 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 October 29, 2024.

## PRESENTATIONS

Curtis Marshall, Manager of Development Planning, County of Wellington, Township of Wellington North

- Planning Report dated November 8, 2024 4

## CORRESPONDENCE FOR COUNCIL'S REVIEW

Tammy Stevenson, Senior Project Manager, Township of Wellington North

- Letter dated October 29, 2024 (No Objections) 14

Danielle Fisher, Source Protection Coordinator, Wellington Source Water Protection

- Memorandum dated October 30, 2024 (No Objections) 15

Hailey Till, Planning Technician, Upper Grand District School Board

- Letter dated October 31, 2024 (No Objections) 17

Jessica Conroy, Resource Planner, Grand River Conservation Authority

- Letter dated November 1, 2024 RE: OPA-2024-02 & 23T-24002 (No Objections) 19

Jessica Conroy, Resource Planner, Grand River Conservation Authority

- Email dated November 4, 2024 RE: ZBA 15/24 (No Objections) 22

## REQUEST FOR NOTICE OF DECISION

The by-law for the proposed zoning by-law amendment 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 18, 2024, be adjourned at \_\_\_\_\_.

EASTRIDGE LANDING SUBDIVISION PH V





**PLANNING REPORT  
for the TOWNSHIP OF WELLINGTON NORTH**

Prepared by the County of Wellington Planning and Development  
Department

**DATE:** November 8, 2024  
**TO:** Darren Jones, C.B.O.  
Township of Wellington North  
**FROM:** Curtis Marshall, Manager of Development Planning  
County of Wellington  
**SUBJECT: PUBLIC MEETING REPORT**  
**File Name: Eastridge Landing Subdivision – Phase 5**  
**OPA-2024-02, ZBA 15/24 & Draft Plan of Subdivision - 23T-24002**  
**Con 1, Pt Lot 1 (West Luther), Parts 5 & 6 RP61R21786, Arthur**

**PLANNING COMMENT**

The Township of Wellington North and the County of Wellington have received applications for an official plan amendment, a draft plan of subdivision, and a zoning by-law amendment to facilitate Phase 5 of the Eastridge Landing development in Arthur. This final phase of the development proposes 55 residential dwellings including single detached, semi-detached and townhouses.

The purpose of the official plan amendment is to redesignate the subject lands from Future Development to Residential in the County of Wellington Official Plan.

The purpose of the zoning amendment is to rezone the subject lands from Future Development (FD) to Low Density Residential (R1B), Low Density Residential (R1C), Medium Density (R2), High Density Residential (R3), and Open Space (OS) to facilitate a 55 unit residential subdivision.

A draft plan of subdivision (23T-24002) has been filed with the County of Wellington. The draft plan of subdivision proposed to create 18 single detached lots, 6 semi detached lots (12 Units); 25 street townhouse units (5 Blocks) and 1 walkway block.

This report provides the Township with an overview of the proposed applications and facilitates the public meeting. Further, the 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 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 for Councils consideration.



**LOCATION**

The subject property is located at the end of Eastview Dr. and Schmidt Dr in Arthur and is legally described as: Con 1, Pt Lot 1 (West Luther), Parts 5 & 6 RP61R21786, Arthur. The subject property is 3.45 ha (8.5 ac) in size and is currently vacant. The location of the property is shown on Figure 1.

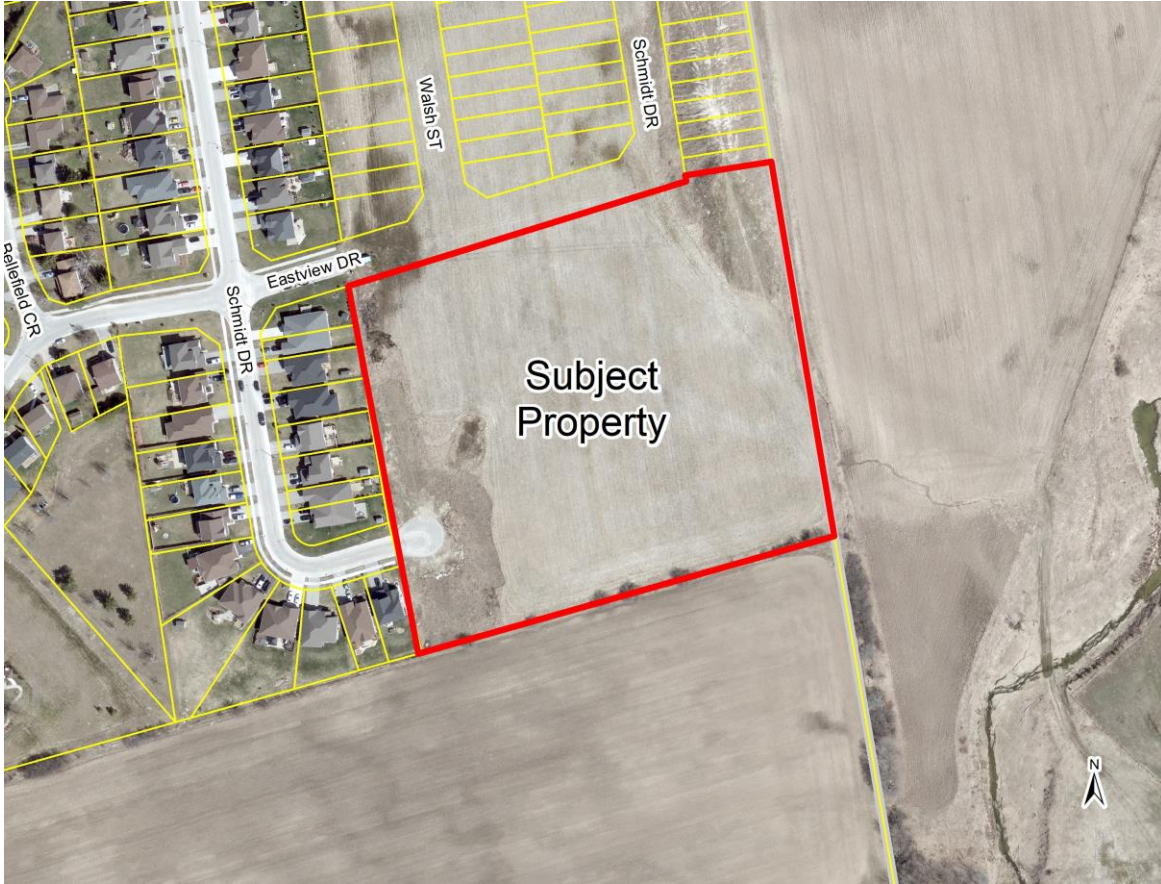


Figure 1: Air photo of subject property (Source County of Wellington 2020)

**PROPOSED OFFICIAL PLAN AMENDMENT**

An official plan amendment has been filed with the County of Wellington to redesignate the subject lands from Future Development to Residential in the County of Wellington Official Plan.

**PROPOSED DRAFT PLAN OF SUBDIVISION**

A draft plan of subdivision application has been submitted to the County of Wellington for approval which creates the following lots/blocks:

<b><u>Lots/Blocks:</u></b>	<b><u>Proposed Use:</u></b>
Lots 1-13, 15 & 17-21	18 single detached lots
Lots 14, 16 & 21-24	6 semi-detached lots (12 units)
Blocks 25-29	25 street townhouse unit
Blocks 30	Open Space – Walkway

The draft plan of subdivision proposes to create 55 residential units. This is the 5<sup>th</sup> and final phase of the development project on the east side of Arthur. Phases 1, 2 and 3 have been constructed and Phase 4 is currently under construction.

Lands for a park (5.34 acres) and a stormwater management pond were dedicated to the Township as part of Phase 1 of the development. The stormwater management pond was designed and constructed to service all 5 phases of the development. The street layout and servicing (water and waste water) design was also considered and planned for as part of the first phase of the development.

The proposed draft plan also includes a road connection (Eastview Dr. extension) to vacant lands south of the development. A copy of the plan is shown below as figure 2. A larger plan is included as attachment 1 to this report.

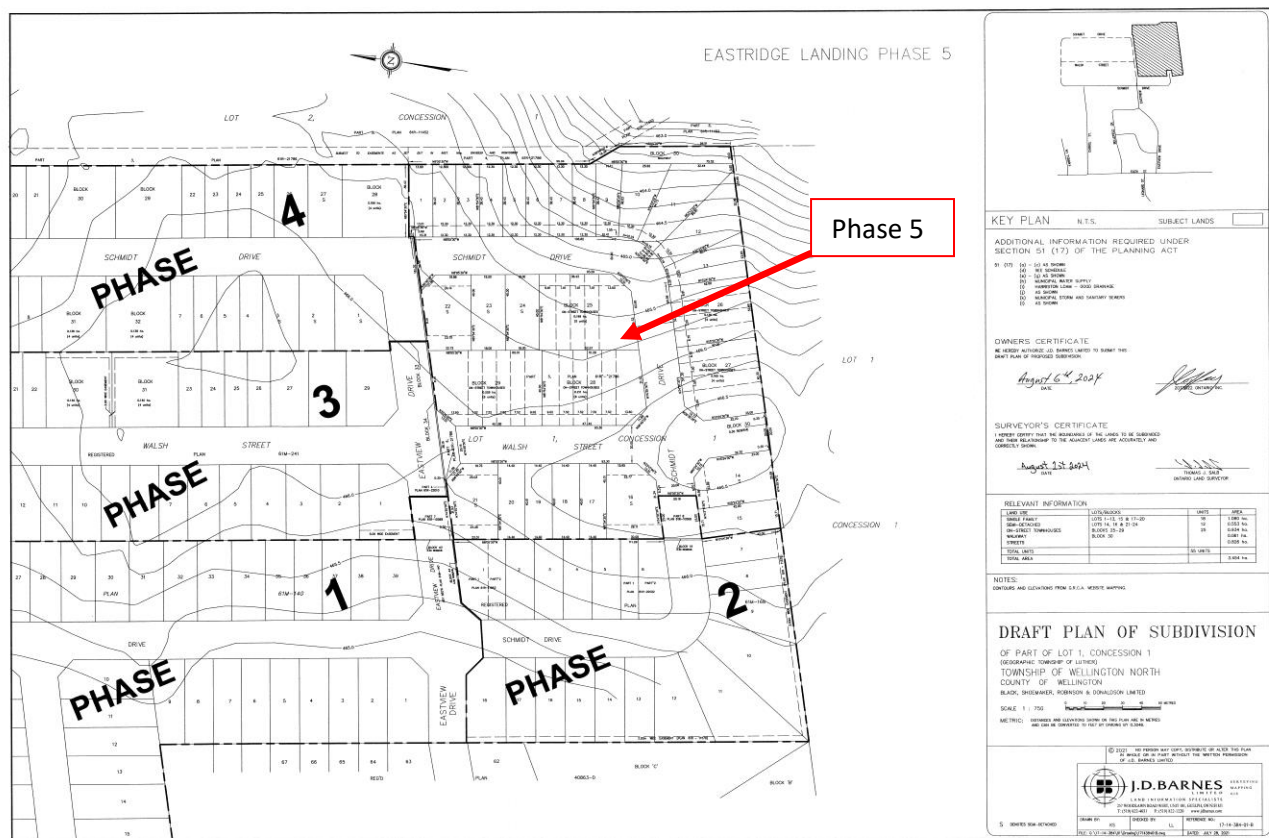


Figure 2: Proposed Draft Plan of Subdivision

**PROPOSED ZONING BY-LAW AMENDMENT**

A zoning by-law amendment application has been filed with the Township which proposes to rezone the lands from Future Development (FD) to Low Density Residential (R1B), Low Density Residential (R1C), Medium Density (R2), High Density Residential (R3), and Open Space (OS) to facilitate the proposed residential subdivision. No site specific amendments are being proposed. A copy of the draft zoning by-law schedule prepared by the applicant is shown below.

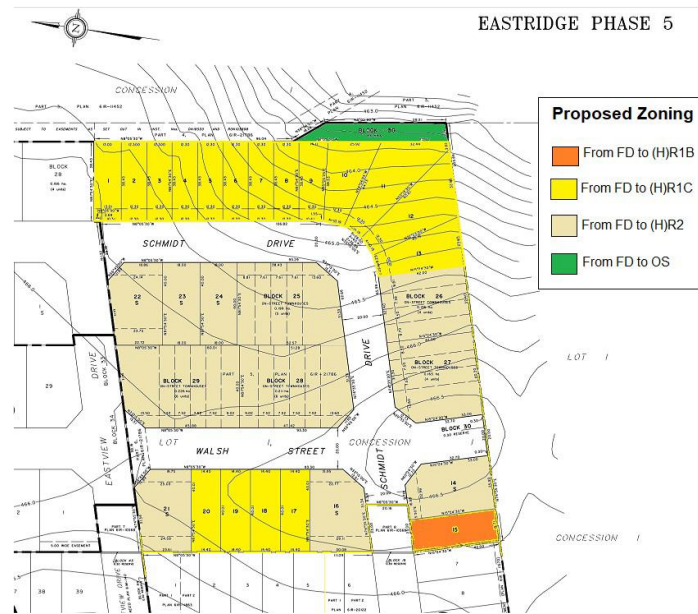


Figure 3 – Applicant’s Draft Zoning By-law Schedule

### SUPPORTING STUDIES

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

- A Planning Justification Report, prepared by J.D Barnes LTD., June 2024
- A Functional Servicing Report, prepared by KJ Behm & Associates, July 2024
- A draft official plan amendment and draft zoning by-law amendment

### PROVINCIAL PLANNING STATEMENT 2024 (PPS)

The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use planning and development. Under section 3 of the Planning Act, decisions affecting planning matters shall be consistent with policy statements issued under the Act.

Section 2.2.1 of the PPS states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active Transportation.

Section 2.3 of the PPS states that settlement areas shall be the focus of growth and development. 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.

## **COUNTY OF WELLINGTON OFFICIAL PLAN**

The subject Property is currently designated as Future Development in the County of Wellington Official Plan.

### **General Strategy**

The policies of Section 3 of the Official Plan outline the general strategies for guiding growth within the County. Section 3.3 sets out objectives for growth and encourages growth in urban areas. It further seeks to encourage more efficient use of land through increased densities in designated Greenfield areas of urban centres.

### **Greenfield Housing**

Section 4.4.4 of the Official Plan encourages increased density and a broader mix of housing in greenfield areas. New developments are to achieve densities which promote the overall density target of 40 persons and jobs per hectare and specifically strive to achieve at least 16 units per gross hectare (6.5 units per gross acre) in newly developing subdivisions.

The proposed subdivision has a density of 16 units per hectare and meets the targeted density of the policy.

The introduction of medium density housing types in new subdivisions is also encouraged by the policies of the Official Plan.

### **Urban Centres**

Section 7.4.1 of the County Official Plan provides details on land use compatibility in Urban Centres “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.”.

### **Residential Designation**

Permitted uses in the Residential designation include single detached, semi-detached, townhouses, apartments and other forms of multiple houses.

The policies of Section 8.3.2 of the Official Plan sets out a number of objectives for residential development including, b) “to provide a variety of dwelling types to satisfy a broad range of residential requirements, e) to ensure that an adequate level of municipal services will be available to all residential areas”, and g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighborhoods.

The policies of Section 8.3.11 of the Official Plan encourage development of “vacant or under-utilized properties for residential uses which are compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks”.



**Medium Density Development - Compatibility**

Section 8.3.5 of the County Official Plan identifies that medium density development such as townhouses may be allowed in areas designated RESIDENTIAL subject to the requirements of the zoning by-law and further provided that the following criteria are satisfactorily met:

Policy Requirement:	Response:
a) Development should not exceed 35 units per hectare (14 units per acre) for townhouses	The proposed townhouse blocks do not exceed 35 units per hectare.
b) The design is compatible with existing or future development on adjacent properties	Adjacent land uses include existing residential uses and vacant lands which are proposed for residential development.
c) The site has a suitable size and shape to accommodate the development and required infrastructure	The proposed townhouse blocks would meet the requirements of the Township zoning by-law. The blocks are of sufficient size to accommodate the units, including parking, access, and drainage.
d) Adequate services are available	The proposed draft plan includes the extension of servicing to the development. The servicing design of the property was planned as part of the first phase of the development. Water and sewage allocation will have to be obtained in accordance with the Township’s sewage allocation policy process.
e) In the built boundary, medium density townhouses are encouraged to locate on major roadways and arterial roads	The property is located in a greenfield area.
f) Appropriate zoning is provided	A zoning by-law amendment has been filed which propose to zone the townhouse blocks as R3 which is appropriate for the use.

**OPA 123**

On October 31, 2024, County Council adopted OPA 123 which redesignates the subject lands as Residential. This amendment was undertaken as part of the County’s Official Plan Review and serves to ensure that sufficient land is available for residential development in urban centres including Arthur. This amendment is being submitted to the Province for final approval.

The timing of the Province’s approval of the amendment is unknown at this time. If OPA 123 is approved by the Province (as adopted by the County in respect to the subject lands) the proposed official plan amendment application filed by the applicant would not be necessary.

## **WELLINGTON NORTH GROWTH MANAGEMENT ACTION PLAN**

In September 2024, the Township of Wellington North approved a new Growth Management Action Plan. This plan updated and replaced the previous growth plan from 2018.

The Township of Wellington North Growth Management Action Plan serves as a guiding document that broadly addresses the future impacts of growth related to municipal service delivery, infrastructure requirements, urban land needs and land use planning policy, economic development, and financial sustainability as the Township evolves.

### Guiding Principles

The plan includes 10 guiding principles for planning for growth. Relevant guiding principles to this proposed development include:

#### **3. Supporting Responsible and Sustainable Growth and Infrastructure**

This principle focuses on integrating environmental stewardship, fiscal responsibility and social equity into planning for growth and infrastructure. Key considerations in planning for responsible and sustainable growth includes ensuring that growth is phased and occurs at a pace that aligns with the timing of infrastructure delivery in a fiscally and sustainable manner. Moreover, this principle involves prioritizing infrastructure that is resilient to climate change, energy efficient and adaptable to future needs, while also considering the social and economic benefits for the Township. By adhering to this principle, the Township aims to create a thriving, well-planned environment that supports both current and future generations.

#### **8. Providing Diverse and Affordable Options for Housing**

The Township is anticipated to accommodate an increasingly diverse population base, as well as a large, aging population. Furthermore, across the Province housing affordability is eroding rapidly. This principle involves ensuring that growth in the Township accommodates a variety of housing types that cater to different income levels, family sizes, age groups, and lifestyle needs. By prioritizing affordability and diversity in housing, the Township will create an inclusive and vibrant community where residents have access to suitable and sustainable living arrangements.

### Growth Forecasts and Urban Land Needs

The Growth Management Action Plan also reviewed growth forecasts and the Township's urban land needs. The forecasts have identified that additional "Community Lands" were needed within Arthur to accommodate growth forecasted up till 2051. "Community Lands" include residential and commercial uses. The subject lands are located within a priority area (Future Development Area #1) for future residential development in Arthur.

### Strategic Directions

The plan also established strategic directions for every guiding principle. Relevant Strategic Directions include:

#### Guiding Principle 8. Providing Diverse and Affordable Options for Housing

##### Strategic Direction 1:

Provide an increased range and mix of attainable housing and affordable housing options, including a variety of densities by structure type and tenure (ownership and rental) to accommodate a changing, diverse population base of all backgrounds, ages, and incomes in keeping with high-quality urban design standards while maintaining the Township's small-town charm.

##### Strategic Direction 2:

Advocate for a range of housing options in development application plans.

### **AGENCY COMMENTS**

The applications were circulated to commenting agencies. The following comments have been received to date:

#### GRCA:

*GRCA has no objection to the approval of applications OP-2024-02 and 23T-24002. The subject property does not contain any watercourses, floodplains, shorelines, wetlands, valley slopes or other natural hazard features of interest to GRCA. The property is not subject to Ontario Regulation 41/24. Therefore, permission from GRCA is not required.*

#### Upper Grand District School Board:

No objection, requests standard conditions related to signage, busing, sidewalks, snow removal and development charges.

#### Wellington Source Water Protection

*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, there is no Notice required for this proposal. It should be noted that if the nature of the development changes, Section 59 Notices may apply.*
- 2. That the owners or their agents submit the following plans, reports and/or documentation to the satisfaction of the Township Risk Management Official:*
  - a. A Salt Management Plan to manage winter maintenance activities;*
  - b. A liquid fuel handling / storage and spill response procedure for construction;*
  - c. Documentation of the ECA for the phase 5 sewers, once available;*
  - 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*

## REVIEW OF DRAFT PLAN OF SUBDIVISION

The proposed draft plan of subdivision and supporting materials are currently being reviewed by Township Staff and the Township's Consulting Engineer. A list of proposed draft plan conditions which address the requirements of the Township financial and otherwise will be prepared and included as part of a future report to Township Council. The conditions of draft approval will have to be satisfactorily addressed prior to the development receiving final approval from the County of Wellington.

## NEXT STEPS

Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final recommendation report which will:

1. Seek Township Council endorsement of the proposed Official Plan Amendment (endorsement to be forwarded to County of Wellington);
2. Seek Township Council approval in principle of the proposed zoning by-law amendment (final amending by-law to be considered by Council later once official plan amendment is in force and effect); and,
3. Include proposed draft plan conditions for Council's consideration.

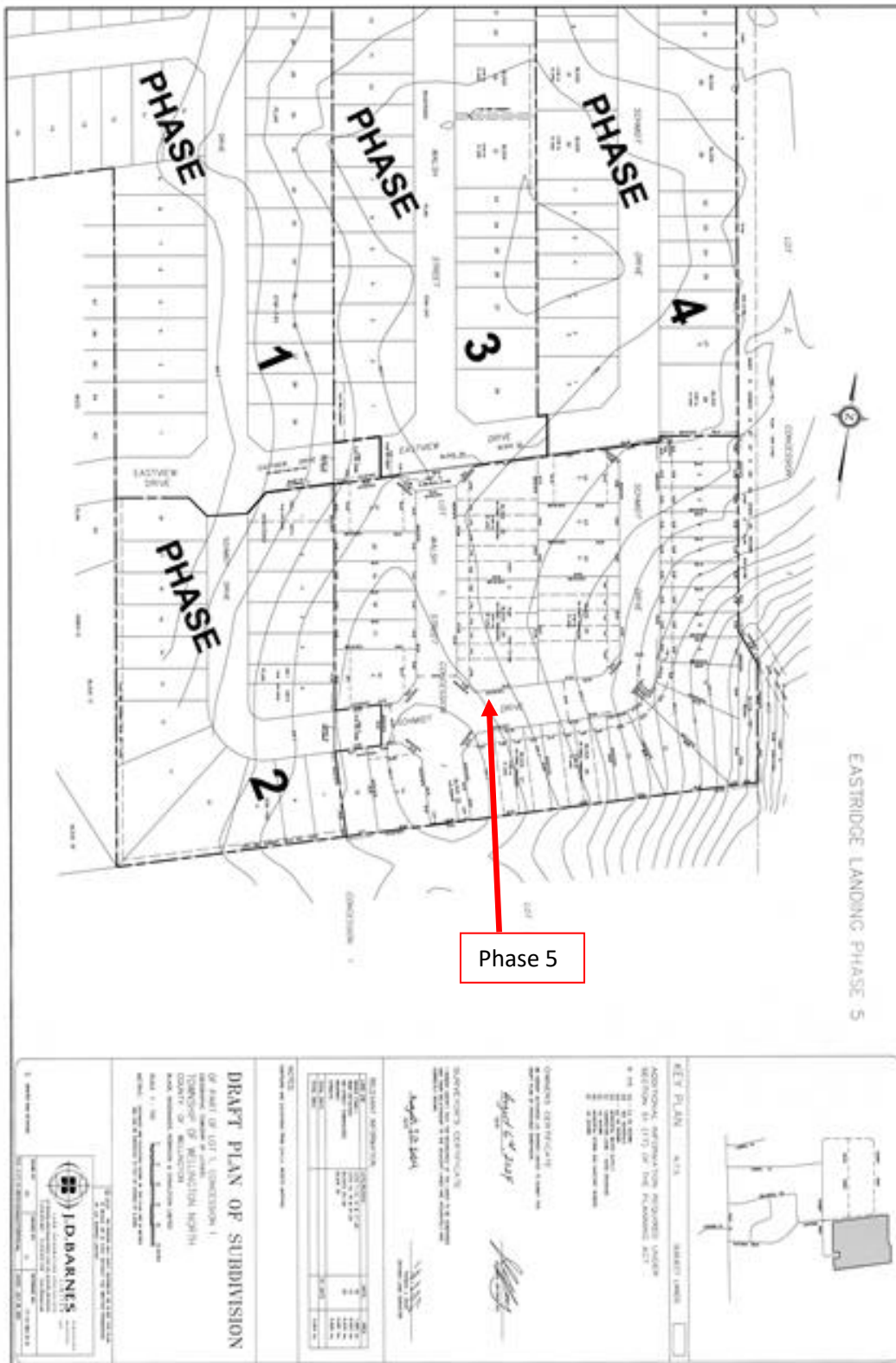
Respectfully submitted



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Curtis Marshall MCIP, RPP  
Manager of Development Planning

Attachment 1 – Draft Plan of Subdivision







**Building a safe, sustainable, welcoming community.**

October 29, 2024

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

**RE: ZBA 15/24, Eastridge Subdivision Phase 5, Arthur**

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

All municipal servicing requirements will be reviewed during the application for Subdivision including detailed engineering design review and note the following:

- Servicing for Phase 5 will be provided from the existing services that were installed as part of Phase 1 to 4 of Eastridge Subdivision on Walsh Street and Schmidt Drive and are as follows:
  - 150 mm diameter watermain
  - 200 mm diameter sanitary sewer main
  - Various sized storm sewer main
  - Stormwater Management Pond

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

Sincerely,

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**



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

[www.wellington-north.com](http://www.wellington-north.com)



519-848-3620



**Memorandum**

October 30, 2024

**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:** **East Ridge Landing, 234900001118480000, Arthur - Township of Wellington North**  
OP-2024-02, 23T-24002, ZBA 15/24

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*, there is no Notice required for this proposal. It should be noted that if the nature of the development changes, Section 59 Notices may apply.
- 2) That the owners or their agents submit the following plans, reports and/or documentation to the satisfaction of the Township Risk Management Official:
  - a) A Salt Management Plan to manage winter maintenance activities;
  - b) A liquid fuel handling / storage and spill response procedure for construction;
  - c) Documentation of the ECA for the phase 5 sewers, once available;
  - 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.

For more information, please contact [sourcewater@centrewellington.ca](mailto:sourcewater@centrewellington.ca).

Sincerely,

 2024-10-30  
14:56-04:00

Danielle Fisher  
Source Protection Coordinator  
519-846-9691 ext 236  
[dfisher@centrewellington.ca](mailto:dfisher@centrewellington.ca)  
*Attachment: WHPA Map*

Township of Wellington North  
c/o Wellington Source Water Protection  
Risk Management Office, 1 MacDonald Square, Elora, ON, N0B 1S0  
1-844-383-9800 [sourcewater@centrewellington.ca](mailto:sourcewater@centrewellington.ca) [wellingtonwater.ca](http://wellingtonwater.ca)




**Explore Wellington**

CON 1, PT LOT 1 (West Luther), Parts 5 and 6 RP 61R21786, Arthur



1: 2,892

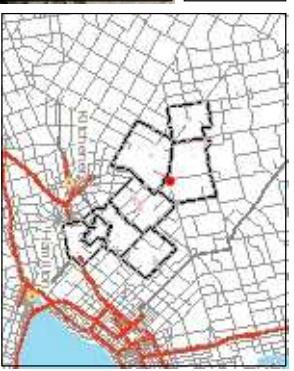



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Includes material © 2022 of the Queen's Printer for Ontario. All rights reserved.

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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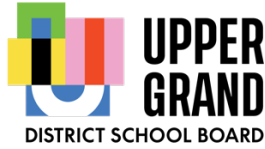
THIS IS NOT SURVEY DATA. Parcels - Teranet 2022, Wellington County 2022



**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; 6 (D); 4, D; 6,
- HVA
- Roadsloupkup

**Notes**



**PLANNING DEPARTMENT**  
**Board Office:** 500 Victoria Road N. Guelph, ON N1E 6K2  
**Email:** municipal.circulations@ugdsb.on.ca  
**Tel:** 519-822-4420 ext.821 or **Toll Free:** 1-800-321-4025

31 October 2024

Curtis Marshall  
Manager of Development Planning  
County of Wellington  
74 Woolwich Street  
Guelph, On  
N1H 3T9

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

Dear Mr. Marshall and Ms Pringle:

**Re: Notice of Zoning By-law Amendment (ZBA 15/24), Official Plan Amendment (OP-2024-02), and Draft Plan of Subdivision Application (23T-24002) Phase 5 East Ridge Landing, Wellington North**

Planning staff at the Upper Grand District School Board have received and reviewed the above noted applications for a zoning by-law amendment, official plan amendment, as well as the submission of the draft plan of subdivision application that facilitates the construction of phase 5 of the East Ridge Landing subdivision which includes 55 residential units.

Please be advised that the Planning Department **does not object** to the application, subject to the following conditions:

- That Education Development Charges shall be collected prior to the issuance of a building permit(s).

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**Upper Grand District School Board**

- 
- |                                |               |                   |                  |                             |
|--------------------------------|---------------|-------------------|------------------|-----------------------------|
| • Ralf Mesenbrink; Chair       | • Jen Edwards | • Irene Hanenberg | • Martha MacNeil | • Alethia O'Hara-Stephenson |
| • Katherine Hauser; Vice Chair | • Robin Ross  | • Luke Weiler     | • Laurie Whyte   | • Lynn Topping              |

- That the developer shall agree, upon registration of the plan, to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ARC/INFO export or DWG format containing parcel fabric and street network.
- That the developer shall agree in the subdivision agreement that adequate sidewalks, lighting and snow removal (on sidewalks and walkways) will be provided to allow children to walk safely to school or to a designated bus pickup point.
- That the developer shall supply, erect, and maintain a sign (at its expense and according to the Board's specifications) affixed to the permanent development sign advising prospective residents about schools in the area.
- That the developer shall agree in the subdivision agreement to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease:

*"In order to limit liability, public school buses operated by the Service de transport de Wellington-Dufferin Student Transportation Services (STWDSTS), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up students, and potential busing students will be required to meet the bus at a congregated bus pick-up point."*

Should you require additional information, please feel free to contact the undersigned.

Sincerely,



Hailey Till  
Planning Technician

PLN: 24-036  
File Code: R14

---

**Upper Grand District School Board**

• Ralf Mesenbrink; Chair      • Jen Edwards      • Irene Hanenberg      • Martha MacNeil      • Alethia O'Hara-Stephenson  
• Katherine Hauser; Vice Chair      • Robin Ross      • Luke Weiler      • Laurie Whyte      • Lynn Topping





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](http://www.grandriver.ca)

November 1, 2024

via email

GRCA File: 23T-89010 Eastridge Landing

Curtis Mashall  
Manager of Development Planning  
Planning and Development Department  
County of Wellington  
74 Woolwich Street  
Guelph, Ontario N1H 3T9

Dear Curtis Marshall,

**Re: Official Plan Amendment OP-2024-02 and Draft Plan of Subdivision 23T-24002  
Eastridge Landing Subdivision - Phase 5  
Part Lot 1, Concession 1, geographic Township of West Luther – Arthur Village  
Township of Wellington North, Wellington County  
Owner: James Coffey, 2073022 Ontario Inc.  
Applicant: Nancy Shoemaker, J.D. Barnes Limited**

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted official plan amendment application to re-designate the subject lands from “Future Development” to “Residential” to create a subdivision, and draft plan of subdivision application to permit the development of 18 Single Detached Residential Lots; 6 Semi-Detached Residential Lots (12 units); 25 On-Street Townhouse Units (5 Blocks) and 1 Block Walkway. We also understand that an application for zoning by-law amendment has been filed with the Township of Wellington North (File ZBA 15/24) to rezone the property to facilitate the proposed residential subdivision.

GRCA has no objection to the approval of applications OP-2024-02 and 23T-24002. The subject property does not contain any watercourses, floodplains, shorelines, wetlands, valley slopes or other natural hazard features of interest to GRCA. The property is not subject to Ontario Regulation 41/24. Therefore, permission from GRCA is not required.

We trust the County of Wellington and/or Township of Wellington North will ensure conformance with the previously approved stormwater management report.

Consistent with GRCA’s approved 2024 fee schedule, the applicant will be invoiced in the amount of \$255.00 for the GRCA’s review and final clearance of the subdivision application.

Should you have any questions, please contact me at 519-621-2763, extension 2230 or [jconroy@grandriver.ca](mailto:jconroy@grandriver.ca).

Sincerely,



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

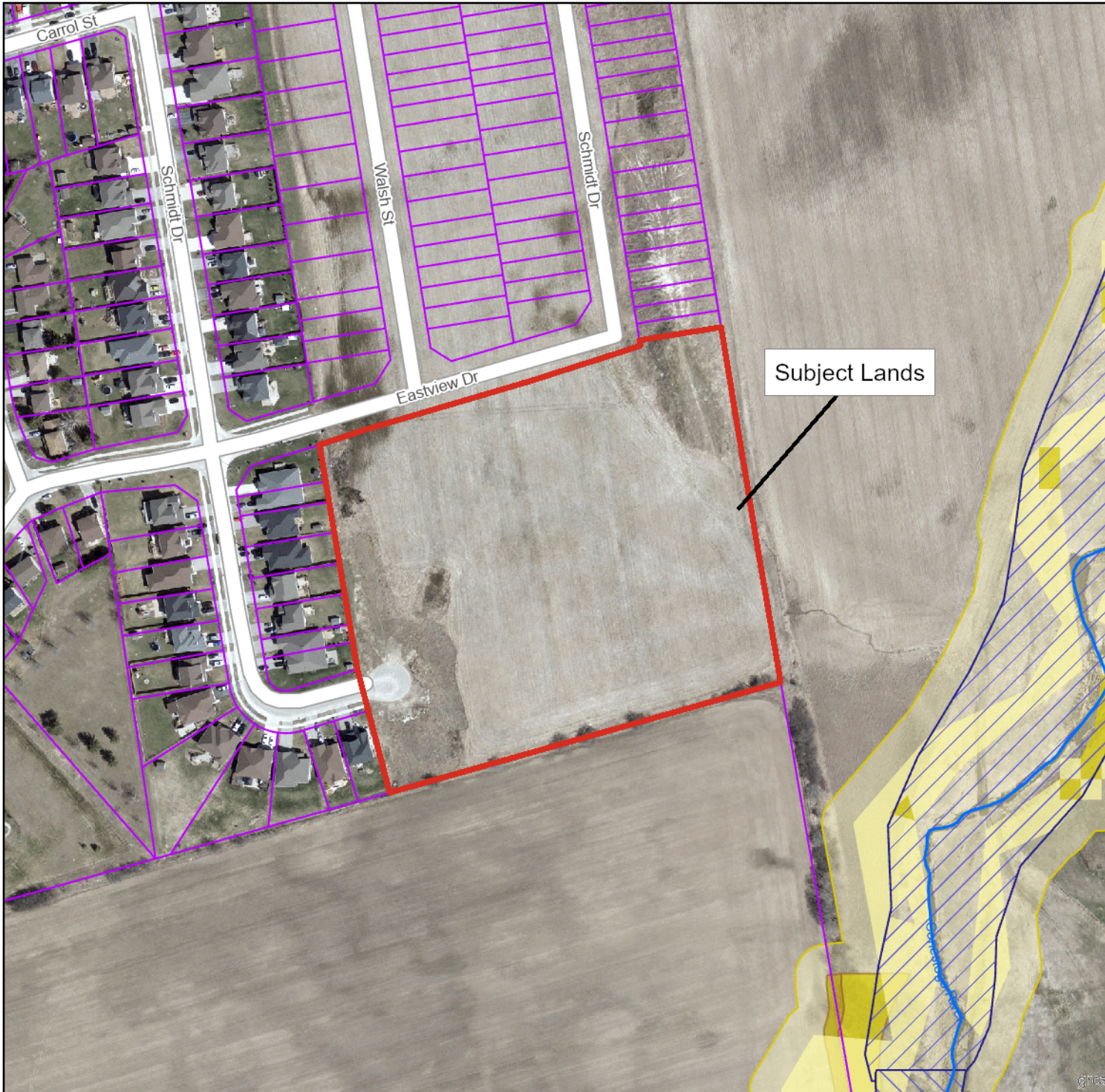
Enclosed: GRCA Map of Subject Lands (Phase 5)

Copy (via email):     Deborah Turchet, County of Wellington Land Division  
                              Tammy Pringle, Township of Wellington North  
                              Karren Wallace, Township of Wellington North  
                              Nancy Shoemaker, J.D. Barnes Limited (Applicant)  
                              James Coffey, 2073022 Ontario Inc. (Owner)





Part Lot 1, Concession 1, geographic  
Township of West Luther



Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)
  - Engineered
  - Estimated
  - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)
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- Lake Erie Erosion (GRCA)
- Parcel (Wellington)
- Conservation Area Boundary (GRCA)

Subject Lands

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## Tammy Pringle

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**From:** Jessica Conroy <jconroy@grandriver.ca>  
**Sent:** Monday, November 4, 2024 3:51 PM  
**To:** Tammy Pringle  
**Subject:** RE: NOTICE OF PUBLIC MEETING - ZBA 15/24 & OPA2024-02 Eastridge Landing PH V  
**Attachments:** GRCA Map.pdf

Hi Tammy,

GRCA has no objection to the approval of applications ZBA 15/24 & OPA2024-02 (Eastridge Landing Phase 5).

The subject property does not contain any watercourses, floodplains, shorelines, wetlands, valley slopes or other natural hazard features of interest to GRCA. A copy of our mapping is attached.

The property is not subject to Ontario Regulation 41/24. Therefore, permission from GRCA is not required.

Sincerely,  
Jessica

**Jessica Conroy, MES Pl.**  
Resource Planner  
Grand River Conservation Authority

400 Clyde Road, PO Box 729  
Cambridge, ON N1R 5W6  
Office: 519-621-2763 ext. 2230  
Toll-free: 1-866-900-4722  
Email: jconroy@grandriver.ca  
[www.grandriver.ca](http://www.grandriver.ca) | [Connect with us on social media](#)

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**From:** Tammy Pringle <tpringle@wellington-north.com>  
**Sent:** Monday, October 28, 2024 3:54 PM  
**Subject:** NOTICE OF PUBLIC MEETING - ZBA 15/24 & OPA2024-02 Eastridge Landing PH V

### **TOWNSHIP OF WELLINGTON NORTH**

#### **A NOTICE OF A PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE COMPREHENSIVE ZONING BY-LAW 66-01 AND PROPOSED COUNTY OF WELLINGTON OFFICIAL PLAN AMENDMENT**

**TAKE NOTICE** that the Council of the Corporation of the Township of Wellington North has received a complete application to consider a proposed amendment to the Comprehensive Zoning By-law 66-01, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, as amended.

Additionally, the County of Wellington has received a complete application for approval of an official plan amendment pursuant to Section 17 of the *Planning Act*, R.S.O. 1900. The purpose of the public meeting is to present the proposed zoning by-

law amendment and official plan amendment and to receive public input prior to making a decision. The Township's File Number for this application is **ZBA15/24**. The County of Wellington's File Number is **OP-2024-02**.

**A Public Meeting** will be held by the Wellington North Council to consider this on:  
**Monday, November 18, 2024 @ 7:00 p.m.**

**HOW TO JOIN**

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/86195694108>

Description: Public Meeting Under the Planning Act

Join by phone:

Dial: 855 703 8985 (Toll Free) or 1 438 809 7799 (*long distance charges may apply*)

Webinar ID: 861 9569 4108

Or

Attend in person:

Township of Wellington North, Administration Office, Council Chambers  
7490 Sideroad 7 West, Kenilworth

**Location of the Subject Land**

The land subject to the proposed zoning by-law amendment and official plan amendment is legally described as CON 1, PT LOT 1 (West Luther), Parts 5 and 6 RP 61R21786, Arthur, Township of Wellington North. The subject property has a total area of 3.45 ha (8.5 acres) illustrated on the key map below.

**The Purpose and Effect of the Application**

The purpose and effect of the proposed zoning by-law amendment is to rezone the lands from Future Development (FD) to Low Density Residential (R1B), Low Density Residential (R1C), Medium Density Residential (R2), High Density Residential (R3), and Open Space (OS).

The purpose and effect of the proposed official plan amendment is to re-designate the subject lands from "Future Development" to "Residential".

A 55 unit residential subdivision is being proposed on the subject lands.

**Draft Plan of Subdivision Application**

A related draft plan of subdivision application has been filed with the County of Wellington to permit the development of 18 Single Detached Residential Lots; 6 Semi-Detached Residential Lots (12 units); 25 On-Street Townhouse Units (5 Blocks) and 1 Block Walkway on the subject lands.

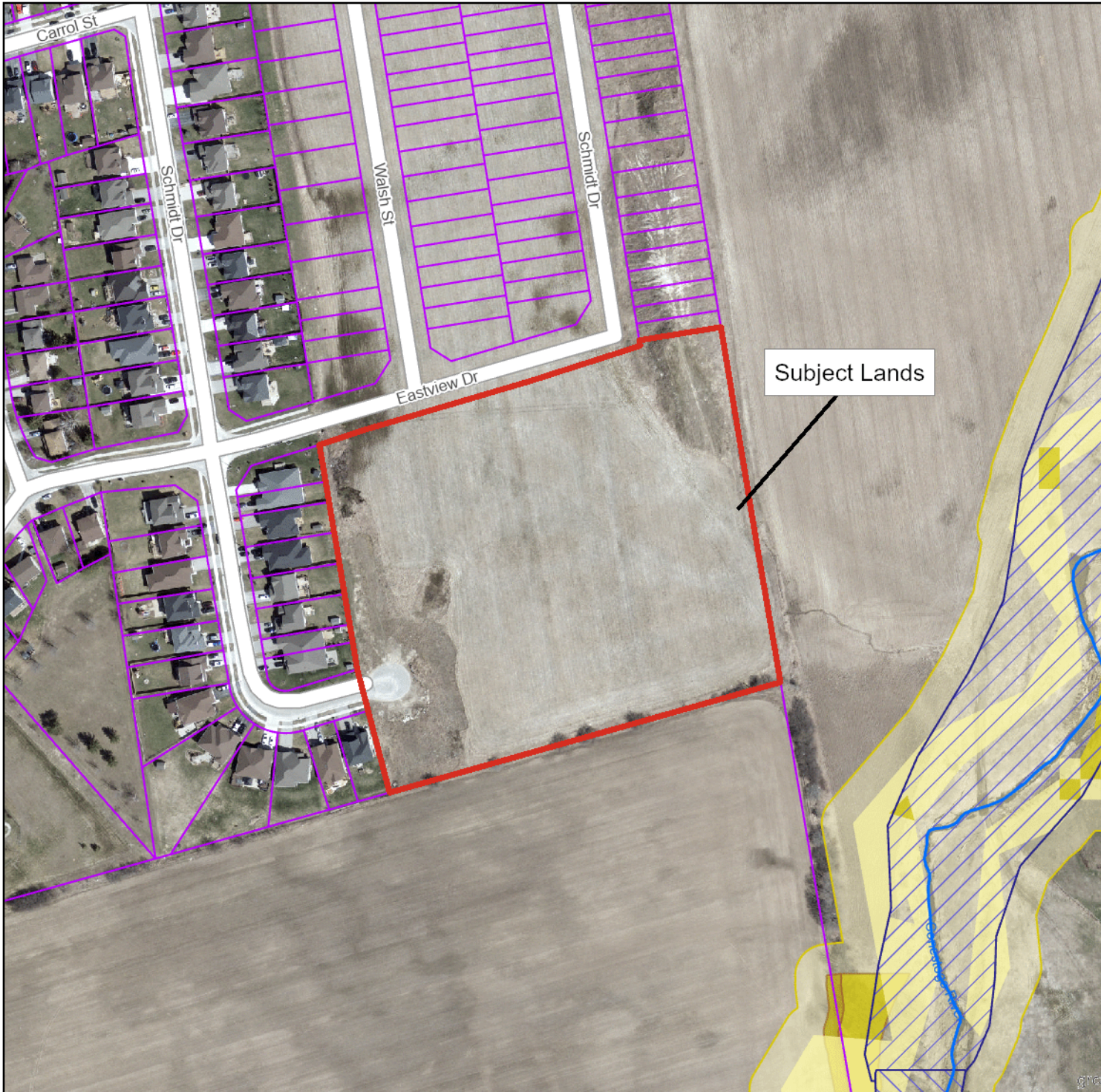
We have the following submission documents on file. Please advise if you would like to receive any of the below items.

- Functional Servicing Report; and
- Planning Impact Assessment





Part Lot 1, Concession 1, geographic  
Township of West Luther



Legend

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