

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING AGENDA JANUARY 27, 2025 @ 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/83714197442>

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: 837 1419 7442

**PAGE
NUMBER**

CALLING TO ORDER

DISCLOSURE OF PECUNIARY INTEREST

OWNERS/APPLICANT

ZBA 19/24 Township of Wellington North

LOCATION OF THE SUBJECT LAND

The lands subject to the proposed amendment is described as is described as Wellington Plan Town of; Mount Forest S Princess St; McDonalds Survey Pt Park; Lots 10 to 12 RP 61R7789; Parts 6 to 8 RP 61R21401, with civic address of 850 Princess Street, Wellington North. *The location is shown on the map attached.* 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 0.91 ac) from Future Development (FD) to Open Space (OS). This application is seeking to rezone the subject lands to allow for a future outdoor pool. 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 January 6, 2025.

PRESENTATIONS

Curtis Marshall, Manager of Development Planning and Jamie Barnes, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated January 3, 2025 4

CORRESPONDENCE FOR COUNCIL'S REVIEW

Tammy Stevenson, Manager of Infrastructure and Engineering 10

- Letter dated January 6, 2025 No Objections

Michael Oberle, Environmental Planning Technician, Saugeen Conservation Authority

- Email dated January 7, 2025 (No Objections) 11

REQUEST FOR NOTICE OF DECISION

The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the by-law must submit a written request.

MAYOR OPENS FLOOR FOR COMMENTS/QUESTIONS

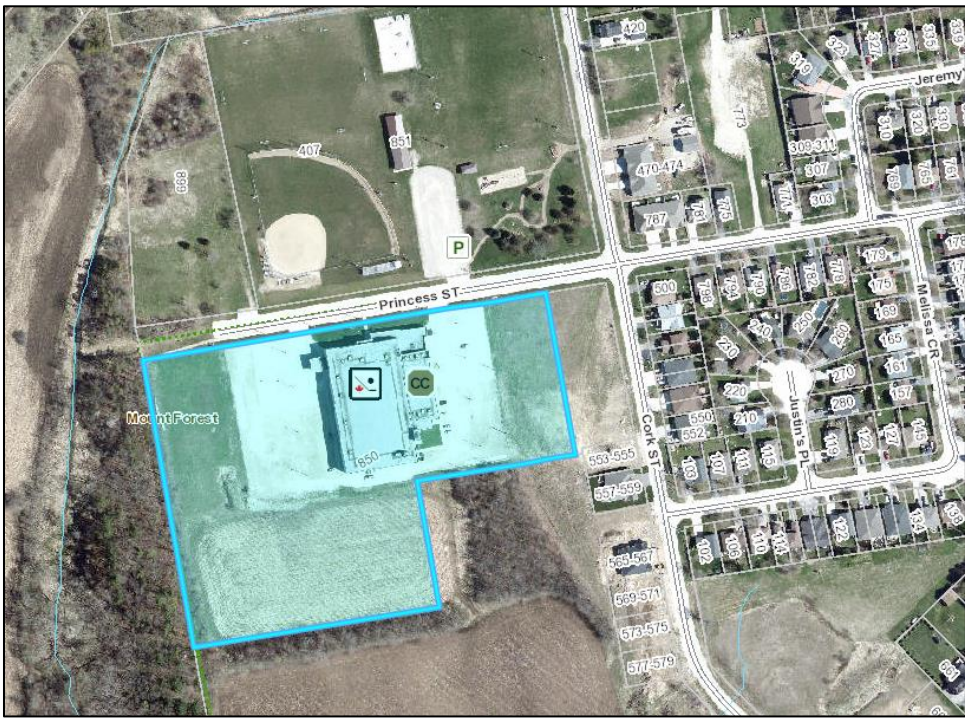
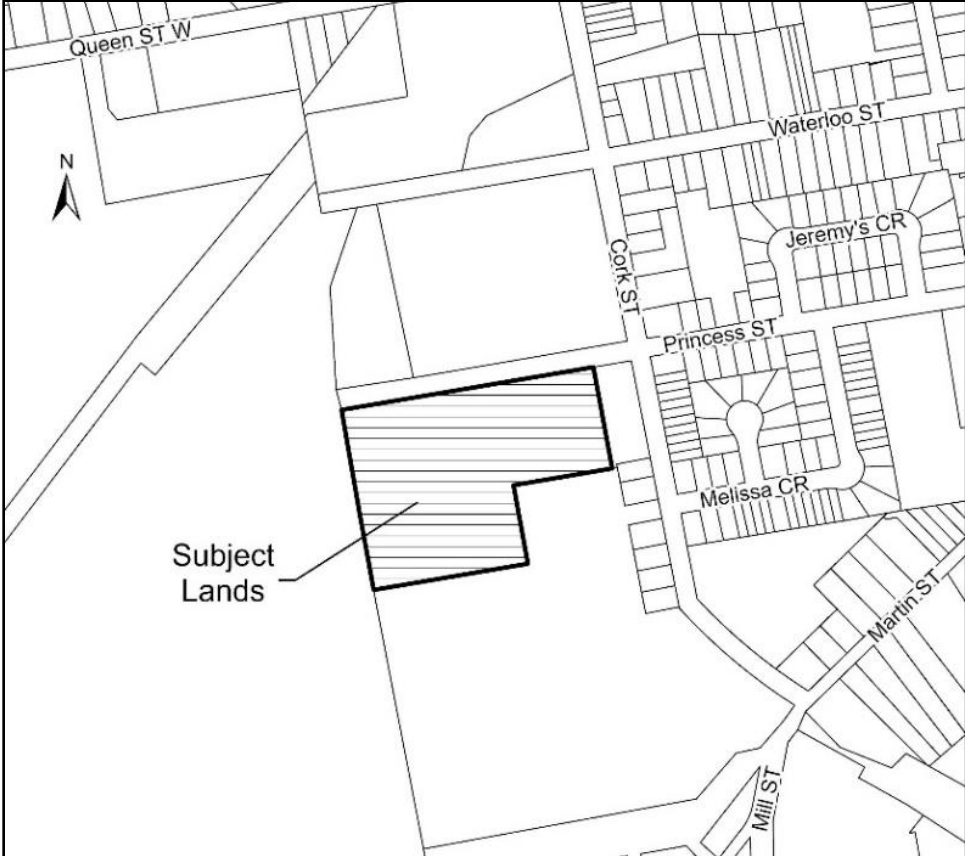
COMMENTS/QUESTIONS FROM COUNCIL

ADJOURNMENT

Recommendation:

THAT the Public meeting of January 27, 2025 be adjourned at _____

850 PRINCESS STREET – TOWNSHIP OF WELLINGTON NORTH





PLANNING REPORT
for the TOWNSHIP OF WELLINGTON NORTH
Prepared by the County of Wellington Planning and Development
Department

DATE: January 3rd, 2025
TO: Darren Jones, C.B.O.
Township of Wellington North
FROM: Curtis Marshall, Manager of Development Planning
Jamie Barnes, Junior Planner
County of Wellington
SUBJECT: **Township of Wellington North**
Wellington Plan Town of; Mount Forest S Princess St; McDonalds Survey Pt
Park; Lots 10 to 12 RP 61R7789; Parts 6 to 8 RP 61R21401
850 Princess Street, Mount Forest
Zoning By-law Amendment (ZBA 19/24)

Planning Opinion

The purpose and effect of the proposed amendment is to rezone a portion of the subject lands (approximately 0.91 ac) from Future Development (FD) to Open Space (OS) to facilitate the construction of a public pool.

Planning staff have no concerns with the application and are of the opinion that the proposal is consistent with the Provincial Planning Statement and conforms with the County of Wellington Official Plan policies. A draft zoning by-law amendment has been prepared for Council's consideration and is attached as Schedule 1 to this report.

INTRODUCTION

The property subject to the proposed amendment is legally described as Wellington Plan Town of; Mount Forest S Princess St; McDonalds Survey Pt Park; Lots 10 to 12 RP 61R7789; Parts 6 to 8 RP 61R21401, with civic address of 850 Princess Street.

The proposed portion of the subject lands that is to be rezoned is approximately 0.37 ha (0.91 ac). The location of the property is shown on Figure 1.

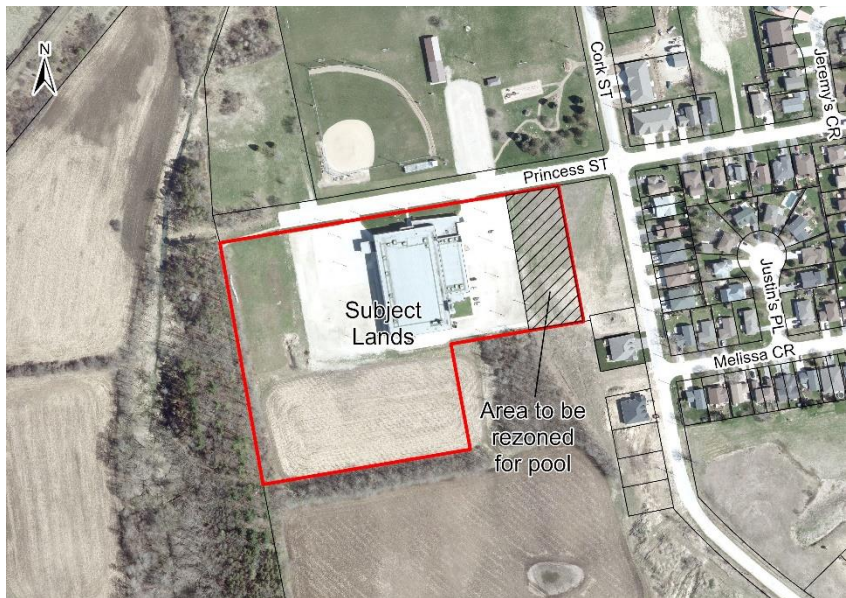


Figure 1: Airphoto of subject lands (Source: County of Wellington, 2020)

PROPOSAL

The purpose of this zoning amendment application is to rezone a portion of the subject lands (approximately 0.91 ac) from Future Development (FD) to Open Space (OS) to facilitate the construction of an outdoor pool. A preliminary concept plan is provided in Figure 2 below.

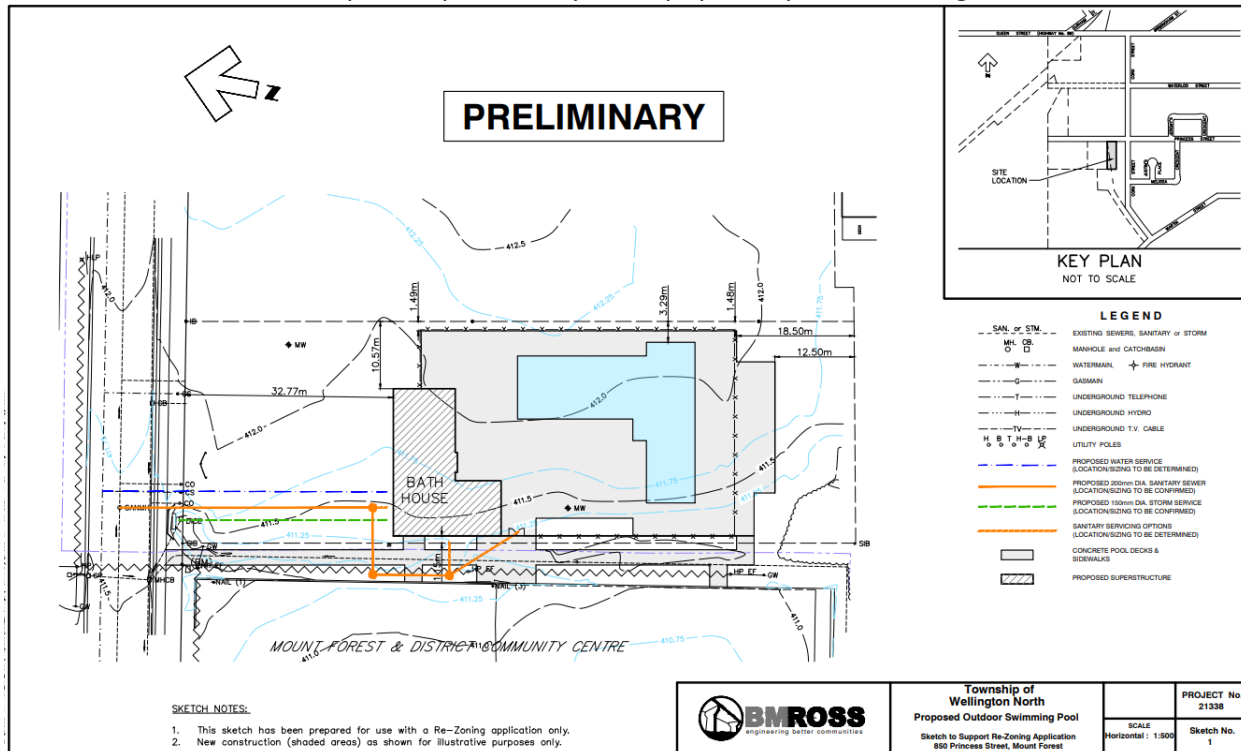


Figure 2: Site Plan sketch submitted by BMROSS., December 2024

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is located within the settlement area of Mount Forest. Section 3.9.1 of the Provincial Planning Statement states that, active and inclusive communities should be promoted by:

- a. planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;
- b. planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources

WELLINGTON COUNTY OFFICIAL PLAN

The lands subject to the amendment are designated RESIDENTIAL in the Urban Centre of Mount Forest. The property is located within the defined “built boundary”. Section 3.3 of the Official Plan encourages municipalities “to provide choice for residents and businesses by providing a variety of growth opportunities, housing types, services, recreation and cultural activities, and public open space”.

Residential Designation

Section 8.3.3 of the Official Plan establishes permitted uses for residential designated lands including, “non-residential uses such as schools, churches, clinics, local convenience stores, home occupations,

neighbourhood parks and other public facilities". Section 8.3.10 of the Official Plan permits Non-Residential uses in a Residential designated zone as long as the "zoning by-law establishes a specific zone or zones for these uses".

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.

The following relevant Vision and Purpose & Mission goals have been identified in the Plan:

- More community facilities, such as schools, daycares, and recreation centres, are developed and provide programming and services for families and children
- Invest in initiatives that increase the quality of life for residents such as road improvements, public safety, programming and services for all ages and promote civic engagement.

WELLINGTON NORTH ZONING BY-LAW

The proposed portion of the subject lands to be rezoned is currently zoned Future Development (FD) zone. The Township is proposing to rezone the subject lands to Open Space (OS) Zone to facilitate the construction of an outdoor pool. Permitted uses in the Open Space Zone include *community centres* and places of recreation.

Draft Zoning By-law Amendment

A draft zoning by-law amendment has been prepared and attached to this report for Council's consideration. Please see in Schedule 1.

CONCLUSION

Planning staff have no concerns with the application and are of the opinion that the proposal is consistent with the Provincial Planning Statement and conforms with the County of Wellington Official Plan policies.

We trust that the above comments will assist the Council with this matter.

Respectfully submitted,
County of Wellington Planning and Development Department



Jamie Barnes
Junior Planner



Curtis Marshall MCIP, RPP
Manager of Development Planning

Schedule 1: Draft Zoning By-law Amendment

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
BY-LAW NUMBER _____.**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01
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 By-law Number 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 2 By-law 66-01 is amended by changing the zoning on lands legally described as Wellington Plan Town of; Mount Forest S Princess St; McDonalds Survey Pt Park; Lots 10 to 12 RP 61R7789; Parts 6 to 8 RP 61R21401 with civic address of 850 Princess Street as shown on Schedule "A" attached to and forming part of this By-law from:
 - **Future Development (FD) to Open Space (OS)**
2. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
3. THAT this By-law shall come into effect from the date of passing by Council and come into force in accordance with the requirements of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2025

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2025

_____.

MAYOR

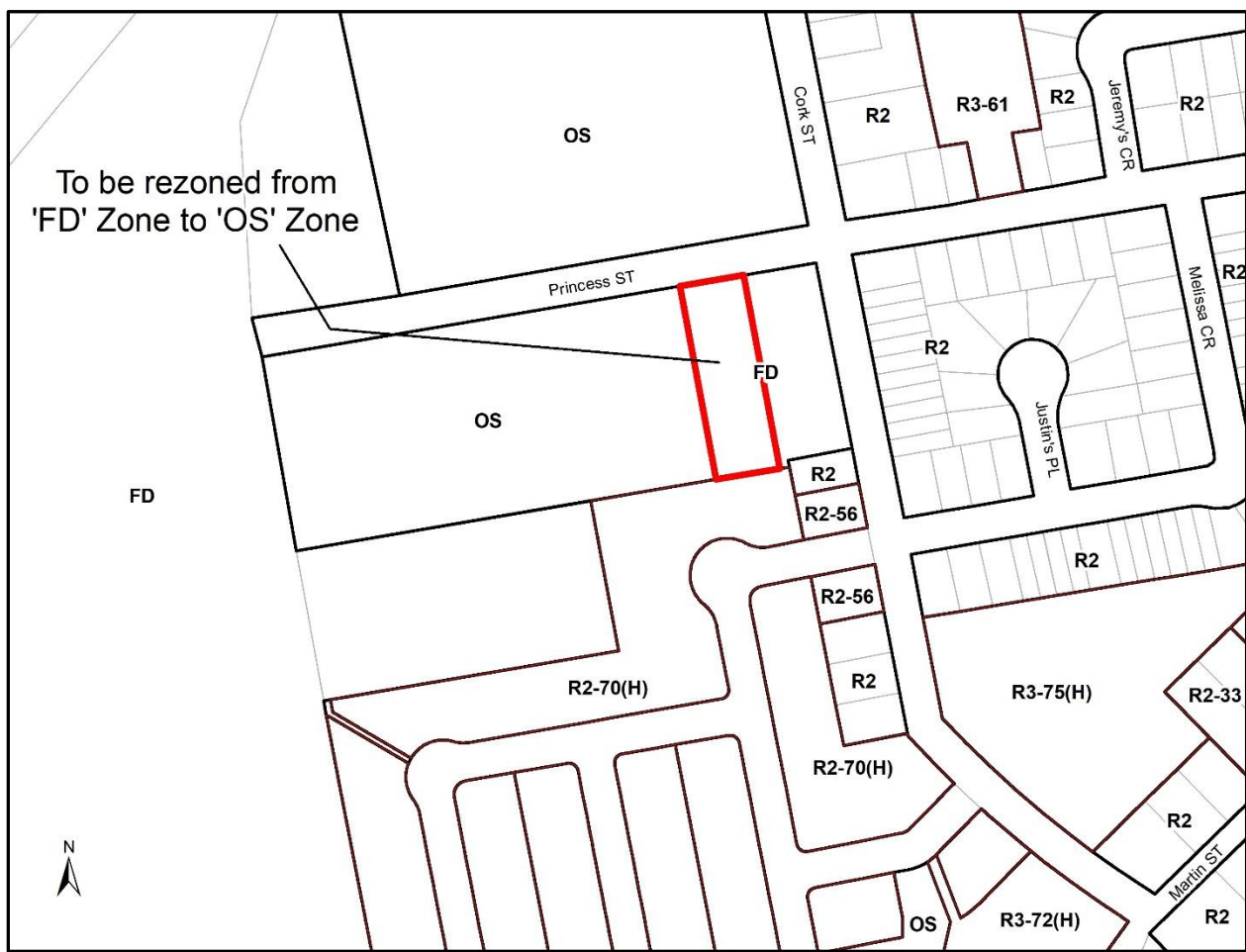
_____.

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule "A"



This is Schedule "A" to By-law _____.

Passed this ____ day of _____ 2025

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION OF THE SUBJECT LANDS

The subject property is legally described as Wellington Plan Town of; Mount Forest S Princess St; McDonalds Survey Pt Park; Lots 10 to 12 RP 61R7789; Parts 6 to 8 RP 61R21401 with civic address of 850 Princess Street. The portion of the subject lands to be amended is approximately 0.37 ha (0.91 ac) in size and are currently zoned Future Development (FD).

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands from Future Development (FD) Zone to Open Space (OS) Zone in order to facilitate the construction of an outdoor public pool.



WELLINGTON NORTH
SEMPER PORRO

January 6, 2025

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

RE: ZBA 19/24, 850 Princess Street, Mount Forest

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

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

The current property has frontage on an opened urbanized municipal roadway (Princess Street) and has municipal services from main to property line to service the lands as follows:

- 19 mm diameter water serviced from Princess Street
- 100 mm diameter sanitary serviced from Princess Street
- 100 mm diameter storm service from Princess Street

If you have any questions, please do not hesitate to contact us.

Sincerely,

Tammy Stevenson, C.E.T.
Manager of Infrastructure and Engineering

cc. Darren Jones, Chief Building Official, Township of Wellington North
Curtis Marshall, Manager of Development Planning, County of Wellington

Tammy Pringle

From: Mike Oberle <m.oberle@SVCA.ON.CA>
Sent: Tuesday, January 7, 2025 10:48 PM
To: Tammy Pringle
Cc: Darren Jones; Steve McCabe; Karren Wallace
Subject: SVCA comments-ZBA 19-24

Good day Ms. Pringle,

Regarding the above referenced file, 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, 2024 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.

We trust that this is helpful.

Kind regards,
Mike
Michael Oberle
Environmental Planning Technician
Cell: 519-373-4175
1078 Bruce Road 12, PO Box 150, Formosa, ON N0G 1W0
m.oberle@svca.on.ca
www.saugeenconservation.ca

From: Tammy Pringle <tpringle@wellington-north.com>
Sent: January 6, 2025 9:11 AM
Subject: NOTICE OF PUBLIC MEETING TO CONSIDER ZONING BY-LAW 66-01 AMENDMENT: 850 Princess St

****[CAUTION]: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.**