

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING AGENDA FEBRUARY 10, 2025 @ 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/82843160789>

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: 828 4316 0789

**PAGE
NUMBER**

CALLING TO ORDER

DISCLOSURE OF PECUNIARY INTEREST

OWNERS/APPLICANT

ZBA 20/24 KOA Healthcare Corporation

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Hollinger's Survey - Lot K, with civic address of 100 Frederick Street W, Wellington North. The subject property is approximately 0.03 ha (304 m²) in size. *The location is shown on the attached map.*

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PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone the subject lands from Institutional (IN) Zone to Central Commercial (C1) Zone. The applicant is proposing to operate a small-scale research and development laboratory to create and formulate pet dental products in the existing building. Site specific relief has also been requested to recognize the existing building setbacks. Additional relief may be considered at the 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 20, 2025.

PRESENTATIONS

Asavari Jadhav-Admane, Planner & Jamie Barnes, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated February 3, 2025 4

CORRESPONDENCE FOR COUNCIL'S REVIEW

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Email dated January 22, 2025 (No Objection) 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

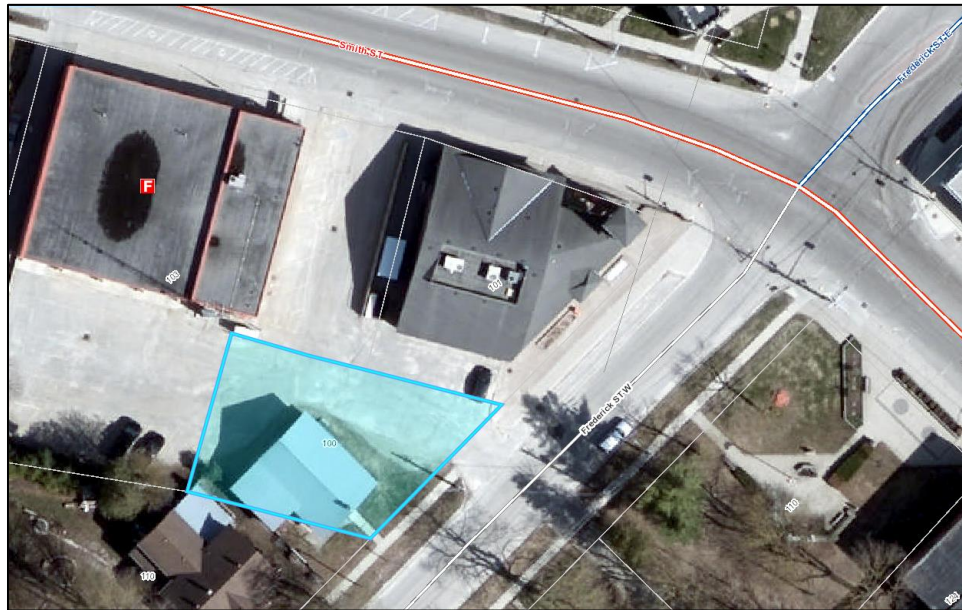
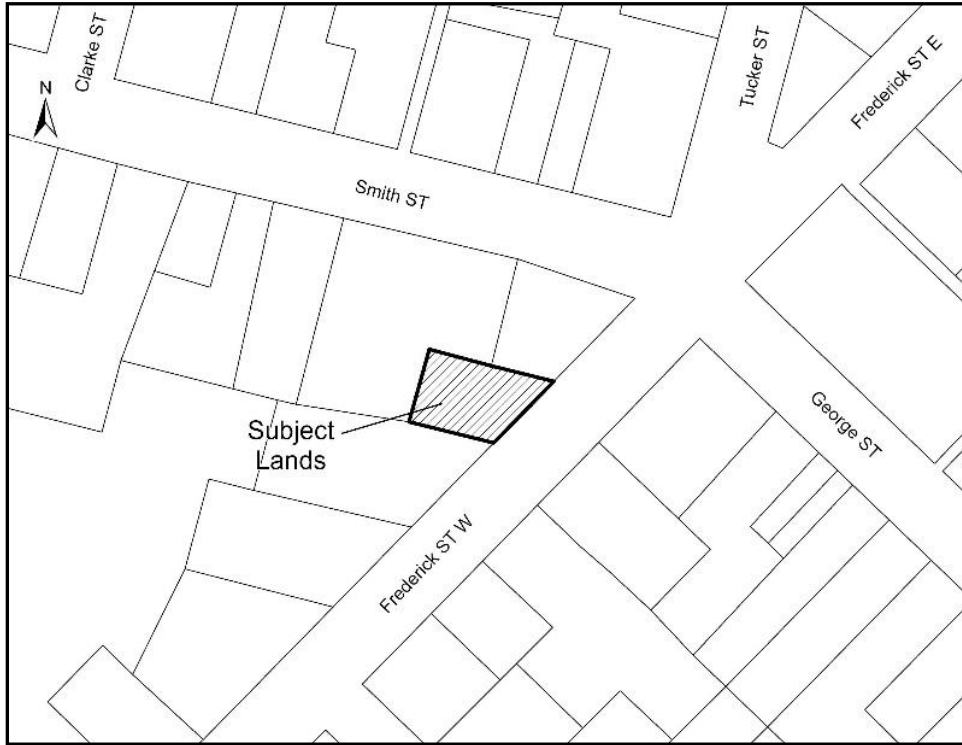
COMMENTS/QUESTIONS FROM COUNCIL

ADJOURNMENT

Recommendation:

THAT the Public meeting of February 10th, 2025 be adjourned at _____

100 FREDERICK STREET – KOA HEALTHCARE CORPORATION





PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

DATE: February 3rd, 2025
TO: Darren Jones, C.B.O.
Township of Wellington North
FROM: Jamie Barnes, Junior Planner
Asavari Jadhav-Admane, Planner
SUBJECT: **100 Frederick Street West (Koa Healthcare Corporation)**
Lot K, Hollinger's Survey
Zoning By-law Amendment (ZBA 20/24)

PLANNING SUMMARY

The purpose and effect of the proposed amendment is to rezone the subject lands, approximately 0.03 ha (304 m²) in size, from Institutional (IN) Zone to Central Commercial (C1) Zone. The applicant is proposing to operate a small-scale research and development laboratory to create and formulate pet dental products in the existing building. Site specific relief has also been requested as a part of amendment to recognize the existing building with reduced interior side yard setback to a residential use and rear yard setback.

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 land subject to the proposed amendment is described as Hollinger's Survey - Lot K, with civic address of 100 Frederick Street W, Wellington North. The subject property is approximately 0.03 ha (304 m²) in size. The location of the subject property is shown in Figure 1.

PROPOSAL

The purpose and effect of the proposed amendment is to rezone the subject lands, from Institutional (IN) Zone to Central Commercial (C1) Zone to facilitate operation of a small-scale research and development laboratory to create and formulate pet dental products in the existing building. Further, Site specific relief has also been requested to recognize the existing buildings reduced interior side yard setback to a residential use and rear yard setback. The subject property is currently zoned IN as the existing building was previously used as an assembly hall. The survey sketch is shown in Figure 2.



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

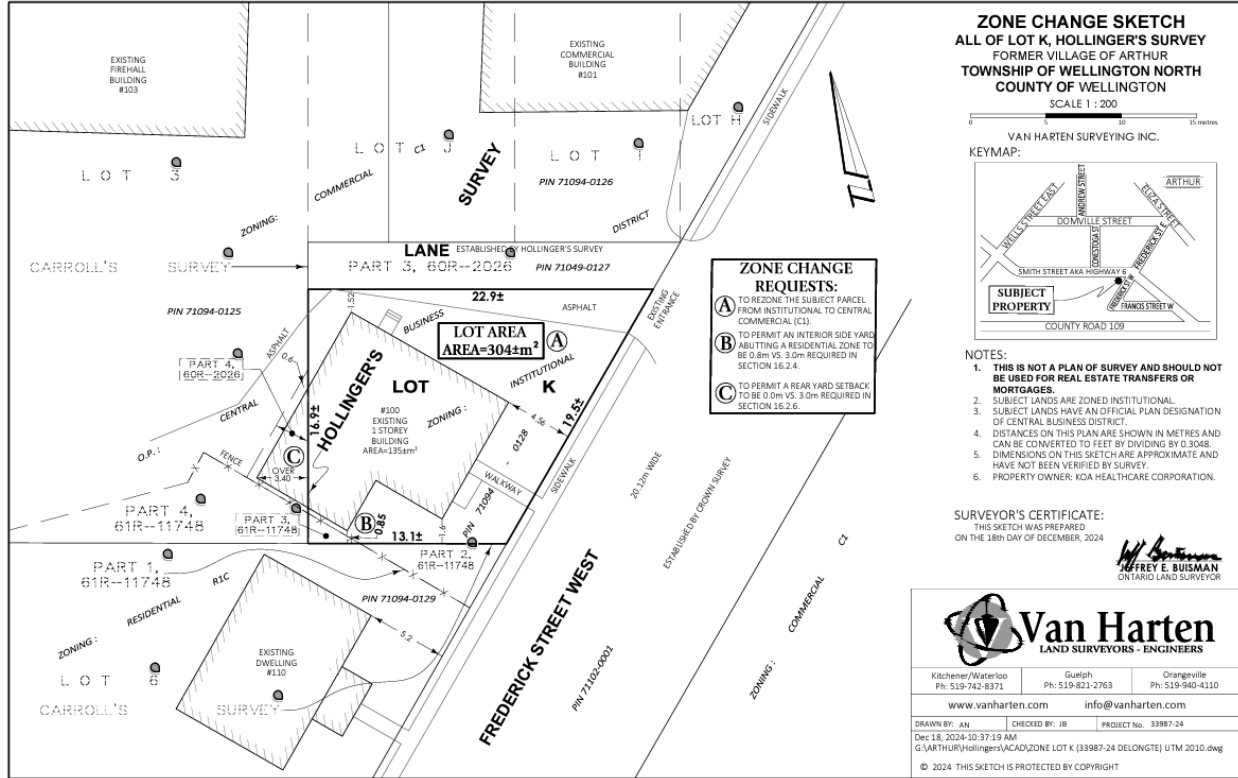


Figure 2. Survey Sketch submitted by Van Harten, December 2024.

PROVINCIAL PLANNING STATEMENT (PPS) 2024

The 2024 Provincial Planning Statement came into effect October 20, 2024 and all land use planning decisions are required to be consistent with its policies. The subject property is located within the Urban Centre of Arthur. Section 2.3.1.1 states that “Settlement areas shall be the focus of growth and development”.

WELLINGTON COUNTY OFFICIAL PLAN

The lands subject to the amendment is within the Urban Centre of Arthur and is designated CENTRAL BUSINESS DISTRICT in the County Official Plan. Section 7.4.1 states “Primary 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.”

Central Business District Designation

Section 8.4.2 of the County Official Plan establishes objectives for the lands designated as Central Business District are as follows:

- a) to ensure that the downtown remains the primary focus for retail, office, service, administrative and cultural activities;
- h) to promote the Central Business District and the various commercial and business services it provides;

Further, as per Section 8.4.3 of the Official Plan establishes permitted uses for Central Business District designated lands including “retail, office, service, administrative, religious, cultural and entertainment uses. Service uses include restaurants, personal service establishments and financial institutions”.

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, Purpose & Mission goals have been identified in the Plan:

- New developments support the realization of complete communities.
- The downtown area is vibrant.
- Establish rules for how the Township grows in terms of pace of development, density targets, and building form.

WELLINGTON NORTH ZONING BY-LAW

The subject lands are currently zoned Institutional (IN). The applicant is proposing to rezone the subject lands, from Institutional (IN) Zone to Central Commercial (C1) Zone. Planning staff note that the purpose of the proposed zoning by-law amendment is to facilitate operation of a small-scale research and development laboratory to create and formulate pet dental products in the existing building.

Further, the applicant has requested for a Site specific relief to recognize reduced interior and rear yard setbacks of the existing building with respect to the Zoning By-law 66-01 as follows:

- a. Section 16.2.4 - To permit a reduced minimum interior side yard setback of 0.8 m (2.62 ft) to a residential zone, as opposed to a minimum required interior side yard of 3 m (9.8 ft).
- b. Section 16.2.6 – To permit a reduced minimum rear yard setback of 0 m (0 ft), as opposed to a minimum required setback of 3 m (9.8 ft).

It is noted that the building on the subject property is existing. The applicant has indicated that a portion of the building approximately 3.40 m (11.15 ft) is encroaching on to the neighbouring property resulting in the rear yard setback of 0 m.

The MPAC data shows that the existing building on the subject property was built in 1900 and is non-complying under the provisions of Section 6.22 of the Township Zoning By-law. Site specific zoning is not required to recognize the reduced interior and rear yard setbacks.

DRAFT ZONING BY-LAW AMENDMENT

Planning staff have prepared a draft zoning by-law for Council's consideration which is attached as **Schedule 1** to this report.

Planning staff have proposed that a site specific provision be applied to the property to recognize the specific proposed use. It is planning staff's understanding that the proposed use includes a professional office component (which is permitted in the C1 Zone), and that the research and laboratory component is small scale. The applicant has indicated that there will only be 1 or 2 employees on site and that all the ingredients used for research are natural and do not include flammable products or chemicals. The office will not be open to the public and no animals will be on site. The introduction of this new use will allow for the property and building to be improved/revitalized. The site specific provision will provide clarity

that the use is specifically permitted since a research and laboratory facility is not listed as a permitted use in the C1 Zone (and it is included as a permitted use in the M1 Zone).

Finally, planning staff have not included the requested site specific zoning setback relief in the draft by-law, since the building is existing, and Section 6.22 of the Zoning By-law adequately deals with a building in this situation as a non-complying use.

CONCLUSION

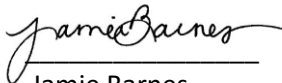
Planning staff have no concerns with the application and are of the opinion that the proposal is consistent with the Provincial Planning Statement and conforms with the County of Wellington Official Plan policies.

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

Respectfully submitted

County of Wellington Planning and Development Department

Yours truly,



Jamie Barnes
Junior Planner



Asavari Jadhav-Admane
Planner

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 to By-law 66-01 is amended by changing the zoning on the lands described as Hollinger's Survey - Lot K, with civic address of 100 Frederick Street W, as shown on Schedule "A" attached to and forming part of this By-law from:
 - **Institutional (IN) Zone to Central Commercial Site Specific (C1-45) Zone**

2. THAT Section 31, Exception Zone 1 – Arthur Village, is amended by the inclusion of the following new exception:

<p>31.45</p> <p>Hollinger's Survey - Lot K</p>	<p>C1-45</p>	<p>In addition to the uses permitted in Section 16.1 of the Central Commercial (C1) Zone, and notwithstanding any other sections of this by-law to the contrary, the following additional use shall be permitted:</p> <ul style="list-style-type: none"> • A small scale research and development laboratory to create and formulate pet dental products.
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3. 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.
4. THAT this By-law shall become effective from the date of passage 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

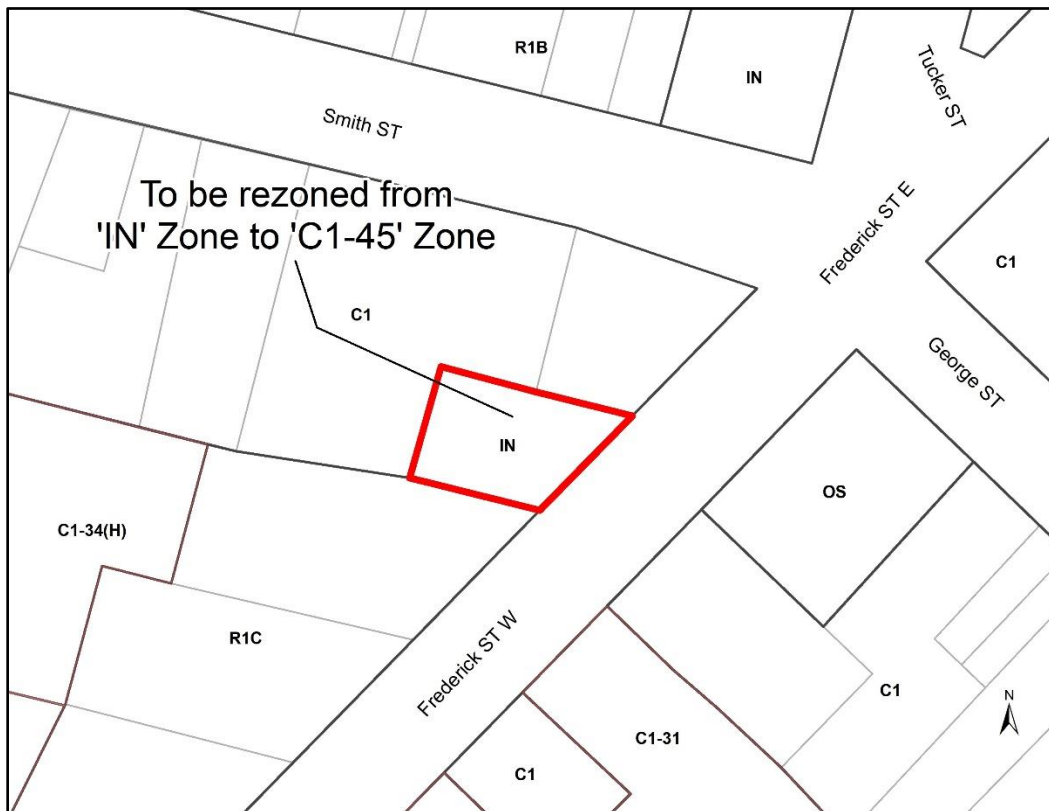
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Passed this ___ day of _____ 2025.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE SUBJECT LANDS being rezoned is described as Hollinger's Survey - Lot K, with civic address of 100 Frederick Street W. The subject property is approximately 0.03 ha (304 m²) in size.

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands, from Institutional (IN) Zone to Central Commercial Site Specific (C1-45) Zone to facilitate operation of a small-scale research and development laboratory to create and formulate pet dental products in the existing building.

Tammy Pringle

From: Andrew Herreman <aherreman@grandriver.ca>
Sent: Wednesday, January 22, 2025 11:46 AM
To: Tammy Pringle
Subject: RE: NOTICE OF PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE ZONING BY-LAW: ZBA 20/24 100 Frederick St

Hi Tammy,

The subject property is not regulated by the Grand River Conservation Authority (GRCA) under Ontario Regulation 41/24. As such, GRCA will not be providing comments for this application.

Sincerely,

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Office: 519-621-2763 ext. 2228
Email: aherreman@grandriver.ca

From: Tammy Pringle <tpringle@wellington-north.com>
Sent: January 20, 2025 9:54 AM
Subject: NOTICE OF PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE ZONING BY-LAW: ZBA 20/24 100 Frederick St

TOWNSHIP OF WELLINGTON NORTH

**A NOTICE OF
A PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE COMPREHENSIVE ZONING
BY-LAW 66-01**

APPLICATION NUMBER: ZBA 20/24

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.

A Public Meeting will be held by the Wellington North Council to consider this on:

Monday, February 10, 2025 @ 2:00 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/82843160789>

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: 828 4316 0789

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 amendment is described as Hollinger's Survey - Lot K, with civic address of 100 Frederick Street W, Wellington North. The subject property is approximately 0.03 ha (304 m²) in size. The location is shown on the map below.

The Purpose and Effect of the Application

The purpose and effect of the proposed amendment is to rezone the subject lands from Institutional (IN) Zone to Central Commercial (C1) Zone. The applicant is proposing to operate a small-scale research and development laboratory to create and formulate pet dental products in the existing building. Site specific relief has also been requested to recognize the existing building setbacks. Additional relief may be considered at the meeting.

Tammy Pringle

Development Clerk

Township of Wellington North
7490 Sideroad 7 W, PO Box 125

Kenilworth, ON N0G 2E0

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W www.wellington-north.com



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