

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING AGENDA FEBRUARY 24, 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/88625245405>

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: 886 2524 5405

**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 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.*

4

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 31, 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 5

CORRESPONDENCE FOR COUNCIL'S REVIEW

- Tammy Stevenson, Manager of Infrastructure and Engineering, Township of Wellington North 11
- Letter dated January 6, 2025 No Objections
- Michael Oberle, Environmental Planning Technician, Saugeen Conservation Authority 12
- Email dated January 7, 2025 (No Objections)

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

OWNERS/APPLICANT

ZBA 02/25 Cachet Developments (Arthur) Inc.

LOCATION OF THE SUBJECT LAND

The lands subject to the proposed amendment is described as Lot 25 on Plan 61M248 and municipally known as 321 Domville St, Arthur. The subject property is approximately 0.08 ha (0.2 ac) in size with 20.12m (66 ft) of frontage on Domville St. *The location is shown on the attached map.* 13

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone the subject lands from Residential Site Specific (R1C-26) Zone to Medium Density Residential Site Specific (R2-XX) Zone to facilitate the construction of 3 street townhouse units. Additional relief is being requested to lot area, lot frontage and minimum landscaped area.

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 31, 2025.

PRESENTATIONS

Asavari Jadhav-Admane, Planner, County of Wellington, Township of Wellington North

- Planning Report dated February 14, 2025 14

CORRESPONDENCE FOR COUNCIL'S REVIEW

Angela Wang, Intermediate Resource Planner, Grand River Conservation Authority

- Email dated February 4th, 2025 (No Objection) 18

Danielle Fisher, Source Protection Coordinator, Wellington Source Water Protection

- Email dated February 6, 2025 (No Objection) 20

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

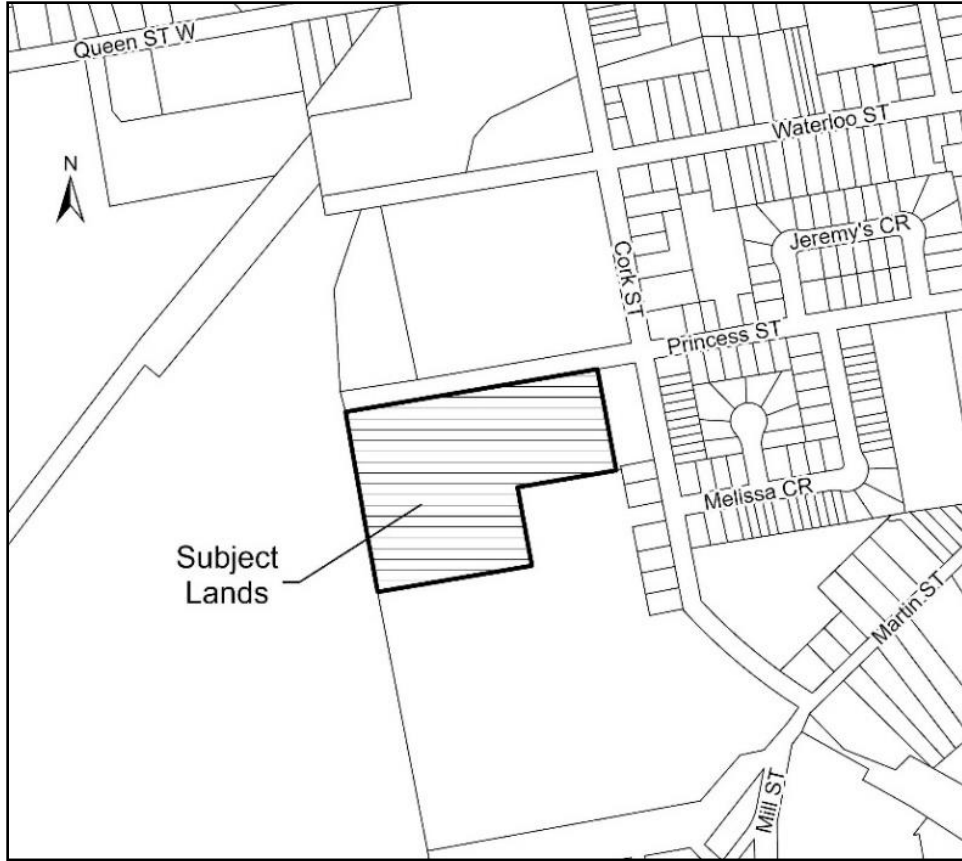
COMMENTS/QUESTIONS FROM COUNCIL

ADJOURNMENT

Recommendation:

THAT the Public meeting of February 24, 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.

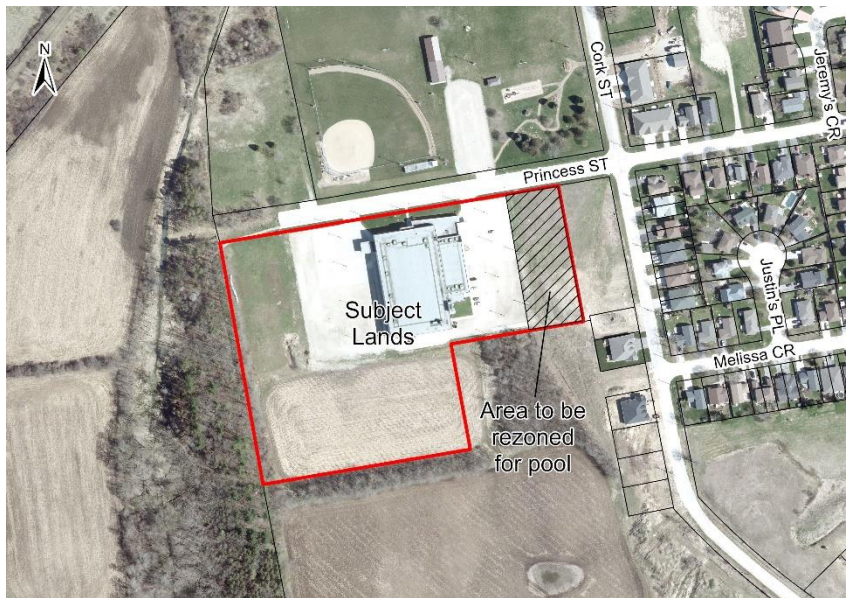


Figure 1: Airphoto of subject lands (Source: County of Wellington, 2020)

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.

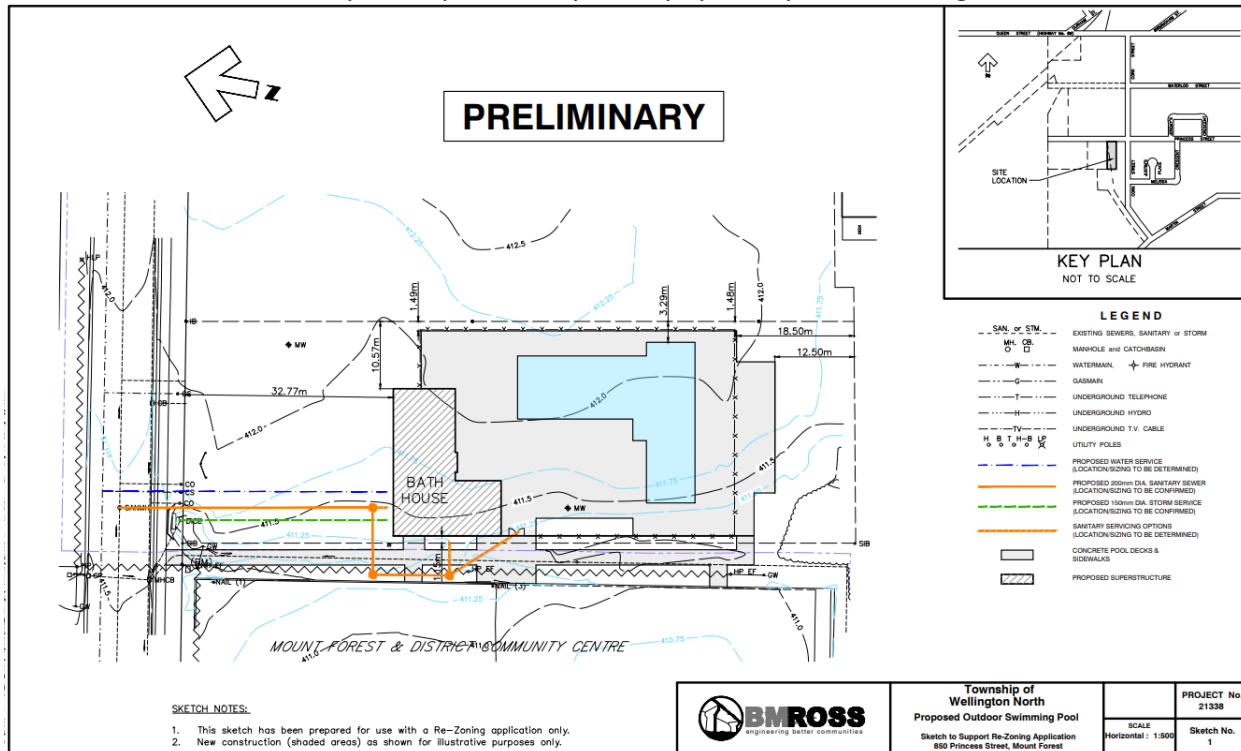


Figure 2: Site Plan sketch submitted by BMROSS., December 2024

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

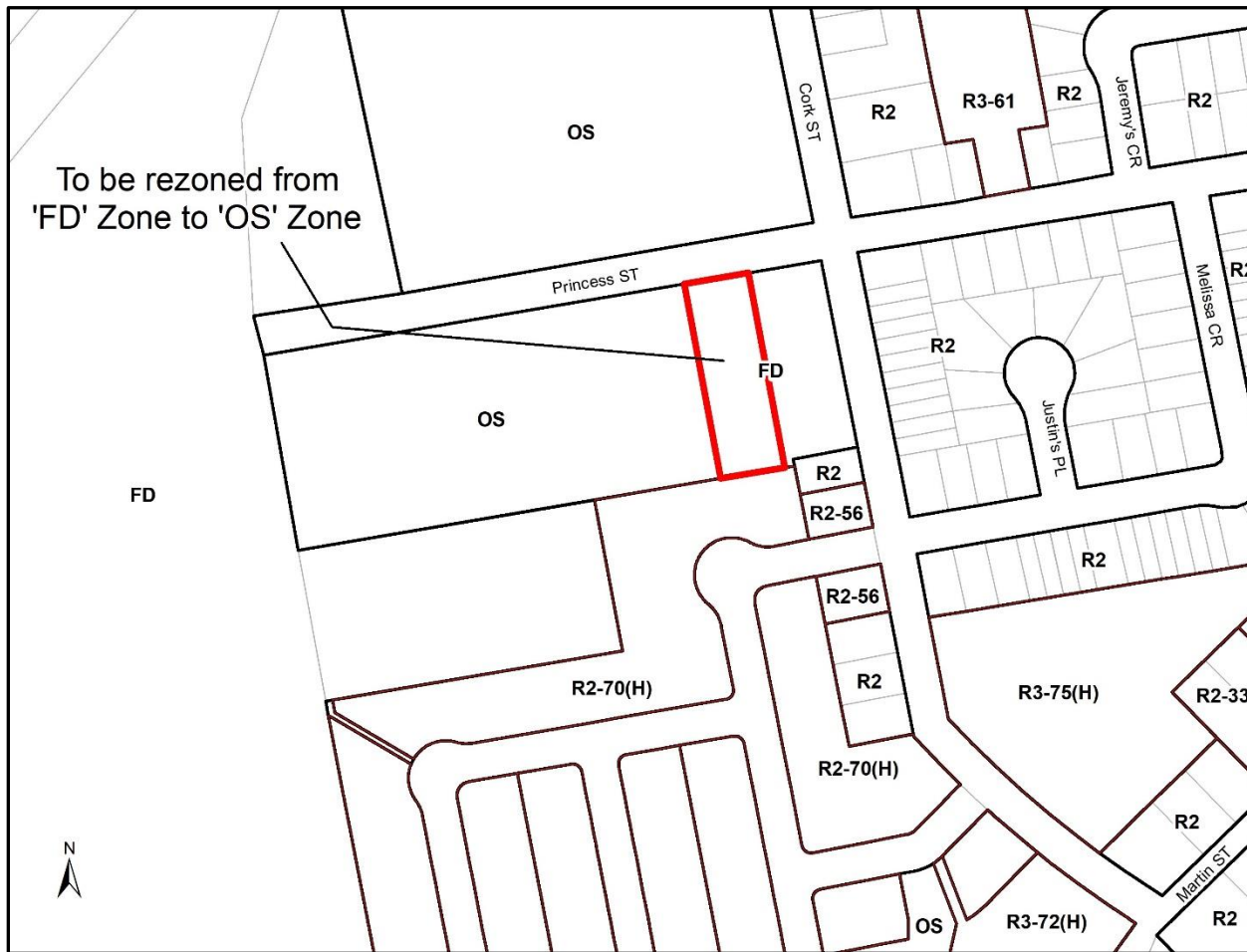
_____.

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.**

321 DOMVILLE STREET – CACHET DEVELOPMENTS (ARTHUR) INC.





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

DATE: February 14th, 2025
TO: Darren Jones, CBO
Township of Wellington North
FROM: Asavari Jadhav-Admane, Planner
County of Wellington
SUBJECT: **Cachet Development (Arthur) Inc.**
Lot 25 on Plan 61M248
321 Domville St, Arthur
Zoning By-law Amendment (ZBA02/25)

PLANNING SUMMARY

The purpose and effect of the proposed amendment is to rezone a portion of the subject lands from Residential Site Specific (R1C-26) Zone to Residential Site Specific (R2-XX) Zone to facilitate the construction of 3 street townhouse units. The proposed zoning by-law amendment also recognizes a reduced lot area, lot frontage and required landscaped area.

The purpose of this report is to provide the Township with an overview of the proposed zoning by-law 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 Lot 25 on Plan 61M248 with a civic address of 321 Domville St, Arthur. The subject property is approximately 0.08 ha (0.2 ac) in size. The location of the subject lands is shown in Figure 1.

PROPOSAL

The purpose and effect of the proposed amendment is to rezone the subject lands from Residential Site Specific (R1C-26) Zone to Residential Site Specific (R2-XX) Zone to facilitate the construction of 3 street townhouse units. The proposed zoning by-law amendment also recognizes a reduced lot area, lot frontage and required landscaped area. The proposed site plan is shown in Figure 2.



Figure 1: Location of subject lands (Source: County of Wellington)

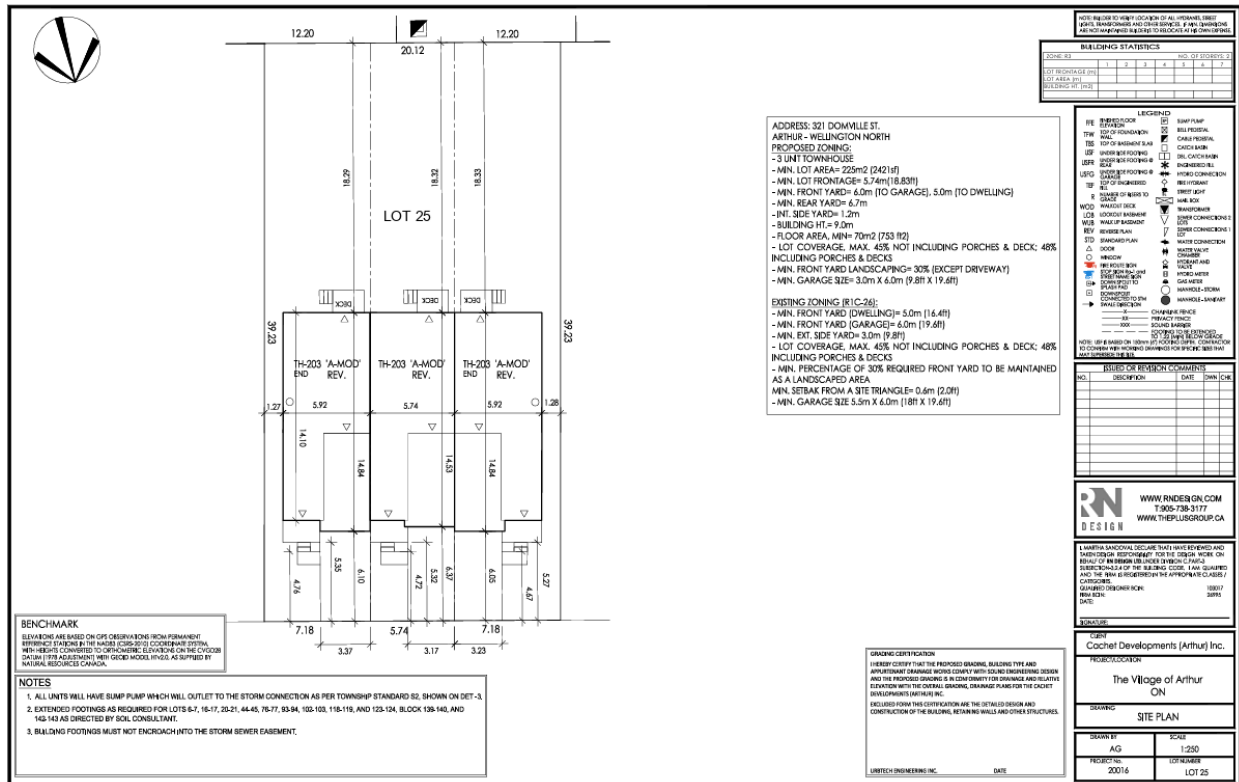


Figure 2. A Site Plan prepared by RN Design.

SUPPORTING STUDIES

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

- A Planning Justification Letter prepared by Glen Schnarr & Associates Inc.
- A Site Plan prepared by RN Design.
- A Grading Plan prepared by Urbtech Engineering Inc.
- An Underground Servicing Plan prepared by Urbtech Engineering Inc.
- A Draft Zoning By-law

PROVINCIAL POLICY 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 subject property is within the Urban Centre of Arthur and is designated as RESIDENTIAL 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.”

Residential

Section 7.4.5 states that, "Primary urban centres shall provide a broad range of residential uses to provide a diverse supply of housing, including affordable housing."

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.

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:

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

ZONING BY-LAW

The subject lands are zoned Residential Site Specific (R1C-26). The applicant is seeking to rezone the subject property to Residential Site Specific (R2-XX) Zone to facilitate the construction of 3 street townhouse units. The R1C-26 zone permits one single detached residential dwelling and does not permit Street Townhouse units.

Further, the proposed zoning by-law amendment also recognizes reduced lot area, lot frontage and required landscaped area for a dwelling with respect to the Zoning By-law 66-01 as follows:

- a) Section 12.2.6.1 – To permit a reduced minimum lot area of 225 m² (2,421 ft²), as opposed to a minimum required lot area of 280.0 m² (3,014 ft²);
- b) Section 12.2.6.2 – To permit a reduced minimum frontage of 5.7 m (18.83 ft), as opposed to a minimum required lot frontage of 6.5 m (21.3 ft); and
- c) Section 12.3 – To permit a minimum of 30% of required front yard and exterior side yard to be maintained as landscaped area, as opposed to minimum required landscaped area of 50%.

Based on the application sketch submitted, Planning Staff note that the proposed 3 street townhouse units have a rear yard setback of 18.29 m. The proposed units should be built in line with neighboring dwellings and there appears room to do so. This will ensure compatibility of the development with neighbouring properties and may also provide the applicant with an opportunity for increased landscape area to ensure compliance with Section 12.3. The applicant should confirm the setbacks of the adjacent dwellings and revise the proposed sketch.

Draft Zoning By-law

A draft zoning by-law wording has been prepared by the applicant in support of the application. The applicant has proposed the following wording:

Notwithstanding any other provisions to the contrary, the lands zoned R2-XX are subject to the following regulations:

- | | | |
|------|---|----------------------|
| i. | Lot Area, Minimum | 225.0 m ² |
| ii. | Lot Frontage, Minimum per dwelling unit | 5.7 m |
| iii. | Landscaped Area, Minimum | 30% |

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

Yours truly,



Asavari Jadhav-Admane
Planner

Tammy Pringle

From: Angela Wang <awang@grandriver.ca>
Sent: Tuesday, February 4, 2025 12:45 PM
To: Tammy Pringle
Subject: RE: NOTICE OF PUBLIC MEETING TO CONSIDER AMENDMENTS TO ZONING BY-LAW 66-01: ZBA 02/25 321 Domville St

Hi Tammy,

Please be advised that the subject property is not regulated by the GRCA under Ontario Regulation 41/24. As such, we will not be providing comments on this application.

Kind regards,

Angela Wang

Intermediate Resource Planner
Grand River Conservation Authority

400 Clyde Rd
Cambridge, ON N1R 5W6
Office: 519-621-2763 ext. 2270
Email: awang@grandriver.ca
www.grandriver.ca | [Connect with us on social media](#)

From: Tammy Pringle <tpringle@wellington-north.com>
Sent: January 30, 2025 11:23 AM
Subject: NOTICE OF PUBLIC MEETING TO CONSIDER AMENDMENTS TO ZONING BY-LAW 66-01: ZBA 02/25 321 Domville 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 02/25

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 24, 2025 @ 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/88625245405>

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: 886 2524 5405

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 Lot 25 on Plan 61M248 and municipally known as 321 Domville St, Arthur. The subject property is approximately 0.08 ha (0.2 ac) in size with 20.12m (66 ft) of frontage on Domville St. 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 Residential Site Specific (R1C-26) Zone to Medium Density Residential Site Specific (R2-XX) Zone to facilitate the construction of 3 street townhouse units. Additional relief is being requested to lot area, lot frontage and minimum landscaped area.

Tammy Pringle

Development Clerk

Township of Wellington North
7490 Sideroad 7 W, PO Box 125
Kenilworth, ON N0G 2E0
T 519.848.3620 Ext. 4435
W www.wellington-north.com



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Tammy Pringle

From: Source Water <sourcewater@centrewellington.ca>
Sent: Thursday, February 6, 2025 3:22 PM
To: Tammy Pringle
Cc: wellington+315851@lswims.ca; Source Water
Subject: RE: NOTICE OF PUBLIC MEETING TO CONSIDER AMENDMENTS TO ZONING BY-LAW 66-01: ZBA 02/25 321 Domville St
Attachments: WHPA_Map_Domville_321.pdf

Hi Tammy,

Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

Kind regards,
Danielle



Danielle Fisher

Source Protection Coordinator | Wellington Source Water Protection
1 MacDonald Square, Elora, ON, N0B 1S0
T: 519.846.9691 x236 **Toll free:** 1-844-383-9800

www.wellingtonwater.ca

Office located at 205 Queen Street East, Fergus

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.



From: Tammy Pringle <tpringle@wellington-north.com>
Sent: January 30, 2025 11:23 AM
Subject: NOTICE OF PUBLIC MEETING TO CONSIDER AMENDMENTS TO ZONING BY-LAW 66-01: ZBA 02/25 321 Domville St

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

TOWNSHIP OF WELLINGTON NORTH

A NOTICE OF

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

APPLICATION NUMBER: ZBA 02/25

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:

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Webinar ID: 886 2524 5405

Or

Attend in person:

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

Location of the Subject Land

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The Purpose and Effect of the Application

The purpose and effect of the proposed amendment is to rezone the subject lands from Residential Site Specific (R1C-26) Zone to Medium Density Residential Site Specific (R2-XX) Zone to facilitate the construction of 3 street townhouse units. Additional relief is being requested to lot area, lot frontage and minimum landscaped area.

Tammy Pringle

Development Clerk

Township of Wellington North

7490 Sideroad 7 W, PO Box 125

Kenilworth, ON N0G 2E0

T 519.848.3620 Ext. 4435

W www.wellington-north.com



321 Domville Street, Arthur



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; 8, C
 - 2, 4, 6 (A, B or C)
 - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- RoadsLookup
- Halton MeanderBeltHazard

1: 361

0.0 0 0.01 0.0 Kilometers



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 2002, Wellington County 2022

Notes