

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING MINUTES FEBRUARY 24, 2025 @ 7:00 P.M.  
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING  
[February 24, 2025, Township of Wellington North Council Meeting \(youtube.com\)](#)**

**Members Present:**

**Mayor: Andrew Lennox  
Councillors: Sherry Burke  
Lisa Hern (via Zoom)  
Steve McCabe  
Penny Renken**

**Staff Present:**

**Chief Administrative Officer: Brooke Lambert  
Director of Legislative Services/Clerk: Karren Wallace  
Deputy Clerk: Catherine Conrad  
Director of Finance: Jeremiah Idialu  
Human Resources Manager: Amy Tollefson  
Chief Building Official: Darren Jones  
Senior Project Manager: Tammy Stevenson  
Manager Environment and Development Services: Corey Schmidt  
Manager Recreation Community & Economic Development: Mandy Jones  
Manager of Development Planning: Curtis Marshall**

**CALLING TO ORDER**

Mayor Lennox called the meeting to order.

**DISCLOSURE OF PECUNIARY INTEREST**

No pecuniary interest disclosed

**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.

**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

## **CORRESPONDENCE FOR COUNCIL'S REVIEW**

Tammy Stevenson, Manager of Infrastructure and Engineering, Township of Wellington North

- Letter dated January 6, 2025 No Objections

Michael Oberle, Environmental Planning Technician, Saugeen Conservation Authority

- 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**

No one was present or registered to speak to this application.

## **COMMENTS/QUESTIONS FROM COUNCIL**

No comments or 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.

## **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

**CORRESPONDENCE FOR COUNCIL'S REVIEW**

Angela Wang, Intermediate Resource Planner, Grand River Conservation Authority

- Email dated February 4<sup>th</sup>, 2025 (No Objection)

Danielle Fisher, Source Protection Coordinator, Wellington Source Water Protection

- Email dated February 6, 2025 (No Objection)

**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**

- Marcus Gagliardi, Owner – Cachet Developments (Arthur) Inc. (Virtual)
- Mark Condello, Agent – Glen Schnarr & Associates Inc. (In Person)

Mr. Condello, Planner for the Owner, was present to answer questions regarding the application. The lot was included in Cachet's previous approvals for the subdivision to the south and was identified as a large lot on a plan of subdivision. Development plans for the lot hadn't been considered at that time. Through the approval process for the subdivision these lands were added to the R1C Zone. Cachet is proposing three street townhouse dwellings in an R2 zone with some site-specific modifications to lot frontage, lot area and minimum landscape requirements facilitate the townhouse proposal. All other R2 requirements regarding building height, rear yard setbacks and interior yard setbacks will be maintained.

Mr. Gagliardi, owner, stated that because the lots are deep they are okay with moving the townhouses back to make room for more front yard landscaping. They will work with staff to determine the setbacks.

Aileen Gansekoele, 323A Domville Street, expressed concern with having three driveways on the 66 foot frontage which would be tight, where to put snow, and the lack of sunlight coming into their backyard due to the development. Across the road is a proposal for severance to add another house directly across from their property. This would create too much density around their home.

**COMMENTS/QUESTIONS FROM COUNCIL**

Councillor Renken stated that she knows the province has pushed for more intensification but has concerns with snow removal and the amount of intensification. She would prefer to see two units rather than three and stated that this is not compliant with the neighbourhood.

Councillor McCabe hoped that the developer can work with neighbours to come to an agreement/common ground before these units are built.

Councillor Burke commented that she understands requirement for density, but when an application asking for multiples, she hoped the developer will take into consideration to decreasing the minimums they have laid out. Development should be more suited to the lands that are already there. Understanding that this development

was authorized and approved several years ago, but didn't include this lot, she hoped that based on the comments from neighbours and some that Council continues to stress with regards to development, that we can see some of these minimums be closer to the policies that we have in place

Mayor Lennox asked for clarification regarding the variance on side yard. Mr. Marshall clarified that there wasn't a request for side yard variances. The request was for lot area to 2,421 sq ft whereas 3, 014 sq ft would be required per unit, and frontage of 5.7m (18.8 ft) as opposed 6 m (21.3 ft) and minimum required landscaped area in the front yard from 50 % down to 30%. Mayor Lennox was not in favour of the reduced front yard area and would like to see consistency with the setbacks of other dwellings in the area. He had concerns with the amount of variance being requested but felt a more intensive use is appropriate.

Mr. Gagliardi thanked everyone for their comments and ensured that they will work with staff to address concerns. This winter has taught us that we need to make room for landscaping and snow removal areas in the front yards. Avoiding the pairing of driveways will provide more soft landscaping between each driveway and more room for snow removal.

## ADJOURNMENT

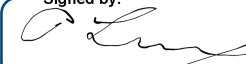
RESOLUTION: PM-2025-003

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Public meeting of February 24, 2025, be adjourned at 8:02 p.m.

CARRIED

Signed by:  
  
MAYOR

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*Karren Wallace*  
CLERK