

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING AGENDA APRIL 7, 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/84928654619>

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: 849 2865 4619

**PAGE
NUMBER**

CALLING TO ORDER

DISCLOSURE OF PECUNIARY INTEREST

OWNERS/APPLICANT

ZBA 04/25 Aitken Custom Framing Limited

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Part Park Lot 10, S/S Princess St, Plan Town of Mount Forest, Part 1 on 61R-21401. The subject land is approximately 0.41 ha (1.0 ac) in size with 36.42m (129.34 ft) of frontage on Princess Street and 101.2m (332 ft) on Cork St. *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 the subject lands from Future Development (FD) Zone to Medium Density Residential (R3) Zone to facilitate the construction of two five-unit street townhouses.

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 March 13, 2025.

PRESENTATIONS

Zachary Prince, Senior Planner and Jamie Barnes, Junior Planner County of Wellington, Township of Wellington North

- Planning Report dated March 28, 2025 4

CORRESPONDENCE FOR COUNCIL'S REVIEW

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

- Letter dated March 13, 2025 (No Objection) 12

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Email dated March 13, 2025 (No Objection) 13

Avo Tularam, Planning Technician, Upper Grand District School Board

- Letter dated March 14, 2025 (No Objection) 15

Derek McMurdie, County of Grey

- Email dated March 18, 2025 (No Objection) 16

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 April 7, 2025 be adjourned at _____

ZBA 04/25 - PRINCESS STREET, AITKEN CUSTOM FRAMING LIMITED





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

Prepared by the County of Wellington Planning and Development
Department

DATE: March 28th, 2025
TO: Darren Jones, C.B.O.
Township of Wellington North
FROM: Zachary Prince, Senior Planner
Jamie Barnes, Junior Planner
County of Wellington
SUBJECT: **PUBLIC MEETING AND RECOMMENDATION REPORT**
Part Park Lot 10 S/S Princess St, Plan Town of Mount Forest, Part 1 on 61R-21401
Aitken Custom Framing
Zoning By-law Amendment (ZBA 04/25)
ATTACHMENTS: **1 – Application sketch**
2 – Draft Zoning By-law

Planning Opinion

The purpose and effect of the proposed amendment is to rezone the subject lands (approximately 0.41 ha) from Future Development (FD) to High Density Residential (R3) to facilitate the construction of 10 street townhouses in two five-unit blocks.

This report provides the Township with an overview of the proposed zoning amendment application to 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.

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 Part Park Lot 10 S/S Princess St, Plan Town of Mount Forest, Part 1 on 61R-21401. The proposed townhouses would access Cork St and are adjacent to the Township recreation centre on Princess St. Surrounding land uses include an adjacent park, recreation centre and residential uses.

The subject lands are approximately 0.41 ha (1 ac) in size with approximately 39.6m (130 ft) of frontage on Princess St and 101.2 m (332 ft) of frontage on Cork St. The location of the property is shown on Figure 1.

PROPOSAL

The purpose of this zoning amendment application is to rezone the subject lands from Future Development (FD) to High Density Residential (R3) to facilitate the construction of two five-unit street townhouses. A concept plan is provided in Attachment 1.

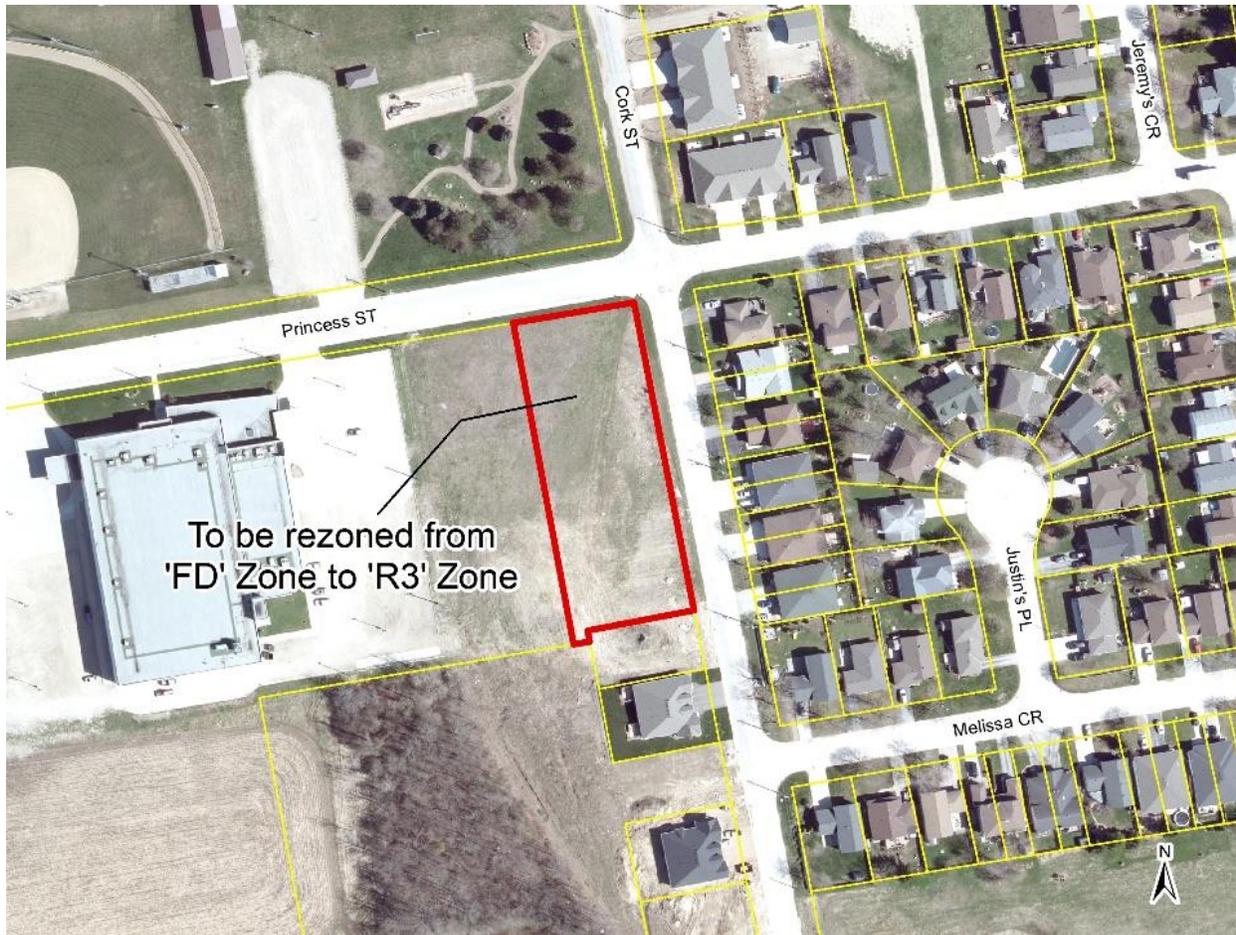


Figure 1: Airphoto of subject lands (Source: County of Wellington, 2020)

AGENCY COMMENTS

Township Engineering: No objections. Princess St is serviced with municipal water, sanitary and storm sewer. Service connection permit and development agreement are required. Financial contribution to the installation of future municipal sidewalk on Princess St will also be included in the development agreement as a condition based on lot frontage.

Saugeen Valley Conservation Authority (SVCA): No concerns.

Upper Grand District School Board: No objections. The collection of Education Development Charges is required prior to the issuance of building permits.

Public Comments: No public comments have been received at the writing of this report.

PLANNING ANALYSIS

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 primary urban centre of Mount Forest. 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 primary urban centre of Mount Forest and is designated as RESIDENTIAL in the County Official Plan. The subject lands are located outside of the built boundary and would represent greenfield development within the Official Plan.

Intensification

The plan encourages residential intensification within primary urban centres including Section 4.4.3 a) increased densities in designated greenfield areas with a broader mix of housing types than has been the norm. The proposal would represent medium density development within the Official Plan.

Residential Designation

Section 7.4.5 states that, “primary urban centres shall provide a broad range of residential uses to provide a diverse supply of housing...”

The policies of Section 8.3.2 of the Official Plan provide 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.

Section 8.3.5 a) provides a maximum density of 35 units per ha (14 units per acre) for townhouses or row houses. The proposed amendment achieves a density of 25 units per ha (10 units per acre) which meets the density requirements.

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.

WELLINGTON NORTH ZONING BY-LAW

The proposed portion of the subject lands to be rezoned is currently zoned Future Development (FD) zone. The applicant is proposing to rezone the subject lands to High Density Residential (R3) Zone to facilitate the construction of street townhouses. Permitted uses in the High Density Residential (R3) Zone include street townhouses and the applicant is proposing to meet the requirements of the R3 zone.

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

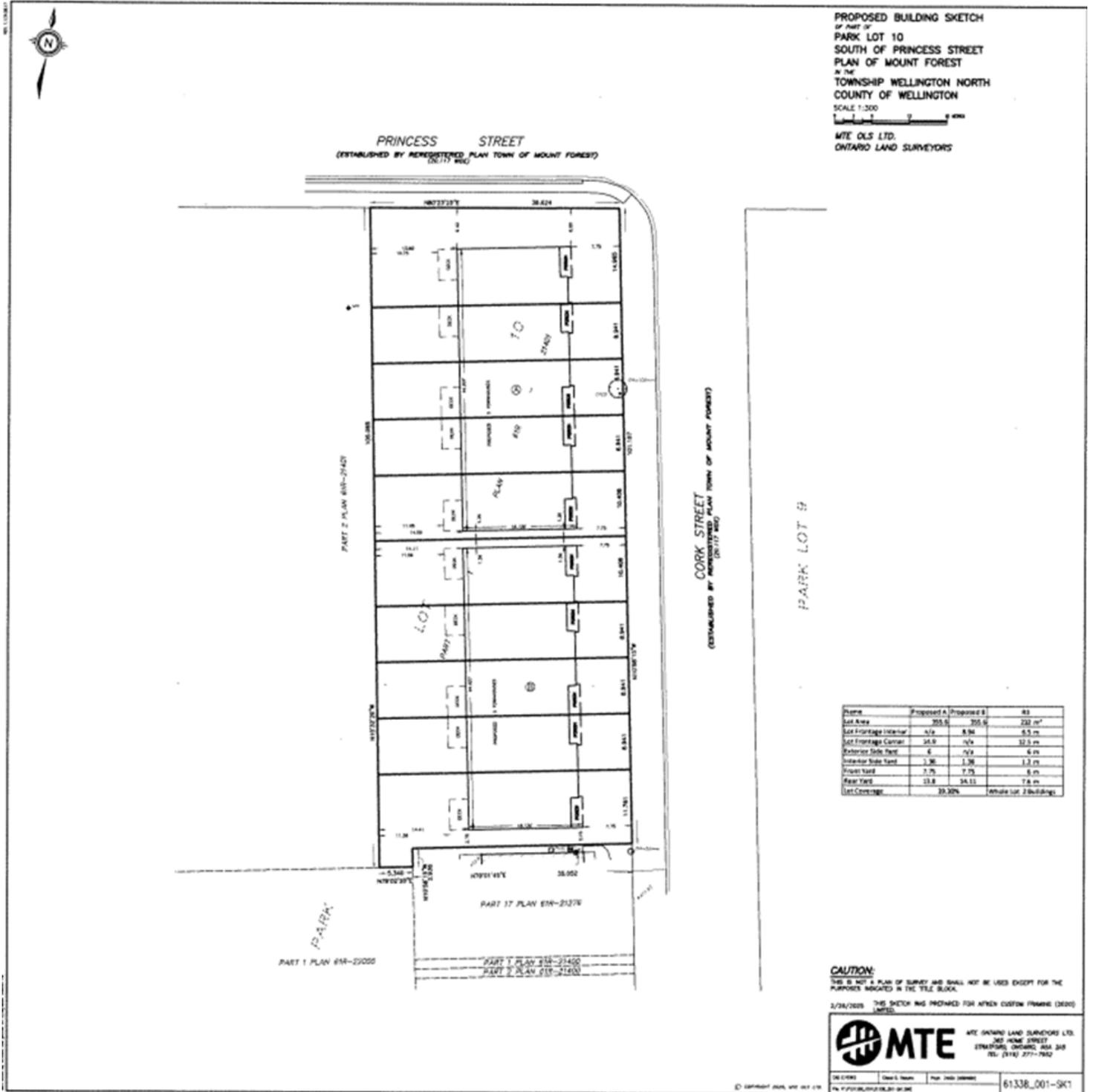


Jamie Barnes
Junior Planner



Zach Prince MCIP RPP
Senior Planner

Attachment 1 – Applicant’s Sketch



Attachment 2: 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 3 of By-law 66-01 is amended by changing the zoning on lands legally described as Part Park Lot 10 South of Princess St, Plan of Mount Forest, now in the Township of Wellington North; Part 1 on 61R-21401 as shown on Schedule "A" attached to and forming part of this By-law from:
 - **Future Development (FD) to High Density Residential (R3)**
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

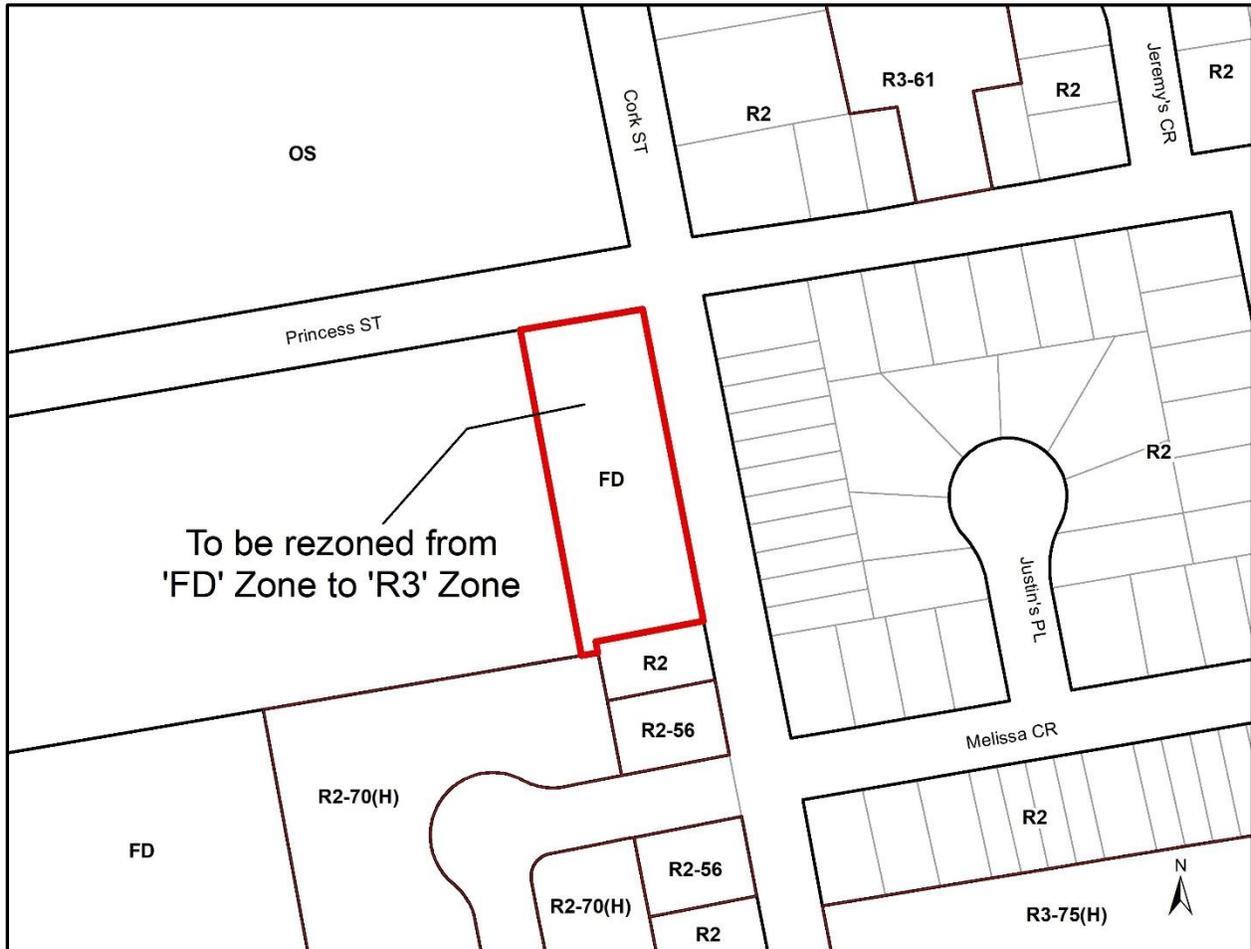
_____.

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 Part Park Lot 10 South of Princess St, Plan Town of Mount Forest, now in the Township of Wellington North; Part 1 on 61R-21401. The purpose of this zoning amendment application is to rezone the subject lands (approximately 0.41 ha) from Future Development (FD) to High Density Residential (R3) to facilitate the construction of two five-unit street townhouses.

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands from Future Development (FD) Zone to High Density Residential (R3) to facilitate the construction of street townhouses.



March 13, 2025

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

RE: ZBA 04-/25, Princess Street and Cork Street, Mount Forest

The Infrastructure Services Department has no objections to the above application regarding the requested zoning amendment.

All municipal servicing requirements will be reviewed at Service Connection Permit application, including detailed engineered servicing drawing, and note the following:

- Installation of new municipal services from main to property line are required. Princess Street currently has the following infrastructure to support the new municipal services installation:
 - 150 mm diameter watermain
 - 300 mm diameter sanitary sewer main
 - 750mm diameter storm sewer main

In addition to a Service Connection Permit, a Development Agreement shall be entered into to ensure all conditions are met for the requested 9 sets of municipal services.

Financial contribution to the installation of future municipal sidewalk on Princess Street will also be included in the Development Agreement as a condition and will be based on lot frontage.

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

Sincerely,

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

cc. Darren Jones, C.B.O., Township of Wellington North
Curtis Marshall, Manager of Development Planning, County of Wellington

Tammy Pringle

From: Mike Oberle <m.oberle@SVCA.ON.CA>
Sent: Thursday, March 13, 2025 3:20 PM
To: Tammy Pringle
Cc: Darren Jones; Steve McCabe; Karren Wallace
Subject: SVCA comment- ZBA 04/25 (Aitken Custom Framing)

Good day Ms. Pringle,

This email is further to the email of below 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: March 12, 2025 3:25 PM
Subject: NOTICE OF PUBLIC MEETING TO CONSIDER AMENDMENT TO ZONING BY-LAW: ZBA 04/25 (Aitken Custom Framing)

****[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.**

TOWNSHIP OF WELLINGTON NORTH

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

APPLICATION NUMBER: ZBA 04/25

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, April 7, 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/84928654619>

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: 849 2865 4619

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 Part Park Lot 10 S/S Princess St, Plan Town of Mount Forest, Part 1 on 61R-21401. The subject land is approximately 0.41 ha (1.0 ac) in size with 36.42m (129.34 ft) of frontage on Princess Street and 101.2m (332 ft) on Cork 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 Future Development (FD) Zone to Medium Density Residential (R3) Zone to facilitate the construction of two five-unit street townhouses.

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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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

14 March 2025

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

Dear Ms. Pringle,

Re: Notice Of A Public Meeting To Consider Amendments To The Comprehensive Zoning By-law 66-01

Application ZBA 04/25, Princess Street & Cork St, Mount Forest

The planning staff at the Upper Grand District School Board have received and reviewed the above-noted application for a proposed Zoning Bylaw Amendment to rezone the subject lands from a Future Development (FD) Zone to a Medium Density Residential (R3) Zone to facilitate the construction of two five-unit street townhouses for a total of units.

Please be advised that the Planning Department **does not object** to the proposed application, subject to the following conditions, to be imposed during future Site Plan Control or Plan of Condominium applications:

- The collection of Education Development Charges is required prior to the issuance of a building permit(s).

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

Sincerely,

Avo Tularam

Avo Tularam
Planning Technician

PLN: 25-17
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 |

Tammy Pringle

From: Karren Wallace
Sent: Tuesday, March 18, 2025 2:24 PM
To: Tammy Pringle; Curtis Marshall
Cc: Darren Jones
Subject: FW: Grey County comments for ZBA 04.25 Aitken Custom Framing

Karren Wallace
Director of Legislative Services/Clerk
519-848-3620 ext 4227

From: planning@grey.ca <planning@grey.ca>
Sent: March 18, 2025 9:21 AM
To: Karren Wallace <KWallace@wellington-north.com>
Subject: Grey County comments for ZBA 04.25 Aitken Custom Framing

Grey County comments for ZBA 04.25 Aitken Custom Framing



Hello Wellington North,

Please see below for the County comments for Zoning application ZBA 04.25 Aitken Custom Framing - Aitken Custom Framing.

Grey County Planning staff have reviewed the subject application and have no comments.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Derek McMurdie