

PLANNING REPORT

SUNVALE HOMES PLAN OF SUBDIVISION MOUNT FOREST

Part of Park Lots 10, 11 and 12, South of Princess Street
Geographic Town of Mount Forest
and Part of Park Lots I, K and L, MacDonald's Survey
and Part of Division 1 of Lot 2, Concession WOSR Arthur,
Geographic Town of Mount Forest,
Township of Wellington North

Owner: John Welton Custom Homebuilding Ltd.
o/a Sunvale Homes

Prepared by:



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1. BACKGROUND

1.1 The Proposal

John Welton Custom Homebuilding Ltd. o/a Sunvale Homes is proposing to develop 9.793 hectares of land in Mount Forest into a residential subdivision comprising:

- 58 detached dwelling lots (Lots 1 to 44 and 111 to 124);
- 30 semi-detached lots (Lots 45 to 60 and 97-110);
- 36 townhouse lots (Lots 61 to 96; and,
- 1 block for additional townhouse units (Block 125).

In addition to the foregoing, one block will be established as an open space parcel in order to protect the site's natural features (Block 126) and another block will be created for walkway purposes (Block 127) to provide a direct pedestrian link between the subdivision and the municipal arena and other recreational lands to the north. Both of these blocks will be conveyed to the Township.

As part of the development, a series of new municipal streets will be constructed, with two connections to Cork Street.

The proposed Draft Plan of Subdivision is provided in Appendix A to this Planning Report.

The total number of townhouses to be erected on Block 125 will be approximately 17, as illustrated on the concept plan provided in Appendix B. The exact details of that particular component of the development will be provided at the Site Plan Agreement stage. Those townhouses will likely be sold in a condominium format.

1.2 Approvals Required

The proposed development requires approval of the following at this time:

1. Plan of Subdivision; and,
2. Amendment to the Township of Wellington North Zoning By-law as follows:
 - i. change the zoning of the lands to be used for detached dwellings and semi-detached dwellings to 'R2', with the following relief provided:

- a) reduction in the 'minimum front yard' requirement from 6.0 metres to 4.5 metres, provided the attached garage provides at least 5.5 metres of front yard;
 - b) reduction in the 'exterior side yard' requirement from 6.0 metres to 4.5 metres, provided the yard encroachment allowed under Section 6.37 b does not result in any portion of the building to be situated closer than 3.0 metres from the exterior side lot line;
 - c) reduction in the 'minimum rear yard' requirement from 7.6 metres to 6.0 metres; and,
 - d) increase in the 'maximum lot coverage' requirement from 40% to 45% for detached dwellings;
- ii. rezone the lands to be used for street townhouse dwellings to 'R3', with the following relief provided:
- a) reduction in the 'minimum front yard' requirement from 6.0 metres to 4.5 metres, provided the attached garage provides at least 5.5 metres of front yard;
 - b) reduction in the 'exterior side yard' requirement from 6.0 metres to 4.5 metres, provided the yard encroachment allowed under Section 6.37 b does not result in any portion of the building be situated closer than 3.0 metres from the exterior side lot line; and,
 - c) reduction in the 'minimum rear yard' requirement from 7.6 metres to 6.0 metres.
- iii. rezone the lands to be used for cluster townhouse dwellings to 'R3', with the following relief provided:
- a) reduction in the 'minimum lot area per dwelling unit' requirement to allow for 17 units.

Prior to erecting the townhouses, a Site Plan Control Agreement(s) will be required.

Also, should the townhouse units on Block 125 be sold under a condominium arrangement, a Plan of Condominium application will be required at some point. Typically, the units would be constructed prior to the Draft Exemption / Final Approval of a Plan of Subdivision application being filed.

1.3 Purpose of this Planning Report

Ron Davidson Land Use Planning Consultant Inc. has been retained by the property owner to prepare a Planning Report for the purposes of explaining the proposed development and evaluating it within the context of land use planning principles.

2. SUBJECT PROPERTY AND ADJACENT LANDS

2.1 Location and Current Use of Subject Property

The subject lands are located in the southwest quadrant of Mount Forest, along the west side of Cork Street, as illustrated on Figure 1 (Appendix C). The property comprises 9.793 hectares of land, of which approximately 6.0 hectares are cash-cropped. Forested areas exist in the northeast and southeast corners of the site. A watercourse traverses the southeast treed area and flows to the South Saugeen River which is located about 130 metres to the south of the site.

2.2 Adjacent Properties

The lands to the immediate west are heavily forested. The lands further west are cash-cropped.

The Mount Forest & District Sports complex is located to the north of the subject property. This facility includes the arena, soccer fields, ball diamonds and a skateboard park.

Lands to the east are primarily occupied by a combination of detached and semi-detached dwellings. A large property located to the southeast is currently vacant.

The Mount Forest sewage treatment plant is situated to the south of the subject lands. A closed landfill site also exists on this Township-owned parcel.

An aerial photograph showing the subject property and adjacent lands is provided in Figure 2 (Appendix C) to this Planning Report.

3. SUBMISSION REQUIREMENTS

Prior to the submission of the Planning Act applications , preconsultation meetings were held with the Township, County of Wellington and the Saugeen Valley Conservation Authority. As a result of these discussions, the following studies were undertaken:

- Environmental Impact Study;
- Traffic Impact Study;
- Functional Servicing Report;
- Stormwater Management Report;
- Archaeological Assessment (Stage 1 and 2); and,
- Planning Report.

The Environmental Impact Study (EIS) examined the site and adjoining lands and determined that the watercourse traversing the southeast corner of the site is potential fish habitat and that the forested lands located to the immediate west of the site are significant woodlands. In order to eliminate any potential negative impact on the fish habitat, the EIS recommended a minimum 15 metre wide development setback from both the channel top-of-bank sides and around the adjacent seep zone which provides an intermittent, trickle, surface water flow into the watercourse. These lands will be captured on Block 126, zoned 'NE" and conveyed to the Township. It should also be noted that a locally rare flora colony (Pale Sedge) was found on Block 126. In order to protect the significant woodland on the property to the west, the EIS is recommending a 1.5 metre wide setback along the westerly boundary of the site where no excavation or fill placement will be permitted. The EIS also recommended that any trees or shrubs on the site not be removed between April 1 and August 15 as per the requirements of the Federal Migratory Birds Act.

The Traffic Impact Study was necessary to determine if any improvements were required to the existing roads outside of the new development with regard to such matters as turning lanes, etc. No improvements were recommended by the traffic engineer.

The Functional Servicing Report explains the manner in which municipal water and sanitary sewers will be provided throughout the development, as outlined in Section 4.1 of this Planning Report.

The Stormwater Management Report provides details pertaining to the onsite and offsite handling of stormwater, as explained in Section 4.2 of this Planning Report.

The Archaeological Assessment (Stage 1 and 2) was carried out for the purposes of determining whether the subject lands contain items of cultural significance. The field assessment found no such items on the site and therefore the consultant recommended no further fieldwork be conducted.

It should be noted that two additional studies were conducted for the subject property at the time in which the previous owner of this parcel was severing and rezoning lands for the creation of six semi-detached dwellings approximately two years ago. Those studies were:

- Ministry of the Environment, Conservation and Parks (MOECP) D-4 Study;
- Phase One and Phase Two Environmental Site Assessments.

The D-4 Study was conducted to determine potential impacts of the adjacent, closed landfill on the proposed development. The Study stated that the landfill is closed and capped and therefore adverse impacts pertaining to odour, dust, vermin and noise are not anticipated. It further added that the detected levels of landfill gas migration are within the limits of the Provincial Government standards and therefore concluded that a landfill gas control system was not required.

The Phase One and Phase Two Environmental Site Assessments were conducted to determine the suitability of the soils on the subject lands for residential development. In particular, these Assessments examined the portion of the subject property that had once formed part of a railway corridor. Following an initial remediation of the site over 20 years ago and then subsequent additional remediation in 2018, the Phase Two Assessment prepared on September 5, 2017 concluded that the soils on the subject lands were within acceptable limits.

Copies of all above-noted reports and this Planning Report have been filed as part of the Plan of Subdivision application.

4. SERVICING

4.1 Water Supply and Sanitary Sewage

The development will be serviced with municipal water and sanitary sewers.

Water servicing will be provided by extending the 150 mm (diameter) watermain from Cork Street at the proposed Street C and Street E intersections throughout the subdivision. More detailed information is provided in the Functional Servicing Report.

Sanitary servicing will be provided by extending the existing 200 mm (diameter) sewer main on Cork Street at the two new intersections. The existing sanitary sewer on Cork Street is not low enough to provide a gravity outlet for the development and therefore a sewage pumping station will be required.

4.2 Stormwater Management

The stormwater from the subdivision will be directed to the nearby South Saugeen River. As such, a stormwater management detention facility is not required for water quantity purposes.

Additional details regarding the handling of stormwater are provided in the Stormwater Management Report.

4.3 Road Works

The proposed subdivision involves the establishment of a series of new streets totaling approximately 1.14 kilometres of paved roads. The new street system will connect to Cork Street in two locations.

4.4 Other Utilities

All of the dwellings within this subdivision will also be serviced with hydro, telephone, cable television and internet.

5. COUNTY OF WELLINGTON OFFICIAL PLAN

Land use planning in this area is governed by the County of Wellington Official Plan. Provided below is an evaluation of the proposed development within the context of the relevant policies of the Official Plan.

5.1 Settlement Area

Mount Forest is a recognized 'Urban Centre' in the Wellington Official Plan. In this regard, the Official Plan states the following:

7.5 URBAN CENTRES

7.5.1 Permitted Uses

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.

More detailed official plan designations and policies as well as zoning regulations will identify the location and nature of various permitted uses in urban centres.

Comment: The proposed residential subdivision is clearly in keeping with this policy.

7.5.2 Services

Sewage and water services will be provided in accordance with Section 11.2 of this Plan.

Road access will be via internal roads where possible, then via local roads where possible and then via County Roads or Provincial Highways where there is no other alternative. In all cases, appropriate sighting standards must be met and road functions maintained.

Comment: Full municipal services will be provided to the housing units within this subdivision.

A series of new roads will be constructed throughout the development and will be connected to Cork Street in two locations.

7.5.3 Land Use Compatibility

More detailed planning policies and zoning regulations shall be developed for Urban Centres to ensure that existing and proposed uses are compatible and that adverse impacts are kept to a minimum and that appropriate mitigation is provided where practical.

Comment: Such policies and regulations have been provided in the County Official Plan and the Township's Zoning By-law and are listed later in this Planning Report.

7.5.4 Impact Assessment

Where a Council is concerned about the impact a proposed development may have on an urban centre, it may require an impact assessment as set out in the general policy section of this Plan.

Comment: Various studies addressing impacts have been prepared including the Functional Servicing Report, Stormwater Management Report, Environmental Impact Study, Traffic Impact Study, D-4 Study, Environmental Site Assessments and this Planning Report.

7.5.5 Residential Use

Urban centres shall provide a broad range of residential uses to provide a diverse supply of housing, including affordable housing.

In Wellington, the single-family residence will continue to be the dominant use of urban lands. Other forms of housing at densities appropriate to the servicing and the nature of the community will also be developed including semi-detached, duplex townhouse and apartment units.

A second unit may be allowed subject to the provisions of Section 4.4.6 of this Plan.

Additionally, bed and breakfast establishments will be encouraged within single detached dwellings where adequate services and parking are available.

Comment: The developer is proposing an assortment of detached dwellings, semi-detached dwellings and townhouse dwellings.

5.2 'Residential' Designation

Schedule A6-1 of the County of Wellington Official Plan shows the entire subject property as being designated 'Residential', as illustrated on Figure 3 (Appendix C) to this Planning Report. The following is relevant to the proposed development:

8.3 RESIDENTIAL

8.3.1 Overview

This Plan attempts to provide for urban centres with populations as set out in Section 3. To accomplish this growth it is essential to provide adequate opportunities for housing in each urban centre.

The single-detached home is currently the dominant housing type in urban centres and this situation is expected to continue. However, new housing types are needed to provide a greater variety of residential accommodation as well as a more affordable housing supply. The Official Plan anticipates that semi-detached, townhouse and apartment dwellings will be developed to respond to this need and that these units may eventually account for at least one quarter of all housing units in most urban centres.

Wellington is strongly committed to preserving the character and integrity of existing residential areas and will make reasonable efforts to ensure that development is compatible with established neighbourhoods. Wellington is also committed to ensuring that controlled growth and development occur within the community in order to maintain and enhance the small town character of urban centres.

8.3.2 Objectives

Wellington has set the following objectives for residential development:

- a) to ensure that an adequate supply of land is available to accommodate anticipated population growth over the planning period;*
- b) to provide a variety of dwelling types to satisfy a broad range of residential requirements and ensure that affordable housing is available;*
- c) to manage the rate of growth and the amount of residential development within the urban centre in order to maintain and enhance the small town character;*
- d) to support the development, at appropriate locations and densities, of residential facilities that meet the housing needs of persons requiring specialized care;*
- e) to ensure that adequate infrastructure will be available to all residential areas;*
- f) to minimize potential compatibility issues between residential and other land uses;*

- g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods;*
- h) to support the establishment of certain non-residential uses in appropriate locations of the municipality;*
- i) to encourage residential developments which incorporate innovative and appropriate design principles which contribute to public safety, affordability, energy conservation and that protect, enhance and properly manage the natural environment;*
- j) to monitor the housing supply by reviewing new development, demolitions, intensification, and the number of affordable housing units brought on stream.*

Comment: The intended subdivision involves a relatively large number of units, and this will assist to a significant extent in providing Mount Forest with a good supply of detached dwellings, semi-detached dwellings and townhouses for the next several years. Given the variety of dwelling types proposed, this development will produce housing within a wide range of costs. Whereas the units will not fall within the “affordable housing” category, the townhouses will likely be attainable for many households.

8.3.3 Permitted Uses

The predominant use of land in those areas designated RESIDENTIAL on Schedule “A” of the Plan shall be residential development. A variety of housing types shall be allowed, but low rise and low density housing forms such as single-detached and semi-detached dwelling units shall continue to predominate.

Townhouses and apartments, bed and breakfast establishments, group homes and nursing homes, may also be allowed subject to the requirements of the Zoning By-law and the applicable policies of this Plan.

A second unit may be allowed subject to the provisions of Section 4.4.6 of this Plan.

In addition, non-residential uses such as schools, churches, clinics, local convenience stores, home occupations, neighbourhood parks and other public facilities may also be permitted within the RESIDENTIAL designation subject to the appropriate Zoning By-law regulations and the policies of the Official Plan.

Garden suites, accessory to existing single detached homes, are also permitted within the RESIDENTIAL designation, subject to the requirements of the Plan including Section 4.4.7 and in accordance with the Temporary Use provisions of the Planning Act, as amended.

Comment: With 58 detached dwellings and 30 semi-detached dwellings proposed, the predominant housing type within this subdivision will be low rise / low density housing.

The townhouse component of this development represents a medium density form of housing; however, these units will also be considered low rise, as their height will be limited to two storeys.

8.3.4 Low-Density Development

This plan considers single-detached, semidetached and duplex dwellings to be low density housing forms. The Zoning By-law may provide separate zones for only single-detached, semi-detached or duplex dwelling units or a combination of any of the above.

The character of existing low density residential neighbourhoods should generally be protected and land uses which would cause significant loss of privacy, loss of view, or loss of sunlight due to shadowing or which would be incompatible due to their nature shall be discouraged. Section 8.3.11 provides additional consideration in this regard.

Comment: The lands to be used for detached dwellings and semi-detached dwellings will be placed in the 'R2' zone.

No impact on the existing low density residential neighbourhood is anticipated.

8.3.5 Medium Density Development

Multiple residential developments such as townhouses and apartments may be allowed in areas designated RESIDENTIAL subject to the requirements of the Zoning By-law and further provided that the following criteria are satisfactorily met:

- a) that medium density development on full municipal services should not exceed 35 units per hectare (14 units per acre) for townhouses or row houses, and 75 units per hectare (30 units per acre) for apartments, although it may not always be possible to achieve these densities on smaller sites;*
- b) that the design of the proposed height, setbacks, landscaping and vehicular circulation, will ensure that it will be compatible with existing or future development on adjacent properties;*
- c) that the site of the proposed development has a suitable area and shape to provide:*

- i) adequate on-site landscaping to screen outdoor amenity areas both on the site and on adjoining property, to buffer adjacent residential areas and to improve the overall appearance of the development;*
 - ii) on-site amenity areas for the occupants of the residential units;*
 - iii) adequate off-street parking, access and appropriate circulation for vehicular traffic, particularly emergency vehicles; and*
 - iv) adequate grading to ensure that drainage from the property is directed to public storm drainage facilities and not to adjoining properties.*
- d) that adequate services such as water, sewage disposal, storm water, roads and hydro are available to service the development;*
- e) that within the built boundary, medium density is encouraged to locate on major roadways and arterial roads;*
- f) that in greenfield areas, medium density is encouraged to locate on major roadways, and roads designed to serve an arterial or collector function, while street townhouses are allowed on local roads;*
- g) that a separate zone(s) is established for multiple residential development.*

Comment: The proposed townhouse component of this development involves 36 lots and a large block upon which approximately 17 townhouses will be erected, for a total of 53 units. This represents a net density of 26.36 units per hectare, which is well under the above-stated maximum density permitted.

The townhouses units will not exceed two storeys in height. As such, there should not be a land use compatibility concern with regard to building height or massing.

With regard to traffic, all of the dwellings within this development will have vehicular access directly onto new, internal, municipal roads, with no direct access to Cork Street.

All of the townhouse dwellings will have individual driveways and garages, and therefore sufficient onsite parking will be provided.

Each of the townhouse dwellings will also have rear yards where individual private amenity space will be provided.

None of the townhouses proposed within this development will abut existing residential lots and therefore special buffering provisions should not be required. If the Township decides that the rear yards of those units within Block 125 that back onto Cork Street should include a fence, this matter can be discussed at the Site Plan Control Agreement stage regarding Block 125.

The entire development will be serviced with municipal services. The issue of stormwater management is being addressed through the Plan of Subdivision approvals process.

The townhouse lands will be placed in the 'R3' zone.

5.3 Lot Creation

Section 10 *Creating New Lots* of the County Official Plan states the following with regard to lot creation:

10.1.3 Matters for Consideration

The County will consider the following when considering new lot creation by subdivision, consent or part lot control:

- a) *that any new lots will be consistent with official plan policies and zoning regulations;*
- b) *that all lots can be adequately serviced with water, sewage disposal, stormwater management or drainage, fire protection, roads, utilities, solid waste disposal to accepted municipal standards and without undue financial burden on the municipality;*
- c) *that sufficient reserve water and sewage plant capacity will be available when lots are created in areas to be serviced by central water and sewage systems;*
- d) *that all lots will have safe driveway access to an all-season maintained public road and that access to a local road will be preferred over county and provincial roads, where practical;*
- e) *that public streets, spaces and facilities will be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including, but not limited to, walking and cycling.*
- f) *that the topography, soils and drainage of the site are satisfactory for the lot sizes and uses proposed;*

- g) that tree loss related to anticipated development be kept to a minimum and, wherever reasonable, be compensated for by new tree planting;*
- h) that natural heritage features are not affected negatively;*
- i) that lots are not created in areas which would pose a threat to public health or safety;*
- j) that natural resources such as agricultural lands and mineral aggregates would not be affected adversely;*
- k) that the size and shape of proposed lots is suitable, including frontage, area and the proportion of frontage to depth;*
- l) that the proposed lots and uses are compatible with and designed to minimize adverse impacts on surrounding uses;*
- m) that all new lots shall have logical lot lines given existing lot patterns in the area, natural and human-made features and other appropriate considerations;*
- n) that residential lots will have adequate access to community facilities such as schools, libraries and parks based on reasonable standards for the area;*
- o) that the creation of any lot is necessary, timely and in the public interest;*
- p) that provincial legislation and policies are met, including the Greenbelt Plan policies set out in Section 9.9 of this Plan.*

Comment: The proposed development conforms to the Official Plan. An amendment to the Zoning By-law is required, and such amendment will include relief from some of the zoning provisions.

All municipal services typically associated with an urban development will be provided to each of the lots within this subdivision.

All of the lots will have safe driveway access to the series of new roads proposed for this development.

The needs of pedestrians will be met within this subdivision.

The site is predominantly cash-cropped at this time. These agricultural lands will be lost through this development; however, these lands are situated within a designated urban area and designated 'Residential' in the

Official Plan, and therefore these lands are expected to be removed from agricultural use.

From a topographic, soils and drainage perspective, the site is appropriate for the development proposed.

The Environmental Impact Study had demonstrated that the proposed development will not negatively impact the natural heritage features on the property and adjacent lands. The treed areas in the northeast corner of the site will be cleared. All trees existing on proposed Block 126 will remain.

The size, shape and proposed use of the lots and blocks within this development is appropriate for this area.

The subject lands are located immediately south of the Township's major recreational complex which includes the arena, ball diamonds, soccer fields and a skateboard park. As well, the site is within 500 metres of the hospital. Three schools exist within Mount Forest for the children to attend.

Creating the new lots at this time is appropriate and is in the public interest.

The development complies with all relevant Provincial legislation.

10.1.4 Studies

In considering the creation of new lots and in particular lots created by plan of subdivision, the County may require studies to ensure that the policies of this Plan are appropriately addressed.

Plans of subdivision will be accompanied by:

- *Planning impact assessments*
- *Environmental impact assessments*
- *Preliminary stormwater management plans*

Where a plan of subdivision is proposed to be developed on individual on-site or private communal water or sewage services, the following studies will also be required:

- *a Servicing Options Assessment*
- *a hydrogeological study*

Other studies may be required depending on individual circumstances.

Comment: A series of studies have been prepared in support of this application, as explained earlier in this Planning Report.

5.4 Housing

Section 4.4 *Housing* of the Official Plan states the following relevant policies:

4.4.5 Affordable Housing

For ownership housing, affordable means housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.

For rental housing, affordable means a unit for which the rent is at or below the average market rent of a unit in the regional market area.

The County will ensure that opportunities exist to provide housing to moderate and lower income households. A substantial portion of the County's existing housing stock is affordable. In order that this continues as Wellington grows, it is the policy of this Plan that a minimum of 25% of new housing units in the County will be affordable.

In Wellington, second units, semi-detached, duplex, townhouse and low rise apartment units will provide the bulk of affordable housing opportunities. These units will almost always be located in urban areas with appropriate levels of servicing.

In the Rural System affordable housing opportunities are not readily available. Second units will be the most likely means of increasing housing affordability in the Rural System.

Comment: The developer has advised that it's not possible to construct dwellings within the "affordable housing" pricing category, but he is able to provide housing that would be financially attainable for many households.

4.4.4 Greenfield Housing

In greenfield areas, the County will encourage increased densities and a broader mix of housing and will:

- a) *encourage approved but undeveloped plans of subdivision to consider revisions which add additional housing units in appropriate locations;*
- b) *require new developments to achieve densities which promote the overall greenfield density target of 40 persons and jobs per hectare and specifically:*
 - i) *strive to attain at least 16 units per gross hectare (6.5 units per gross acre) in newly developing subdivisions;*

- ii) *somewhat lower densities may be considered in newly developing subdivisions where physical and environmental constraints such as larger than normal storm water management requirements, parcel dimensions that do not yield efficient lotting patterns and the need for transition areas from adjacent land uses, or on small parcels of under 2 hectares (5 acres);*
- iii) *In (i) and (ii) above gross hectares or gross acres means residential land excluding environmentally protected features and nonresidential uses (schools, convenience commercial) but includes roads, parks, storm water management areas or other utility blocks; and*
- iv) *encourage the introduction of medium density housing types in new subdivisions and other Greenfield areas.*

Comment: The proposal meets the Official Plan's definition of "greenfield housing". The subdivision represents a density of 15.7 units per gross hectare, which is consistent with the requirement for 16 nits per gross hectare.

5.5 Natural Environment

The forested lands to the immediate west of the subject property have been identified in the Environmental Impact Study as a 'Significant Woodland' and are recognized in the County Official Plan as 'Greenlands' on Schedule A6-1 (see Figure 3 to this Planning Report.) The following policies are relevant:

5.5 GREENLANDS

Other significant natural heritage features including habitat, areas of natural and scientific interest, streams and valleylands, woodlands, environmentally sensitive areas, ponds, lakes and reservoirs and natural links are also intended to be afforded protection from development or site alteration which would have negative impacts.

These areas are often found within Core Greenlands. Where they are outside Core Greenlands they are identified as Greenlands.

5.5.4 Woodlands

In the Rural System, woodlands over 4 hectares and plantations over 10 hectares are considered to be significant by the County, and are included in the Greenlands system. Woodlands of this size are important due to their contribution to the amount of forest cover on the County landscape. Exceptions may include a plantation established and continuously managed for the sole purpose of complete removal at rotation without a reforestation objective, as demonstrated with documentation acceptable to the County

In the Urban System, woodlands over 1 hectare are considered to be significant by the County and are included in the Greenlands System. Woodlands of this size are important due to their economic, visual and environmental contributions to the urban landscape.

Detailed studies such as environmental impact assessments may be used to identify, delineate and evaluate the significance of woodlands based on other criteria such as: proximity to watercourses, wetlands, or other woodlands; linkage functions; age of the stand or individual trees; presence of endangered or threatened species; or overall species composition.

Significant woodlands will be protected from development or site alterations which would negatively impact the woodlands or their ecological functions. Good forestry practices will be encouraged and tree removal shall be subject to the Wellington County Forest Conservation By-law.

Smaller woodlands may also have local significance and, where practical, these smaller woodlands should be protected.

Comment: The Environmental Impact Study determined that no negative impact on the Significant Woodland will occur provided a 1.5 metre buffer is provided along the site's westerly boundary.

The Environmental Impact Study also determined that a watercourse located on Block 126 is a potential fish habitat. In this regard, The Official Plan states:

5.4.2 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

Comment: By including this watercourse and adjacent seep feature within Block 126, which is to be protected and conveyed to the Township, the Environmental Impact Study concludes that the development will cause no negative impact on the fish habitat.

5.6 Servicing

The following servicing policies of the Official Plan apply to the proposed development:

11.2.4 Urban Centre Policies

The following water and sewage policies apply in urban centres: a) municipal services are the preferred method of servicing in all urban centres and reasonable efforts will be made to provide for municipal services in all urban centres;

Based on the foregoing, it is evident that the proposed development conforms to the County of Wellington Official Plan.

6. PROVINCIAL POLICY STATEMENT (2020)

Section 3 of The Planning Act (R.S.O. 1990) requires all decisions regarding land use planning matters to be consistent with the Provincial Policy Statement (PPS).

The PPS contains several sets of Provincial directives covering a variety of topics that are relevant to this development proposal. Listed below are the relevant policies.

6.1 Settlement Areas

Section 1.1.3 Settlement Area policies state (edited for relevancy):

- | |
|---|
| <p>1.1.3.1 <i>Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.</i></p> <p>1.1.3.2 <i>Land use patterns within settlement areas shall be based on:</i></p> <p>a) <i>densities and a mix of land uses which:</i></p> <ol style="list-style-type: none"><i>efficiently use land and resources;</i><i>are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;</i><i>minimize negative impacts to air quality and climate change, and promote energy efficiency;</i> <p>b) <i>a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.</i></p> <p>1.1.3.3 <i>Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.</i></p> <p>1.1.3.4 <i>Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining or mitigating risks to public health and safety.</i></p> |
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- 1.1.3.6 *New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.*
- 1.1.3.7 *Planning authorities shall establish and implement phasing policies to ensure:*
- a) *that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and*
 - b) *the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.*

Comment: Mount Forest is a recognized settlement area in the County Official Plan. The proposed development is occurring on a vacant parcel of land located within an existing built-up area. The proposed density will provide for an efficient use of land and infrastructure.

6.2 Housing

Section 1.4.1 *Housing* states:

- 1.4.1 *To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*
- a) *maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*
 - b) *maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*
- 1.4.2 *Where planning is conducted by an upper-tier municipality:*
- a) *the land and unit supply maintained by the lower-tier municipality identified in policy 1.4.1 shall be based on and reflect the allocation of population and units by the upper-tier municipality; and*

- b) *the allocation of population and units by the upper-tier municipality shall be based on and reflect provincial plans where these exist.*

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- a) *establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;*
- b) *permitting and facilitating:*
 - 1. *all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and*
 - 2. *all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;*
- c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and*
- e) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

Comment: These policies give clear direction to the County and Township in requiring a variety of residential dwelling types to be created in order to ensure that housing can be provided for everyone. As stated above, this may require intensification, higher density and reduced development standards. The above policies have been appropriately carried forward into the County Official Plan.

6.3 Municipal Services

Section 1.6 *Infrastructure and Public Service Facilities* of the PPS states:

1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.

Comment: Full municipal services will be provided to the intended development.

1.6.6.7 Planning for stormwater management shall:

- a) minimize, or, where possible, prevent increases in contaminant loads;*
- b) minimize changes in water balance and erosion;*
- c) not increase risks to human health and safety and property damage;*
- d) maximize the extent and function of vegetative and pervious surfaces; and*
- e) promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.*

Comment: The Functional Servicing Report addresses stormwater management, as summarized in Section 4.2 of this Planning Report.

6.4 Natural Environment

Section 2.1 *Natural Heritage* states:

2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

2.1.3 Natural heritage systems shall be identified in Ecoregions 6E and 7E¹, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and agricultural areas.

- 2.1.4 *Development and site alteration shall not be permitted in:*
- a) *significant wetlands in Ecoregions 5E, 6E and 7E¹; and*
 - b) *significant coastal wetlands.*
- 2.1.5 *Development and site alteration shall not be permitted in:*
- a) *significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E¹;*
 - b) *significant woodlands in Ecoregions 5E, 6E and 7E¹ (excluding islands in Lake Huron and the St. Marys River)¹;*
- 2.1.1 *Natural features and areas shall be protected for the long term.*
- 2.1.2 *The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*
- 2.1.3 *Natural heritage systems shall be identified in Ecoregions 6E and 7E¹, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and agricultural areas.*
- 2.1.1 *Natural features and areas shall be protected for the long term.*

Comment: The Environmental Impact Study has addressed the natural heritage features existing within the study area and has provided recommendations to protect such features.

6.5 Archaeology

Section 2.6 *Cultural Heritage Archaeology* states:

- 2.6 *Cultural Heritage and Archaeology*
- 2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

2.6.2 Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.

2.6.3 Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.

Comment: An Archaeological Assessment was conducted on the subject lands and no archaeological resources were encountered. The consultant therefore recommended that the proposed development be cleared of any further requirement for archaeological fieldwork.

6.6 Provincial Policy Statement Evaluation Summary

Based on the foregoing, it is evident that the proposed development is consistent with the Provincial Policy Statement.

7. GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2019)

The Growth Plan for the Greater Golden Horseshoe (or “Growth Plan”) was prepared and approved under the Places to Grow Act. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise.

The Growth Plan contains several sets of Provincial directives covering a variety of topics that are relevant to this development proposal; however, most of these polices are included in the Provincial Policy Statement and have been addressed earlier in this Planning Report. Whereas both documents direct urban-type development to the designated settlement areas of the County, the Growth Plan provides specific direction with regard to requiring certain housing densities within the urban areas in order to reduce the rate at which agricultural land is lost due to urban expansion.

Of specific relevance to the proposed development are the following policies:

Section 2 *Where and How to Grow* of the Growth Plan states the following (edited for relevancy):

2.2.2 *Delineated Built-up Areas*

1. *By the time the next municipal comprehensive review is approved and in effect, and for each year thereafter, the applicable minimum intensification target is as follows:*
 - a) *A minimum of 50 per cent of all residential development occurring annually within each of the Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will be within the delineated built-up area; and*
 - b) *The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will, through the next municipal comprehensive review, each establish the minimum percentage of all residential development occurring*

annually that will be within the delineated built-up area, based on maintaining or improving upon the minimum intensification target contained in the applicable upper- or single-tier official plan.

2. *Until the next municipal comprehensive review is approved and in effect, the annual minimum intensification target contained in the applicable upper- or single-tier official plan that is approved and in effect as of July 1, 2017 will continue to apply.*

Comment: An intensification target will presumably be added to the County of Wellington Official Plan during its next update.

2.2.7 Designated Greenfield Areas

1. *New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:*
 - a) *supports the achievement of complete communities;*
 - b) *supports active transportation; and*
 - c) *encourages the integration and sustained viability of transit services.*
2. *The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows:*
 - a) *The Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare; and*
 - b) *The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will plan to achieve within the horizon of this Plan a minimum density target that is not less than 40 residents and jobs combined per hectare.*

4. *Councils of upper- and single-tier municipalities may request an alternative to the target established in policy 2.2.7.2 where it is demonstrated that the target cannot be achieved and that the alternative target will support the diversification of the total range and mix of housing options and the achievement of a more compact built form in designated greenfield areas to the horizon of this Plan in a manner that is appropriate given the characteristics of the municipality and adjacent communities.*

Comment: The current Official Plan reflects the “40 persons and jobs combined” policy, and attempts to achieve this density by requiring a housing density of 16 units per gross hectares, as explained earlier in this Planning Report. The actual density proposed is 15.7 units per gross hectare which is consistent with the policy above.

Based on the foregoing, it is evident that the proposed subdivision conforms to the Growth Plan.

8. THE PLANNING ACT

Section 49 (24) of The Planning Act (R.S.O. 1990) provides a list of issues which must be taken into consideration when reviewing new subdivision and consent applications. Those issues are as follows:

(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

Comment: The matters of provincial interest, as provided in the Provincial Policy Statement, have been addressed in Section 6 of this Planning Report.

(b) whether the proposed subdivision is premature or in the public interest;

Comment: This Planning Report has demonstrated that the proposed development represents a natural expansion of the existing built-up area of Mount Forest and that the subdivision is not premature.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

Comment: This Report has demonstrated that the proposed development conforms to the County Official Plan. This subdivision will connect appropriately with the existing street patten and adjacent development.

(d) the suitability of the land for the purposes for which it is to be subdivided;

Comment: Given the residential policies of the County Official Plan, as well as the availability of full municipal services, the subject lands are suited for the proposed residential development.

(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

Comment: The proposed street layout and its connectivity to the existing built roads will provide for an efficient transportation network in this general area of Mount Forest.

(f) the dimensions and shapes of the proposed lots;

Comment: The lots are of a normal shape and of a size suitable for fully-serviced urban development.

(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

Comment The construction of the detached dwellings, semi-detached dwellings and townhouses on the proposed lots and blocks will be in accordance with the provisions of the applicable zone. Some relief to the provisions is being requested in order to provide for a more efficient development.

(h) conservation of natural resources and flood control;

Comment: Measures will be taken to ensure that stormwater on the site following construction is handled in an appropriate manner, as detailed in the Stormwater Management Report.

(i) the adequacy of utilities and municipal services;

Comment: All utilities and municipal services typically associated with an urban development will be available.

(j) the adequacy of school sites;

Comment: Three schools are located in Mount Forest. Depending on where the students reside, bussing may be necessary.

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

Comment: The parcel containing the small watercourse (Block 126) as well as the pedestrian pathway (Block 127) will be conveyed to the Town.

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

Comment: The proposed development will be consistent with other projects of this nature with regard to the above-noted matter.

(m) *the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4).*

Comment: The townhouse development proposed for this subdivision will be subject to a Site Plan Control Agreement at the Building Permit stage.

9. ZONING BY-LAW

9.1 Current Zoning

The subject lands are zoned 'FD' (Future Development), as illustrated on Figure 4 (Appendix C) to this Planning Report. The proposed subdivision requires the subject lands to be rezoned.

9.2 Proposed Zoning

The proposed Zoning By-law Amendment will change the zoning of the subject lands as illustrated in the manner shown on Figure 5 (Appendix C) to this Planning Report and described below:

1. The lands to be occupied by detached dwellings and semi-detached dwellings will be rezoned to 'R2', with the following relief provided:
 - a) reduction in the 'minimum front yard' requirement from 6.0 metres to 4.5 metres, provided the attached garage provides at least 5.5 metres of front yard;
 - b) reduction in the 'exterior side yard' requirement from 6.0 metres to 4.5 metres, provided the yard encroachment allowed under Section 6.37 b does not result in any portion of the building be situated closer than 3.0 metres from the exterior side lot line;
 - c) reduction in the 'minimum rear yard' requirement from 7.6 metres to 6.0 metres; and,
 - d) increase in the 'maximum lot coverage' requirement from 40% to 45% for detached dwellings.
2. The lands to be occupied by street townhouse dwellings will be rezoned to 'R3', with the following relief provided:
 - a) reduction in the 'minimum front yard' requirement from 6.0 metres to 4.5 metres, provided the attached garage provides at least 5.5 metres of front yard.
 - b) reduction in the 'exterior side yard' requirement from 6.0 metres to 4.5 metres, provided the yard encroachment allowed under Section 6.37 b does not result in any portion of the building be situated closer than 3.0 metres from the exterior side lot line; and,

- c) reduction in the 'minimum rear yard' requirement from 7.6 metres to 6.0 metres.
- 3. The lands to be occupied by the cluster townhouse dwellings will be rezoned to 'R3' with relief from the 'minimum lot area per dwelling unit' requirement as needed to allow for 17 units.
- 4. The pedestrian walkway will be rezoned to 'OS' (Open Space).
- 5. The parcel of land containing the watercourse will be zoned 'NE' (Natural Environment).

The relief being requested by some of the zoning provisions is intended to provide the home builder – and ultimately the home owner – with some flexibility in the size and style of the dwelling unit, and with flexibility comes the opportunity for a more visually interesting development.

10. CONCLUSIONS / RECOMMENDATIONS

The proposed residential development represents a highly appropriate use of the subject lands.

As demonstrated in this Planning Report, the proposed development conforms to the County Official Plan, is consistent with the Provincial Policy Statement and conforms with the Growth Plan for the Greater Golden Horseshoe. It also complies with the lot creation requirements of The Planning Act.

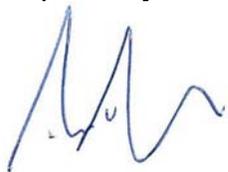
Based on the foregoing, the submitted applications for Plan of Subdivision and Zoning By-law Amendment represent sound land use planning and should be given favourable consideration.

As condition of Draft Approval of the Plan of Subdivision, the following clauses should be included in the Subdivision Agreement as per the Environmental Impact Study:

1. A 1.5 metre wide buffer area shall be provided along the westerly boundary of the subdivision (i.e. along the rear property boundaries of Lots 19 to 33 shown on the Draft Plan). Within this buffer area, no site development shall be permitted excepting however that minor site alteration is permissible provided no excavation occurs below the existing grade and no fill placement greater than 20 metres in depth occurs.
2. No trees or shrubs shall be removed between April 1 and August 15 as per the requirements of the Federal Migratory Birds Act.

The other recommendations pertaining to the unnamed watercourse and adjacent natural features do not need mentioning in the Subdivision Agreement since those particular sensitive lands (Block 126) will be protected from development and conveyed to the Township.

Respectfully submitted,



Ron Davidson, BES, RPP, MCIP

Appendix A: Proposed Draft Plan of Subdivision

Appendix B: Concept Plan for Block 125

Appendix C: Figures 1-5

Figure 1: Location Map

Figure 2: Aerial Photograph (2015)

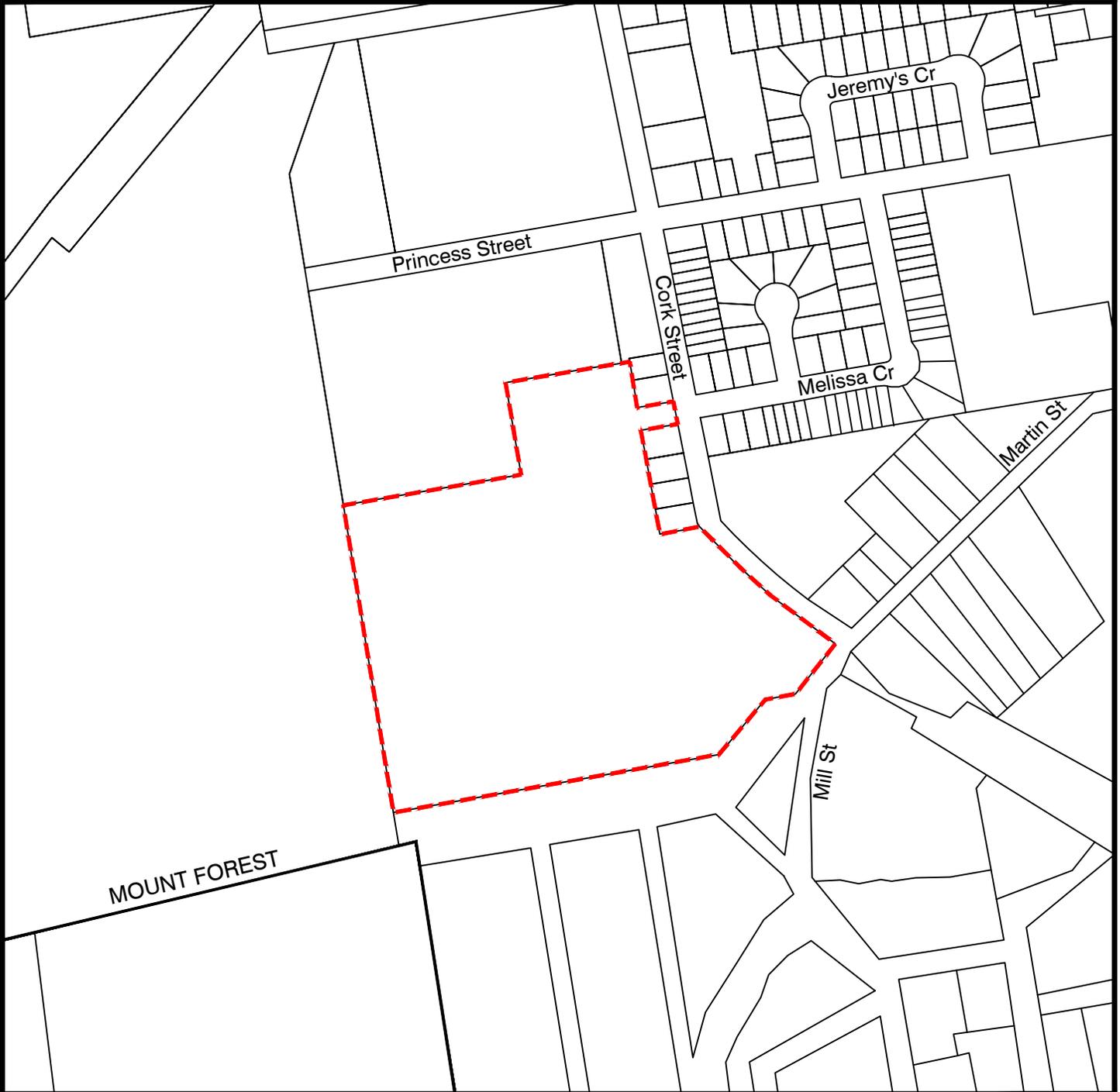
Figure 3: County of Wellington Official Plan Schedule A6-1

Figure 4: Township of Wellington North Zoning By-law Schedule A

Figure 5: Proposed Zoning

Figure 1: Location Map

 Subject Lands

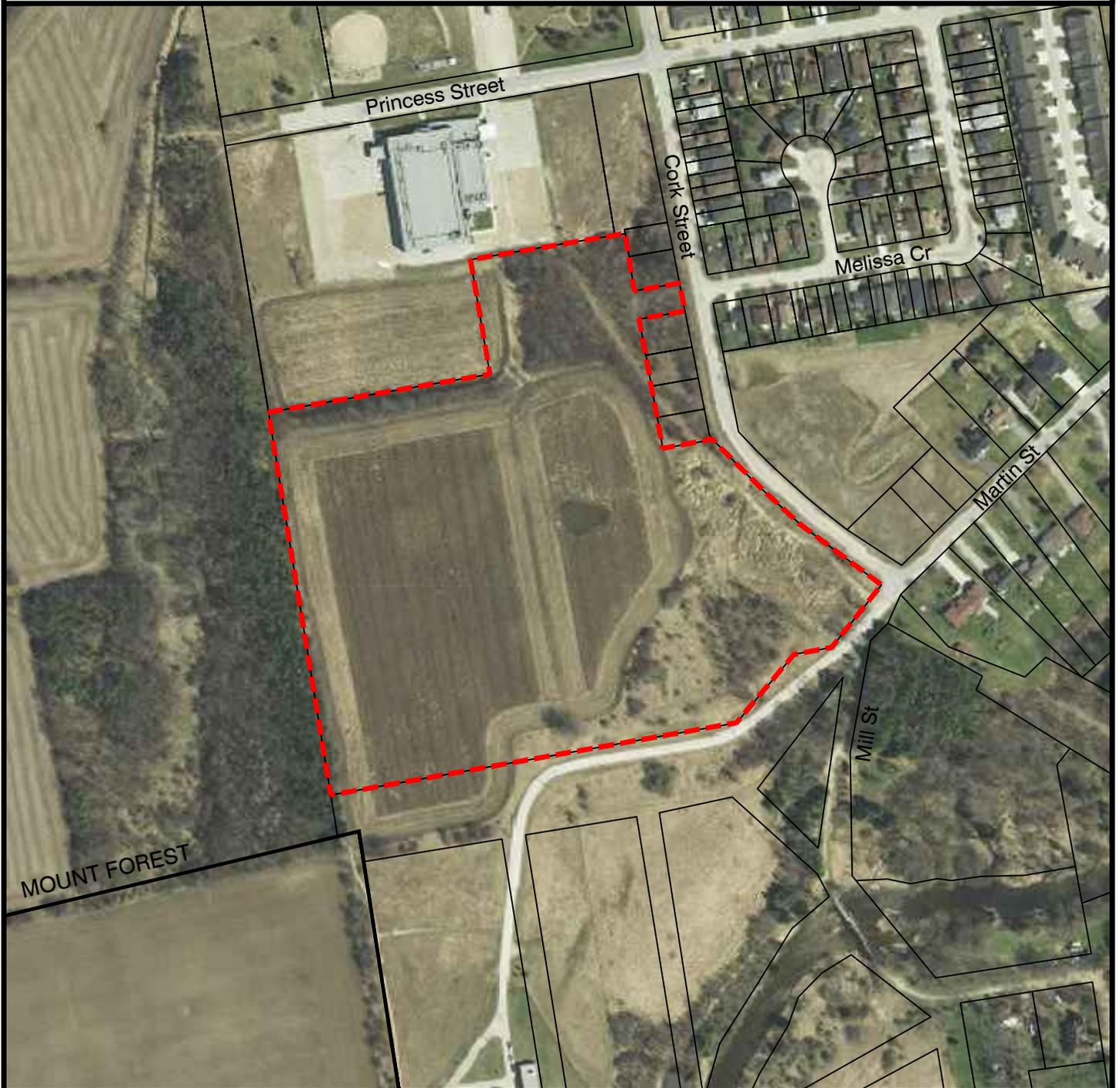


Residential Subdivision
Cork Street
Mount Forest, ON

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:5000

Figure 2: Aerial Photograph (2015)

 Subject Lands



Residential Subdivision
Cork Street
Mount Forest, ON

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:4000

Figure 3: County of Wellington Official Plan Schedule A6-1



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|---|--|--|
|  Subject Lands |  Core Greenlands |  Regulation Floodline |
|  Residential |  Greenlands | |
|  Recreational |  Future Development | |

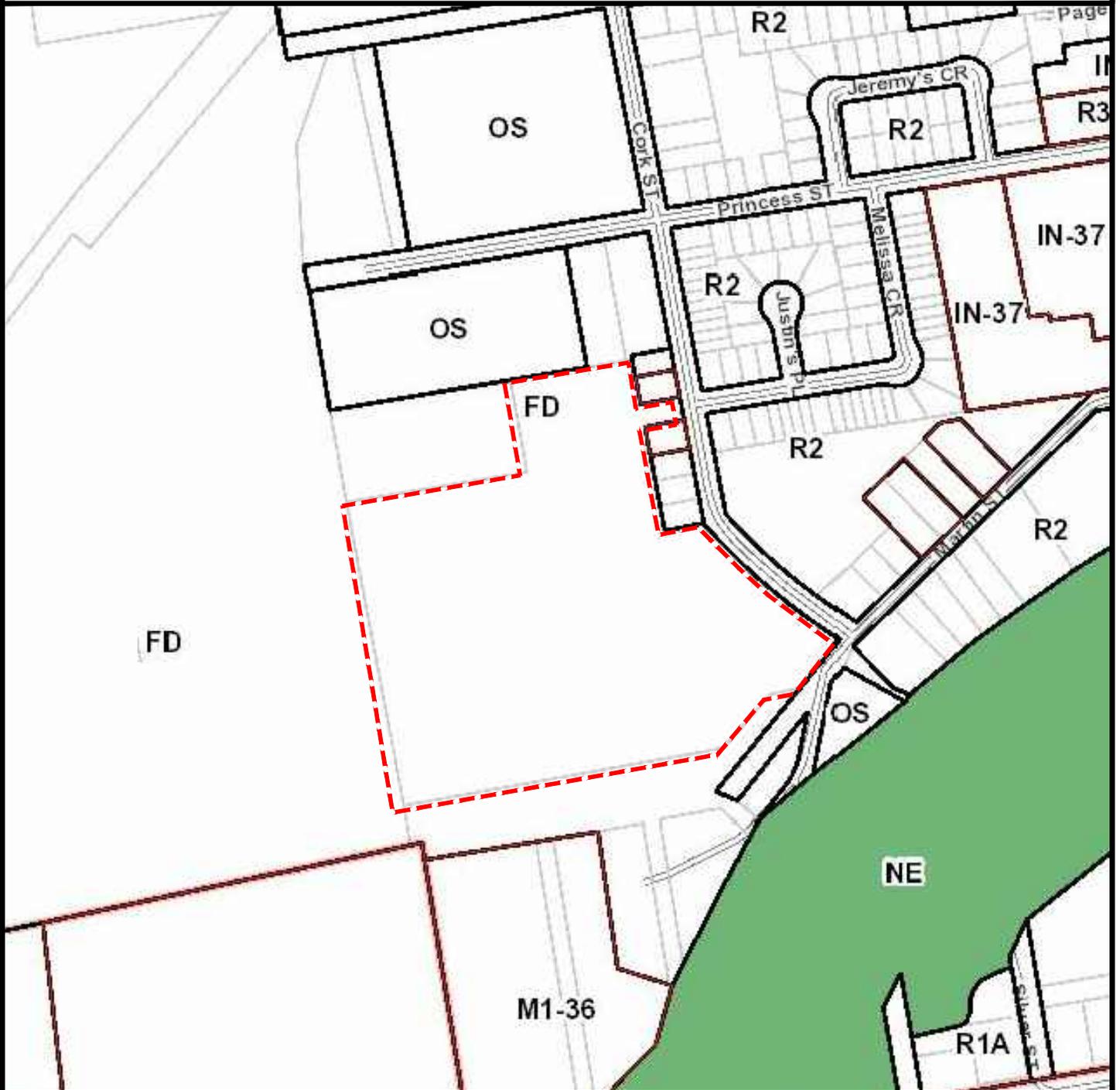


Residential Subdivision
Cork Street
Mount Forest, ON

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SCALE 1:5000

Figure 4: Township of Wellington North Zoning By-law

 Subject Lands

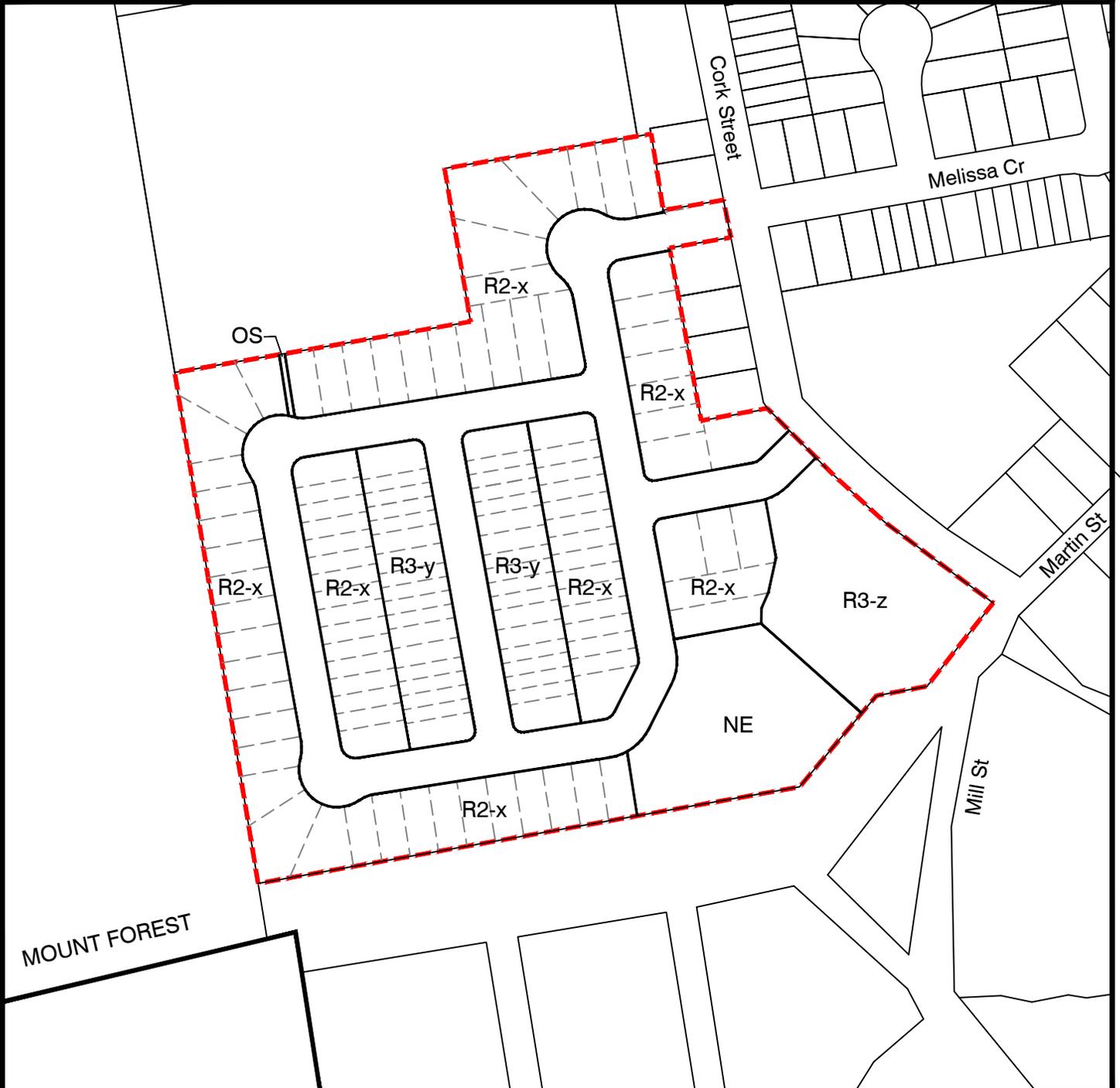


Residential Subdivision
Cork Street
Mount Forest, ON

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Figure 5: Proposed Zoning

 Subject Lands



Residential Subdivision
Cork Street
Mount Forest, ON

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