

PLANNING JUSTIFICATION **REPORT**

ZONING BY-LAW AMENDMENT &
DRAFT PLAN OF CONDOMINIUM

961 St. David Street North, Fergus
Township of Centre Wellington

Date:

August 2022

Prepared for:

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Prepared by:

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Our File 18407B

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1.0 INTRODUCTION

MacNaughton Hermsen Britton Clarkson Planning Ltd. (MHBC) has been retained by Zachary Oliveira and Jacob Oliveira c/o David Medeiros to provide planning opinion related to the development and proposed rezoning of the property municipally known as 961 St. David Street North, Fergus, Ontario and legally described as Pt Park Lot 1 Plan 87 (hereinafter referred to as the “subject lands”). In order to permit the proposed development, an amendment to the Township of Centre Wellington Zoning By-law is required.

The subject lands are located on the west side of St. David Street (Highway 6). The property is “L” shaped with frontage on St. David Street and backing onto existing residential lots. The subject lands have an area of approximately 1.4 ha (3.4 acres), and presently contains an existing dwelling and accessory structures that will be demolished to accommodate the proposed development.

The proposal includes the development of a residential vacant land condominium with a total of 50 residential units in the form of single detached and townhouse units. Parking will be provided in the form of garage and driveway parking for each unit.

The subject lands are located within the Fergus Urban Centre and are designated as such in the County of Wellington Official Plan. The subject lands are designated Residential with site specific provisions as shown on Schedule A-1 of the Township of Centre Wellington Official Plan. The subject lands are also in the Built Boundary, therefore, the redevelopment of the subject lands will contribute towards the residential intensification target.

Implementation of the proposed development requires approval of a Zoning By-law Amendment and a Plan of Condominium (Vacant Land) application. The existing zoning of the subject lands permits single detached dwellings and existing semi-detached dwellings. The proposed Zoning By-law Amendment is to rezone the subject lands to permit single-detached lots with smaller lot areas, and to permit townhouses with smaller lot areas, lot frontages, and lot depths. This planning report assesses the planning framework relative to the proposed use of the lands and includes the following:

- An introduction and general description of the subject lands, surrounding uses and existing conditions to provide an understanding of the locational and policy context;
- Overview of the proposed development and applications;
- Review of existing policy framework and assessment of consistency with the Provincial Policy Statement and conformity with the Growth Plan, County Official Plan and the Township of Centre Wellington Official Plan;

- Consideration and integration of recommendations and conclusions from the supporting studies and reports.

1.1 Preliminary Planning Review/Pre-Consultation

Township of Centre Wellington Planning staff have reviewed various concept plans for the proposed development of the lands. Most recently, they completed a preliminary policy and zoning review of a previous residential vacant land condominium proposal, and provided their comments in a memorandum dated May 18, 2021.

Township staff have reviewed various plans for the proposed development of the subject lands, and it is understood that in addition to this Planning Justification Report, that the following studies would be required for a complete application:

- Functional Servicing Report
- Storm Water Management Report
- Transportation Impact Study (TIS)
- Environmental Noise Assessment

All required reports have been included with the application submission, and are summarized in **Section 5.0** of this Report.

2.0 SITE DESCRIPTION & SURROUNDING LAND USES

The subject lands are located within an established unserviced estate residential area in the north of Fergus, with access off of St. David Street North (Highway 6). The subject lands are surrounded by other large estate residential lots. The location of the subject land is shown on **Figure 1** of this Report.

The subject lands have a total area of approximately 1.4 ha (3.4 acres), and presently contain an existing dwelling and accessory structures. The subject lands are a large underdeveloped lot within the Fergus Urban Area.

The subject lands have a frontage of approximately 56.2 metres along St David Street North (Highway 6). The subject lands are designated as “Residential”, which permits and encourages residential development.

The subject lands are located within close proximity to residential and Highway Commercial areas with direct access to Highway 6. A context plan is included as **Figure 2** to this Report. Generally, surrounding land uses include the following:

NORTH: Residential and highway commercial uses with frontage onto St. David Street North, including the Little Tree Garden Market.

EAST: A mix of residential and highway commercial uses. The lands northeast contain agricultural uses. Webster Place, an affordable housing apartment building, is also located further to the east.

SOUTH: Residential uses. Highway commercial uses located further south.


WEST: Residential and future residential uses



Source: Google Satellite Imagery

Figure 1:
Location Map

LEGEND

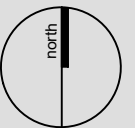
 Subject Lands

DATE: June, 2022

SCALE: 1:5,000

FILE: 18407B

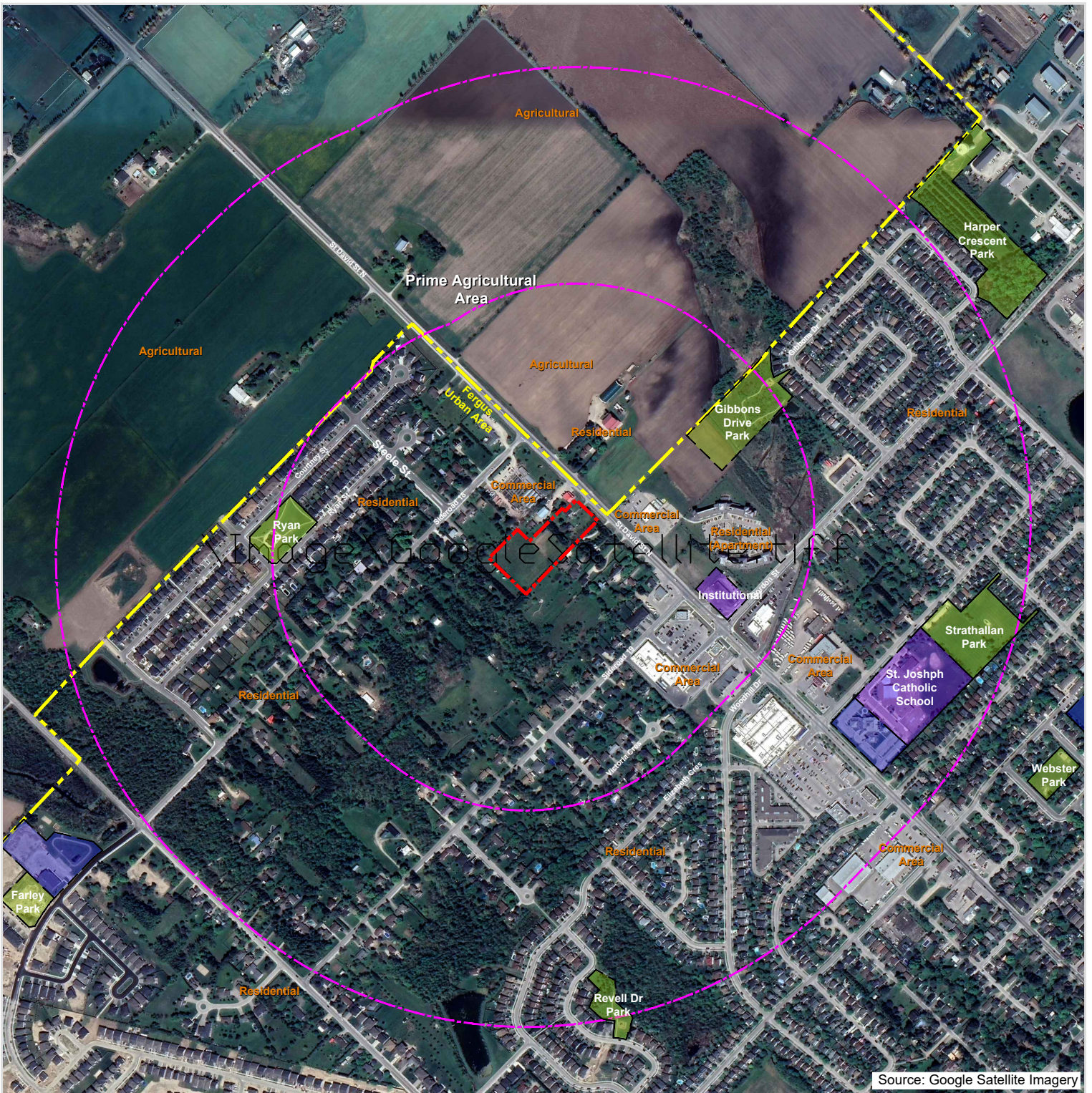
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K:\18407B-ST DAVID STREET-FERGUS\RP\TF1_LOCATION MAP.DWG

961 St. David St N
Township of Fergus
County of Wellington







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& LANDSCAPE
ARCHITECTURE**
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Source: Google Satellite Imagery

Figure 2:
Context Map

LEGEND

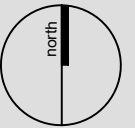
-  Subject Lands
-  400m & 800m Radius (5 & 10 min. Walking Distance)
-  Urban Boundary
-  Institutional Use
-  Place of Worship
-  Park

DATE: June, 2022

SCALE: 1:10,000

FILE: 18407B

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Township of Fergus
County of Wellington

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The subject lands are an underdeveloped parcel within the Fergus Urban Centre, and are surrounded by a variety of residential and highway commercial uses, within proximity to institutional uses and other public service uses, including schools, restaurants, grocery stores and a church. St Joseph Catholic School is located approximately 700 metres away and is within walking distance of the subject lands. The subject lands are also well located with respect to recreational uses and open space uses, and within a 10 minute walk to Strathallan Park and Ryan Park.

The subject lands are well connected to the local and provincial road network. St David Street North (Highway 6) is a provincial highway that travels northbound and southbound, providing connection to other major cities/settlements and Highway 401.

In summary, the site is well-located within the Fergus Urban Centre and is located in close proximity to a range of non-residential uses including commercial, institutional and recreational uses. The site is well-connected to the collector road network and existing active transportation routes.

3.0 PROPOSED DEVELOPMENT

3.1 Concept Plan / Servicing

The proposed development consists of a residential vacant land condominium that will include 13 single detached units and 37 townhouse units, for a total of 50 residential dwelling units. The concept plan is enclosed as **Figure 3**.

Vehicular access to the site will be provided from St David Street North (Highway 6) via the existing access. Parking will be provided in the form of garage and driveway parking, with opportunities for on-street parking along the private road.

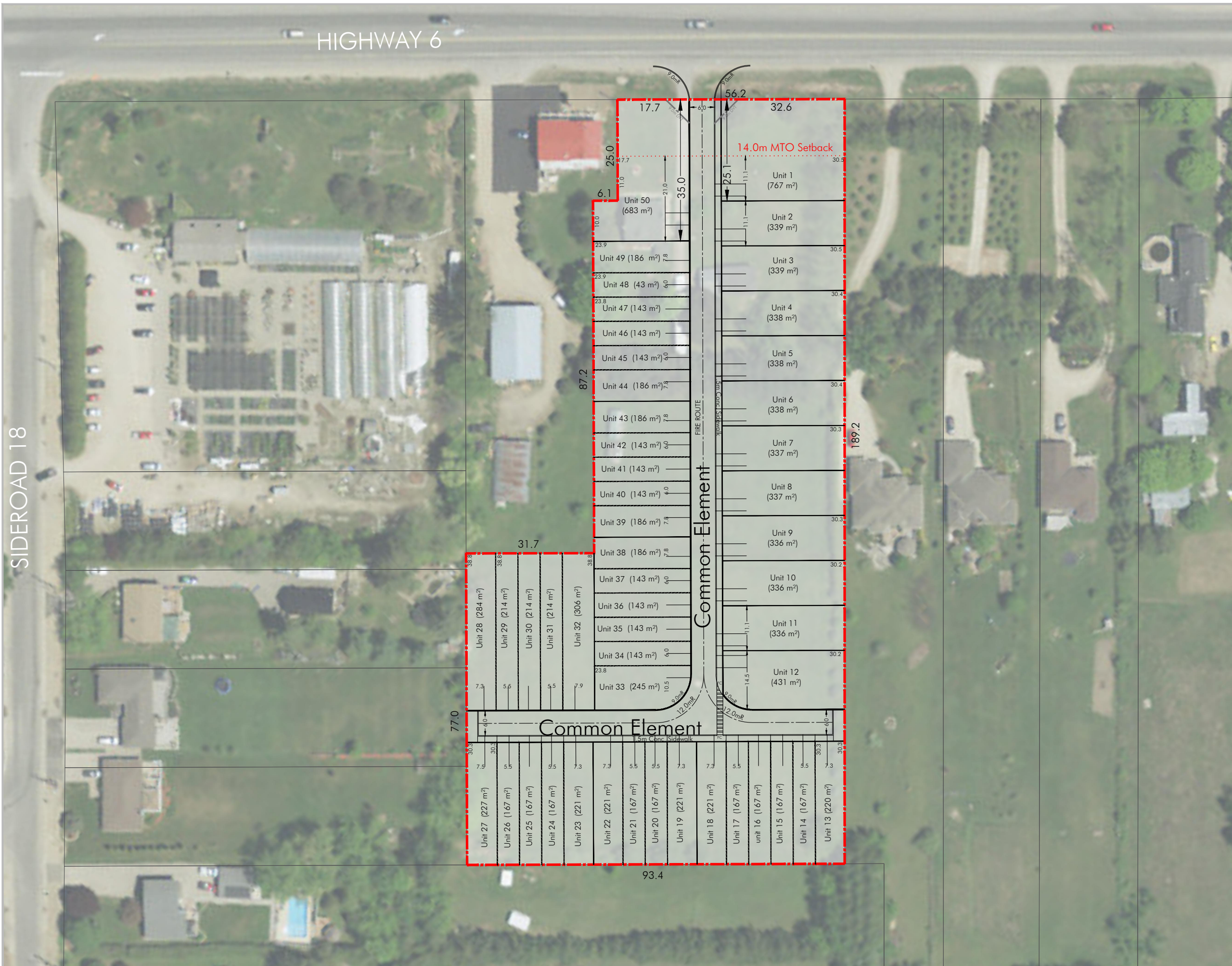
The subject lands are currently privately serviced. Since 2020, the property owner has been working with the Township and MTO to secure a lateral connection for municipal services to the subject lands through the Township's planned servicing extension along Highway 6. At the time of this report, the Township and MTO have approved the engineering plans and the contract for tender of the servicing works has been awarded. It is expected that construction works for the servicing extension are anticipated to begin in July 2022.

3.2 Zoning By-law Amendment

The purpose of the proposed Zoning By-law Amendment is to rezone the subject lands to permit the proposed single-detached and townhouse residential uses, and to establish site-specific regulations to permit the development as proposed on the concept plan.

The subject lands are currently zoned R1A. The R1A, R1B and R1C zones are intended to accommodate single-detached dwellings at various densities. Units 1 to 12 and Unit 50 are proposed to be rezoned from R1A to R1C, with a site specific provision to permit a reduced lot area. The R1C zone is proposed to provide for smaller minimum lot frontages and to accommodate single detached dwellings at various densities.

The R3 zone permits triplex dwellings, quadruplex dwellings, and townhouse dwellings. Units 13 to 49 are proposed to be rezoned from R1A to R3, with site specific provisions to permit a reduced lot area, reduced lot frontage, and reduced lot depth.



**Figure 3:
Concept Plan**

961 St. David St N
Town of Fergus
Township of Centre Wellington

LEGEND

Subject Lands

R1C Zone Provisions (Single-detached)
(Lot with both Municipal Sewer and Services)
Township of Centre Wellington By-Law No. 2009-045

Units 1 to 12 and 50		
	Required (min)	Provided
Lot Area	341 m ²	336 m ²
Lot Frontage	11.0 m	11.1 m
Lot Depth	26.0 m	30.2 m

Number of Units - 13
R3 Zone Provisions (Townhouses)
(Lot with both Municipal Sewer and Services)
Township of Centre Wellington By-Law No. 2009-045

Lots 13 to 49		
	Required (min)	Provided
Lot Area (per unit)	190 m ²	143 m ²
Lot Frontage	6.0 m	5.5 m
Lot Depth	26.0 m	23.8 m

Number of Units - 37
Total Number of Units: 50

FOR DISCUSSION PURPOSES ONLY.

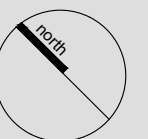
Sources:
Aerial - Centre Wellington (2015)
Parcel Fabric - Centre Wellington
Subject Lands Boundary - MTE

Date: March 23, 2022

Scale: 1:900

File: 18407B

Drawn: CAC/GC/CCF



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The specifics of the proposed Zoning By-law Amendment are further detailed in **Section 4.6** of this report.

3.3 Vacant Land Condominium Application

An application for Vacant Land Condominium is proposed to facilitate the proposed development. The condominium will create the 50 residential units, in addition to the common element road extending from St. David Street North (Highway 6), as shown on **Figure 4**. It is anticipated that additional details regarding the detailed engineering design, boulevard landscaping and lighting will be addressed as conditions of draft plan approval. The development will act and look much like a plan of subdivision but developed on a private road with a different urban standard (e.g. narrower right-of-way).

Figure 4: Draft Plan of Vacant Land Condominium

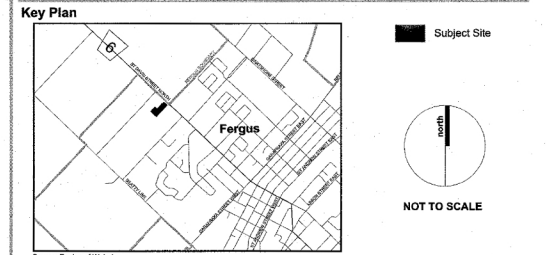
PART LOT 1, PLAN 87 NICHOL AS IN R0752615,
TOWNSHIP OF CENTRE WELLINGTON
WELLINGTON COUNTY

Surveyor's Certificate
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN

DATE: MAY 2, 2022
TREVOR MCNEIL
ONTARIO LAND SURVEYORS
MTE

Owner's Certificate
I AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL

DATE: May 3, 2022 | 6:52:35 AM PDT
Disseminated by: JACOB OLIVEIRA
Disseminated by: JACOB OLIVEIRA



Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990, c.P.13 as Amended

A. As Shown	B. As Shown	C. As Shown
D. Residential	F. As Shown	H. Municipal Water Supply
E. As Shown	G. As Shown	I. Sandy Loam
G. As Shown	J. As Shown	K. All Services As Required
J. As Shown	L. As Shown	

Area Schedule

Description	Units	Total
Residential	1-50	1,206 ha.±
Common Element		0.196 ha.±
Total	50	1,402 ha.±

Unit Types	No.	Unit Types	No.
Single-detached		Townhouses	
11 m Corner	3	5.5 m End	8
11 m Interior	10	5.5 m Interior	12
Total	13	6.0 m End	6
		6.0 m Interior	11
		Total	37

- VACANT LAND CONDOMINIUM BOUNDARIES
- TOWNHOUSE BUILDING ENVELOPE
- DENOTES BLOCK NUMBER
- DENOTES UNIT NUMBER

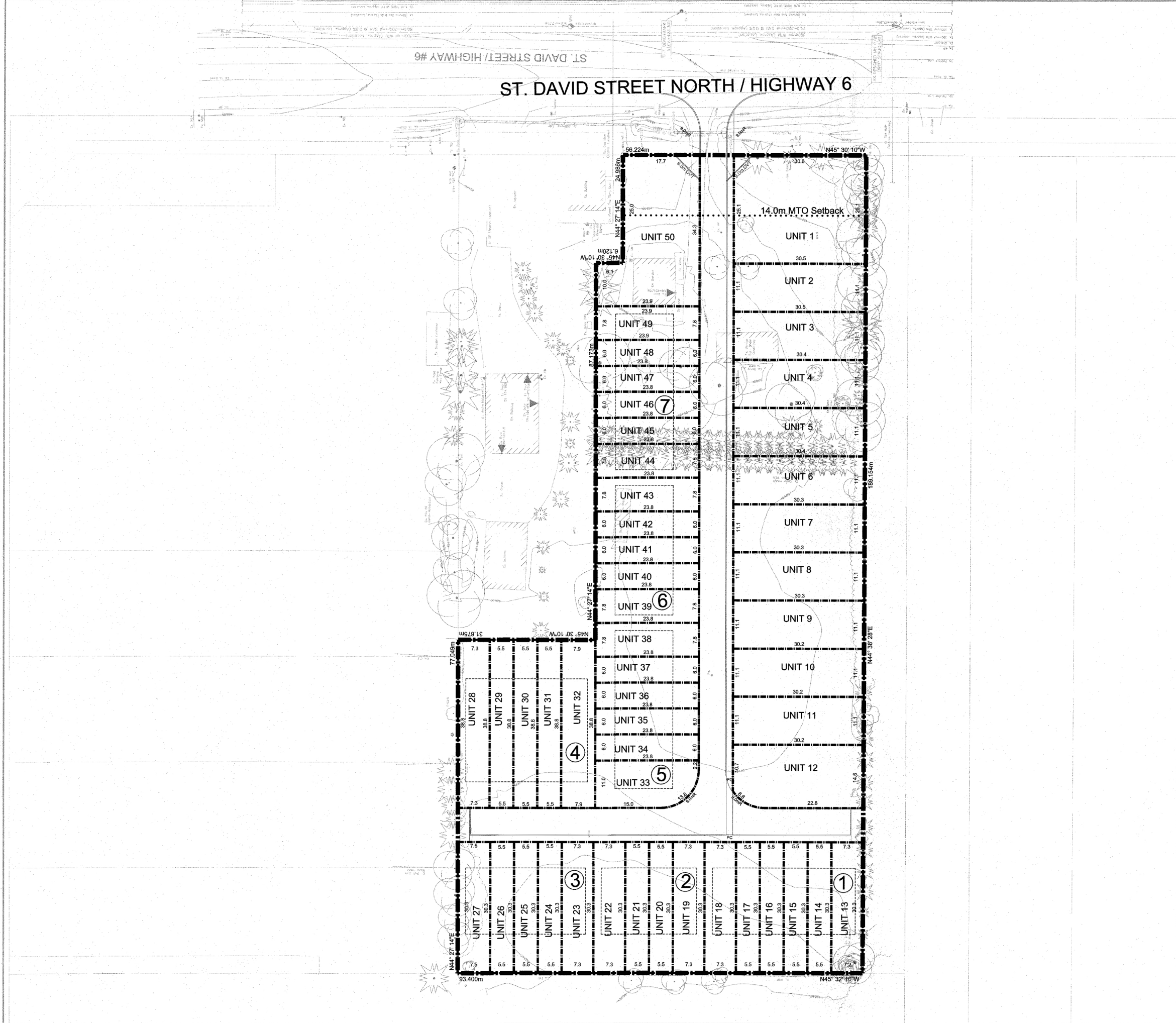
Rev.	Date	Issued / Revision	By

Notes:

- Driveways and Aisles to be Defined by 0.15m Raised Curbing or Sidewalks as Shown.
- FC - Denotes Flush Curb

Stamp	Date April 18, 2022
Drawn By CCF	Plan Scale N.T.S.
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Project 961 ST. DAVID STREET NORTH	

File Name
Draft Plan of Vacant Land Condominium
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4.0 POLICY ANALYSIS

The following is a review of the Provincial and Municipal land use policy framework related to the subject lands, and how the proposal has met these policy considerations.

4.1 Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (PPS) was issued by the Province of Ontario in accordance with Section 3 of the Planning Act. The 2020 PPS applies to all decisions regarding the exercise of any authority that affects a land use planning matter made on or after May 1st, 2020.

The PPS provides policy direction on matters of provincial interest related to land use planning and development. It provides a vision for land use planning in Ontario that encourages an efficient use of land, resources and public investment in infrastructure. The PPS encourages a diverse mix of land uses in order to provide choice and diversity to create complete communities. A variety of modes of transportation are required to facilitate pedestrian movement, active transportation opportunities and less reliance on the automobile. The PPS strongly encourages development that will provide long term prosperity, environmental health and social wellbeing. One of the key considerations of the PPS is that planning decisions 'shall be consistent' with the Policy Statement. The following is an analysis of the proposed development in the context of the policies in the PPS.

Settlement Areas

Section 1.1.3.1 of the PPS states that Settlement Areas shall be the focus of growth and development, and that their vitality and regeneration shall be promoted. The proposed development is located within Fergus, a designated settlement area within the Township of Centre Wellington. Further, section 1.1.3.2 states that land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- *Efficiently use land and resources;*
- *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 economic expansion;*
- *Minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- *Support active transportation;*
- *Are transit supportive, where transit is planned, exists or may be developed; and*
- *Are freight-supportive.*

As well, a range of uses and opportunities for intensification and redevelopment are encouraged in the PPS.

The proposed development provides an opportunity for both the development and intensification of an existing underdeveloped parcel of land within the Fergus Settlement Area. The proposed development will have a density of 35.7 units per hectare and will provide additional supply of housing within the settlement in a variety of unit types.

Housing

Section 1.4.3 of the PPS identifies that 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:

- *Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households;*
- *Permitting and facilitating: all forms of housing required to meet the social, health, and well-being requirements of current and future residents, including special needs requirements; and all forms of residential intensification, including additional residential units, and redevelopment;*
- *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;*
- *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*
- *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.*

The proposed development will develop an underdeveloped parcel of land within the Fergus Urban Centre that will contribute to the range and mix of housing types (single detached and townhouse) within the Township of Centre Wellington, and will utilize existing infrastructure and public service facilities.

Sewage, Water and Stormwater

As per Section 1.6.6.2 of the PPS, 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.

As previously noted, the subject lands are currently privately serviced, and are in the process of being connected to full municipal services. The Functional Servicing and Stormwater Management Report submitted with this application confirms that municipal servicing requirements can be satisfied and the site can be adequately serviced by the planned extension of municipal infrastructure for water and sanitary to the site from St. David Street North.

Transportation

Section 1.6.7 of the PPS provides that transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods and are appropriate to address projected needs. Land use patterns, density and mix of uses should be promoted that minimize the length of vehicle trips and support current and future use of transit and active transportation.

The proposed redevelopment contains sidewalks on the right side of the single detached unit lots as well as on one side of the private road. The subject lands are well served by and integrated with the existing transportation network.

Summary

Based on the above, the proposed Zoning By-law Amendment is consistent with the policies of the Provincial Policy Statement.

4.2 A Place to Grow – Growth Plan for the Greater Golden Horseshoe, 2020

The 2020 A Place to Grow: Growth Plan for the Greater Golden Horseshoe ('A Place to Grow') came into effect on August 28, 2020. This Plan is the framework for implementing the Provincial Government's initiative to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps the communities achieve a high quality of life.

The policies of 'A Place to Grow' centre on the key themes of directing growth to Built-Up Areas, promoting intensification in strategic growth areas and a healthy mix of residential and employment land uses.

Guiding principles of the Plan include:

- *Support the achievement of complete communities that are designed to support healthy and active living and meet the needs of daily living;*
- *Prioritize intensification and higher densities to make efficient use of land;*
- *Support a range and mix of housing options;*
- *Improve the integration of land use planning with planning and investment in infrastructure and public service facilities;*

- *Provide for different approaches to manage growth that recognize the diversity of communities in the Greater Golden Horseshoe.*

Delineated Built-Up Area

The subject lands are located within the Delineated Built-Up Area of the Township of Centre Wellington. Section 2.2.2 of 'A Place to Grow' identifies general intensification targets for the Built-Up area, stating that through the next municipal comprehensive review, the County of Wellington must establish a 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. It is noted that, in accordance with Section 2.2.2.2, until the next municipal comprehensive review is approved and in effect, the annual minimum intensification target is that which is contained in the applicable upper-tier official plan. In the case of the County of Wellington, the minimum residential intensification target is 20% of all new development to occur within the built-up area.

The proposed development is within the Delineated Built-Up Area and will contribute to the intensification targets of 'A Place to Grow'. The proposed development will contribute to the supply of residential units in the area and optimize the use of existing infrastructure. Fifty (50) new units are proposed to be developed on the subject lands, and will contribute towards the intensification target.

The proposed development supports intensification within the Built-Up area of the Township of Centre Wellington.

Housing

Section 2.2.6 of the Growth Plan provides policies to support the achievement of complete communities. Specifically, Section 2.2.6.2 states that municipalities will support the development of complete communities by: planning to accommodate forecasted growth to the horizon of this Plan; planning to achieve the minimum intensification target and density targets; considering the range and mix of housing options and densities of the existing housing stock; and planning to diversify the overall housing stock across the municipality.

The proposed development will assist the County of Wellington and the Township of Centre Wellington in achieving the minimum density targets set out in the Growth Plan through the development and intensification of an underdeveloped site. The proposed residential dwelling units will contribute to the range and mix of housing options in the County and in the Township by offering a more dense housing form, while maintaining compatibility with the surrounding land uses.

Summary

Based on the above, it is concluded that the proposed Zoning By-law Amendment conforms to the policies of 'A Place to Grow'.

4.3 County of Wellington Official Plan

The County of Wellington Official Plan (County OP) was adopted by County Council on September 24, 1998 and approved by the Province on April 13, 1999. As of the date of this report, the County was undertaking a Municipal Comprehensive Review process to implement A Place to Grow – Growth Plan (2020) and the Provincial Policy Statement (2020). For the purposes of this report, we have reviewed the proposed development relative to the in effect County OP. The County OP serves as an upper-tier Official Plan for the Township of Centre Wellington, as the Township has its own lower-tier Official Plan, the applicable policies of which are analyzed in **Section 4.4** of this report.

The County OP provides a policy framework that establishes the goals and objectives, statements, land use designations, and policies intended to guide physical, social, and economic development within the County while protecting the natural environment. The County OP aims to balance social, economic, and environmental matters to ensure the health and well-being of the residents and the creation of sustainable communities. It is designed to assist Council and other public agencies in their consideration of public and private development planning issues.

Provided below is a review and analysis demonstrating how the proposed development conforms to the policies and intent of the County Official Plan.

The subject lands are designated Urban Centre by the County OP. Lands within all the County urban areas are intended to accommodate the majority of growth (82% of population growth forecasted) within Wellington County to the year 2041. A substantial portion of growth in the Urban Area is to be accommodated within the Built-Up Area. The designation of the subject lands within the County OP (Schedule A-1) is illustrated on **Figure 5** to this report.

Wellington Growth Strategy

According to the County OP, the County is committed to managing its growth and development in a sustainable, comprehensive manner that is cost efficient, environmentally sound, maintains small town character, and provides access to community services and facilities. To help achieve this, the County will encourage a greater share of the County's growth to locate in the urban system than has been the norm. The County's priority for directing growth includes directing the majority of growth to urban centres that offer municipal water and sewage services. As previously

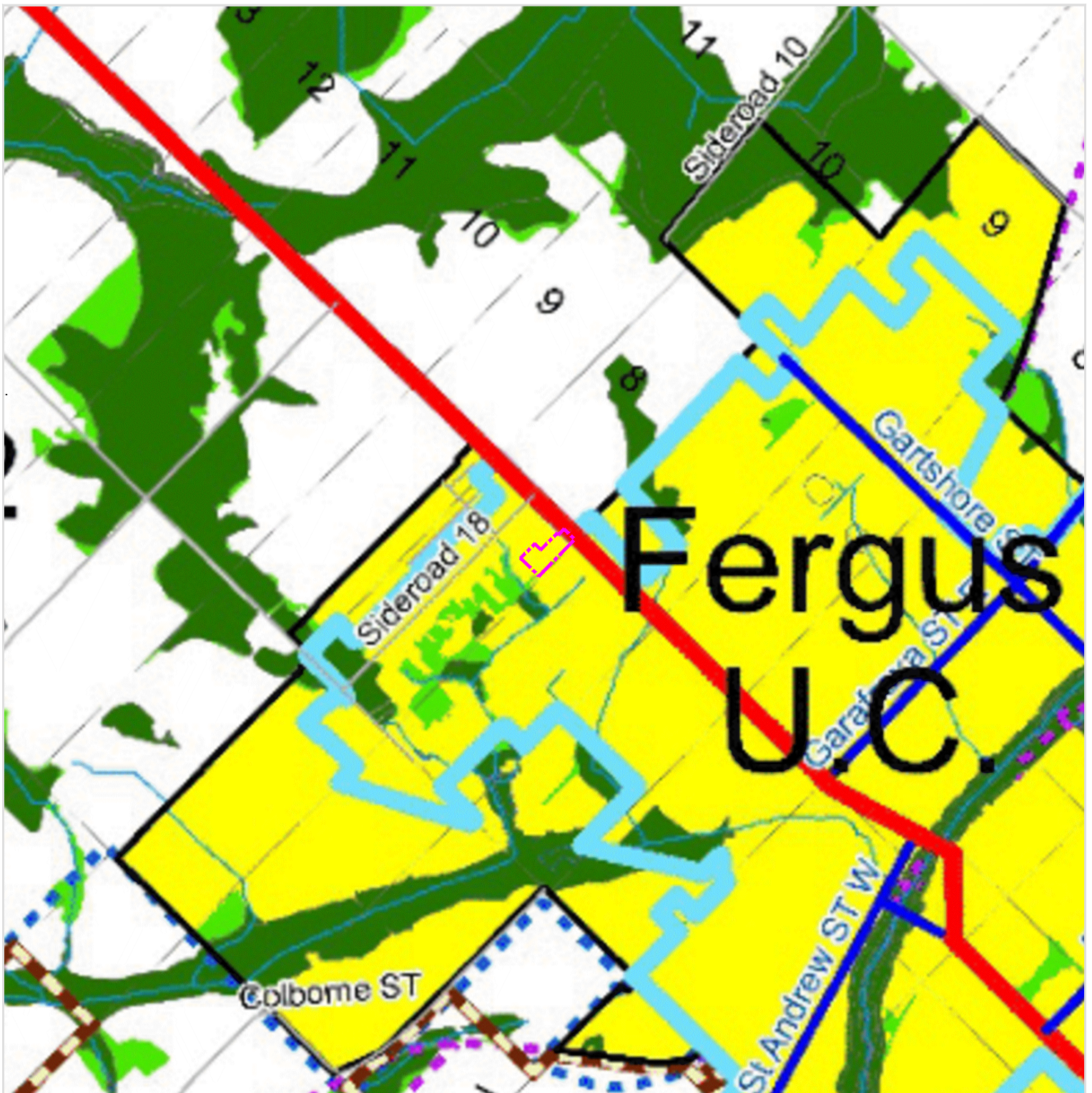


Figure 5:
**County of Wellington
 Official Plan,
 Schedule A1 -
 Land Use**

961 St. David St N
 Township of Fergus
 County of Wellington

LEGEND

Subject Lands

The Greenlands System

- Core Greenlands
- Greenlands
- Earth Science ANSI

The Rural System

- Prime Agricultural
- Recreational
- Rural Employment Area
- Policy Area
- Community Planning Study Area

The Urban System

- Hamlet Area
- Urban Centre

Other

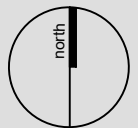
- Trail
- Landfill Site
- Montrose Water Management Protection Area
- Grand River Crossing
- Deferral
- County Roads
- Provincial Highways
- Built Boundary

DATE: June 2022

SCALE: 1:20,000

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mentioned, about 82% of new growth is expected to take place in Urban Centres, and the remainder will largely occur within Hamlet Areas.

Section 3.3 further identifies the County's objectives for growth, which includes identifying and promoting opportunities for growth in the built up areas of urban centres through intensification and redevelopment, while taking into account small town scale. Wellington County will provide for the efficient and environmentally sound use of land by encouraging full municipal water and waste water services for new development, as stated in Section 3.4. Given the existing municipal infrastructure within urban centres, these areas are expected to provide the greatest opportunities for growth within the County. As previously mentioned in this report, the property owner is in the end stages of securing an extension of municipal services to the subject lands, in order to service the future development on full municipal water and wastewater services.

Section 3.5 of the County OP allocates projected growth to each of the seven municipalities specifically. For Centre Wellington, the projected growth of households in 2041 is 18,690 in total (10,785 in 2016), with 11,415 households within the Urban Centres of Fergus and Elora-Salem (5,605 in 2016). These forecasts are to be used by all municipalities and agencies in planning for growth and related developments.

The subject lands are designated as a Urban Centre on Schedule A1 of the County OP (see **Figure 5**), being within Fergus' settlement boundaries. If approved, the proposed development will provide for growth and development within the existing Urban Centre boundaries. The proposed development will utilize lands that are currently underdeveloped and encouraged for intensification by the County for the accommodation of projected growth and development. In addition, the scale of the proposed development is appropriate considering the urban context of the site and future extension of municipal services to the site.

Residential Development

Section 8.1 of the County OP provides detailed land use policies for all urban centres within the County. Specifically, Section 8.1.3 identifies the County's vision for urban centres and reaffirms the County's desire to maintain small town character within urban centres, while still providing for a greater variety of housing types beyond single-detached homes, the current dominant form of housing.

In Section 8.3.1, the County OP acknowledges that residential development within Wellington County has primarily been in the form of single-detached residences. However, the OP recognizes that new housing types are needed to provide a greater variety of residential accommodation as well as a more affordable housing supply. As such, the OP 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. The County 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.

Policy 8.3.12 provides criteria which intensification within all residential land uses designations shall be evaluated. **Table 1** demonstrates how this criteria has been considered in the proposed development.

Table 1 – Wellington County Official Plan Intensification Criteria Compliance

WELLINGTON COUNTY OFFICIAL PLAN INTENSIFICATION CRITERIA COMPLIANCE	
Policy 8.3.12 Criteria	Response Based on Proposed Development
a) the compatibility of the proposed development in built form including height, massing, scale, setbacks, orientation, use, built form, architectural character and materials, separation distances, shadowing and privacy. Compatible development is considered to be development that may not be the same as existing adjacent development but which can co-exist with existing development while not creating unacceptable adverse impacts;	<ul style="list-style-type: none"> • The proposal includes the development of a vacant land condominium with a total of 50 residential units in the form of single detached and townhouse dwellings. Surface parking will be provided in the form of garage and driveway parking for each unit. • The proposed built forms (single detached and townhouse dwellings) will not result in any adverse impacts on adjacent lands related to building height/massing, or shadowing. Details of architectural character and materials will be addressed through building permit process. • In this way, the proposed development is compatible with the existing surrounding uses.
b) the degree to which building height and massing shall provide a transition between planned and existing development;	<ul style="list-style-type: none"> • The proposed development is compatible to the adjacent uses as the proposed development will provide a transition in densities to provide lower densities (single detached) and greater setbacks to the adjacent residential use to the east, and the townhouse lots will also be sufficiently setback from residential uses on their adjacent lots.
c) the maintenance of a lotting pattern that is generally consistent and compatible with the predominant character of the area;	<ul style="list-style-type: none"> • Though not similar to the immediately adjacent properties, the proposed lotting pattern and lot sizes are compatible with the residential subdivision to the north of Sideroad 18, and the majority of lots along Ryan Street and Courtney Street. It is anticipated that over time, the surroundings lots (between Sideroad 18 and Sideroad 19) will also develop in a similar fashion.

<p>d) the ability of infrastructure to accommodate the proposal;</p>	<ul style="list-style-type: none"> As per the Functional Servicing and Stormwater Management Report, it has been confirmed that the subject lands and proposed development can be adequately serviced by the planned extension of municipal infrastructure for water and sanitary to the site from St. David Street North.
<p>e) the impact of the development on the streetscape including, where feasible, the protection of municipal street trees;</p>	<ul style="list-style-type: none"> The existing right-of-way along St. David Street (Highway 6) is not pedestrian-oriented as it does not have sidewalks and the lands on the opposite side of the street are outside of the urban boundary. The proposed development will not worsen the existing streetscape, and will provide an opportunity to make improvements to the streetscape through the plan of condominium process.
<p>f) the degree to which impact on the adjacent properties is minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, views, enjoyment of outdoor amenities, and shadowing; and</p>	<ul style="list-style-type: none"> The Functional Servicing and Stormwater Management Report concludes that the proposed grading design for the proposed development will respect the natural topography of the Site to achieve a reasonable cut/fill balance where possible and match into existing grades along all property boundaries.
<p>g) the conservation of significant cultural heritage resources</p>	<ul style="list-style-type: none"> Not applicable - the subject lands do not contain and are not within proximity if any cultural heritage resources.

Source Water Protection

Schedule B1 of the County Official Plan (**Figure 6**) shows that the subject lands are not within any Wellhead Protection Area. If requested by the municipality, a Source Water Protection Screening Form can be provided to accompany the Zoning By-law Amendment application. The subject lands are also not within any Vulnerable Areas or Issues Contributing Areas.

Summary of County of Wellington Official Plan

The proposed development conforms to the County of Wellington Official Plan and no amendment is required. The proposed development contributes to the intensification target for the Built-Up Area.

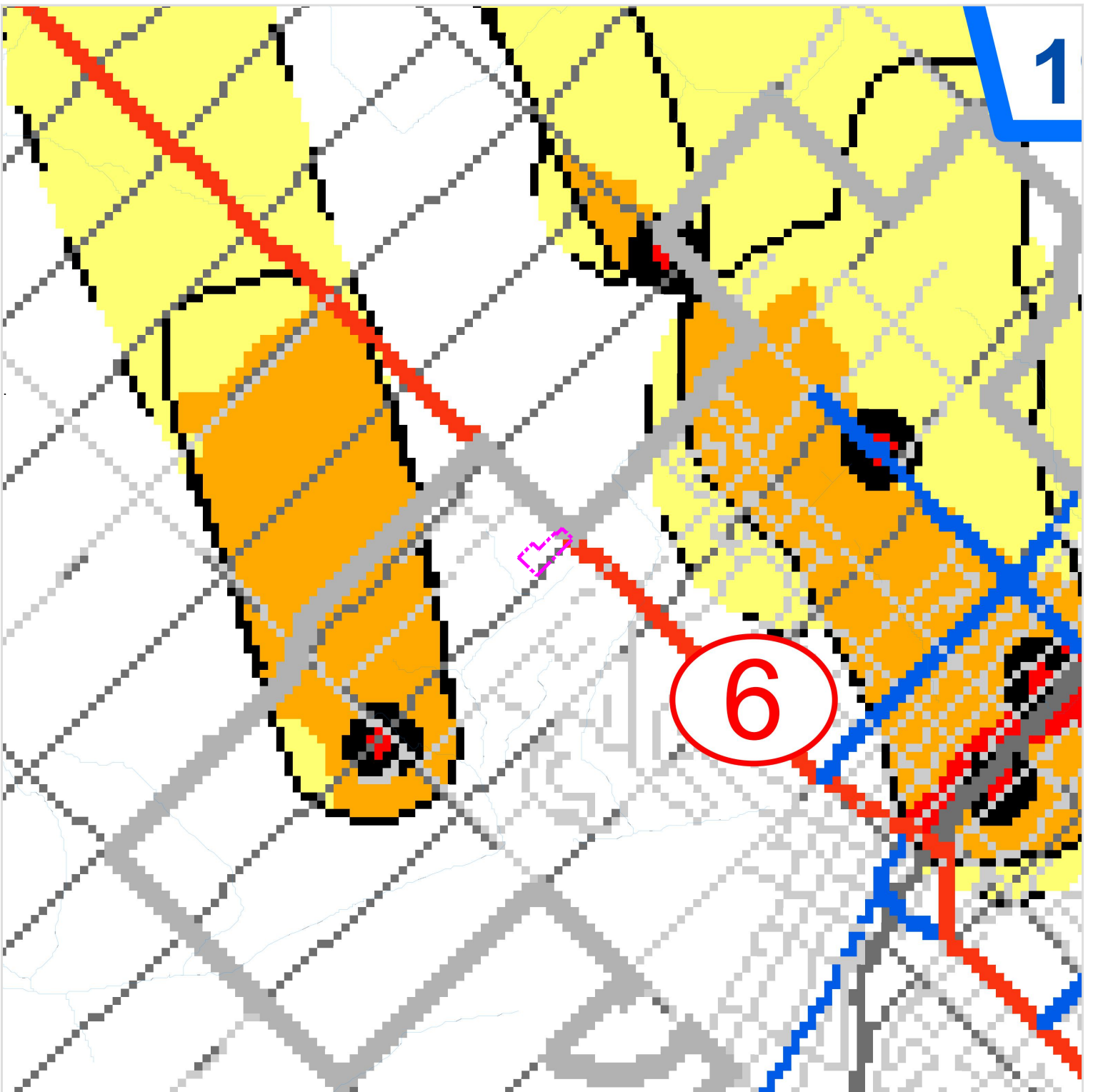


Figure 6:
**County of Wellington
 Official Plan,
 Schedule B1 -
 Grand River Source
 Protection Plan**

961 St. David St N
 Township of Fergus
 County of Wellington

LEGEND

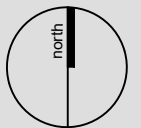
- Subject Lands
- Source Protection Plan Boundary
- Wellhead Protection Area**
 - A
 - B
 - C
- Vulnerability Score**
 - 10
 - 8
 - 2,4,6
- Issues Contributing Area

DATE: June 2022

SCALE: 1:20,000

FILE: 18407B

DRAWN: PL



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4.4 Township of Centre Wellington Official Plan

The Township of Centre Wellington Official Plan (Township OP) was adopted on November 24, 2003, and subsequently approved on May 31, 2004. The following provides an assessment of the proposed application in the context of the Official Plan.

The subject lands are designated Residential, and are within the built boundary in the Township of Centre Wellington Official Plan Schedule A-1 (**Figure 7**). The land use designations for the subject lands are in line with the designations in the County OP.

Residential Designation

The single-detached home is currently the dominant housing type in the urban centres, however the municipality recognizes the need for new housing types to provide a greater variety of residential accommodation, as well as a more affordable housing supply. An objective of the Residential designation is to encourage intensification/development proposals, provided they maintain the stability and character of existing neighbourhoods.

Policy D.2.5 states that townhouse forms are considered a type of medium density development (whereas single detached dwellings are considered low density). In this regard, the policy states that multiple residential developments (including townhouses) may be permitted in areas designated Residential, subject to meeting the requirements of the Zoning By-law and meeting the criteria identified in Policy D.2.5. The criteria requires that:

1. *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.*

Municipal services are proposed to be extended to the subject lands in order to service the lands for future development. In order to offset the cost incurred to extend municipal services to the subject lands, the current development concept provides a gross density of 35.7 units per hectare across the entire lot area for both the proposed single detached and townhouse dwellings.

2. *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;*

The proposed development has been designed to provide a compatible height with the surrounding residential existing uses by providing a transition in densities by placing lower

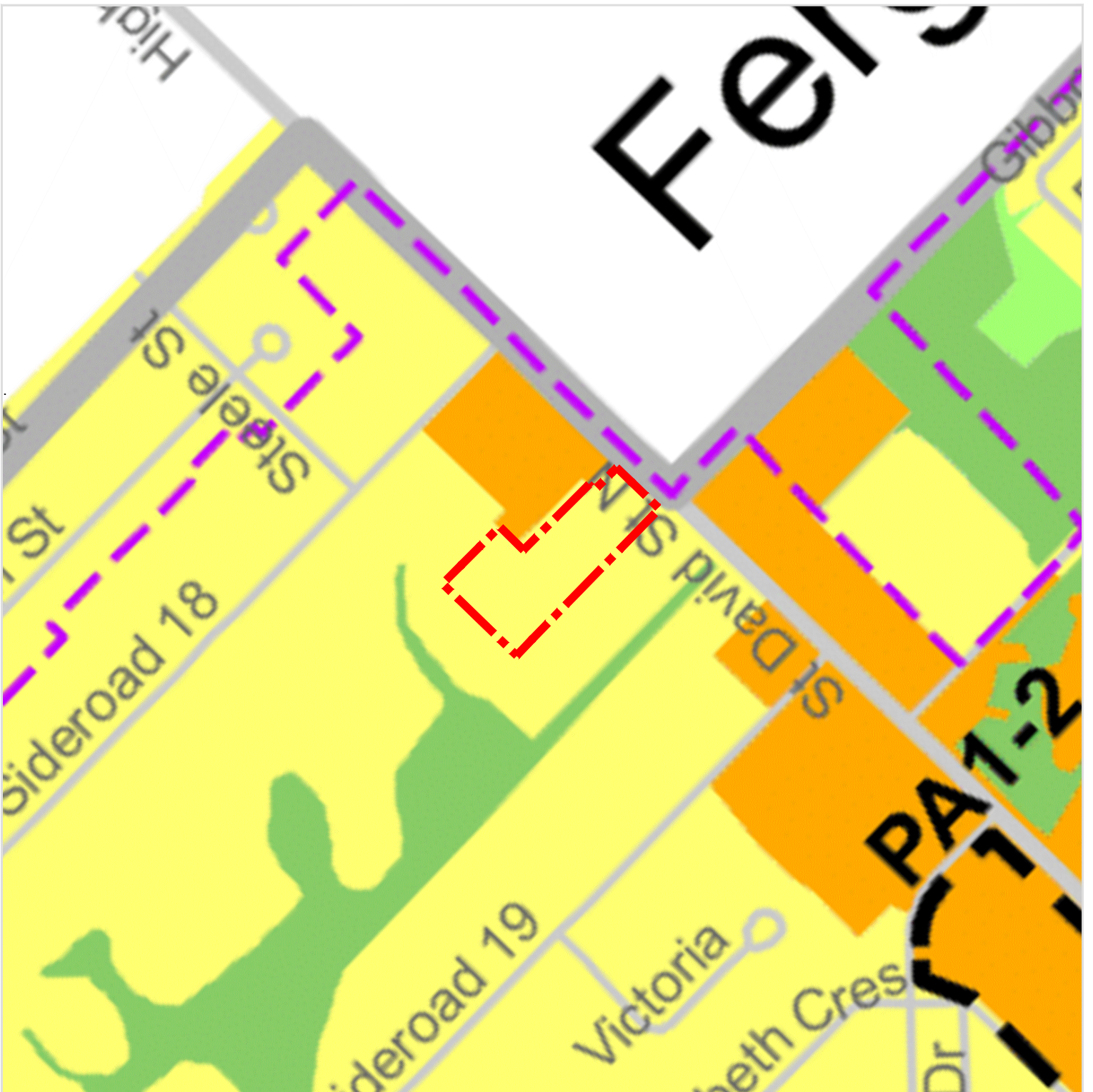


Figure 7:
**Township of
 Centre-Wellington
 Official Plan,
 Schedule A1 -
 Land Use Plan**

961 St. David St N
 Township of Fergus
 County of Wellington

LEGEND

- Subject Lands
- Residential
- Highway Commercial
- Central Business District
- Residential Transition
- Industrial
- Core Greenlands
- Recreational
- Future Development
- Mixed Use
- Secondary Planning Area
- Future Residential
- Future Employment Lands
- Urban Boundary
- Built Boundary
- Heritage Area
- Policy Area
- Regulatory Flood Line
- Regulatory Flood Fringe
- S.C.** Shopping Centre
- Former Waste Disposal Site

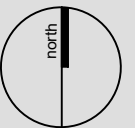
Note: The identification of Future Residential and Future Employment Lands is for public notice only and is subject to future considerations through Secondary Plan requirements.

DATE: June, 2022

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DRAWN: PL



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densities (single detached) with greater rear yard setbacks to the adjacent residential use to the east, and the townhouse lots backing onto the open areas of the adjacent lots and away from the dwellings. Landscaping can be provided to provide further buffering to the adjacent lands and improve compatibility. The design of the proposed development includes a private road allowance, with potential for future connections to facilitate the development of adjacent lands to the east and west.

3. *The site of the proposed development has a suitable area and shape to provide:*
 - a) *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;*
 - b) *On-site amenity areas for the occupants of the residential units;*
 - c) *Adequate off-street parking, access and appropriate circulation for vehicular traffic, particularly emergency vehicles; and*
 - d) *Adequate grading to ensure that drainage from the property is directed to public storm drainage facilities and not to adjoining properties.*

The proposed development has been designed to ensure adequate space for vehicular movement and parking, and buffering from adjacent existing uses. The grading of the site has been reviewed by MTE Consultants to ensure that on-site flows and drainage is controlled and does not affect adjacent properties.

4. *Adequate services such as water, sewage disposal, storm water, roads and hydro are available or shall be made available to service the development;*

The property owner has been coordinating with the Township and MTO since 2020 to provide for the extension of municipal services to the subject lands through the planned extension of services along Highway 6 to the existing water and sewer mains of the Strathlea subdivision on Sideroad 18. The property owner is in the end stages of securing the extension of municipal services to the subject lands, and the construction works for the servicing extension are anticipated to begin in July 2022.

5. *Within the built boundary, medium density is encouraged to locate on major roadways and arterial roads;*

The subject lands are located on St. David Street North (Highway 6), a major arterial road that provides superior access to the transportation system.

6. *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.*

As noted in the previous point, the subject lands are located on St. David Street North (Highway 6), and are well-located in relation to the overall transportation system. Street townhouses are proposed along the internal private road that will form part of the vacant land condominium.

7. *A separate zone(s) is established for multiple residential developments.*

The Township of Centre Wellington established the R3 zone, which permits townhouse uses. The vacant land units that are proposed to be developed as townhouses are proposed to be rezoned to R3.

Residential Intensification

Section C.5.5 of the Township OP contains policies encouraging intensification, primarily in the urban centres. The Township's approach to intensification is to retain the small town character and revitalize downtown areas by:

- b) *supporting appropriate intensification in all areas within the built boundary including adaptive re-use or redevelopment of brownfields and greyfields;*
- c) *encouraging added housing above commercial uses in and near the downtown, in residential transition areas, and in other main commercial areas;*
- d) *encouraging intensification within urban centres along major roadways and arterial roads;*
- g) *encouraging intensification which results in new rental accommodation;*
- i) *encouraging the development of appropriate standards for residential intensification, redevelopment and new residential development which are cost effective, environmentally sound and compatible with existing uses, small town scale and character.*

The proposed development will result in the redevelopment and intensification of an existing underdeveloped property within the built boundary, and is located along a major roadway/arterial road (Highway 6). The proposed development will contribute to the range and mix of housing types (single detached and townhouse) within the Township of Centre Wellington, and the redevelopment of the subject lands will contribute towards the residential intensification target.

Section D.2.12 of the Township Official Plan identifies a number of intensification criteria which shall be used in the evaluation of intensification proposals within all residential land use designations. The criteria provided in this section is identical to those that are identified in Policy 8.3.12 of the County Official Plan, and have previously been analyzed in the County OP section of this planning report.

Extension of Municipal Services

The policies of Section C.6.1 of the Township Official Plan require that all new development and redevelopment within the Fergus and Elora-Salem Urban Centres shall be provided with full municipal services. Section C.6.2 further provides that it is the long-term intention of the Township to eventually provide municipal sewage and water services to all of the areas that are designated as part of the Fergus and Elora-Salem Urban Centres.

As municipal services are not currently available to the subject lands, the property owner has been working with the Township and MTO since 2020 to secure a lateral connection for municipal services to the subject lands through the Township's planned extension of services along Highway 6, to the existing water and sewer mains of the Strathlea subdivision on Sideroad 18. These efforts to extend municipal services to the subject lands through the planned works were made in order to support the future development of the site, and help meet the County and Township Official Plan policies. The property owner is in the end stages of securing the extension of municipal services to the subject lands, and the construction works for the servicing extension are anticipated to begin in July 2022.

Compatibility

Section C.11 of the Township OP contains policies to ensure the continued compatibility between new proposed land uses and sensitive land uses. The Township OP identifies a sensitive land use as a use associated with residences, schools, hospitals and senior citizen homes or other land uses such as outlined in the Ministry of Environment's Separation Distance Guideline.

Section D.2.11 discusses compatibility between new developments and existing land uses. It states that the development of vacant or under-utilized properties for residential uses are encouraged but should be compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks.

Section D.2.11 has been considered in the development proposal, as follows:

- The proposed land use will remain residential, which is an appropriate use for the subject lands, given the size, configuration and location.
- The concept plan provides sufficient areas to incorporate on-site landscaping and buffering. Details landscaping and lighting will be addressed as conditions of draft plan approval.

Residential densities of the proposed condominium have been designed to minimize impacts on adjacent lands.

- The transition between the proposed development and existing land uses has been considered, and there are no adverse impacts on adjacent land uses.

Being compatible does not mean being the same as but rather speaks to existing in harmony with existing development. In summary, the development proposal addresses the compatibility policies set out in the Official Plan and is considered to be compatible with the surrounding neighbourhood.

Community/Urban Design

Section C.15 of the Township Official Plan provides details urban design policies and guidelines which generally encourage a higher standard in the physical design of the built and natural environment in its Urban Centres. Generally, the proposed development will be designed as a safe, attractive, condominium development, with high quality building and site design. Details regarding the building design and materials will be addressed through building permit process.

Township of Centre Wellington Official Plan Summary

The subject lands are currently designated Residential. The proposed development is permitted within the existing land use designation. The proposed development represents the intensification of an underdeveloped parcel of land within the Built-Up Area and will contribute to the intensification targets established by the County of Wellington Official Plan. The proposed development conforms to the objectives and relevant policies of the Township of Centre Wellington Official Plan.

4.5 Township of Centre Wellington Zoning By-law




The Township of Centre Wellington Zoning By-law No. 2009-045 is the in-force Zoning By-law for the Township of Centre Wellington.

As shown on **Figure 8**, the subject lands are zoned as R1A.70.1 in By-law No. 2009-045. The R1A zone permits single detached dwellings and existing semi-detached dwelling. The existing R1A.70.1 special provision requires that the subject lands shall have a maximum front yard setback of 30 m (98.4 ft). This zoning category and special provision reflect the existing unserviced nature of the subject lands.



Figure 8:
**Township of
 Centre-Wellington
 Zoning By-law
 2009-045 -
 Existing Zoning**

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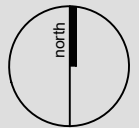
-  Subject Lands
-  EP
-  EP Overlay
- R1A Residential R1 Zone
- C2 Highway Commercial Zone
- A Agricultural Zone

DATE: June, 2022

SCALE: 1:2,000

FILE: 18407B

DRAWN: PL



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To permit the proposed development, a Zoning By-law Amendment is required in order to rezone the subject lands to permit the proposed single-detached and townhouse residential uses, and to establish site-specific regulations to permit the development as proposed on the condominium plan.

4.6 Proposed Zoning By-law Amendment

A Zoning By-law Amendment seeks to rezone the subject lands from R1A to R1C and R3 (**Figure 9**), and apply site specific provisions in order to permit the proposed development (**Figure 3**). The requested Zoning Amendment and site specific provisions are outlined in **Table 2**, below.

Table 2 – Proposed Zoning Amendment and Specific Regulations

PROPOSED ZONING AMENDMENTS AND SPECIFIC REGULATIONS				
Units	Existing Zone	Proposed Zone	Existing Regulations	Proposed Regulations
Units 1-12 Unit 50	R1A Zone (R1A.70.1)	R1C Zone	Minimum Lot Area - 341 m ²	Minimum Lot Area - 336 m ²
Units 13-49	R1A Zone (R1A.70.1)	R3 Zone	Minimum Lot Area - 190 m ²	Minimum Lot Area - 143 m ²
			Minimum Lot Frontage - 6.0 m	Minimum Lot Frontage - 5.5 m
			Minimum Lot Depth - 26.0 m	Minimum Lot Depth - 23.8 m






Summary

The requested Zoning By-law Amendment to rezone the subject lands to R1C and R3 and site specific provisions to permit a reduced lot area, reduced lot frontage, and reduced lot depth is appropriate and conforms to the County and Township Official Plans.



Figure 9:
**Township of
 Centre-Wellington
 Zoning By-law
 2009-045 -
 Proposed Zoning**

LEGEND

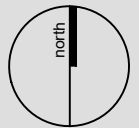
-  Subject Lands
-  Proposed to be rezoned from R1A Zone (R1A.70.1) to R1C Zone with site specific provisions (R1C.XX.X)
-  Proposed to be rezoned from R1A Zone (R1A.70.1) to R3 Zone with site specific provisions (R3.XX.X)
-  EP
-  EP Overlay
- R1A Residential R1 Zone
- C2 Highway Commercial Zone
- A Agricultural Zone

DATE: June, 2022

SCALE: 1:2,000

FILE: 18407B

DRAWN: PL



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5.0 SUMMARY OF TECHNICAL REPORTS

The following is a summary of the key findings and recommendations of the supporting technical reports and studies that were required to support the proposed applications.

5.1 Functional Servicing Review & Stormwater Management Report

A Functional Servicing Review and Stormwater Management Report has been prepared by MTE in support of the proposed development. The report identifies the details of the proposed servicing extension to the subject property from the existing municipal infrastructure along the north side of St. David Street. The report also provides an evaluation of the anticipated water demand and proposed water quality and quantity control, as well as erosion and sedimentation control for the site.

The report concludes that:

1. Municipal infrastructure for water and sanitary services is available along St. David Street North / King's Highway 6;
2. A fire flow analysis has been completed and demonstrates that adequate flow and pressure is available from the proposed on-site hydrants;
3. The water supply needs of the proposed development will not exceed what is available in the existing municipal water distribution system;
4. The proposed grading design will respect the natural topography of the Site to achieve a reasonable cut/fill balance where possible and match into existing grades along all property boundaries; and
5. The SWM criteria can be satisfied with the implementation of on-site controls for water quantity and water quality.

5.2 Transportation Impact Study

A Transportation Impact Study has been prepared by Paradigm in support of the proposed development. The study evaluated the impacts of the anticipated traffic that would be generated by the proposed development on the study area intersections (Highway 6 with Sideroad 18 and

Sideroad 19) to determine whether off-site transportation improvements are recommended to maintain an appropriate LOS (level of service).

The report identifies that a northbound left-turn lane on St. David Street North at the proposed site driveway is not warranted due to the forecast left-turn volumes being less than 2% of the advancing volumes during the AM and PM peak hours. Traffic control signals are also not warranted under 2033 total traffic conditions at the St. David Street North (Highway 6) intersections with Sideroad 18 and Sideroad 19.

Ultimately, the report concludes that it is recommended that the development be approved with no requirement for off-site transportation improvements. The report also recommends that the MTO and Township of Centre Wellington monitor the future traffic volumes to ensure appropriate forms of traffic control are in place at the intersections of St. David Street North at Sideroad 18 and St. David Street North at Sideroad 19.

5.3 Environmental Noise Assessment

An Environmental Noise Assessment was prepared by MTE Consultants Inc. in support of the proposed development. The purpose of the study was to evaluate the noise impact from St. David Street North (Highway 6) on the development, and recommend noise control measures to meet the Ministry of the Environment, Conservation and Parks' (MECP) guidelines while satisfying the planning requirements of the Township of Centre Wellington.

Based on the analysis contained within the noise assessment, the following conclusions can be made:

1. No special building components will be required for any proposed units.
2. Provisions for the future installation of central air conditioning by the owner are required for all proposed units situated between Setback Line 1 and Setback Line 4. Furthermore, a Type C Noise Warning Clause shall be registered on title and included in all rental agreements.
3. No noise attenuation barriers are required for the development. However, outdoor noise limits are exceeded within the development. As such, a Type A Noise Warning Clause shall be registered on title and included in all rental agreements for units located between Setback Line 2 and Setback Line 3.
4. The following noise warning clauses shall be registered on title and included in all rental agreements for all applicable dwellings within the development. The clauses shall be worded as follows:

Units 1, 2, 3, 49, and 50

TYPE A + C: *"Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks. This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks."*

Units 4, 46, 47, and 48

TYPE C: *"This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks."*

6.0 PUBLIC CONSULTATION STRATEGY

The Planning Act (specifically O. Reg 544/06, amended by O. Reg. 178/16) requires that applicants submit a proposed strategy for consulting with the public with respect to an application as part of the 'complete' application requirements. This section summarizes the proposed Public Consultation Strategy.

We propose that the public consultation process for the proposed Zoning By-law Amendment application follow the Planning Act statutory requirements. The following points of public consultation are proposed:

- A public meeting advertised by the Township and heard by Council.
- Direct written responses to comments raised through the public consultation process will be provided to Township Staff for their review and consideration in the preparation of a Township Staff Report.
- Preparation of a Township Staff Report, with the Report to be available to the public in advance of Township Council's consideration of the applications. It is understood that Township Staff will post information on the Township's website for public review. This will include the Township Staff Report and may also include technical studies and reports prepared in support of the applications.
- A Council Meeting, at which time the Township Staff Report, all available information, and public input will be considered in Council's final decision.

The consultation strategy proposed will provide members of the public with opportunities to review understand and comment on the proposed Zoning By-law Amendment application. The consultation strategy will be coordinated with Township Staff and additional opportunities for consultation will be considered and may be warranted based on the input received.

7.0 SUMMARY & CONCLUSIONS

The purpose of this Planning Report was to evaluate the proposed application for the subject lands in the context of existing land use policies and regulations including the provincial, County and local planning framework. The analysis contained in this report demonstrates that the application represents good planning. This opinion recognizes the following:

- I. The proposed development is consistent with the Provincial Policy Statement;
- II. The proposed development conforms to the Growth Plan for the Greater Golden Horseshoe and represents intensification in the Built-Up Area;
- III. The proposed development conforms to the County of Wellington Official Plan and contributes to the County's intensification targets;
- IV. The proposed redevelopment provides for the intensification and development of an underutilized site in the Built-Up Area of the Township of Centre Wellington on lands that are well located with respect to existing residential and non-residential uses;
- V. The proposed redevelopment will contribute to additional residential housing supply and will provide a range of unit types, and addresses compatibility considerations; and
- VI. The proposed redevelopment will optimize the use of available infrastructure within the developed portion of the community and can be adequately serviced through the planned extension of municipal services to the subject lands from St. David Street North.

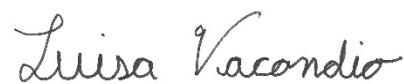
Based on the forgoing, the proposed Zoning By-law Amendment and Vacant Land Condominium applications should be accepted for processing and deemed complete.

Yours Truly,

MHBC



Pierre Chauvin, MA, MCIP, RPP
Partner



Luisa Vacondio, BES
Planner