

Planning Justification Report

Zoning By-law Amendment / Site Plan / Plan of Condominium
465 Garafraxa Street West, Fergus
Township of Centre Wellington

February 2023 (*original submission date*)

July 4, 2023

(Updated Maps/Appendices to align with recently updated technical reports/plans, with minor revisions made to text sections to reflect updated Site Plan dated June 9, 2023)

Prepared for:

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1.0 Introduction

1.1 Background

Dryden, Smith & Head Planning Consultants Ltd. has been retained by Habitat for Humanity (Guelph-Wellington) to process a Zoning By-law Amendment application for 465 Garafraxa Street West in Fergus. This Planning Justification Report and the above-noted application are being prepared in order to facilitate the proposed development of a 32-unit Stacked Townhouse condominium development on the subject property.

This report is to be read in conjunction with the formal Planning application and additional required studies that will be included with the final submission package to the Township.

1.2 Proposed Applications

A Zoning Application has been submitted to the Township of Centre Wellington to request that the subject lands be rezoned from the existing “Future Development” zone, to the “Residential R4” zone with site-specific provisions (R4.__.__) to facilitate the Proposed Development of 32 Stacked Townhouse condominium units (Habitat for Humanity). The rezoning to R4 is required as the “Future Development” zone does not permit new development, and is assigned to lands within the Urban Centre that are expected to be developed.

The “Residential R4” zone is appropriate for the subject site and Proposed Development due to the R4 zone recognizing Stacked Townhouses as a permitted use. The site-specific zoning provisions that are being requested are: Minimum *Interior Side Yard* of 2.3±m, minimum *Building Separation* of 3.0±m, minimum *Private Amenity Area Depth* of 4.0±m, and minimum above-grade unit *Private Amenity Area* of 4.65±m².

Due to the findings of the Phase 1 ESA, and through discussions with Township Staff, it was concluded that the proposed area to-be-zoned as R4 would encompass approximately 99% of the subject property, with a small portion of the eastern corner of the lot remaining as ‘Future Development’. For more details on the specifics of the area to-be rezoned, please refer to the attached Conceptual Site Plan/ZBA Sketch Plan (Figure 2).

Further details on the Zoning By-law Amendment application can be found in Section 6.5.1 of this report, as well as in the Draft Zoning By-law Amendment that is detailed in Appendix C attached.

Site Plan Approval is also required and will be applied for following the approval of the noted Zoning By-law Amendment application. In addition, the proposed units will be ‘Condominium’ units, which will result in the need for a Plan of Condominium application/submission to the County of Wellington.

1.3 Scope

This Planning Justification Report will include the following:

- A brief overview explaining the Proposed Development, as well as a summary of the Proposed Applications that will allow this intensification to occur
- A brief introduction discussing the proposed applications that are required in order for this development to occur;
- A summary of the Pre-Consultation Staff Comments (Appendix A);
- A description of the subject lands with an explanation of how it fits within the context of neighbouring properties;
- A description of the development proposal for the subject property;
- A summary of the prepared Technical Reports/Plans;
- A run-through of the relevant Provincial and Municipal planning policies/regulations that affect the Proposed Development/Applications; and,
- An assessment of the proposed planning/development proposal in respect to the relevant provincial and municipal policies; concluding with a planning justification and final opinion on the Proposed Development and Zoning Amendment for 465 Garafraxa Street West in Fergus.

1.4 Pre-Consultation

An initial Pre-Consultation meeting was held with comments being provided on February 10, 2022. The meeting/comments provided an opportunity for Township/County Planning staff, as well other agencies, to review the proposed development and to establish the requirements for a complete submission for the Zoning By-law Amendment application (Appendix A). Planning staff identified the requirement for a Planning Justification Report.

To address the Pre-Consultation comments and noted requirements from Staff/agencies, the following sections have been incorporated into this report:

- Public Consultation Strategy (Section 4.0)
- Functional Servicing Report (Appendix D)
- Stormwater Management Report (Appendix D)
- Associated Engineering Plans/Drawings (Appendix E)
- Geotechnical Report (Appendix F)
- Lighting/Photometrics Plan (Appendix G)

Note: Danielle Walker (Source Protection Coordinator, Wellington Source Water Protection) noted in the attached Source Water Protection Comments (Appendix B) that a Section 59 Source Water Protection Form should be completed for this Proposed Development as required by the *Planning Act*. This form has been completed, and is included with the completed Zoning By-law Amendment submission package.

2.0 Site Description & Surrounding Context

2.1 Site Description

The subject lands are located at 465 Garafraxa Street West, Fergus, in the Township of Centre Wellington. These lands are legally described as ‘Part of Block 4, Registered Plan 77’ (Figures 1 & 3).

As per the Conceptual Site Plan and Legal Survey for the property, the subject site is listed as having a Lot Area of 4,181.30m². The property has a *lot frontage* of 63.05m and a *lot depth* of 120.05m (Figures 2 & 3).

The subject lands are currently vacant, and contain some scattered trees which will be removed prior to development commencing on-site (Figure 1 & Appendix E).

Currently there is no access point to the subject property. A new access point will be created from Garafraxa Street West to provide access to the future residential units on-site (Figure 2).

2.2 Surrounding Land Uses

The immediate surrounding area of the subject property consists of “Future Development” lands and “General Industrial” zoned areas, with some Residential lands located slightly further out. To the North are lands zoned “Future Development” which contain primarily grassland and remnants of a trail. Located to the immediate Southeast of the property is Garafraxa Street West, with “General Industrial” zoned lands on the opposite side of the street, and “Residential R4” lands containing apartment units being located further East on Maiden Lane. The Southwest of the property is additional “Future Development” land, containing a farm field (Figures 1 & 3).

2.3 Transportation Context

The subject property is located on Garafraxa Street West. Garafraxa Street West is designated as a *collector* road. Garafraxa Street West begins at Beatty Line to the southwest, and runs northeast to St. David Street, at which point Garafraxa St West transitions into Garafraxa Street East.

2.4 Municipal Servicing

The subject lands are located within the Grand River Crossing West Servicing area (Figure 7). Currently, municipal servicing is not available to the subject site along Garafraxa Street. New services will be installed to the site, with “full urbanization from where it (*roads and drainage*) currently terminates (55m west of Maiden Lane)”. The summary of information below is taken directly from the completed Functional Servicing Report (FSR). For detailed information on servicing please refer to the attached Functional Servicing Report document (Appendix D).

Water Supply

Water supply for the proposed development will be provided via a future 150mm diameter watermain along Garafraxa Street West, and a 150mm diameter service connection to the/from the 150mm watermain on Garafraxa Street West.

The watermain will be installed to a minimum depth of 2.0 meters below finished grade.

Fire protection for the proposed development will be provided by the proposed on-site fire hydrant, near the West end of the Subject Property. Please refer to the prepared Engineering Reports/Plans for more detailed information (Appendix D and Appendix E).

Storm Sewer

Under existing conditions, runoff generated from the site sheetflows overland to the existing ditch along the northwesterly boundary of the site.

Storm service for the proposed development will be provided via the installation of storm sewers on site and connection to the future storm sewer on Garafraxa Street West. The on-site storm sewers will convey runoff to the future storm sewers to be installed on Garafraxa Street West.

All storm sewers within the development will be sized (at minimum) to accommodate the 5-year design storm event. Major storm runoff will be conveyed within the limits of the internal road network, ultimately discharging to the Garafraxa Street West right-of-way. Storm sewer design sheets have been provided in the Functional Servicing Report (FSR). The FSR is attached at the end of this report (Appendix D).

Sanitary Servicing

Sanitary servicing for the proposed development will be provided via the extension of a 200mm diameter sanitary sewer from the future 200mm diameter sanitary sewer on Garafraxa Street West. Detailed information and plans for the proposed sanitary servicing for the property can be found attached at the end of this report (Appendix D and Appendix E).

Sanitary sewers (minimum grade of 0.5%) will be installed at a minimum depth of 2.5 metres below finished grade. Sanitary sewer design sheets have been provided in the Functional Servicing Report (Appendix D).

Hydro and Cable

Bell cable (buried), and Hydro connections (aerial) are currently present opposite the subject property on the East side of Garafraxa Street W.

3.0 Proposed Development

The proposed development can be seen on the attached Site Plan (Figure 2), with further details on the Proposed Stacked Townhouse condominium units found on the attached Elevations and Floor Plans (Appendix H). These prepared plans and drawings are preliminary at this time and will be refined further during the Site Plan Approval stage.

3.1 Land Use

The subject site is currently vacant and designated as “Future Development. The proposed intensification will bring a medium-density residential use to the property (Figures 10 and 11).

3.2 Site Layout

The conceptual site plan/site layout (Figure 2) has been designed to have a centralized two-way drive aisle to serve the proposed stacked townhouse condominium units on both sides of the site (North and South). This two-way drive aisle will also act as the fire route for the proposed development. A 1.8m sidewalk also extends through the length of the subject site to maximize pedestrian walkability.

Three separate Stacked Townhouse structures are being proposed; with one 10-unit 3-storey building (‘Block A’) being proposed on the North side of the site, and two 3-storey townhouse buildings being proposed on the South end of the site (Block B, 10 units; and Block C, 12 units). 32 Stacked Townhouse units will be located on-site in total. These units will be built and managed by Habitat for Humanity Guelph Wellington.

For the proposed ground-level townhouse units, there will be a porch area at the front, and a private deck at the rear of the building. Balconies will be provided for each of the second/third storey above-grade units, that will serve as *Private Amenity Areas*. The location of the proposed units has allowed for rear-yard space for residents, while also offering plenty of additional amenity/landscape areas at different locations across the subject site.

The proposed development will include a *Deep Well Garbage, Recycling, and Food Waste* area on the North Side of the site. This garbage and recycling area will be easily accessible to residents by using the sidewalk that will extend the length of the subject site. Refer to the attached *Conceptual Site Plan* for more details on the proposed site layout (Figure 2).

3.3 Parking

The parking requirement listed in the Zoning By-law for Stacked Townhouse Dwelling units is *“1.0 space per dwelling unit, plus 0.5 spaces per unit for the first 20 units and 0.25 spaces per unit for each additional unit. A minimum of 50% of the additional parking spaces shall be devoted exclusively to visitor*

parking". This would equate to 45 required resident spaces, with 50% of the additional parking spaces being dedicated to visitor parking. The proposed development exceeds the required parking requirement with 46 total spaces being provided (Figure 2).

The Barrier-Free parking requirement is defined by the number of total parking spaces required. In this case where "*between 26-50 parking spaces*" are being proposed, three (3) of these spaces are required to be Barrier-Free.

A total of 46 parking spaces are being provided for the proposed Stacked Townhouse development. 45 of these spaces are for Resident parking, which includes 3 barrier-free spaces. The additional parking space will be dedicated to Visitor parking. All proposed parking will be located at-grade.

3.4 Site Plan Control

Site Plan controls are in place in the Township of Centre Wellington. Township Staff noted in the Pre-Consultation Comments that Site Plan Approval would be required for this development (Appendix A). The applicant will look to apply for Site Plan Approval immediately following the approval of the proposed Zoning By-law Amendment application. With the units being Condominium units, a future Plan of Condominium application will also be submitted to the County of Wellington.

4.0 Public Consultation Strategy

In accordance with the requirements of the *Planning Act*, a Public Consultation Strategy is to be provided which will outline opportunities for members of the public to be involved in the processing of the proposed Zoning By-law and amendment application.

As required by the *Planning Act*, the County of Wellington will provide public notice of the amendment application, and will hold a Statutory Public Meeting to discuss the subject application and to provide the opportunity for any individuals or property owners to listen to the development proposal, and to provide any verbal comments or feedback on the proposal if they wish.

5.0 Summary of Technical Reports

5.1 Functional Servicing and Stormwater Management Design Report

GM BluePlan was retained to complete a Functional Servicing and Stormwater Management Design Report in support of the proposed development. The purpose of this report was to examine the existing conditions and existing services that are available to the subject lands, as well as provide details on the proposed servicing and stormwater management system design for the proposed development at 465 Garafraxa Street West.

Based on this examination, GM BluePlan prepared a grading and functional servicing plan for the proposed development as well as a stormwater management design (Appendix D and Appendix E). The report concluded that:

- Water supply for the proposed development will be provided via a future 150mm diameter watermain along Garafraxa Street W, and a 150mm diameter service connection to the 150mm watermain on Garafraxa St W.
- Sanitary servicing for the proposed development will be provided via the extension of a 200mm diameter sanitary sewer from the future 200mm diameter sanitary sewer on Garafraxa Street West.
- Storm service for the proposed development will be provided via the installation of storm sewers on site and connection to the future storm sewer on Garafraxa Street West. All storm sewers within the development have been sized to accommodate the 5-year design storm event.
- The post-development flow rates for the 5 through 100-year design storm events have been attenuated to less than the allowable release rates.
- Major overland flows are routed through the site to Garafraxa Street West, while not exceeding a maximum ponding depth of 0.30m.
- Prior to construction, a silt fence will be installed along the property boundary in all locations where runoff will discharge from the site to adjacent lands. A mud mat will be installed at the entrance/exit location for the site. Silt sacks will be placed in each catch basin, as outlined in the Erosion and Sediment Control Plan. This will minimize the transport of sediment off-site during the construction period.
- Quality control for the site is provided via the proposed oil/grit separator (Stormceptor EFO4 or approved equivalent).

5.1.2 Supporting Engineering Plans

In support of the aforementioned Functional Servicing and Stormwater Management Design Report, GM BluePlan completed the following *Plans* for the proposed development. These plans can be found in Appendix E attached to this Report. The completed plans are as follows:

- Existing Conditions and Removals Plan
- Site Grading Plan
- Site Servicing Plan

- Erosion and Sediment Control Plan
- Section Plan
- Asphalt Laneway Plan; and,
- Notes and Details Plan

5.2 Geotechnical Report

CMT Engineering was retained to complete a Geotechnical Investigation in support of the proposed development. The purpose of the geotechnical investigation was to assess the existing soil and groundwater conditions encountered in the boreholes (Appendix F). Included in the assessment are:

- the soil classification and groundwater observations, as well as comments and recommendations regarding geotechnical resistance (bearing capacity);
- serviceability limit states (anticipated settlement); dewatering considerations;
- site classification for seismic site response;
- recommendations for site grading, site servicing, excavations and backfilling;
- recommendations for slab-on-grade construction;
- pavement design/drainage; soil design properties; and,
- a summary of the laboratory results.

The report concludes that the proposed development can be supported from a geotechnical perspective, subject to recommendations during the design/construction phase of the proposed Stacked Townhouse structures.

5.3 Lighting & Photometrics Plan

Mighton Engineering was retained to prepare a Lighting/Photometric Plan in support of the proposed development. The purpose of this Lighting Plan was to demonstrate the lighting fixture locations, illumination levels, and photometric layout for the subject lands. This plan can be found in Appendix G attached to this report.

5.4 Environmental Site Assessment (Phases 1 & 2)

Pinchin Ltd. was retained by Habitat for Humanity to complete a Phase 1 and Phase 2 Environmental Site Assessment ('ESA') for the subject site. Please refer to the full Environmental Site Assessment for further details.

The Phase 1 assessment concluded that *“one or more contaminants originating from PCAs located on the Phase One Property and within the Phase One Study Area outside of the Phase One Property may have affected land or water on, in, or under the Phase One Property.”* With these findings, Pinchin recommended that a Phase Two ESA be conducted.

The Phase 2 assessment concluded that *“Table 2 Standards for soil and groundwater at the Phase Two Property have been met as of the Certification Date of April 5, 2022 and that no further subsurface investigation is required in relation to assessing the environmental quality of soil and groundwater at the Phase Two Property”*.

6.0 Planning Policy Framework & Analysis

6.1 Provincial Policy Statement, 2020

On February 28, 2020, the ministry of Municipal Affairs and Housing released the Provincial Policy Statement, 2020 (“PPS”), which came into effect on May 1, 2020.

The PPS provides policy direction on matters of Provincial interest related to land use planning and development. In accordance with Section 3(5) of the Planning Act, all planning matters and council decisions are required to be consistent with the PPS. Additionally, Policy 4.2 of the PPS states that the document “shall be read in its entirety and all relevant policies are to be applied to each situation”.

The excerpts below will list the PPS sections and policies that apply to the proposed development of the subject property. The end of each policy section will contain a detailed summary explaining how the proposed development is in-keeping with the listed policies, followed by an overarching ‘Planning Analysis’ at the end of Section 5.1 of this report.

1.1.1 ***Healthy, livable and safe communities are sustained by:***

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) *accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*

The proposed residential development is located on a parcel of land within the Fergus Urban Centre that is currently underutilized and undeveloped. The stacked townhouse proposal is an efficient intensification of the subject property, and follows the land use goals that are set-out by the County, Township, and Province. The Zone Change from ‘Future Development’ to ‘R4 Residential’ on the subject property will follow the planned land-use structure noted in the Township of Centre Wellington Official Plan and is an ideal location for residential intensification.

The proposed development will help to create a healthy, livable, and safe community by contributing to a mix of residential unit types; specifically, by providing new multi-unit residential stacked townhouses in an area that

features predominantly single-detached dwellings at this time. The proposed townhouse units managed by Habitat for Humanity will have a positive contribution towards the long-term needs of the County, Township, and to the residents who live within.

With wages not keeping pace with steep rises in housing/rent in the Centre of Wellington and across the province as a whole, it is becoming increasingly difficult for families to afford to own a home/unit. The Habitat for Humanity organization aims to mitigate this important issue by offering a unique ownership model that sees them partner with lower-income families, allowing these families to build independence through homeownership.

1.1.3 Settlement Areas

1.1.3.1 Settlement areas shall be the focus of growth and development.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use of land and resources;*
- b) 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;*

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through 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.

The subject site at 465 Garafraxa Street West is located within the settlement area of Fergus; following the directives of the PPS which state that new growth and development should primarily take place within settlement areas. The proposed development is an efficient use of land as the property is currently vacant and underutilized, and is located within the Fergus Urban Centre (Figure 4).

The proposal will bring a new multi-unit residential use to a parcel of land that is designated as *Greenfield* in the Official Plan, and will help contribute towards supplying a range of housing options in the nearby community. These units will be run by Habitat for Humanity and will provide the potential opportunity for low-income families in the area to enter home ownership.

The subject property being located within the Urban Centre also ensures that no boundary expansion will be required.

1.4 Housing

1.4.3 *Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs 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 and which aligns with applicable housing and homelessness plans. 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;*

The proposed development will help to provide a mix of housing options in order to meet the needs of current and future residents. Providing new stacked townhouse units within the Urban Centre will help contribute towards supplying a range of housing options that will be attainable for low to moderate income households.

As a Habitat for Humanity build, these condo/townhouse units will be sold to families that have met a specific eligibility criterion for Habitat's home ownership program. These "Habitats" offer a safe and more attainable living alternative for low-income families. Once a family has been chosen for one of Habitat's units, they will agree to volunteer 500 hours with Habitat and will also make regular mortgage payments on their unit. This model allows Habitat for Humanity to provide homes/units at lower-than-market prices, while instilling a renewed sense of pride and responsibility for the families that do get chosen for these units.

1.6 Sewage, Water and Stormwater

1.6.6.2 *Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.*

As noted in the pre consultation comments, and through further discussions with Township Engineers, it has been determined that the proposed residential stacked townhouse development can be serviced through the extension of municipal water and sanitary services along Garafraxa Street.

The services currently terminate at the intersection of Garafraxa Street West and Maiden Lane north of the site, and the services will be extended south in

order to reach and provide water/sanitary service to 465 Garafraxa (Appendix D).

Planning Analysis (PPS)

To summarize, it is our opinion that the Proposed Development and Zoning By-law Amendment are consistent with the policy directions listed in the Provincial Policy Statement (PPS).

The County of Wellington is mandated by Province policy to meet a certain target density due to the projected increases in population in the coming years. In order to meet this required density target, a variety of new residential types will need to be developed to house this growing population.

The proposed development will help to create a healthy, livable, and safe community for current and future residents by contributing to a mix of residential unit types; specifically, by providing new stacked townhouse units in an area that features predominantly single-detached dwellings at this-time. Providing new multi-unit residential options within the Settlement Area and Urban Centre of Fergus will help contribute towards supplying a range of housing options in the area that will be attainable for low to moderate income households, while eliminating the need for any boundary expansion. The proposed development is an efficient residential intensification of an underutilized parcel of land.

Being Habitat built and funded, these units will provide the opportunity for low-income families to enter homeownership through a partnership with Habitat for Humanity.

6.2 Growth Plan for the Greater Golden Horseshoe, 2020

The Growth Plan for the Greater Golden Horseshoe, 2020 (“Growth Plan”) builds on the policies of the Provincial Policy Statement in order to establish a unique land-use planning framework that supports the achievement of complete communities, a thriving economy, a clean and healthy environment, and social equity.

The section below will contain relevant Growth Plan policies that are applicable towards the proposed redevelopment of Garafraxa Street West, followed by a policy analysis and justification for the proposed zone change and subsequent stacked townhouse development on the subject site.

1.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe

1.2.1 Guiding Principles

The policies of this Plan regarding how land is developed, resources are managed and protected, and public dollars are invested are based on the following principles:

- *Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime.*
- *Prioritize intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability.'*
- *Support a range and mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households.*
- *Provide for different approaches to manage growth that recognize the diversity of communities in the GGH.*

The proposed stacked townhouse development will support the achievement of complete communities by contributing to a mix of housing options in the area that will accommodate for varying resident incomes and household sizes.

Specifically, the proposed Habitat for Humanity units will act as an affordable homeownership option for low-income families that are struggling to enter the market.

2.2 Policies for Where and How to Grow

2.2.1 Managing Growth

2. Forecasted growth to the horizon of this Plan will be allocated based on the following:

a. the vast majority of growth will be directed to settlement areas that:

- i. have a delineated built boundary;*
- ii. have existing or planned municipal water and wastewater systems; and*
- iii. can support the achievement of complete communities;*

4. Applying the policies of this Plan will support the achievement of complete communities that:

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*

c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;

The proposed development will be located within the Settlement Area of Fergus, and will have access to municipal water and sanitary service following the extension of municipal services along Garafraxa Street as noted in the Pre-Consultation comments (Appendix A).

The proposed units will support the achievement of complete communities by providing a mix of housing options in the area, that can accommodate varying resident incomes and household sizes. The units will be managed by Habitat for Humanity and will help provide an improved social equity and overall quality of life for low-income families looking to enter homeownership.

2.2.6 Housing

1. Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:

a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:

i. identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents; and

ii. establishing targets for affordable ownership housing and rental housing;

2.2.7 Designated Greenfield Areas

2. The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows:

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.

The Proposed Development and Zoning By-law amendment for the subject site will support the need to provide residents with a choice of housing options and sizes, while also assisting the County of Wellington in achieving its minimum density target of *40 residents and jobs combined per hectare* as noted in the Growth Plan.

Planning Analysis (Growth Plan)

In summary, it is our opinion that the Proposed Development and Zoning By-law Amendment is consistent with the policy framework listed in the *Growth Plan for the Greater Golden Horseshoe, 2020*.

The Proposed Development will assist the County of Wellington in achieving its density targets noted in Section 2.2.7.2 b) of the Growth Plan by providing 32 new residential stacked townhouse units to an underutilized parcel of land within the Urban Centre and Settlement Area of Fergus.

The proposed stacked townhouse units will support the achievement of complete communities by providing a mix of housing options in the area, while also accommodating for varying resident incomes and household sizes. More specifically, these Habitat for Humanity units will provide the opportunity of homeownership to qualified low-income families that otherwise would be out-of-reach. Habitat homeownership instills a sense of pride and responsibility for its residents, with lasting effects.

6.3 County of Wellington Official Plan, 1999

The County of Wellington Official Plan provides a policy framework that establishes the County's goals and objectives, land use designations, and planning policies. The County Official Plan was created with the purpose of *"giving direction over the next 20 years, to the physical development of the County, its local municipalities and to the long-term protection of County resources."* The fundamental beliefs of the plan highlight the prioritization of sustainable development, land stewardship and healthy communities.

The County of Wellington Official Plan Schedule A1 map indicates that the subject site is located in the "Urban Centre" of Fergus (see Figure 4), and that the site is designated as 'Greenfield'. The subject site also falls within a 'Source Protection Plan Area' (Figure 5).

The section below will contain policies from the County of Wellington Official Plan that apply towards the proposed redevelopment of 465 Garafraxa Street West, as well as justification for how these Official Plan policies are applied to the proposed development.

Part 3: Growth Strategy

3.1 General Strategy (Growth)

Wellington County will grow from approximately 96,000 people in 2016 to approximately 140,000 in 2041. Wellington will plan for new housing, commerce, employment and services for about 46,000 new residents.

As a general strategy, Wellington will encourage development patterns which:

- *are cost efficient*
- *are environmentally sound*
- *are compatible with existing uses*
- *maintain small town character*

To achieve the general growth strategy Wellington will encourage a greater share of the County's growth to locate in the urban system than has been the norm. New multiple lots and units for residential development will be directed to Urban Centres and Hamlets, and may be allowed in site-specific locations with existing approved zoning or designation that permits this type of development. The priorities for directing growth will be as follows:

- *the majority of growth will be directed to urban centres that offer municipal water and sewage services.*

3.3 Guiding Growth

Wellington has the following objectives for growth:

- *to encourage more efficient use of land through increased densities in designated Greenfield areas of urban centres;*
- *to provide choice for residents and businesses by providing a variety of growth opportunities, housing types, services, recreation and cultural activities, and public open space;*

3.3.1 Targets (Greenfield Density)

- *the designated greenfield area of the County will be planned to achieve an overall minimum density of not less than 40 residents and jobs per hectare.*

The proposed residential development on the subject property follows the general growth strategy as stated in the County OP. The population of the County is increasing at a rapid rate, and the Proposed Development of 32 Stacked Townhouse units will help to provide new housing for the projected 46,000 new residents who will be living in the County by 2041. The development is cost efficient and will not have any negative effects on environmental features. The Residential intensification of the subject property will be compatible with existing surrounding uses (designated as *vacant/future development*), and will be compatible with future surrounding uses as well due to the surrounding lands being identified in the local Township OP as areas for future Residential development.

The proposed development follows the guidelines for growth as stated in Section 3.3 of the County OP, as the Subject Lands are designated as Greenfield and are located within the Urban Centre of Fergus. The residential Stacked Townhouse intensification of the subject property provides for an increase in density and contributes to a variety of housing types in the County.

Part 4: General County Policies

4.4 Housing

- 4.4.2** *The County will provide for a variety of housing types to satisfy the present and future social, health and well-being requirements of residents of the regional market area. New residential developments will be promoted at densities which efficiently use available servicing and are appropriate to site conditions and existing patterns of development.*
- 4.4.3** *This Plan contains policies encouraging intensification primarily in urban centres but also, to a much lesser extent in hamlets. The strategic approach to intensification intends to retain small town character and revitalize downtown areas which includes:*
- a) supporting increased densities in newly developing greenfield areas with a broader mix of housing types than has been the norm in small towns;*
- 4.4.4** *In greenfield areas, the County will encourage increased densities and a broader mix of housing and will:*
- a) require new developments to achieve densities which promote the overall greenfield density target of 40 persons and jobs per hectare and specifically:*
 - iv) encourage the introduction of medium density housing types in new subdivisions and other Greenfield areas.*

The Proposed Development follows the General Housing Policies as stated in Section 4 of the County OP and is designated as Greenfield within the Urban Centre of Fergus. The intensification will contribute to a variety of housing types in this greenfield/urban centre area (Stacked Townhouses) to satisfy the present and future requirements of residents.

The proposal will introduce medium-density residential housing on a greenfield parcel of land within the urban centre and will help contribute to meeting the greenfield density target of 40 persons and jobs per hectare.

4.9.5 Source Water Protection

The Clean Water Act, 2006 is intended to ensure the protection of drinking water supplies by setting out a risk-based process on a watershed basis to identify vulnerable areas and associated drinking water threats and issues through the preparation of Assessment Reports; and develop policies and programs to eliminate or reduce the risks posed by identified drinking water threats through the preparation of Source Protection Plans. This process is otherwise known as Source Protection Planning.

4.9.5.1 Vulnerable Areas

Vulnerable areas within the County include:

- Wellhead Protection Areas (WHPAs);
- Surface Water Intake Protection Zones (IPZs); and
- Issue Contributing Areas (ICAs)

Schedule B of the Official Plan identifies vulnerable areas for each municipal water supply source and their associated vulnerability score, as mapped in the applicable Source Protection Plan. Schedule B also identifies policy areas to protect selected private communal wells in the County that were identified in the County of Wellington Groundwater Study, 2006.

Wellhead Protection Areas

A Wellhead Protection Area is an area that is related to a wellhead and within which it is desirable to regulate or monitor drinking water threats because land use activities in these areas have the potential to affect the quality or quantity of water that flows into the well. WHPAs associated with water quality are identified on Schedule B as Wellhead Protection Areas A, B, C and E. WHPADs are not identified on Schedule B as there are no significant drinking water threat policies identified in the relevant Source Protection Plans for these WHPAs. WHPAs associated with water quantity are identified on Schedule B as Wellhead Protection Areas Q1 and Q2. Table 9 summarizes the time of travel factors that represents each WHPA.

Table 9: WHPAs and Associated Time of Travel Zones and Vulnerability Scores.

Water Quality Wellhead Protection Areas		
Wellhead Protection Area	Time of Travel (ToT)	Vulnerability Score
WHPA-A	100-metre radius surrounding well	10
WHPA-B	2 year travel time for water to enter the well	6 to 10
WHPA-C	5 year travel time for water to enter the well	2 to 6
WHPA-D	25 year travel time for water to enter the well	2 to 6
WHPA-E	The vulnerable area of groundwater supplies which are under the direct influence of surface water. The area is calculated based on a two hour travel time of surface water to the well	7 to 9
Water Quantity Wellhead Protection Areas		
WHPA-Q1	The combined area that is the cone of influence of the well and the whole of the cones of influence of all other wells that intersect that area	
WHPA-Q2	The WHPA-Q1 area and any area where a future reduction in recharge would significantly impact that area.	

i. Table 9 (from County OP, page 52)

Issue Contributing Area

An Issue Contributing Area (ICA) is an area within a WHPA where the existing or trending concentration of a parameter (i.e. trichloroethylene, chlorine, nitrate, or sodium) or a pathogen at a municipal well would result in the deterioration of the quality of water for use as a source of drinking water. ICAs are not assigned a vulnerability score. ICAs are identified on Schedule B as Issue Contributing Areas

The subject lands are located within Wellhead Protection Areas (WHPAs) and an Issue Contributing Area (ICA). Specifically, Township Staff have determined in their Source Water comments (Appendix B) that the subject lands are located within the following:

- a) Wellhead Protection Areas C and D (WHPA-C, D), 5- and 25-year time-of-travel, respectively, with low to moderate vulnerability scores of 2-6;
- b) Issue Contributing Areas (ICA); and
- c) a Wellhead Protection Area for Quantity (WHPA-Q) with a significant risk level

As required by the Planning Act, a Section 59 Notice under the Clean Water Act is required for all Planning applications. This Section 59 form has been filled-out and completed as required, and will be submitted concurrently with the Zoning By-law Amendment application.

Planning Analysis (County OP)

To summarize, it is our opinion that the proposed development is consistent with the policies and guidelines listed in the County of Wellington Official Plan.

The proposed development will be located within the Settlement Area of Fergus on greenfield land, and will have full access to municipal services along Garafraxa Street West once the services are extended towards the subject property from Maiden Lane.

The completed Geotechnical (Appendix F) and Engineering Reports (Appendix D and E) provide details regarding how the soils and source water will be protected within the Wellhead Protection Area and Issue Contributing Area.

The proposed units will help to support the achievement of complete communities by contributing to a mix of housing options in the area that can be accommodated by varying resident/household incomes and household sizes. Specifically, this proposal presents a unique residential development opportunity with these units being managed by Habitat for Humanity. Habitat for Humanity will help to provide opportunities for low-income families to enter the homeownership market in a time where this is becoming increasingly more costly and difficult to do so.

6.4 Township of Centre Wellington Official Plan, 2013

There are two Official Plan documents that provide planning policies for properties located in the County of Wellington: The County of Wellington Official Plan ("County OP"), and the Township of Centre Wellington Official Plan ("Township OP"). As stated in Section A.2 of the Township OP, the County OP governs land use in the rural areas, and sets out the broad policies applying to urban areas. The Township OP has chosen to prepare its own

municipal plan which will apply specifically and exclusively to the three Urban Centres located within the Township, these being: Fergus, Elora-Salem and Belwood. The Township OP applies to this development due to the subject site being located within the Urban Centre of Fergus.

The Township of Centre Wellington Official Plan ("Township OP") was first adopted in November 2003, and was most recently updated in January 2013. The Township OP is a policy document that outlines various goals, objectives, and policies that will guide future development within the Township. According to Schedule A1 *Land Use* of the Township OP (Figure 4) the Subject Site is designated as Residential and Greenfield, and is also located within the Urban Centre of Fergus. Additionally, Schedule B of the Township OP identifies that the site is located within the Grand River Crossing West Municipal Servicing Area (Figure 7). The proposed Residential Stacked Townhouse intensification on the property is in-line with the designations noted in Schedule A1 of the Township OP (Figure 6).

The excerpts below will list the Township OP policy sections that are applicable to the Proposed Development and subject property as a whole, as well as detailed analyses for each section explaining how the Proposed Development is in conformity with the Plan.

B.4 Major Goals

The major goals of the Township of Centre Wellington are to:

- 3. Ensure that adequate lands and services are available to allow for the future needs of the community.*
- 4. Provide opportunities for housing, shopping, employment and recreation to serve the needs of a community.*
- 6. Provide an adequate supply and diversity of housing to satisfy the varied needs of the community.*
- 10. Provide improved municipal services and community facilities to serve the needs of the community and to anticipate future needs.*
- 12. Ensure that new development is compatible with existing and approved land uses.*

The Proposed Development will contribute to meeting the goals highlighted in Section B.4 of the Township OP. The proposed medium-density residential intensification will contribute towards providing a diversity of housing in the area to serve the current and future needs of the community. The property is primarily surrounded by lands that are zoned for future residential development (Future Development designation), and therefore is compatible with existing and future land uses surrounding the property.

The Proposed Development will also be extending municipal services farther west down Garafraxa Street (*from the current endpoint at Maiden Lane*), which

will help to serve future residential projects that may occur on Garafraxa Street West.

C.5.1 Housing Policies: Variety of Housing

The Township of Centre Wellington encourages the production of a wide range of housing types to meet future housing need. Council shall provide for the opportunity, through subdivision approval and zoning by-law approvals, for a variety of housing types to be provided. Prior to approving new development or redevelopment, Council will consider the housing need within the community and the housing market area and provide opportunities for a range of housing types throughout the community that are appropriate given existing site conditions, neighbouring developments, and servicing options.

C.5.4 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. In consultation with the County of Wellington, the Township will ensure that opportunities exist to provide housing to moderate- and lower-income households. A substantial portion of the Township's existing housing stock is affordable. In order that this continues as Centre Wellington grows, the Township will support the County policy of ensuring that a minimum of 25% of new housing units in the County will be affordable. Accessory residences, semi-detached, duplex, townhouse and low rise apartment units will provide the bulk of affordable housing opportunities.

C.5.5 Residential Intensification

a) supporting increased densities in newly developing greenfield areas with a broader mix of housing types than has been the norm in small towns;
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 Zoning By-law Amendment and subsequent medium-density intensification of the subject property will follow the planned direction of the Township by contributing to providing a wide range of housing types in the area.

Section C.5.4 of the Township OP discusses the definition, and goals for implementing *affordable housing* in the Township. Although the proposed

Stacked Townhouse units do not fall under the definition of affordable housing; they are considered to be more attainable than most other residential unit options in the area. Habitat for Humanity strives to provide and develop residential units for ownership for first-time home buyers. These units provide an opportunity for low-moderate income homebuyers to ease into the housing market in a time where it is becoming increasingly more difficult to do-so.

Section C.5.5 of the Township OP discusses the importance of providing increased densities and a broader mix of housing in Greenfield designated areas. The subject site is located within a Greenfield area, and the Proposed Development will provide smart, medium-density residential intensification to the subject property.

C.5.6 Greenfield Housing

In Greenfield areas, the Township will encourage increased densities and a broader mix of housing and will:

- 2. require new developments to achieve densities which promote the overall greenfield density target of 40 persons and jobs per hectare*
- 3. encourage the introduction of medium density housing types in new subdivisions and other Greenfield areas.*

The Proposed Development will implement a medium-density residential use into a Greenfield area, and will assist the Township in achieving their overall density target of 40 persons and jobs per hectare while also providing for a mix of housing types in the area.

C.6.1 General Servicing Policies

This Plan anticipates that all new development and redevelopment will have access to a full range of appropriate municipal services. These services will be expanded in a rational, cost-effective manner that minimizes the tax burden on existing residents. Servicing costs to new developments will normally be recovered from developers through servicing agreements and development charges.

It shall be the policy of the Township of Centre Wellington that:

- 1. All new development and redevelopment within the Fergus and Elora-Salem Urban Centres shall be provided with full municipal services, to such standards as may be required by the Township, including:
 - a) Sanitary sewage disposal facilities*
 - b) Water supply facilities*
 - c) Storm drainage facilities*
 - d) Hydro*
 - e) Public roads*
 - f) Telecommunications**
- 2. Telephone, cable television and natural gas services will be provided to all new development, wherever feasible and appropriate,*

3. *The Township may require and enter into agreements to provide for the staging of development in order to allow the efficient and orderly provision of municipal services,*

4. *The Township may pass by-laws and enter into agreements, including financial arrangements with property owners, for the installation of municipal services*

The Proposed Stacked Townhouse Development will be provided with full municipal services (Appendix A, D, and E). Municipal services currently terminate at the intersection of Garafraxa Street West and Maiden Lane north of the site, and the services will be extended south in order to reach and provide water and sanitary service to 465 Garafraxa. The extension of these services also includes full urbanization such as installation of curb and gutter, storm sewer, new road base/asphalt, and new sidewalk from Maiden Lane. The cost of extending the municipal services/full urbanization will be covered by Habitat for Humanity. The estimate of these costs, as well as a detailed breakdown of all required works, can be found in the attached Pre-Submission comments (Appendix A).

D.2.1 Detailed Land Use Policies: Residential

The single-detached home is currently the dominant housing type in the 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 Municipal 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 Fergus and Elora-Salem where full municipal services are available.

The Township is committed to preserving the character and integrity of existing residential areas and will make reasonable efforts to ensure that development is compatible with established. We are 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.

D.2.2 Objectives for Residential Development

- 1. To ensure that an adequate supply of land is available to accommodate anticipated population growth over the planning period;*
- 2. To provide a variety of dwelling types to satisfy a broad range of residential requirements including affordable housing;*
- 7. To encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods;*
- 9. 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;*

The Proposed Development will intensify a currently vacant Greenfield property within the Urban Centre of Fergus, while contributing to the provision of a variety of dwelling types in the Township. The development will also maintain and build on the character of the surrounding neighbourhood.

As previously noted, the proposed units do not fall under the definition of “affordable housing”, however they are considered to be more “attainable” than most other residential unit options in the area. Units developed and run by Habitat for Humanity provide an opportunity for low-income families to ease into the homeownership market during a time where it is becoming increasingly more difficult to do so.

D.2.5 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:

<p><i>1. 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.</i></p>	<p>The Proposed Development slightly exceeds the maximum allowed density of 75 units per hectare; proposing a density of 76.5 units per hectare (UPH).</p> <p>See attached Conceptual Site Plan (Figure 2)</p>
<p><i>2. 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;</i></p>	<p>This will be looked after during Site Plan Approval, which will be sought following the approval of the Zoning By-law Amendment</p>
<p><i>3. That the site of the proposed development has a suitable area and shape to provide:</i></p> <p><i>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;</i></p> <p><i>b) On-site amenity areas for the occupants of the residential units;</i></p>	<p>The proposed development will:</p> <ul style="list-style-type: none"> - Provide landscaping and amenity areas (common and private) for residents of the proposed units - Provide more than the required amount of off-street parking spaces (45 required, 46 provided), and also provide for appropriate vehicular circulation

<p>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.</p>	<p>- Grading and drainage plans have been prepared for the subject property by GM BluePlan. For more details refer to the attached Grading and Drainage Plans (Appendix E)</p>
<p>4. That adequate services such as water, sewage disposal, storm water, roads and hydro are available or shall be made available to service the development;</p>	<p>Municipal servicing will be extended from Maiden Lane towards 465 Garafraxa to service the proposed residential units; see attached Functional Servicing Report (Appendix D)</p>
<p>5. That within the built boundary, medium density is encouraged to locate on major roadways and arterial roads;</p>	<p>N/A. Site is greenfield, and is not located within the built boundary</p>
<p>6. That in greenfield areas, medium density is encouraged to locate on major roadways, and roads designed to serve an arterial or collector function, while 40 street townhouses are allowed on local roads.</p>	<p>The Proposed Development will bring medium-density/stacked townhouse residential units to a greenfield site (465 Garafraxa Street W). Garafraxa Street is a <i>collector</i> road</p>
<p>7. That a separate zone(s) is established for multiple residential developments.</p>	<p>N/A</p>

Planning Analysis (Township OP)

In summary, it is our opinion that the Proposed Development is consistent with the policy framework listed in the Township of Centre Wellington Official Plan.

The Proposed Development will follow the goals/guidelines set-out in the Township OP by:

- Proposing a medium-density residential use (stacked townhouse units)
 - On a greenfield site located in the Urban Centre of Fergus
 - Contributing towards the provision of a diverse range of housing types in the area to serve current and future residents
- Assisting the Township of Centre Wellington in meeting its density target of 40 persons and jobs per hectare
- Ensuring the development will have access to municipal services (water, sanitary, etc.) with these services being extended to 465 Garafraxa from Maiden Lane (Appendix D)

- Habitat for Humanity provides “attainable” ownership units for low-moderate income homebuyers to ease into the housing market

6.5 Township of Centre Wellington Zoning By-law, 2009-045

The Township of Centre Wellington *Zoning By-law No. 2009-045* is the current in-force Zoning By-law. In this Zoning By-law, the subject property of 465 Garafraxa Street West is zoned as Future Development (FD) (Figure 10).

The Future Development zone is defined in the Zoning By-law as follows:

“FD Zone applies to lands that are part of the Elora-Salem or Fergus Urban Centres that are expected to be developed or redeveloped in the future, but for which further planning review is needed before further development approvals can be granted. Permitted uses are limited to existing uses, buildings and structures only.”

To permit the Proposed Development of 32 stacked townhouse units on the Subject Property, a Zoning By-law Amendment that **proposes a zone change from Future Development (FD) to Residential (R4) with site-specific provisions** is required. The next section of this report will provide an overview of the proposed Zoning By-law Amendment to Zoning By-law 2009-045.

6.5.1 Proposed Zoning By-law Amendment

A Zoning By-law Amendment is being proposed to change the zoning of the property from Future Development (FD) to R4 Residential, with site-specific provisions. This Zone Change is necessary in order to allow for a Residential use to be located on the subject property. The residential use is appropriate for this subject property as it follows the planned Land Use Structure shown on Schedule A1 of the Township of Centre Wellington Official Plan (Figure 4).

The R4 Residential zone has been chosen as the appropriate zone due to the R4 zone allowing for *stacked townhouse dwellings* as a permitted use. The requested Site-specific provisions are as follows:

- a) Minimum *Interior Side Yard* of 2.3 ±m
- b) Minimum *Building Separation* of 3.0 ±m
- c) Minimum *Private Amenity Area Depth* of 4.0 ±m
- d) Minimum above-grade unit *Private Amenity Area* of 4.65 ±m²

See the table below indicating how the proposed development complies with the R4 zone, as well as the highlighted site-specific provisions:

	Required	Provided
Minimum Lot Area	700 m ²	4,181.30 m ²
Minimum Lot Frontage	20.0 m	63.05 m
Minimum Front Yard	6.0 m	6.0 ±m
Minimum Side Yard	3.0 m	2.3 ±m provided (Site Specific)
Minimum Rear Yard	7.5 m	44.3 ±m
Maximum Building Height	4 storeys / 15 m	3 storeys
Minimum Dist. Between Buildings	15 m	3.0 ±m provided (Site Specific)
Parking (<i>standard</i>)	1.0 space per dwelling unit, plus 0.5 spaces per unit for the first 20 units and 0.25 spaces per unit for each additional unit. (45 spaces) <i>A minimum of 50% of the additional parking spaces shall be devoted exclusively to visitor parking</i>	46 Parking Spaces (45 resident, 1 visitor)
Minimum Common Amenity Area	a) 30 m ² (322.9 ft ²) of common amenity area shall be provided for each of the first 20 dwelling units, and an additional 20 m ² (215.3 ft ²) provided for each additional unit above 20. Common amenity areas shall be aggregated into areas of not less than 50 m ² (538 ft ²). b) Common Amenity Areas shall be designed and located so that the length does not exceed 4 times the width. c) A Common Amenity Area shall be located in any Yard other than the required Front Yard or required Exterior Side Yard.	Common amenity areas are provided on-site as required for the proposed residential units. Refer to the attached Conceptual Site Plan for more details (Figure 2)
Minimum Landscaped Open Space	40%	44.79 ±% provided

<p>Private Amenity Area</p>	<p>A Private Amenity Area shall be provided for each unit and it shall:</p> <p>a) have a minimum area of 20 m² (215.3 ft²),</p> <p>b) have a minimum depth (from the wall of the dwelling unit) of 4.5 m (14.8 ft);</p> <p>c) have a minimum width equal to the width of the unit when the layout of the unit permits. If the preceding cannot be accomplished the minimum width of the private amenity area shall be 4.5 m (14.8 ft);</p> <p>d) not form part of a required front or exterior side yard;</p> <p>e) not face onto a public street;</p> <p>f) be accessed through a doorway to a hall or habitable room, other than a bedroom</p> <p>g) be separate and not include walkways, play areas, or any other communal area; and</p> <p>h) be defined by a wall or fence.</p> <p>-----</p> <p>Notwithstanding the foregoing, for stacked townhouse units above grade, each private amenity area shall:</p> <p>a) have a minimum area of 10 m² (107.6 ft²);</p> <p>b) consist of a patio or terrace; and</p> <p>c) be defined by a wall or railing between adjacent units height of 1.8m</p>	<p>a) 44.7 ±m² for units at ground level</p> <p>b) 4.0±m provided (Site Specific)</p> <p>c) Yes. 11.2m</p> <p>d) Not part of front/exterior side</p> <p>e) Not facing onto public street</p> <p>f) Acknowledged</p> <p>g) Acknowledged</p> <p>h) Acknowledged</p> <p>-----</p> <p>Above-grade units:</p> <p>a) 4.65 ±m² balconies provided (Site Specific)</p> <p>b) Yes, patio/balcony</p> <p>c) Acknowledged</p>
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Due to the findings of the Phase 1 Environmental Site Assessment (ESA), and through discussions with Township Staff, it has been concluded that the proposed area to-be rezoned as 'R4' Residential will encompass approximately 99% of the subject property, with a small portion of the eastern corner of the lot along Garafraxa Street West remaining as 'Future Development'.

For more details on the specifics of the area to-be rezoned, please refer to the attached Conceptual Site Plan/ZBA Sketch Plan (Figure 2), and Draft Zoning Schedule (Appendix C).

Zoning By-law Analysis / Compatibility

In summary, we believe the proposed Zone Change from the existing zoning of Future Development (FD) to the R4 Residential zone with site-specific provisions is appropriate, as it follows the planned land-use structure as indicated on the Township's Official Plan (Figure 4).

We are of the opinion that that the requested site-specific minimum requirements are minor in nature, and that the nature of the Habitat for Humanity "attainable" units justify the slight reduction in private amenity area and depth.

7.0 Conclusions

This Report has been prepared in support of a Zoning By-law Amendment application for 465 Garafraxa Street West, with Site Plan Approval to follow. The proposed applications are being sought in order to allow for the development of 32 Stacked Townhouse units on the subject lands. For the proposed By-law Amendment, Habitat is requesting to amend the existing zoning of the property from "Future Development (FD)" Zone to the "Residential (R4)" Zone with site-specific provisions (Appendix C). The proposed site-specific provisions for the Zoning Amendment are minor in nature, and are appropriate in this scenario to reflect the unique residential development opportunity being proposed.

These units would be built by Habitat for Humanity, and would follow the Habitat homeownership model that assists working low-income families to realize their dream of owning a home. The model allows families to apply for these residential units, and if accepted/approved, would purchase their unit through a no-down payment mortgage geared towards their income level while also contributing 500 volunteer hours to Habitat to Humanity. These proposed units will provide the opportunity for its chosen residents to improve their health, education, and employment outcomes. Every unit/home that is built by Habitat benefits the local surrounding community.

Based on the analysis contained within this report we have concluded that the Proposed Development and associated Zoning By-law Amendment application is appropriate and represents good planning for the following reasons:

- The proposed development is consistent with the Provincial Policy Statement;
- The proposed development conforms to the Growth Plan and represents smart intensification of a Greenfield property located within a Settlement Area;
- The proposed development conforms to the County of Wellington Official Plan and contributes to the listed intensification/density targets by providing new medium-density residential units to the area;
- The proposed development will seek to intensify an existing and underutilized Greenfield site located within the Township of Centre Wellington;
- The proposed development will contribute to providing a mix of housing/unit types in the community, while also providing for more affordable housing options within the Township.

We appreciate your support of this application.

Respectfully submitted,



Brock Linklater,
Planner
Dryden, Smith & Head
Planning Consultants Ltd.



Andrew Head,
Planner
Dryden, Smith & Head
Planning Consultants Ltd.



SITE

GARAFRAXA STREET WEST

HOLMAN CRES.

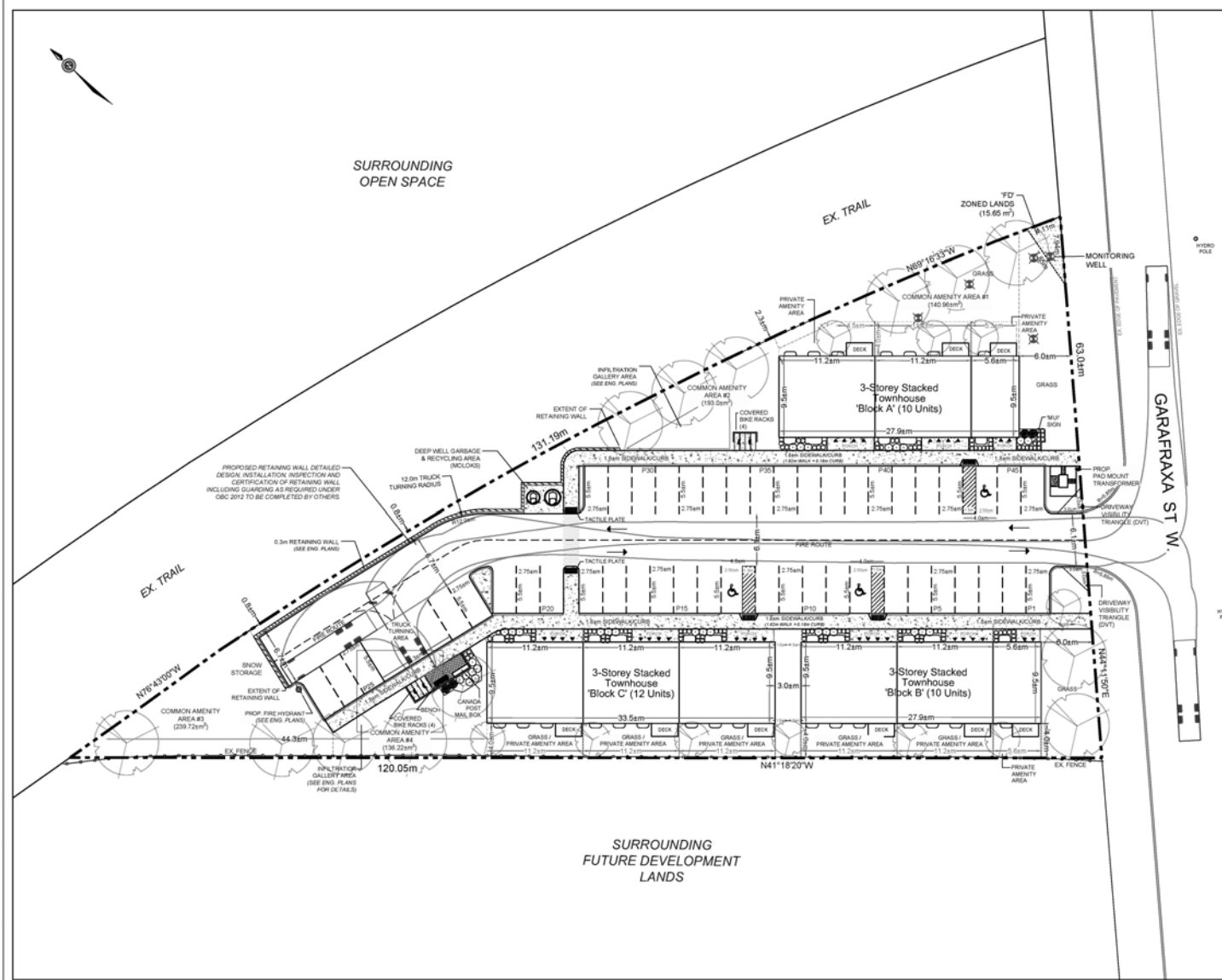
MAIDEN LANE



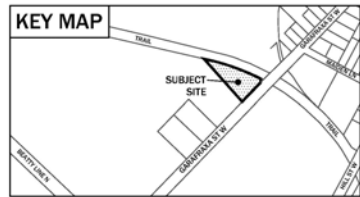
LOCATION OF SUBJECT LANDS

465 Garafraxa Street West, Fergus, Ontario

FIGURE: 1



SITE PLAN
 465 GARAFRAXA ST W.
 PT BLOCK 4
 REGISTERED PLAN 77
 TOWNSHIP OF CENTRE WELLINGTON
 COUNTY OF WELLINGTON
 ROLL # 232600006016050000



ZONING MATRIX: R4 Residential (site-specific)

	REQUIRED	PROVIDED	COMPLIANCE
LOT AREA	700 m ²	4,181.30 m ²	YES
LOT FRONTAGE	20 m	63.05 m	YES
MIN. FRONT YARD	6.0 m	6.0 m	YES
MIN. SIDE YARD	2.3 m (Site Specific)	2.3 m	YES
MIN. REAR YARD	7.5 m	44.3m	YES
MAX. BUILDING HEIGHT	4 Storeys	3 Storeys	YES
MIN. BUILDING SEPARATION	3.0 m (Site Specific)	3.0 m	YES
LANDSCAPED OPEN SPACE	40% of lot area	37.84%	NO
MIN. COMMON AMENITY AREA	NOT TO EXCEED 4x width	varies	YES
AREA	840.0 am ²	709.89 am ²	NO
MIN. PRIVATE AMENITY AREA	4.5 m	5.6 - 11.2m	YES
AREA	20 m ² at-grade	varies	YES
	4.6 m ² above-grade (Site Specific)	4.6 m ²	YES
VEHICLE PARKING	45 vehicle spaces (see 'Notes')	46 spaces	YES
BICYCLE PARKING	5 bicycle spaces (see 'Notes')	8 spaces	YES

Unit Count: 3 x 3-story Stacked Townhouse buildings
 32 total units (14 x 4 BR, 14 x 3 BR, 4 x 2 BR)

NOTES

- Each private amenity area (at-grade, and balcony) to feature a railing/wall between adjacent units to a height of 1.8m;
- Ground-level private amenity areas indicated with thin grey dashed line; Common amenity areas indicated with thick grey dashed line.

Vehicle Parking Requirement (as per ZBL)
 1 space per unit for the first 20 units, plus an additional 0.25 spaces for each additional dwelling unit. A minimum of 50% of the additional parking spaces shall be devoted to visitor parking.
 (total of 45 parking spaces are required, including 3 barrier-free spaces)

Bicycle Parking Requirement:
 To be 10% of the number of vehicle spaces as required by the ZBL

Parking Dimensions:
 2.75 x 5.5m (standard); 4.0 x 5.5m (barrier-free, includes 1.5m aisle)

DRYDEN SMITH & HEAD
 Planning Consultants Ltd.

DATE: APRIL 18, 2023
 SCALE: 1:400
 ACAD. DWG. FILE: 16370(1) SITE PLAN
 JOB NO.: 16370(1)
 FILE NO.: 16370(1)
 REVISION: JUNE 9, 2023

DRYDEN SMITH & HEAD
 Planning Consultants Ltd.

SITE PLAN (UPDATED JUNE 9, 2023)
 465 Garafraxa Street West, Fergus, Ontario

FIGURE: 2

PLAN OF SURVEY OF
PART OF BLOCK 4
REGISTERED PLAN 77
 FORMERLY TOWN OF FERGUS
 TOWNSHIP OF CENTRE WELLINGTON
 COUNTY OF WELLINGTON

SCALE 1 : 400

BLACK SHOEMAKER, ROBINSON & DONALDSON,
 A WHOLLY OWNED SUBSIDIARY OF L.D. BARNES LIMITED
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN
 METRES AND CAN BE CONVERTED TO FEET BY DIVING BY 0.3048.

NOTES
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B,
 BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY
 THE COMBINED SCALE FACTOR OF 0.999970.
 FOR BEARING COMPARISONS, A ROTATION OF 0°01'00" CLOCKWISE WAS
 APPLIED TO BEARINGS ON P2.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP): UTM, ZONE 17, NAD83 (CSRS) (2010.0).
 COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O. REG 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	549 295.387	4 839 095.358
ORP (B)	549 431.376	4 839 235.203

COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH
 CORNER OR BOUNDARIES SHOWN ON THIS PLAN.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND (375 UNLESS SHOWN OTHERWISE)
 - DENOTES SURVEY MONUMENT SET
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - WIT DENOTES WITNESS
 - MEAS DENOTES MEASURED
 - 375 DENOTES BLACK SHOEMAKER ROBINSON AND DONALDSON LTD
 - WIT DENOTES VAN HARTEN SURVEYING
 - P1 DENOTES DEPOSITED PLAN 61R-10100
 - P2 DENOTES DEPOSITED PLAN 61R-11912



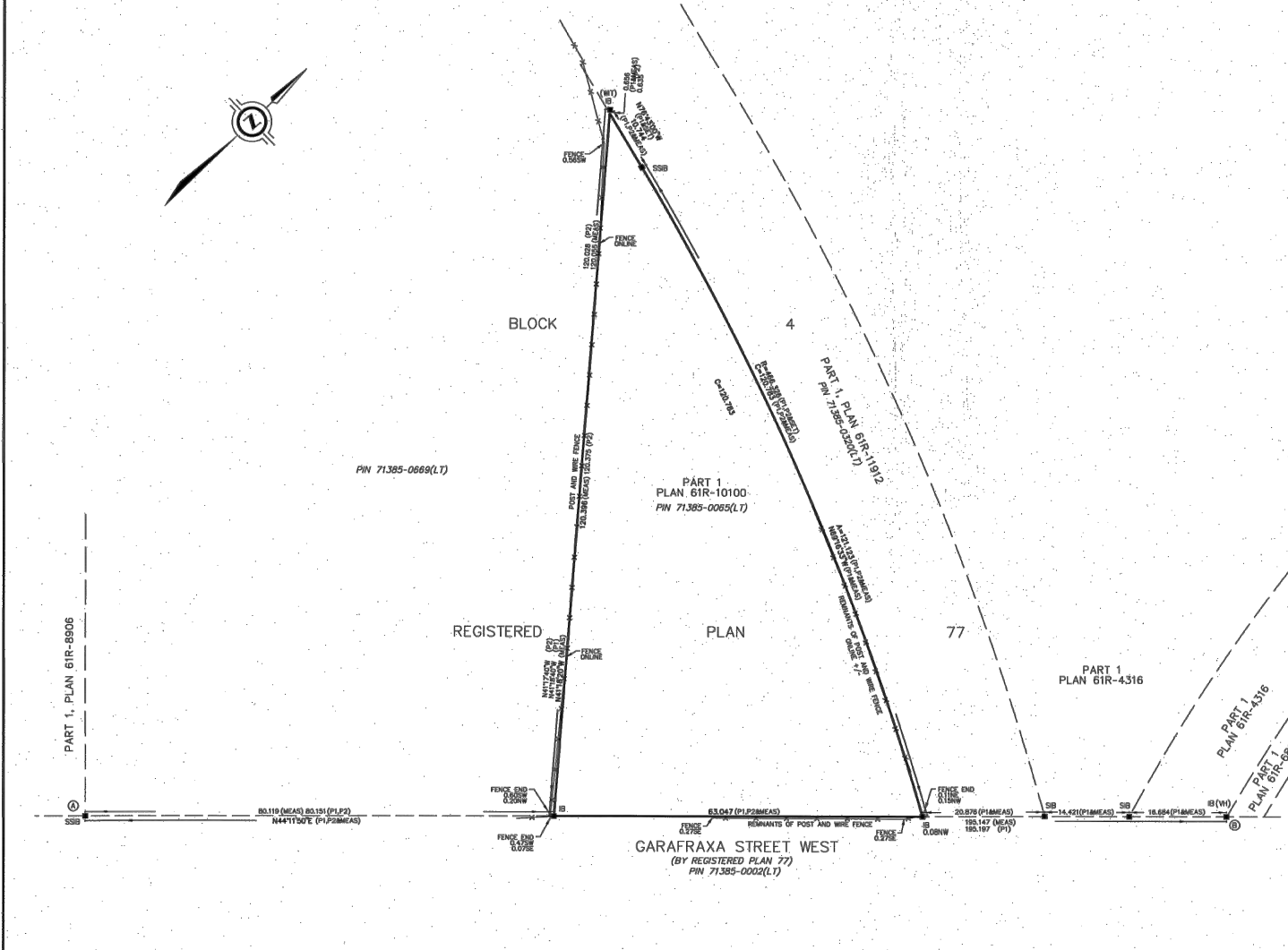
SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS
 ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS
 MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON NOVEMBER 24, 2021.

NOVEMBER 25, 2021
 DATE
 RAYMOND G. SIBTHORN
 ONTARIO LAND SURVEYOR

BSR&D ONTARIO LAND SURVEYORS - SURVEYING
 URBAN & RURAL PLANNERS - MAP P190
 A wholly owned subsidiary of L.D. Barnes Ltd. O.L.S.

257 WOODBURN ROAD WEST, UNIT 161, GUELPH, ONTARIO N1H 1K1
 T: (519) 822-4681 F: (519) 822-1239 www.bsrands.com

DRAWN BY: RJS	CHECKED BY: RJS	REFERENCE NO.: 21-14-609-00
DATE: 11/25/2021		DATE: NOV. 25, 2021

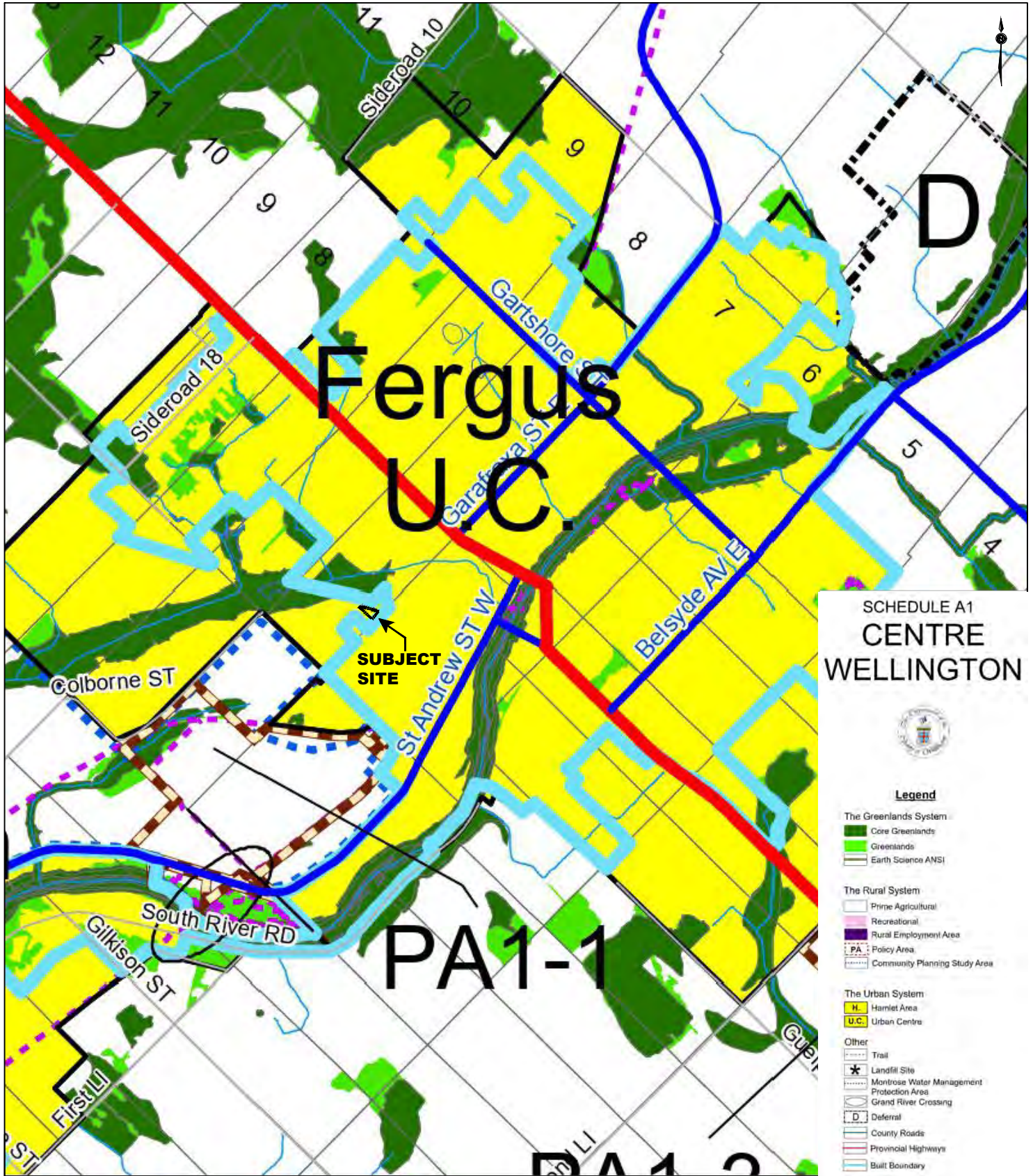


LEGAL SURVEY

465 Garafraxa Street West, Fergus, Ontario

FIGURE: 3

FILE: c:\21-14-609\00\Drawings\21-14-609-00.dwg



SCHEDULE A1
CENTRE
WELLINGTON



Legend

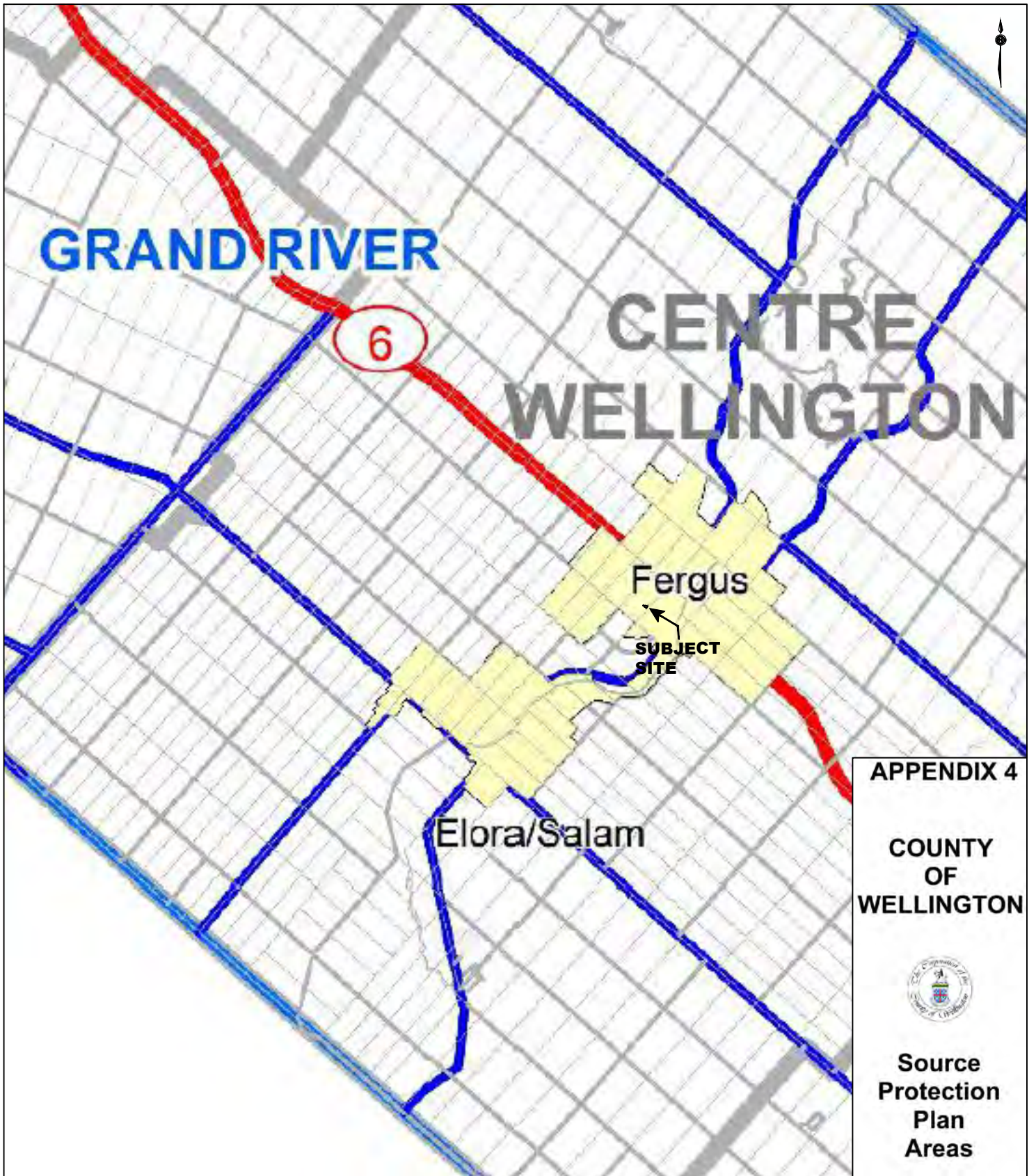
- The Greenlands System
 - Core Greenlands
 - Greenlands
 - Earth Science ANSI
- The Rural System
 - Prime Agricultural
 - Recreational
 - Rural Employment Area
 - PA: Policy Area
 - Community Planning Study Area
- The Urban System
 - H: Hamlet Area
 - U.C.: Urban Centre
- Other
 - Trail
 - Landfill Site
 - Montrose Water Management Protection Area
 - Grand River Crossing
 - D: Deferral
 - County Roads
 - Provincial Highways
 - Built Boundary

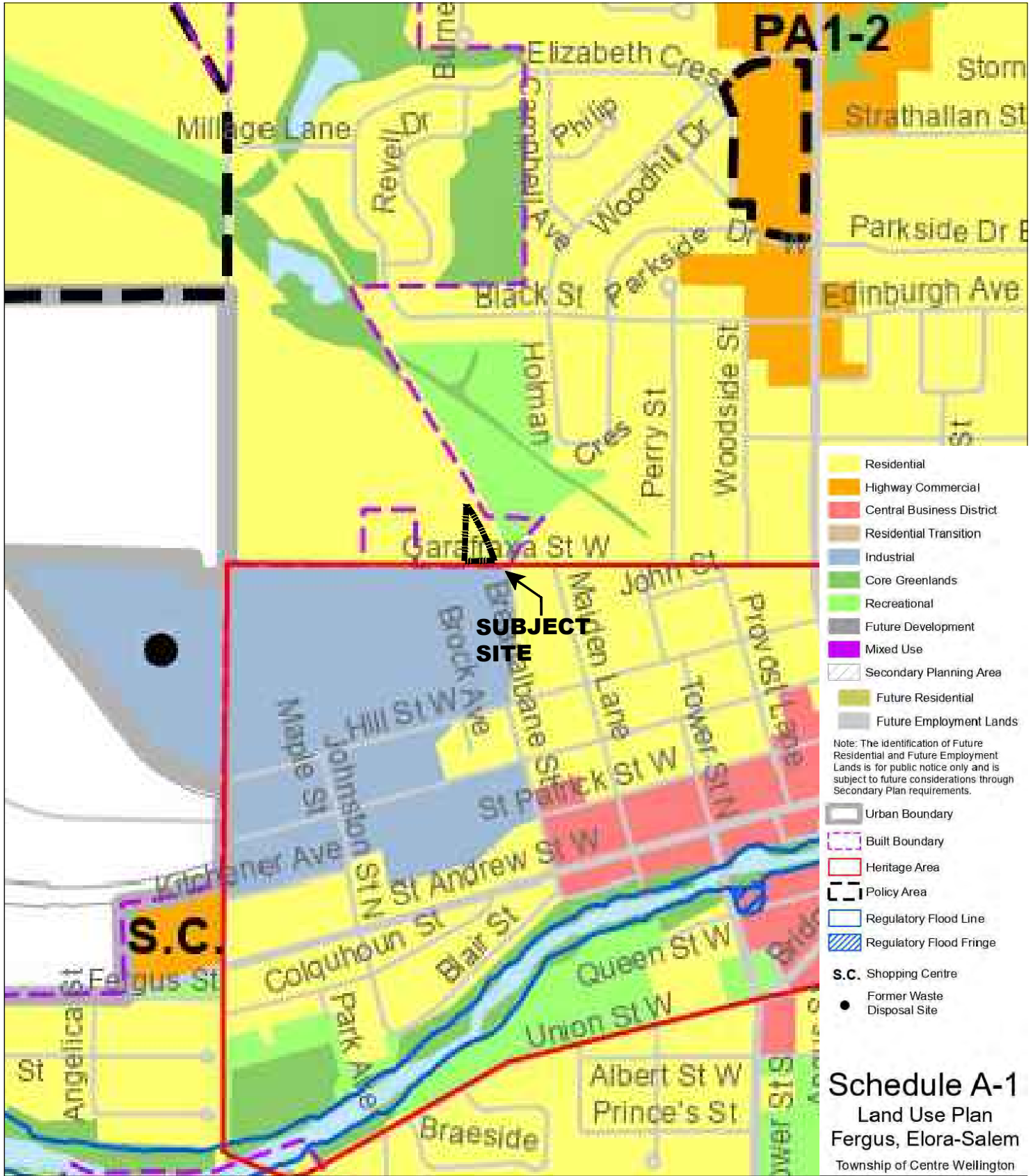


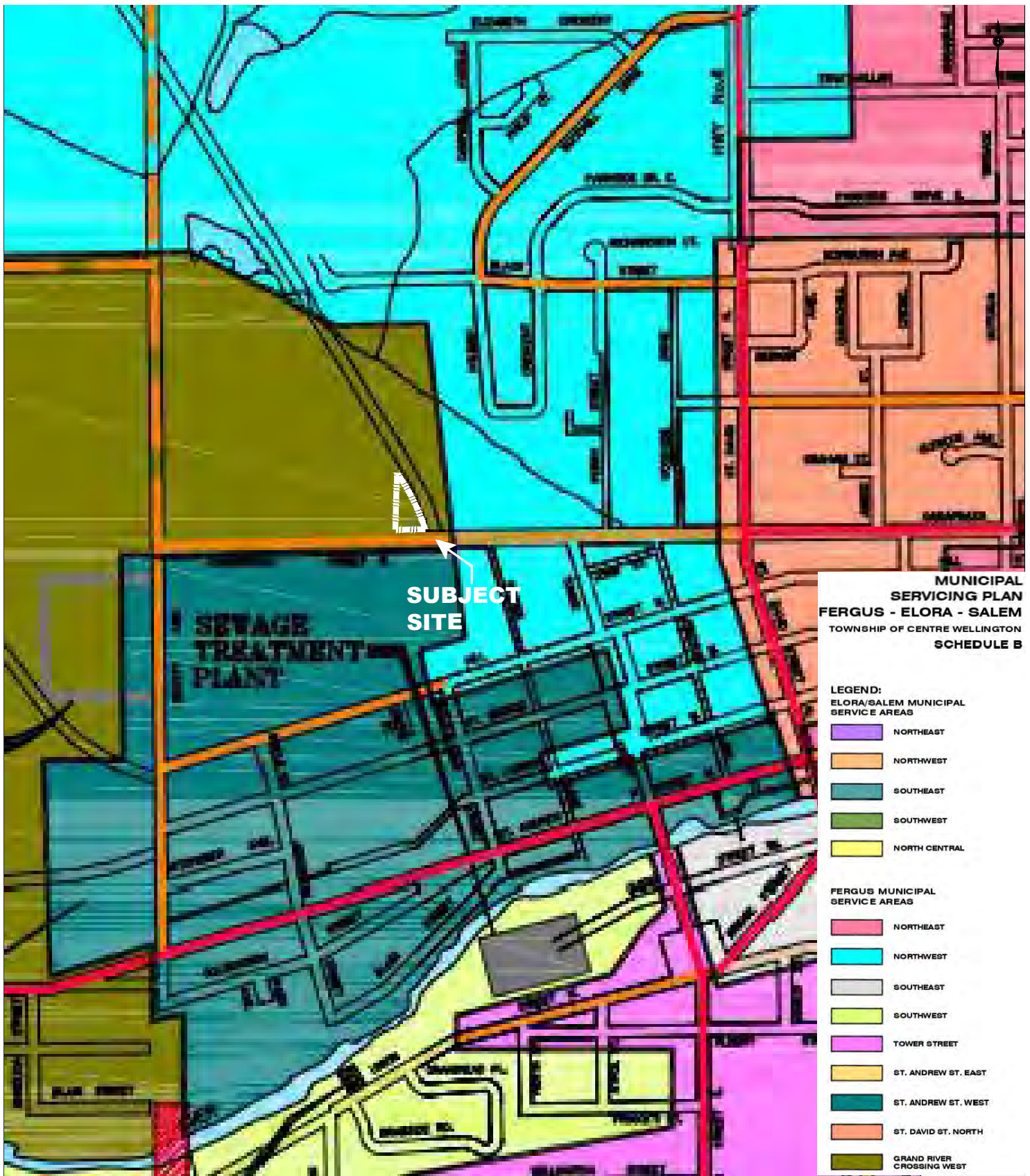
COUNTY OF WELLINGTON OP:
SCHEDULE A1 LAND USE

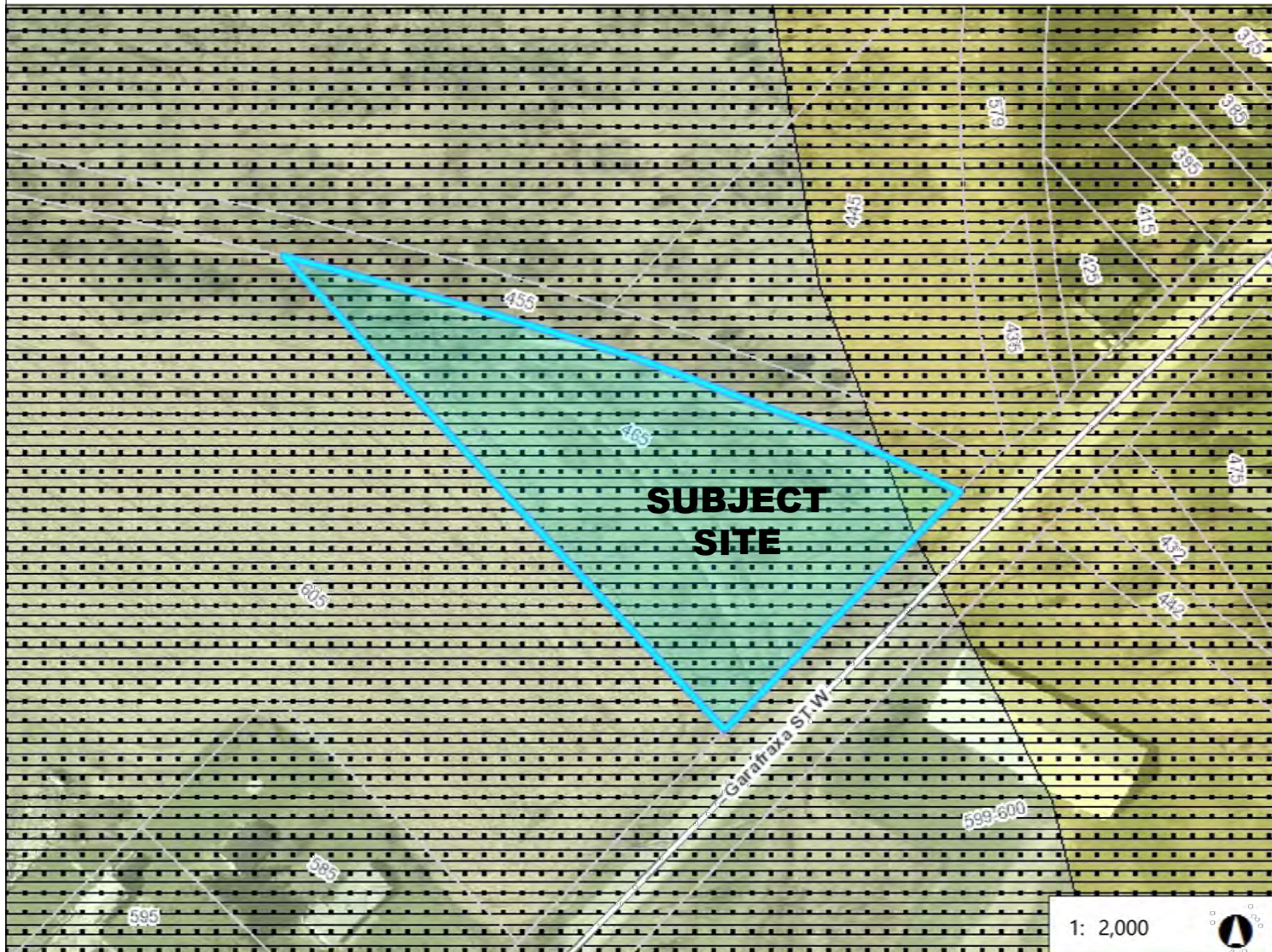
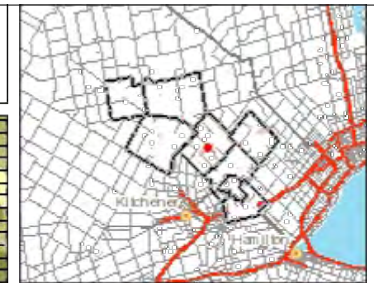
465 Garafraxa Street West, Fergus, Ontario

FIGURE: 4



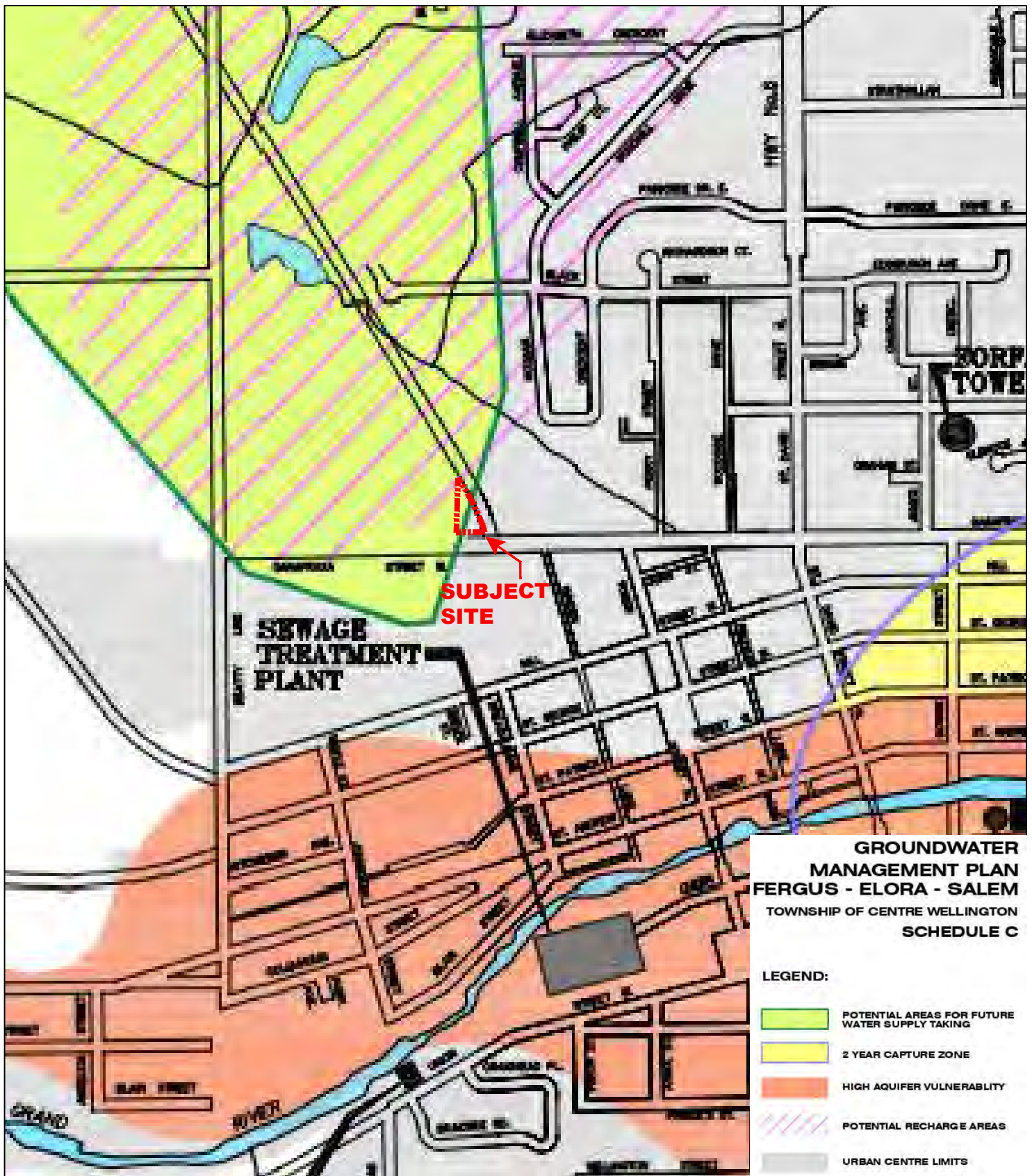


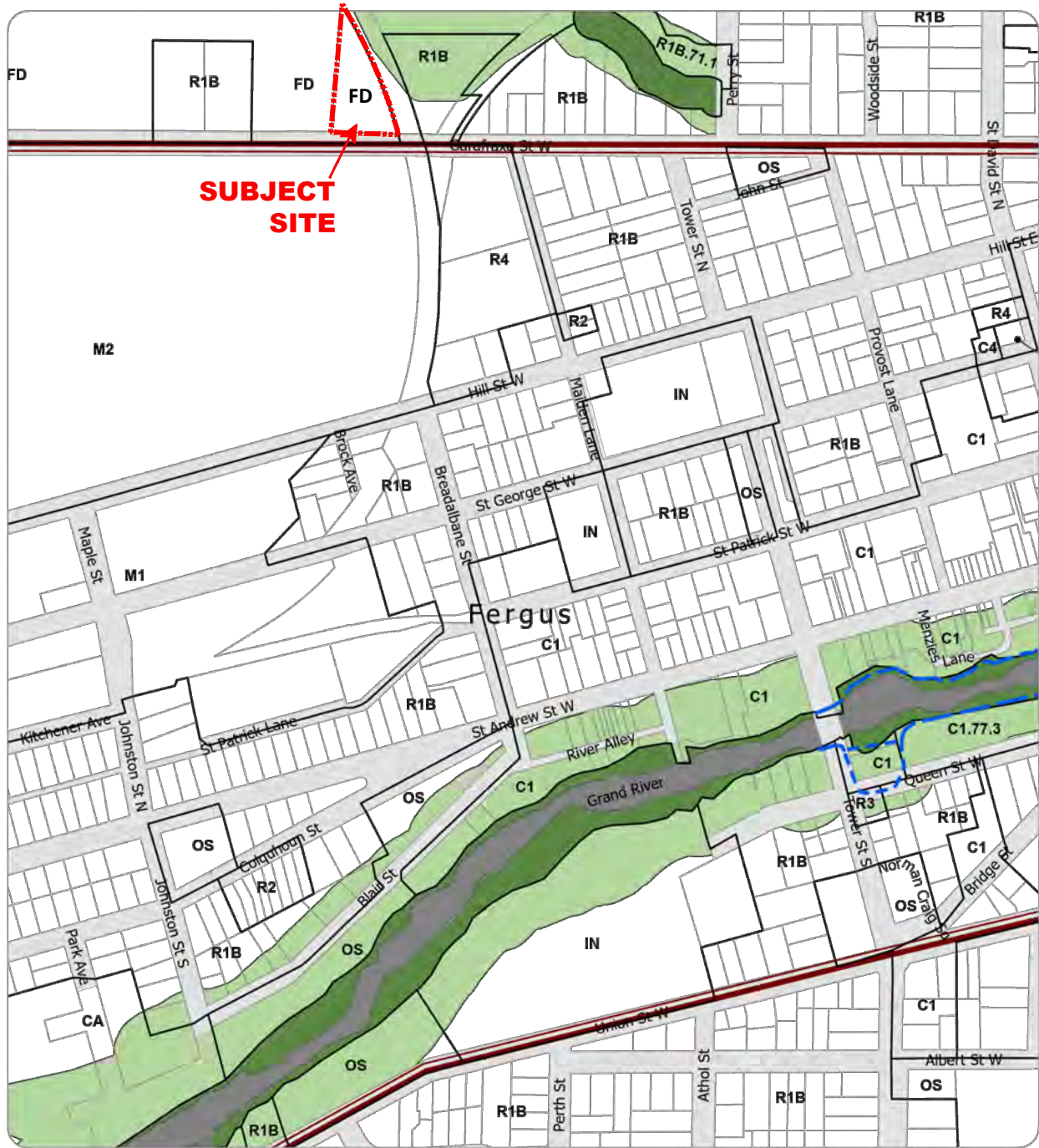




Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- Well Locations
- Wellhead Protection Area Boundaries**
 - A
 - B
 - C
 - D
- Issue Contributing Area**
 - Chloride
 - Nitrate
 - Sodium
 - TCE
- Vulnerability Score**
 - 10
 - 8, D; 8; 8, C
 - 2, 4, 6 (A, B or C)
 - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- RoadsLookup





	Zone Boundary		Floodplain		Township of Centre Wellington Zoning By-Law Schedule "A" Map 72 Fergus
	Environmental Protection		Flood Fringe		
	Environmental Protection Overlay		Waterbody	1:5,000 0 50 100 m	Author: gwolowich Data Saved: 2022-07-04 3:04 PM
	Heritage Area Overlay		Watercourse		
	Parcel Fabric		Road		

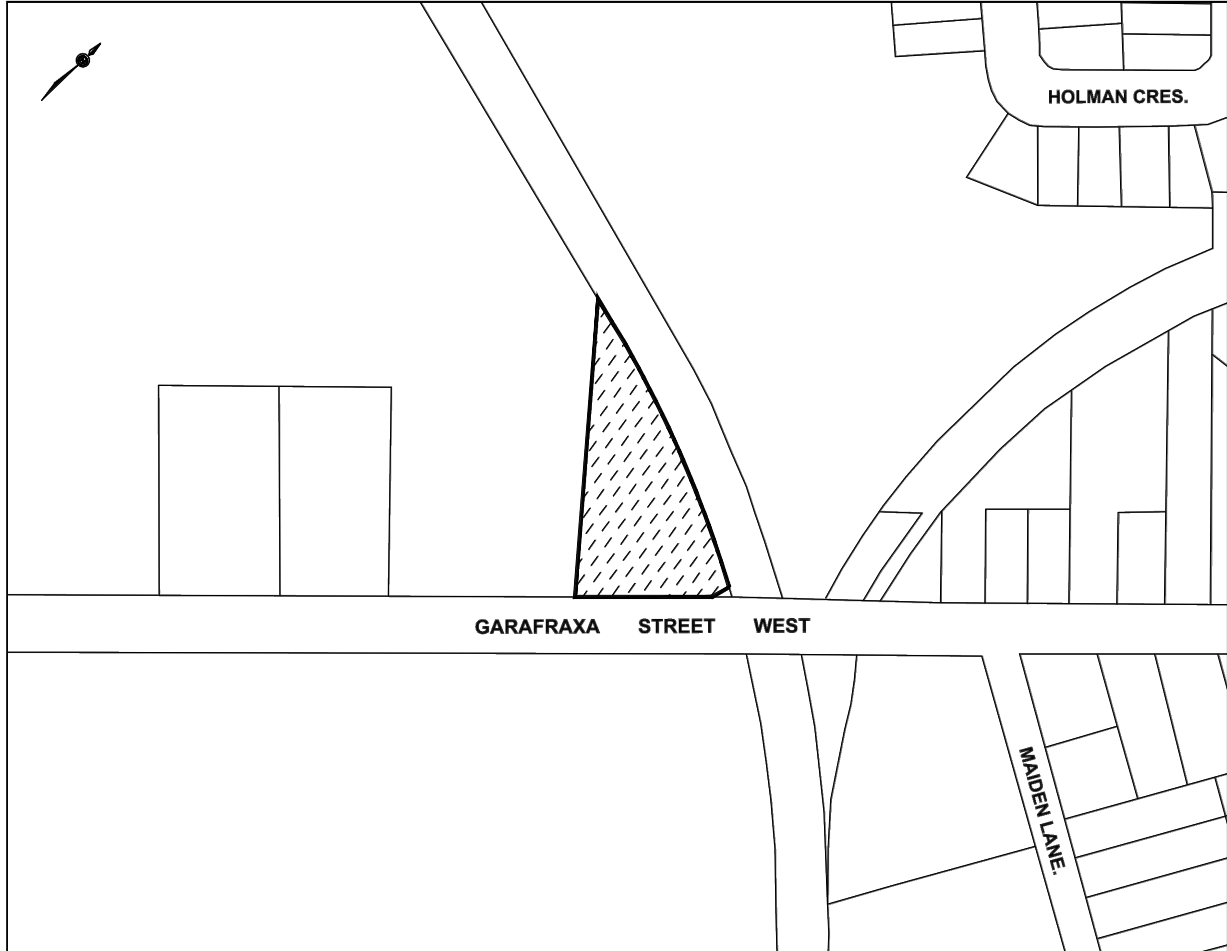
Sources: May include data from the Grand River Conservation Authority, County of Wellington, Titereat (2014) and © 2022 of the Queen's Printer For Ontario. Data provided herein is derived from sources with varying levels of accuracy and currency. This is not a survey product. The Township of Centre Wellington disclaims all responsibility for the accuracy or completeness of information contained herein. This Township of Centre Wellington assumes no responsibility for errors arising from use of these mapping products. All rights reserved. May not be reproduced without permission. © 2022 The Township of Centre Wellington. Path: G:\DATA\ENTERPRISE\ZONING\WPP\Zoning_ByLaw_Map72\Zoning_ByLaw_Map72.aprx



CENTRE WELLINGTON ZONING BY-LAW
EXISTING ZONING
465 Garafraxa Street West, Fergus, Ontario

FIGURE: 10

DRAFT
Schedule 'A'
Zoning By-Law Amendment
Township of Centre Wellington
465 Garafraxa Street West



Lands redesignated from Future Development (FD)
to the Residential R4 Zone with Site-Specific provisions

Appendix C
Zoning By-law Amendment Schedule 'A' (DRAFT)
465 Garafraxa Street West
Township of Centre Wellington