

May 14, 2024

BY EMAIL ONLY

Curtis Marshall, MCIP, RPP
Manager of Development Planning,
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**Subject: Draft Plan of Standard Condominium Applications
405 Wellington St. E.,
Mount Forest,
Township of Wellington North**

Dear Mr. Marshall:

On behalf of our client, Wilson Developments, COBIDE Engineering Inc. is pleased to submit this letter in support of the Draft Plan of Standard Condominium application for the property located at 405 Wellington St. E., Mount Forest (hereinafter called the subject lands).

This letter will, at a high level, analyze the proposed Draft Plan of Condominium within the context of the surrounding community and the relevant planning documents, including the Provincial Policy Statement, the Wellington County Official Plan, and the Municipality of North Wellington's Comprehensive Zoning By-law.

Site Context:

The subject lands are known legally as Part of Park Lot 2, South Side of Birmingham St. Plan of the Town of Mount Forest, geographic town of Mount Forest, Township of Wellington North. The lands are a large, long and narrow lot that are approximately 2211 m².

The subject lands front Wellington St. E. and are directly across from the Mount Forest fairgrounds to the South. To the North is vacant future development land and to the West and East are residential uses. Historically the lands had one single-detached dwelling and a shed.

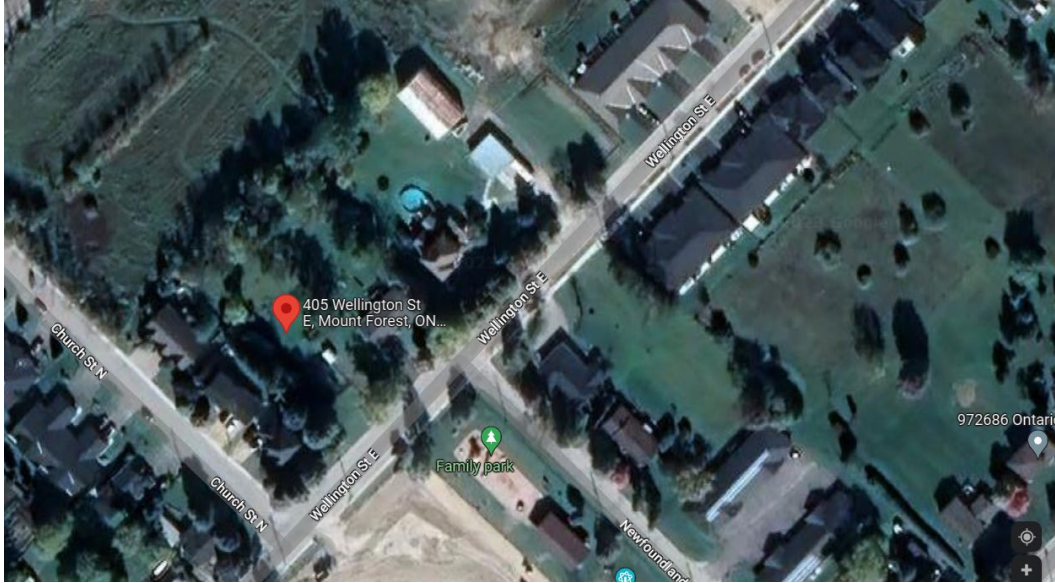


Figure 1- Aerial Photograph from Google Maps (2023)

Planning Context:

The subject lands are located in the Settlement Area of Mount Forest and are designated Residential in the County of Wellington Official Plan. The lands were subject to a Zoning By-law Amendment that was approved May 23, 2023 and the R3-74 zone permits:

1. A maximum of 8 stacked townhouses,
2. The minimum lot area shall be 2,211.7 m² (0.54 ac).
3. The minimum interior side yard setback shall be 5.1 m (16.7 ft).
4. The maximum height of the townhouse development shall be 2 storeys 7 m (23 ft).
5. Notwithstanding any other provisions to the contrary, Section 6.6 COMMON AMENITY AREA shall apply and a minimum 800 ft² (74.3 m²) common amenity area shall be provided.
6. Notwithstanding any other provisions to the contrary, Section 6.3 BUFFER AREA shall apply and a 1.8 m (5.9 ft) solid board fence shall be provided around the entirety of the subject lands.

A building permit was obtained, and the building has been substantially constructed.

Condominium Approval Considerations:

Section 10.1.3 of the Wellington County Official Plan states the matters for consideration during the approval of condominiums:

Policy	Proposed
a) that any new lots will be consistent with official plan policies and zoning regulations	The proposed condominium is consistent with the residential designation of the Official Plan and obtained a site-specific zoning to permit the development concept.

b) that all lots can be adequately serviced with water, sewage disposal, stormwater management or drainage, fire protection, roads, utilities, solid waste disposal to accepted municipal standards and without undue financial burden on the municipality;	The development obtained sewage allocation from the Township of Wellington North in Spring of 2023.
c) that sufficient reserve water and sewage plant capacity will be available when lots are created in areas to be serviced by central water and sewage systems;	See above.
d) that all lots will have safe driveway access to an all-season maintained public road and that access to a local road will be preferred over county and provincial roads, where practical;	The development fronts Wellington St. E., which is a major roadway that runs through the community of Mount Forest.
e) that public streets, spaces and facilities will be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including, but not limited to, walking and cycling.	No public streets are proposed in the development concept.
f) that the topography, soils and drainage of the site are satisfactory for the lot sizes and uses proposed;	A Stormwater Management Plan was submitted for the Zoning By-law Amendment application and implemented during the construction of the building and site.
g) that tree loss related to anticipated development be kept to a minimum and, wherever reasonable, be compensated for by new tree planting;	The lot was previously developed, and tree removal was kept to a minimum to facilitate the development.
h) that natural heritage features are not affected negatively;	No natural heritage features are present on the site.
i) that lots are not created in areas which would pose a threat to public health or safety;	The subject lands are located in a residential area, were previously used for residential uses and would not pose a risk to public health or safety.
j) that natural resources such as agricultural lands and mineral aggregates would not be affected adversely;	Not applicable, the subject lands are located in the settlement area of Mount Forest.
k) that the size and shape of proposed lots is suitable, including frontage, area and the proportion of frontage to depth;	No changes are proposed to the lotting pattern with the Draft Plan of Standard Condominium.

<p>l) that the proposed lots and uses are compatible with and designed to minimize adverse impacts on surrounding uses;</p>	<p>It is important to note that compatibility does not mean match the existing, it means that the existing and the proposed can co-exist. The proposed residential built form, albeit different than that what is established, is still considered to be at a scale, height and massing that is compatible with, just not the same as, the surrounding area.</p> <p>In terms of the vision as outlined by the Official Plan to promote intensification, this increase is desirable so long as it is compatible with the surrounding community. It is natural the scale, massing and orientation may be increased through the emerging built form when seeking to intensify and better utilize existing lots and services.</p> <p>A fence has been required by the site-specific zoning, which will ensure privacy and enjoyment of outdoor amenities for both the subject lands' residents and neighbouring properties.</p>
<p>m) that all new lots shall have logical lot lines given existing lot patterns in the area, natural and human-made features and other appropriate considerations;</p>	<p>As previously noted, no changes are proposed to the lotting pattern with the Plan of Standard Condominium.</p>
<p>n) that residential lots will have adequate access to community facilities such as schools, libraries and parks based on reasonable standards for the area</p>	<p>The subject lands are located in the settlement area of Mount Forest where schools, libraries and parks are readily available.</p>
<p>o) that the creation of any lot is necessary, timely and in the public interest;</p>	<p>Stacked townhouses help create a more complete community by offering a product that is less high than an apartment building, and thereby maintains visual height integrity and fits in well with the surrounding neighbourhood. But, stacked towns have the same advantages as an apartment optimizing vertical space to create more units in a smaller footprint, thereby creating a more attainable unit and different housing product to the community.</p> <p>Therefore, this application helps advance the Official Plan's goal for density and housing variety that fits in well with established neighbourhoods.</p>
<p>p) that provincial legislation and policies are met, including the Greenbelt Plan policies set out in Section 9.9 of this Plan.</p>	<p>The subject lands are located in a settlement area and will be fully-serviced with municipal water and sanitary sewer. There are no natural heritage features on the property. The development is</p>

	consistent with the policies of Section 9.9 of the Wellington County Official Plan.
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Submission Requirements

In response to correspondence with C. Marshall, Manager of Development Planning for the County of Wellington, the following, in addition to this letter, is included in the application for Draft Plan of Standard Condominium:

1. Draft Plan of Standard Condominium, prepared by Van Harten Surveying.
2. Proposed Townhouse Development Drawing Set, issued June 28, 2023, prepared by COBIDE Engineering Inc.
3. The completed application forms.

Conclusions

The proposed application for Draft Plan of Standard Condominium would implement the development concept and permit the developer to sell the eight stacked townhouse units individually. The work required therein is substantially completed or installed as prescribed under the *Condominium Act* and all matters under Section 51 of the *Planning Act* and O. Reg 544/06 have been addressed.

As such, it is my professional opinion that the application for Draft Plan of Standard Condominium represents good land use planning and is consistent with County of Wellington Official Plan and the Township of Wellington North's Comprehensive Zoning By-law.

If you have any questions regarding the above, please contact the undersigned at 519-506-5959, extension 106.

Sincerely,

COBIDE Engineering Inc.



Dana Kieffer, M.Sc. (Planning), MCIP, RPP
Senior Development Planner,
COBIDE Engineering Inc.

Encl.

cc: Mr. Matt Rapke, Director of Development, Wilson Developments
Ms. Tammy Pringle, Development Clerk, Township of Wellington North

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