

WILSON DEVELOPMENTS.

PLANNING JUSTIFICATION REPORT

PROPOSED RESIDENTIAL DEVELOPMENT

440 WELLINGTON STREET

TOWNSHIP OF WELLINGTON NORTH

JUNE 2023

COBIDE Engineering Inc
517 10th Street
Hanover, ON N4N 1R1
TEL: 519-506-5959
www.cobideeng.com

TABLE OF CONTENTS

1.	INTRODUCTION	1
1.1	Purpose and Scope.....	1
1.2	Pre-Consultation and Required Supporting Studies.....	1
2.	SITE CONTEXT	2
2.1	Site Description	2
2.2	Surrounding Land Uses	2
3.	THE DEVELOPMENT CONCEPT.....	3
4.	OVERVIEW OF SUPPORTING STUDIES	3
4.1	Functional Servicing and Stormwater Management Report.....	3
4.1.1	Water.....	3
4.1.2	Sanitary Sewer	4
4.1.3	Stormwater Management.....	4
5.	RATIONALE FOR APPLICATIONS.....	4
5.1	Current Planning Designations and Zones	4
5.2	Required Applications	4
6.	PLANNING POLICY.....	4
6.1	Planning Act	4
6.2	Provincial Policy Statement.....	5
6.2.1	Building Strong Healthy Communities	6
6.3	A Place to Grow.....	7
6.4	Wellington County Official Plan	8
6.4.1	Part 3: Growth Strategy.....	8
6.4.2	Section 4.4: Housing	9
6.4.2.1	Variety	9
6.4.2.2	Residential Intensification	9
6.4.3	Urban Centre Policies	10
6.4.4	Residential Policies	10
6.4.4.1	Permitted Uses.....	10

6.4.4.2	Medium Density Development	11
6.4.4.3	Intensification Criteria.....	12
6.5	Township of North WELLington Comprehensive Zoning By-Law	13
6.5.1	Current Zoning	14
6.5.2	The Proposed Zoning.....	14
7.	CONCLUSIONS & PLANNING OPINION.....	15

LIST OF FIGURES:

Figure 1: Site Location Map	2
Figure 2: Aerial Image from Google Earth	3
Figure 3: Wellington County Official Plan.....	8
Figure 4: Current Zoning Map	14

APPENDICES:

A – Concept Plan

1. INTRODUCTION

On behalf of our client, Cobide Engineering Inc. is pleased to submit the Planning Justification Report in support of the Official Plan Amendment and Zoning By-law Amendment applications for the property located at 440 Wellington Street, Mount Forest (hereinafter called the subject lands).

The intent of this report is to analyze the land use planning merits of the applications and determine the appropriateness of the proposed uses. The request will be analyzed within the context of the surrounding community and the relevant planning documents, including the Provincial Policy Statement, the Growth Plan, the Wellington County Official Plan and the North Wellington Comprehensive Zoning By-law.

The proposed Conceptual Plan has been included in Appendix A.

1.1 PURPOSE AND SCOPE

The content of this Planning Justification includes:

- A description of the site, its existing physical conditions and its context within the surrounding area;
- A description of the Development Concept;
- An outline of and rationale for the subject application;
- An overview of the other supporting reports and studies;
- An overview of the relevant planning policy and regulations that affect the proposed planning application, including Provincial, County, and Municipal policy and regulations; and
- An assessment of the proposed planning application in respect to the relevant policy and regulatory framework, and a planning opinion and justification for the applications.

1.2 PRE-CONSULTATION AND REQUIRED SUPPORTING STUDIES

On November 22, 2022, a pre-consultation meeting was held to review the submission requirements related to the 440 Wellington St. project.

At this meeting it was outlined at that the following would be required:

1. A Wellington County Official Plan Amendment;
2. A Zoning By-law Amendment,
3. Functional Servicing Report;
4. A Stormwater Management Report; and
5. A Planning Justification Report

These applications and studies have been completed and are included in this submission.

2. SITE CONTEXT

2.1 SITE DESCRIPTION

The proposed stacked townhome development is located on the lands known legally as Part of Park Lot 4, South Side of Wellington St. Plan of the Town of Mount Forest, geographic Town of Mount Forest, Township of Wellington North, County of Wellington. The Municipal address of the property is 440 Wellington St. E. The subject lands, in their entirety, are located within the Settlement Area of Mount Forest.

The subject lands are currently host to a one- storey house and outbuildings. There are several mature trees on the lot and a hedge on the portion of the Eastern property line abutting 460 Wellington St.



Figure 1: Site Location Map

2.2 SURROUNDING LAND USES

The subject lands are located in an established residential neighbourhood. In the immediate vicinity are several new and established residential dwellings including townhouses and single-detached homes. Directly adjacent to the southwestern property line of the subject lands is a recently approved townhouse development. The rear portion of the property abuts Faith Baptist Church to the East.

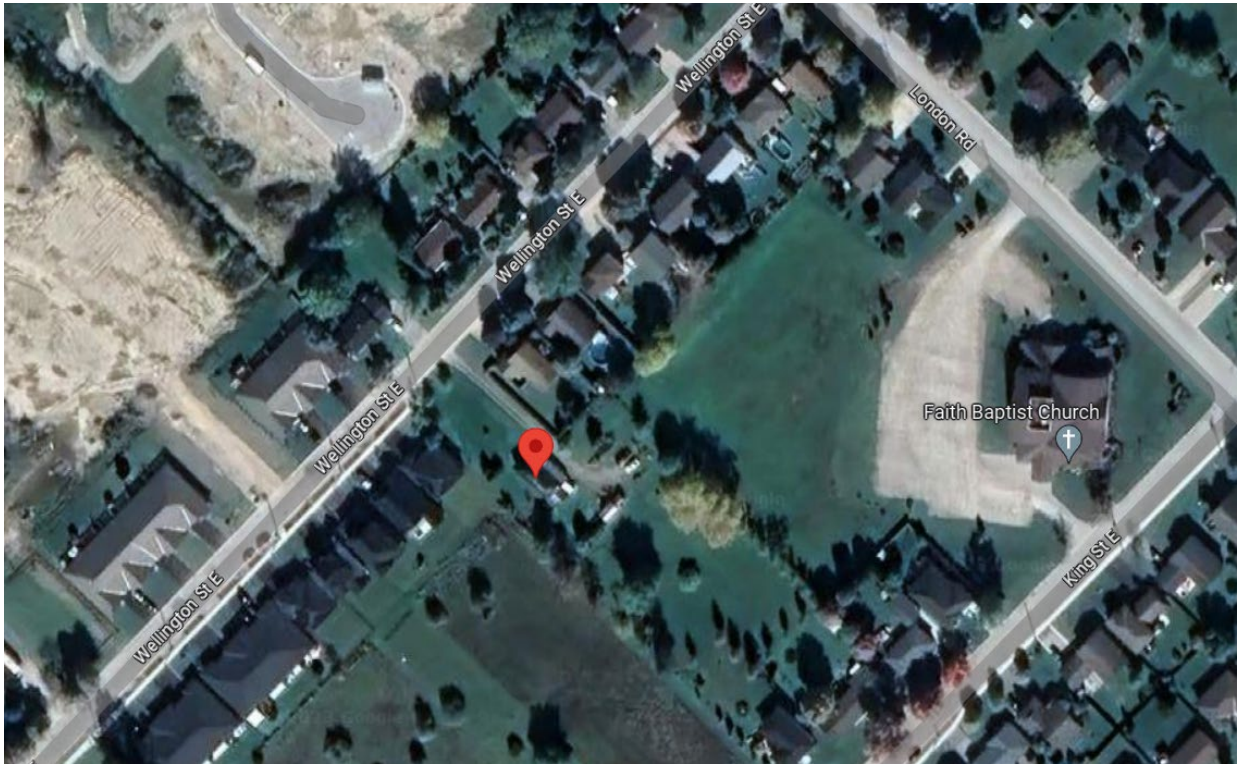


Figure 2: Aerial Image from Google Earth

3. THE DEVELOPMENT CONCEPT

The applications will facilitate the development of a stacked townhome development. Three buildings are proposed: two 12-unit and one 4-unit stacked townhomes. In total, 28 units are proposed.

The development concept meets the parking requirements of the zoning by-law and proposes to provide 44 parking stalls.

A Plan of Standard Condominium is planned.

4. OVERVIEW OF SUPPORTING STUDIES

4.1 FUNCTIONAL SERVICING AND STORMWATER MANAGEMENT REPORT

4.1.1 WATER

The proposed development will be serviced by a 150mm diameter water service that will connect to the existing 150mm diameter watermain on Wellington Street East. The service will run southeast into the site and connect into each of the buildings. A valve will be installed at the property line to allow for isolation from the municipal water system. Fire flows and pressure requirements have been confirmed.

4.1.2 **SANITARY SEWER**

There is an existing 300mm diameter PVC sanitary sewer on Wellington Street East that flows from northeast to southwest. The site will connect to the existing sanitary sewer on Wellington Street east and into a new manhole placed at the property line.

4.1.3 **STORMWATER MANAGEMENT**

The recommended stormwater strategy for the development requires the post development peak flows from the property to be less than or equal to the pre-development peak flow conditions with the stormwater discharging to the existing storm sewer on Wellington Street East.

Since the development will increase the overall impervious area of the subject property, stormwater runoff will need to be over-controlled in order to reduce the peak flows to pre-development conditions. This will be achieved through the installation of underground storage chambers. The chambers will provide a controlled outlet into the existing 525mm diameter storm sewer located on Wellington Street East.

In order to provide the above required volumes and discharges, an underground storage system will be implemented. Considering the site characteristics, the StormTech MC-740 Chamber from ADS was selected. There will be two separate systems that will be used on site to provide quantity control.

5. **RATIONALE FOR APPLICATIONS**

5.1 **CURRENT PLANNING DESIGNATIONS AND ZONES**

The subject lands are located in the settlement area of Mount Forest and are designated Residential in the Wellington County Official Plan.

The property is currently zoned R1C- Residential Zone.

5.2 **REQUIRED APPLICATIONS**

A Wellington County Official Plan Amendment is requested for an exception to the maximum density permitted in Section 8.3.5. The proposed density of the site is 49 units/ ha.

A Zoning By-law Amendment is requested to re-zone the property from R1C Residential Zone to R3 Residential Zone. The site-specific amendments required are discussed later in this report.

These applications would permit the development of the property consistent with the Conceptual Plan contained in Appendix A.

6. **PLANNING POLICY**

6.1 **PLANNING ACT**

The Planning Act requires approval authorities considering planning applications to have regard to, among other things, matters of Provincial Interest. Those matters of Provincial Interest relevant to the Subject Applications are as follows:

- The supply, efficient use and conservation of energy and water;

- The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- The orderly development of safe and healthy communities;
- The adequate provision of a full range of housing, including affordable housing;
- The appropriate location of growth and development;
- The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.
- The promotion of built form that,
 - (i) is well-designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The Planning Act also requires decisions related to planning applications to be consistent with Provincial Policy (such as the Provincial Policy Statement) in effect on the date of the decision. Section 16 of the Planning Act provides the legislative authority for municipalities to regulate the following (among other matters) in Official Plans:

- Goals, objectives and policies to manage and direct physical change and the effects on the social, economic, built and natural environment of the municipality;
- Policies and measures to ensure the adequate provision of affordable housing;
- Descriptions of the means for informing and obtaining input from the public with respect to Official Plan Amendments and Zoning By-laws; and
- Policies that identify goals, objectives and actions to mitigate greenhouse gas emissions and to provide for adaptation to a changing climate.

Section 34 of the Planning Act provides the legislative authority for municipalities to regulate the following (among other matters) in Zoning By-laws:

- the use of land;
- the type of construction, height, bulk, location, size, floor area, spacing, character and use of buildings;
- minimum and maximum density;
- minimum and maximum height; and
- requirement to provide off-street parking and/or loading facilities.

6.2 PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating the development and use of land through Municipal documents like the Official Plan and Zoning By-law. The current PPS came into effect May 1, 2020. Section 3(5) of the Planning Act requires that all decisions affecting planning matters shall be consistent with policy statements issued under the Act. The following table demonstrates how the proposed Official Plan Amendment and Zoning By-law Amendment are consistent with the policies of the 2020 PPS that, in our opinion, have particular relevance to this proposal:

6.2.1 BUILDING STRONG HEALTHY COMMUNITIES

Table 1: Provincial Policy Statement Policies

<p>1.1 (Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns)</p> <p>1.1.1 Healthy, liveable and safe communities are sustained by:</p> <p>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;</p>	<p>The proposed development represents an efficient development design in a Settlement Area identified for growth. The stacked townhouse development will be a positive addition to the range and mix of housing in Mount Forest.</p> <p>By their nature, these units will be more affordable. This increases the inventory of housing for residents at different stages in life and different income levels. It will create housing by developing an infill lot within the urban boundary, which have been identified as lands to help in achieving residential infill targets, and where infrastructure is realistically able to be extended to service the planned development.</p>
<p>1.1.2 sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines.</p> <p>Within Settlement Areas, planning authorities are directed to make sufficient land available through intensification and redevelopment and, if necessary, designated growth areas.</p> <p>1.1.3.1 <i>Settlement areas</i> shall be the focus of growth and development.</p>	<p>The proposed development will make efficient use of an under-utilized lot within the settlement area and within the designated built boundary.</p>
<p>1.1.3.2 Land use patterns within settlement areas shall be based on:</p> <p>a) densities and a mix of land uses which:</p> <ol style="list-style-type: none"> 1. efficiently use land and resources; 2. 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; and <p>b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.</p>	<p>The density proposed makes efficient use of the subject lands. A twelve-unit stacked townhome is a similar footprint to a six-unit traditional townhouse.</p> <p>The proposed land use pattern promotes efficient and cost-effective development with respect to infrastructure and servicing that it can be serviced by extensions to the existing sewer and watermain. This is supported by the Functional Servicing Report, also prepared by Cobide Engineering Inc., included with this submission.</p> <p>The subject property is accessible to places of employment, goods, services, elementary schools, and recreational areas, all by foot or active transportation.</p>

<p>1.6.6 (Sewage, Water and Stormwater)</p> <p>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;</p>	<p>The proposal would represent a development that extends and optimizes municipal infrastructure through intensification.</p>
<p>1.6.6.7 planning for stormwater management shall:</p> <ul style="list-style-type: none"> a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term; b) minimize, or, where possible, prevent increases in contaminant loads; c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure; d) mitigate risk to human health, safety, property and the environment; e) maximize the extent and function of vegetative and pervious surfaces; and f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development. 	<p>The proposal includes a Stormwater Management Report prepared by Cobide Engineering that confirms pre-development flows can be maintained through a comprehensive stormwater management plan.</p>
<p>1.7.1 b encouragement shall be given to encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of <i>housing options</i> for a diverse workforce</p>	<p>The proposed development represents an efficient development design in a Settlement Area identified for growth. A stacked townhome development, of which there are few in the Municipality, will add variety of housing options for people of different ages, stages of life and income levels.</p>

6.3 A PLACE TO GROW

A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, 2020, came into effect on August 28, 2020.

The Provincial Growth Plan directs the majority of growth to settlement areas encouraging a better use of land and infrastructure while prioritizing intensification in strategic growth areas, including urban growth centres, major transit station areas, brownfield sites and greyfields.

A Place to Grow Act directs growth to settlement areas with a delineated built boundary. Section 2.2.1 of the Plan seeks to achieve a complete community including a diverse mix of land uses and provide for a more compact built form and provide a diverse range and mix of housing options to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes.

Section 2.2.2 establishes growth targets for development within delineated built-up areas and encourages intensification generally throughout the delineated built-up areas.

The proposed condominium is located within the built boundary of Mount Forest and proposes to increase the number of units from one to 28. The proposal can be considered consistent with the vision, intent and policies in the Growth Plan.

6.4 WELLINGTON COUNTY OFFICIAL PLAN

The Wellington County Official Plan (The Plan) was adopted by Wellington County Council on September 24, 1998, approved by the Ministry of Municipal Affairs on April 13, 1999 and came into effect on May 6, 1999.

The property is in the defined Urban Centre of Mount Forest.



Figure 3: Wellington County Official Plan

6.4.1 PART 3: GROWTH STRATEGY

This section of the Official Plan directs the majority of growth to urban centres that offer municipal water and sewage services (policy 3.1.1). It sets the target that by the year 2015 and for each year thereafter,

a minimum of 20 percent of all residential development occurring annually will be within the built-up area (policy 3.3.1).

The Growth Strategy Section of the Official Plan sets forth several relevant objectives to the development concept including:

1. To encourage efficient cost-effective development patterns;
2. To take advantage of capacities in existing and planned water, waste water, utilities and transportation systems;
3. To encourage growth in urban areas;
4. To identify and promote opportunities for growth in the built-up areas of urban centres through intensification and redevelopment where this can be accommodated, taking into account small town scale and historic streetscapes;
5. 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

The subject lands are located within the built boundary of Mount Forest, can be considered a re-development and intensification of an existing single-detached to a 28-unit development. The development concept also represents an addition of a different type of housing stock, being stacked townhouses, than what is currently available in Mount Forest.

6.4.2 SECTION 4.4: HOUSING

6.4.2.1 VARIETY

The Plan states that a variety of housing types to satisfy the present and future social, health and well-being requirements of residents of the regional market area are to be provided. New residential developments will be promoted at densities which efficiently use available servicing and are appropriate to site conditions and existing patterns of development (policy 4.4.2).

The Conceptual Plan proposes stacked townhouses, a newer housing product on the market. In this design, units are split level, thereby using the space more efficiently and compactly which increases and optimizes the number of units in the building.

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 with the surrounding neighbourhood well. But, stacked towns have the same advantages of optimization of vertical space as an apartment building to create more units in the same footprint, thereby creating a more attainable unit and different housing product for the community.

6.4.2.2 RESIDENTIAL INTENSIFICATION

Section 4.4.3 of the Plan outline policies that encourage intensification in urban centres and its approach intends to retain small-town character. The policies support appropriate intensification in all areas of the built boundary and encourages modest intensification in stable residential areas respecting the character of the area. Stable residential areas are considered to be established areas generally consisting of predominantly low-density housing on local roads with the built boundary.

The subject lands are straddling an emerging residential area and an established neighbourhood. The subject lands are presently host to a single-detached home. To the West and North is new residential development fronting Wellington St. E. including townhomes and single-detached dwellings. Directly to the West of the subject lands an 18-unit townhome development was recently approved at 425-427 King St. E. To the East is an established residential neighbourhood of single-detached homes.

The proposed stacked townhomes will fit in with the established and emerging residential uses of the neighbourhood.

6.4.3 URBAN CENTRE POLICIES

The urban centres of Wellington are the primary focus for housing, commerce, services, job creation, recreation, and community facilities. The Plan recognizes and reinforces the role of urban centres as central places in Wellington (policy 8.1.2).

One of the major objectives of urban centres is to provide opportunities for an adequate supply and diversity of housing to satisfy the varied needs of a growing community (policy 8.1.4 b).

The proposal is contained within the established urban boundaries and delineated built boundary of Mount Forest, a designated urban centre in the County. It is proposed that the development be stacked townhomes in condominium ownership, which will aid in broadening the variety of housing types and tenures. Therefore, the proposal conforms to the Detailed Urban Centre policies of the Wellington County Official Plan.

6.4.4 RESIDENTIAL POLICIES

The Plan states that new housing types are needed to provide a greater variety of residential accommodation as well as a more affordable housing supply. The Plan anticipates that semi-detached, townhouse and apartment dwellings will be developed to respond to this need and that these units may eventually account for at least one quarter of all housing units in most urban centres (policy 8.3.1).

The Plan's objectives for residential development include providing a variety of dwelling types to satisfy a broad range of residential requirements and ensure that affordable housing is available and manage the rate of growth and the amount of residential development within the urban centre in order to maintain and enhance the small town character. Further, the objectives seek to minimize potential compatibility issues between residential and other land uses and encourages intensification and development proposals provided they maintain the stability and character of existing neighbourhoods (policy 8.3.2).

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 the established neighbourhood to the East, is still considered to be at a scale, height and massing that is compatible with, just not the same as, the surrounding area.

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 or changed through the emerging built form when seeking to intensify and better utilize existing lots and services.

The proposed site layout provides for adequate degrees of separation between the proposed and existing developments and as such effectively mitigates potential impacts.

6.4.4.1 PERMITTED USES

In the Residential Designation, The Plan permits townhouses and apartments, bed and breakfast establishments, group homes and nursing homes, may also be allowed subject to the requirements of the Zoning By-law and the applicable policies of this Plan.

The proposed stacked townhomes are consistent with the permitted uses of the designation.

6.4.4.2 MEDIUM DENSITY DEVELOPMENT

Table 1: Evaluation of the proposal under Section 8.3.5 Medium Density Development:

Multiple residential developments such as townhouses and apartments may be allowed in areas designated RESIDENTIAL subject to the requirements of the Zoning By-law and further provided that the following criteria are satisfactorily met:	
a) that medium density development on full municipal services should not exceed 35 units per hectare (14 units per acre) for townhouses or row houses and 75 units per hectare (30 units per acre) for apartments, although it may not always be possible to achieve these densities on smaller sites;	<p>The proposed density of the site is 49 units/ ha over the townhouse maximum density of 35 units/ ha but still well under the apartment maximum of 75 units/ ha. Considering that stacked townhouses are different than the “townhouses” or “row houses” that are identified in the plan, and have significant similarities to apartments, using vertical space optimization to have more units in a smaller footprint. Because of this hybrid between the two housing types, its reasonable to fall somewhere in the middle of the two maximums.</p> <p>Due to the increase in density, an Official Plan Amendment is requested to permit a density of 50 unit/ ha on the site. An increased density will allow for a more efficient use of land and space than the current one residential unit. This will help contribute to a more diverse mix of housing options and options for a complete community.</p>
b) that the design of the proposed height, setbacks, landscaping and vehicular circulation, will ensure that it will be compatible with existing or future development on adjacent properties;	<p>The subject lands are a long narrow lot that tapers toward the entrance out to Wellington St. E. there are already landscaping elements on the Eastern side, being an established hedge around the neighbour's property.</p> <p>The property supports connectivity to the West with a proposed driveway access and breakaway gate.</p>
<p>c) that the site of the proposed development has a suitable area and shape to provide:</p> <p>i) adequate on-site landscaping to screen outdoor amenity areas both on the site and on adjoining property, to buffer adjacent residential areas and to improve the overall appearance of the development;</p> <p>ii) on-site amenity areas for the occupants of the residential units;</p> <p>iii) adequate off-street parking, access and appropriate circulation for</p>	<p>The site is host to an amenity area, provides adequate off-street parking and will be screened via a fence.</p> <p>A stormwater management plan has been submitted in support of the application to ensure that drainage is confirmed.</p>

vehicular traffic, particularly emergency vehicles; and iv) adequate grading to ensure that drainage from the property	
d) that adequate services such as water, sewage disposal, storm water, roads and hydro are available to service the development;	A Functional Servicing Report has been submitted in support of the application which outlines the servicing.
e) that within the built boundary, medium density is encouraged to locate on major roadways and arterial roads;	Wellington St. E. is a major roadway that runs through the community of Mount Forest.
f) that in greenfield areas, medium density is encouraged to locate on major roadways, and roads designed to serve an arterial or collector function, while street townhouses are allowed on local roads;	The property is located in the built boundary.
g) that a separate zone(s) is established for multiple residential development.	A Zoning By-law Amendment is requested to Residential Zone R3 Special.

6.4.4.3 INTENSIFICATION CRITERIA

Table 2: An evaluation of the proposal under Section 8.3.12: Intensification Criteria

Intensification within all residential land use designations shall be evaluated using the following criteria:	
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;	<p>While the residential use is proposed to remain the same, the scale, massing and orientation are all proposed to be changed in relation to some of the surrounding areas.</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>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>

	The proposed site layout provides for adequate degrees of separation between the proposed and existing development and as such effectively mitigates potential impacts.
b) the degree to which building height and massing shall provide a transition between planned and existing development;	The building height is proposed to be consistent with area at approximately two stories or 5.8 m.
c) the maintenance of a lotting pattern that is generally consistent and compatible with the predominant character of the area;	No changes to the lotting pattern are proposed as this is proposed to a Plan of Condominium.
d) the ability of infrastructure to accommodate the proposal;	Infrastructure has been confirmed to be able to accommodate the proposal.
e) the impact of the development on the streetscape including, where feasible, the protection of municipal street trees	There appear to be no municipal street trees.
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>The stormwater management plan ensures that grading and drainage will ensure that the post development flows match the pre-development flows.</p> <p>Access and circulation will be provided by private infrastructure.</p> <p>Privacy, views and enjoyment of outdoor amenities will be screened with a board fence. Shadowing is not anticipated to be an issue as the stacked townhouses are proposed to be less than two storeys.</p>
g) the conservation of significant cultural heritage resources.	No significant cultural heritage resources are present on the site.

6.5 TOWNSHIP OF NORTH WELLINGTON COMPREHENSIVE ZONING BY-LAW

The Corporation of the Township of Wellington North By-Law number 66-01, as amended, being a by-law to regulate the use of lands and the character, location and use of buildings and structures in the Township of Wellington North.

6.5.1 CURRENT ZONING



Figure 4: Current Zoning Map

The property is currently zoned R1C- Residential Zone. The front portion of the lot (shown by the blue line) is within a Wellhead Protection Area.

6.5.2 THE PROPOSED ZONING BY-LAW AMENDMENT

A re-zoning to R3- Residential Zone Special is requested. The R3 Cluster townhouse regulations have applied against the proposed site plan and the deficiencies are highlighted in red.

Regulation	Required	Requested
Lot Area Minimum a) 1,393.5 m ² for the first four units b) 264.8 m ² for each additional unit thereafter	1393.5 m ² + 24 x 264.8 = 6355.2 m²	5632 m²
Lot Frontage (minimum)	20.1 m	25.6 m
Front Yard Depth (minimum)	6 m	6 m
Rear Yard Depth (minimum)	7.6 m	7.6 m
Interior Side Yard Depth (minimum)	6 m	2.49 m for the proposed 4-unit stacked townhomes. 4.5 m for the 12 unit stacked townhomes
Building Height (maximum)	10.5 m	meets
Maximum Number of Attached Units in a Row	6 stacked townhouses (12 total)	12
Distances between Cluster Townhouses	c) A minimum distance of 3 m (9.8 ft.) shall be maintained between any side of a residential townhouse block and any side of the same or another block.	4 m

Lot Sizes:

North Wellington's by-law links required lot size to the number of units, without considering how much space these units take up on the property. By design, stacked townhouse units are smaller units that gain spatial advantages through a split-level design. These units take up less space on the lot than traditional units and therefore, less space is required for drainage and amenity space purposes.

Interior Side Yards:

Interior Side Yards provide spatial separation between buildings and lot lines to ensure drainage, amenity space and visual appeal. Two reductions from the required 6 m are requested:

1. 2.49 m for the proposed 4-unit stacked townhome. It is noted that for this application, the cluster townhouse provisions have been applied. The street fronting townhouses in the R3 zone are permitted an interior side yard and there is a marked difference between the cluster and street fronting townhouse provisions side yard requirements. The four-unit stacked townhouse is located on the north side of the development and is separated from the other townhouse buildings. Comparatively, a fourplex residential unit is permitted in a R2 zone also has an interior side yard requirement of 1.2 m. Therefore, a reduction can be considered appropriate due to the spatial separation between the fourplex and the rest of the development and similarities it would share with a street-fronting townhouse or a fourplex with a R2 zoning.
2. 4.5 m for the proposed 12-unit stacked townhomes. The reduced setback would be between this portion of the development and the Faith Baptist Church property which contains a large open space adjacent to the subject lands. This setback reduction will be buffered by a fence to ensure privacy and impacts to the neighbouring property are not anticipated.

7. CONCLUSIONS & PLANNING OPINION

The proposed Official Plan Amendment and Zoning By-law Amendments are justified and represent good planning for the following reasons:

1. The proposals are consistent with the Planning Act, Provincial Policy Statement and conforms to the County of Wellington Official Plan, and the Township of Wellington North's Zoning By-law;
2. The subject properties are located within a Settlement Area and Designated Built-Up Area where a minimum of 20 percent of all residential development is to occur;
3. The proposed density of the site is 49 units/ ha over the townhouse maximum density of 35 units/ ha but still well under the apartment maximum of 75 units/ ha. Considering that stacked townhouses are different than the "townhouses" or "row houses" that are identified in the plan, and have significant similarities to apartments, using vertical space optimization to have more units in a smaller footprint. Because of this hybrid between the two housing types, its reasonable to fall somewhere in the middle of the two maximums.
4. The proposal contributes to the range of housing options and affordability by proposing a variety of housing types, ownership opportunities and unique housing products in the Mount Forest market;
5. The proposal will be fully serviced on Municipal services including sanitary sewer and water.

Thank you for your consideration of this application, please contact the undersigned with any questions pertaining to this report.

Planning Justification Report
440 Wellington St. E., Mount Forest

Sincerely,

Cobide Engineering Inc.

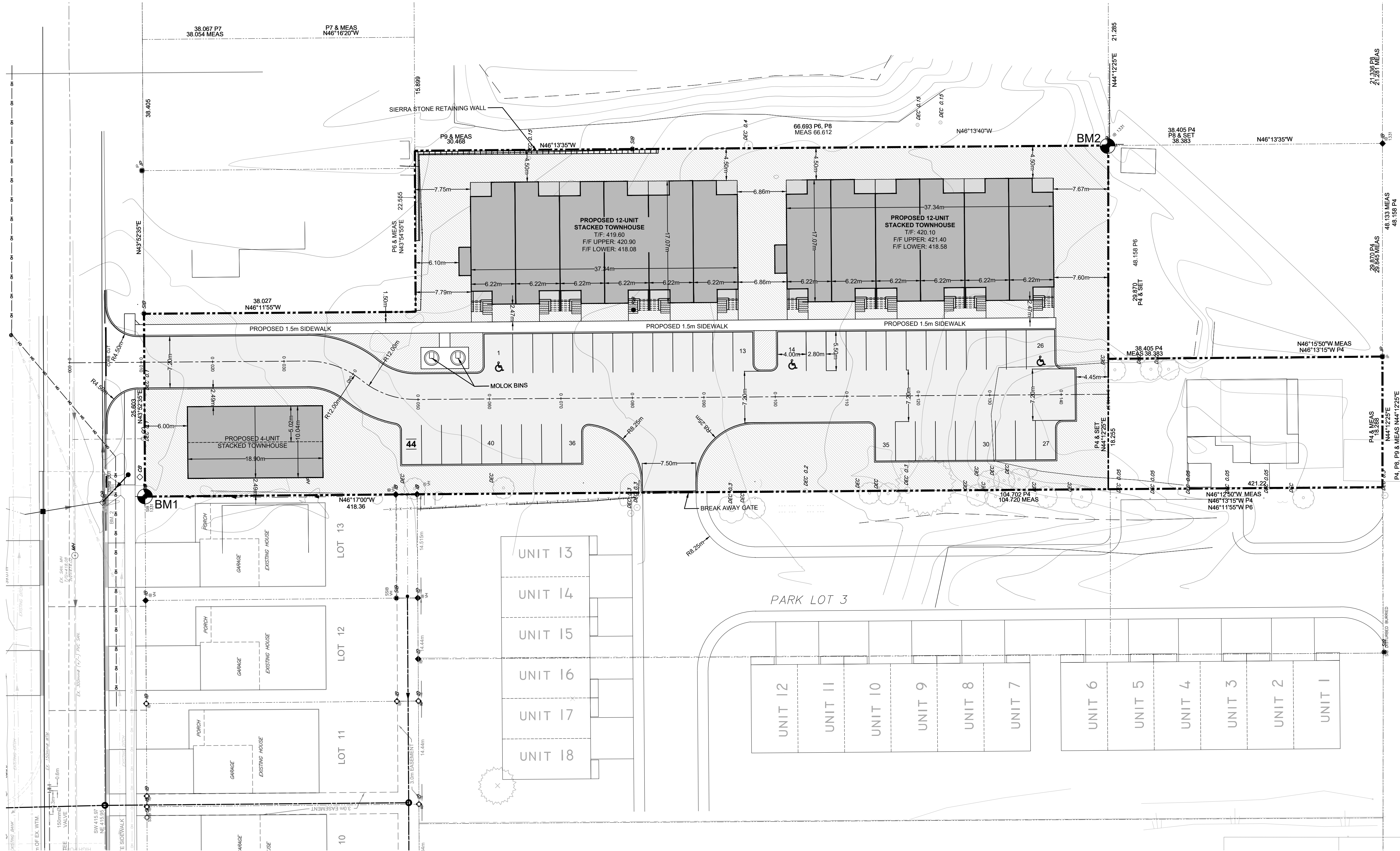


Dana Kieffer, M.Sc. (Planning), MCIP, RPP
Senior Development Planner,
Cobide Engineering Inc.

H:\Wilson\03714- 440 Wellington Street\Reports\PJR\Planning Justification Report.docx

Appendix A

CONCEPT PLAN



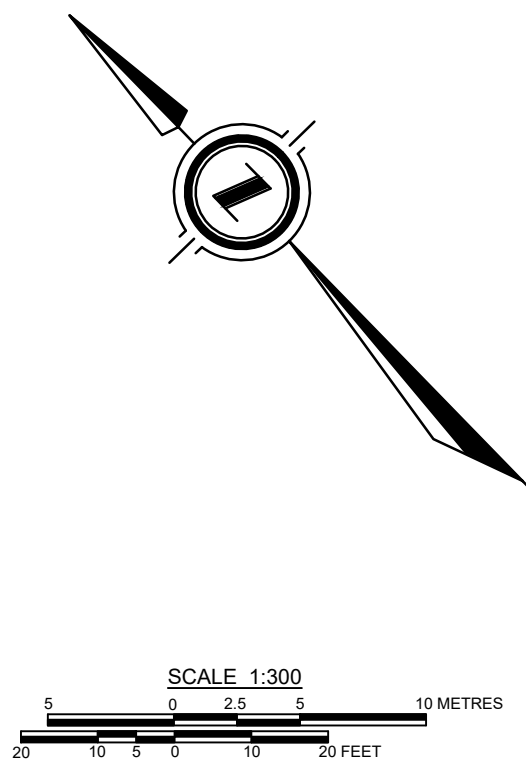
LEGEND

PROPERTY BOUNDARY	SANMH	PROPOSED SANITARY MANHOLE	CB	PROPOSED CATCH BASIN	PROPOSED TEE c/w RESTRAINTS
EDGE OF EXISTING PAVEMENT	STMMH	EXISTING SANITARY MANHOLE	CB	EXISTING CATCH BASIN	PROPOSED CAP c/w THRUST BLOCK
EDGE OF EXISTING GRAVEL	STMMH	PROPOSED STORM MANHOLE	DICB	PROPOSED DITCH INLET CATCHBASIN	PROPOSED BLOWOFF
PROPOSED SANITARY SEWER	STMMH	EXISTING STORM MANHOLE	RV	PROPOSED HYDRANT SET	BENCHMARK
EXISTING SANITARY SEWER	STMMH	PROPOSED CATCHBASIN MANHOLE	RV	EXISTING FIRE HYDRANT	PROPOSED ELEVATION
PROPOSED STORM SEWER	STMMH	PROPOSED TRANSFORMER	RV	PROPOSED GATE VALVE	EXISTING ELEVATION
EXISTING STORM SEWER	STMMH	PROPOSED TWIN INLET CATCHBASIN MANHOLE	RV	EXISTING GATE VALVE	EXISTING CONTOUR LINE
PROPOSED SUBDRAIN	STMMH	PROPOSED TWIN INLET CATCHBASIN	RV	PROPOSED BEND c/w RESTRAINTS	PROPOSED TACTILE PLATES
PROPOSED WATERMAIN	STMMH				
EXISTING WATERMAIN	STMMH				

LOT STATISTICS:
OVERALL LOT AREA = 5632.03m²
BUILDING FOOTPRINT = 1500.849m²
AMENITY SPACE AREA = 2114.3653m²
AMENITY SPACE: 37.54%
LOT COVERAGE = 26.65%

CAUTION:
THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED BEFORE STARTING WORK. THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

Notes



Benchmark Information

- BM1 TOP OF SIB LOCATED AT THE EAST CORNER OF THE PROPERTY ELEVATION 417.18m
- BM2 TOP OF IB LOCATED AT THE WEST CORNER OF THE PROPERTY ELEVATION 420.09m

0	JUNE 05/23	FIRST SUBMISSION	ID	TLB
No.	DATE	DESCRIPTION	BY	APPD
REVISION / ISSUE				

Seal not valid unless signed and dated



COBIDE
ENGINEERING INC.
517 - 10th STREET, Hanover, Ontario N4N 1R4
Telephone: (519) 506-5959
www.cobideeng.com

Title: **PROPOSED TOWNHOUSE DEVELOPMENT**
TOWNSHIP OF WELLINGTON NORTH
COUNTY OF WELLINGTON
DEVELOPMENT SITE PLAN

Client:	WILSON DEVELOPMENTS		
Design:	TLB	Scale:	1:300
Drawn:	ID	Approved:	
Checked:	TLB		
Date:	JUNE 2023		
DRAWING No.	03714-SP1		