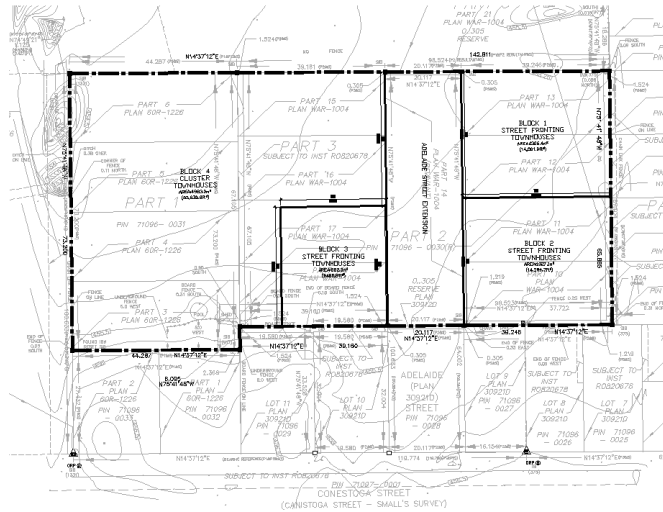


PLANNING OPINION REPORT

ADELAIDE STREET EXTENSION
ARTHUR, ONT.
TOWNSHIP OF WELLINGTON NORTH

PREPARED FOR:
2786713 ONTARIO INC.
O/A VED HOMES

DRAFT PLAN OF SUBDIVISION APPLICATION & ZONING
BY-LAW AMENDMENT



PREPARED BY:
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DATE: NOVEMBER 2022
PROJECT No.: 107

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1.0 INTRODUCTION

Patterson Planning Consultants Inc. has been retained by 2786713 Ontario Inc. o/a VED Homes (the “Owner”), regarding a 0.985ha parcel of property in the Village of Arthur, ON in the Township of Wellington North. The parcel is currently vacant and is located west of Conestoga Street North, opposite the current terminus of Adelaide Street. Development of the subject lands will require the extension of Adelaide Street westward through the subject lands to connect to the development project occurring on the abutting lands by Cachet Developments. The proposal is for the development of 35 townhouse units in both street-fronting and cluster configurations. Patterson Planning Consultants Inc. (“Patterson Planning”) has participated in Pre-consultation, and is responsible for providing a Planning Opinion regarding a Draft Plan of Subdivision application and a By-law Amendment proposed for the subject lands.

The subject lands are currently vacant of any buildings. Patterson Planning Consultants Inc. has prepared this Planning Opinion Report on behalf of the property owner in support of permitting the development of the subject lands for a townhouse project. A concurrent zoning by-law amendment application is also being submitted to facilitate the development of the lands.

The subject lands are designated in the County of Wellington Official Plan as “Residential” and are currently zoned “R1C” in the Township of Wellington North Zoning By-law 66-01.

This report has been authored to provide a review of the relevant planning context to form a “complete application” and to provide an opinion supporting the required amendments.

2.0 PRE-CONSULTATION

Pre-consultation was undertaken by the property owner with County, Township and agency staff on January 31, 2022. Follow up correspondence with Mr. Matt Daoust, MCIP RPP, Planner, Planning and Development Department of the County of Wellington confirmed that for the applications to be deemed complete a full submission would include:

1. Completed Draft Plan of Subdivision Application
2. Completed Zoning By-Law Amendment Application
3. Application Fees
4. Draft Plan of Subdivision
5. Planning Opinion Report
6. Functional Servicing Report
7. SWM report
8. Preliminary Engineering Plans
9. Geotechnical Report

10. Traffic Study
11. Archaeological Study
12. Scoped Hydrogeological Report
13. Phase I Environmental

This Planning Opinion Report will provide an opinion on all the related planning policies including matters of Provincial Interest, the Provincial Policy Statement, 2020, the Growth Plan 2020, the County of Wellington Official Plan and the Township of Wellington North Zoning By-law as well as comments regarding the proposed development.

3.0 SITE DESCRIPTION

The Village of Arthur (population ~2650) is a community located just north of Highway 6 and Wellington Road 109 in the Township of Wellington North, Ontario. Arthur was formerly an independent village but was amalgamated into the Township of Wellington North on January 1, 1999. The former Village of Arthur was named after Arthur Wellesley, who became the Duke of Wellington. Tracing its roots to 1841 the village saw growth as a result of saw and gristmills in the community.

The subject property is located north of Highway 6 and west of Conestoga Road North. The property is located in a built-up area primarily dominated with residential land uses. The subject lands are legally described as:

- **Part of Park Lot 3 South of Domville Street Crown Survey (Subject to Inst. R0820578) (Village of Arthur), Township of Wellington North, County of Wellington.**

The subject lands have an area of 0.985ha and are depicted on the images below:

**VED HOMES, ADELAIDE STREET EXTENSION, ARTHUR, ON
DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT APPLICATION**

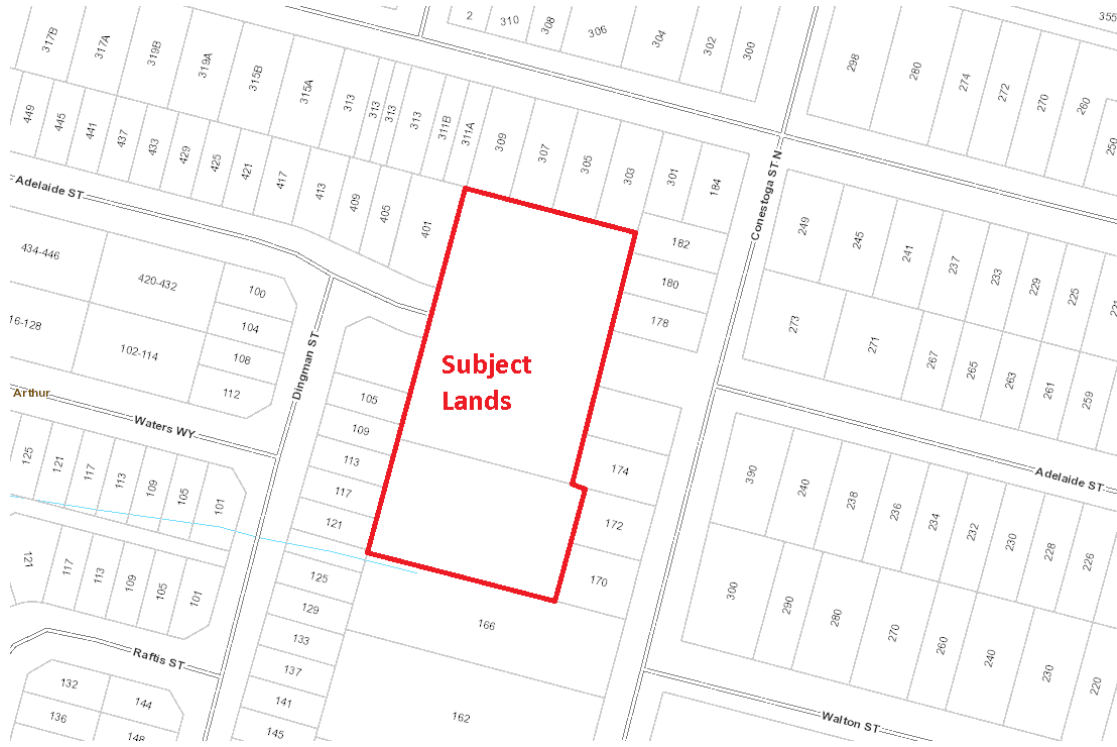


Figure 1: Subject Lands and lot fabric of surrounding area. Source: Explore Wellington GIS.



Figure 2: Subject Lands and lot fabric of surrounding area with 2020 Air Photo. Source: Explore Wellington GIS.

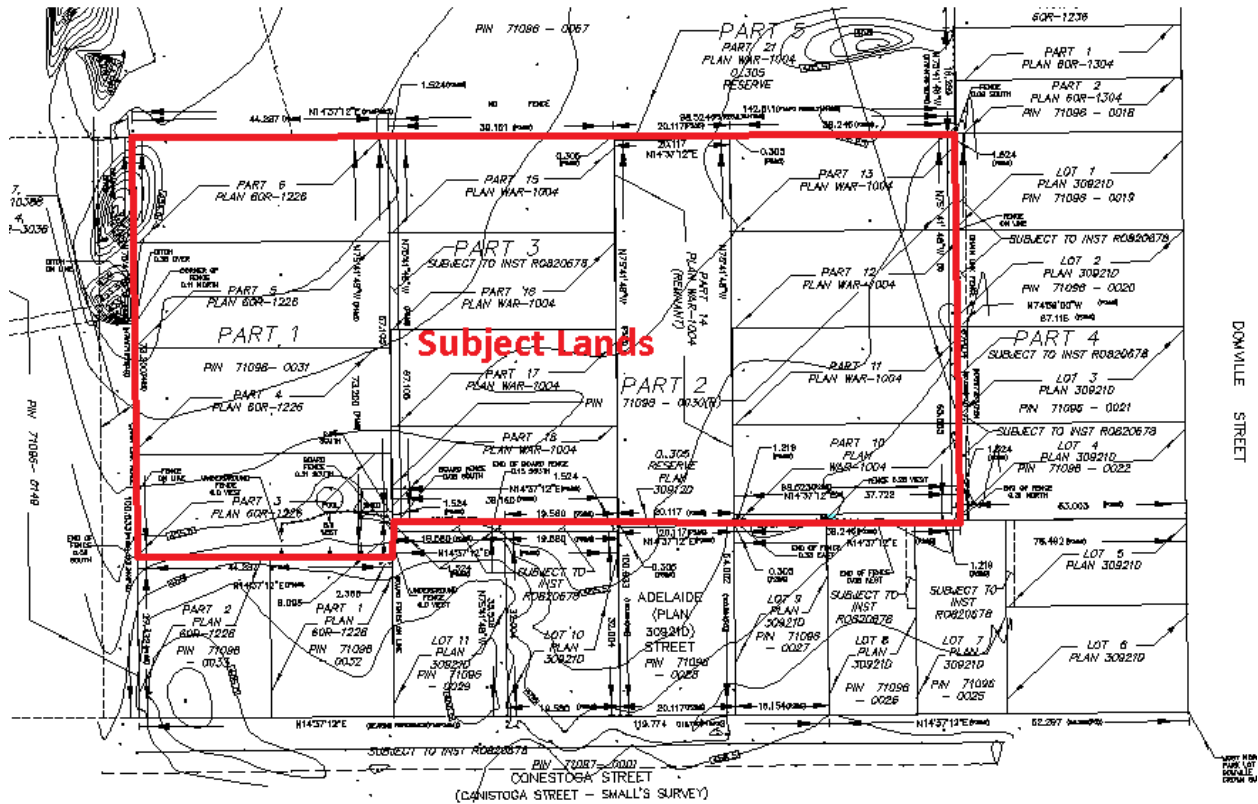


Figure 3: Legal and Topographic Survey. Source: Wilson-Ford, May 14, 2021.

The Subject Lands currently do not have frontage onto an open public road allowance. Adelaide Street currently terminates to the east of the subject lands where the open roadway connects to Conestoga Road North. An unopened road allowance, owned by the Township of Wellington North, PIN 71096-0028 abuts the property on the eastern side. The extension / construction of this portion of Adelaide Street will occur in conjunction with the development of Adelaide Street through the Subject Lands as part of the development proposal. This will facilitate road access for the residential units proposed as part of the VED Homes project.

The overall neighborhood is a mix of housing forms including single detached, semi-detached, and some small scale apartment buildings.

Conestoga Road North is a two lane paved roadway with sidewalks on one side (east side). Adelaide Street is a two lane paved municipal roadway with no public sidewalks. The images below depict the existing roadways.



Figure 4: Conestoga Street North looking north from the terminus of Adelaide Street. Source: Google



Figure 5: Adelaide Street looking east at the connection point with Conestoga Street North. Source: Google



Figure 6: Conestoga Street North looking south from the terminus of Adelaide Street. Source: Google



Figure 7: Future Adelaide Street extension area and subject lands looking west from the current terminus of Adelaide Street. Source: Google

The surrounding land uses can be described as follows:

North - Residential land uses exist and back onto the Subject Lands along the northern property boundary. Beyond this is Domville Street. Further to the north are additional residential lands and lands used for agricultural purposes which are outside of the Arthur settlement boundary limit.

East – Lands to the east are primarily residential with a mixture of housing forms. Existing residential uses back onto the subject property along its eastern boundary. As noted, the Adelaide St. extension area is in this area and will be developed as part of this project. Arthur Public School is located to the south-east within easy walking distance of the Subject Lands.

South - A single detached dwelling immediately abuts the southern property limit together with a vacant lot that forms part of this parcel. Further to the south is Smith Street which is Highway 6. Highway 6 connects Arthur to Guelph. Some commercial uses are found along Highway 6 in this area.

West – Immediately abutting the Subject Lands to the west is the Cachet Developments residential project. This development received Draft Approval in April 2022 as file 23T-20202. The project contains a variety of single detached lots, townhouse lots and a storm water management pond. Immediately backing onto the Subject lands are lands proposed for single detached dwellings. The Adelaide Street extension (to Preston Street North) is proposed (and has been/ will be constructed) through the Cachet project. Combined with the portion of Adelaide Street through the Subject Lands this will complete the Adelaide Street roadway. Please see Figure 8 below for a copy of the Cachet Development project in relation to the Subject Lands. Beyond the Cachet project are lands used for industrial and commercial purposes. The Musashi Auto Parts factory is located to the west. A Ministry of Transportation works yard and a Wellington North Power Inc. property also exist in this area.

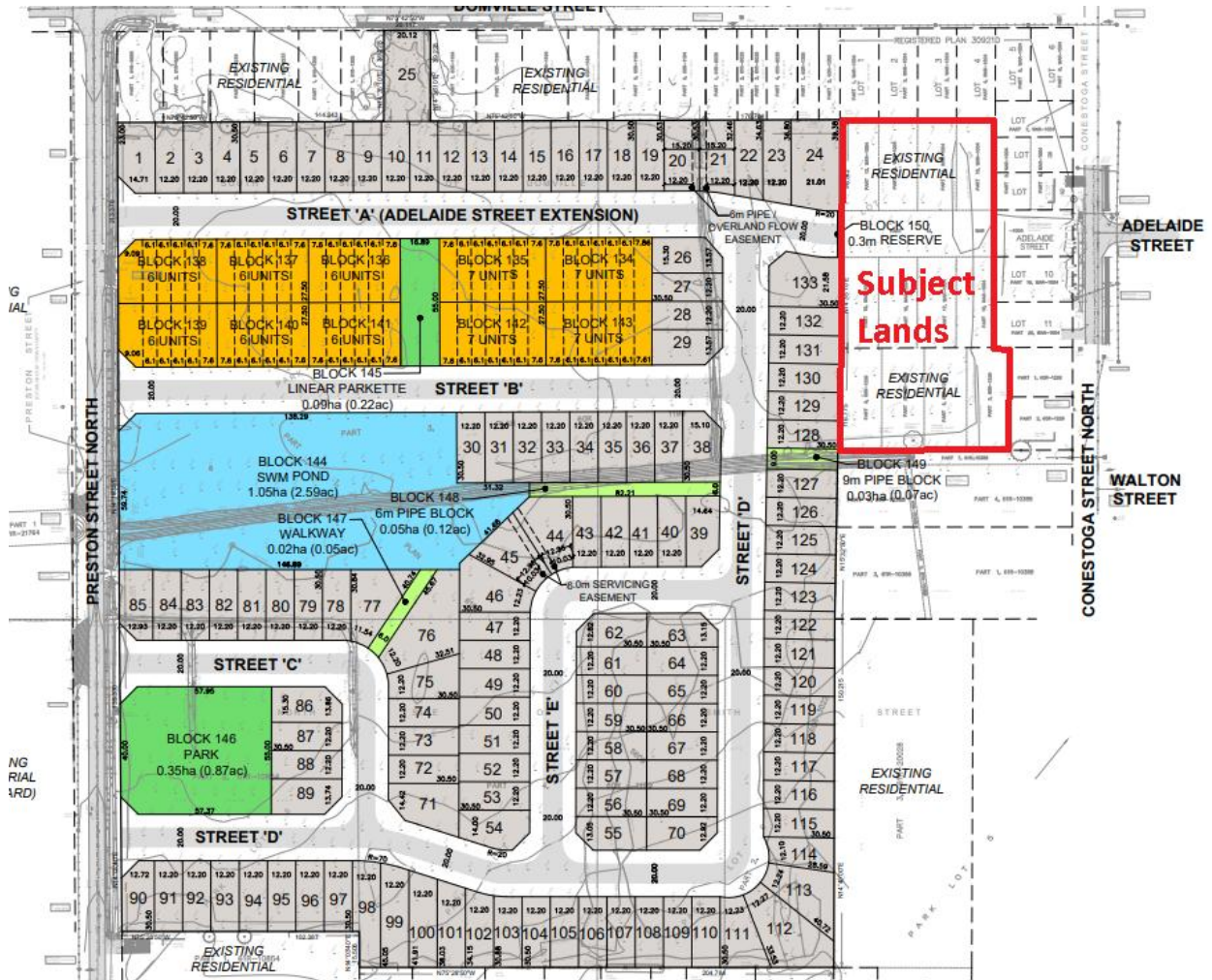


Figure 8: Cachet Developments project immediately abutting the Subject Lands to the west. Source: County of Wellington – Active Applications.

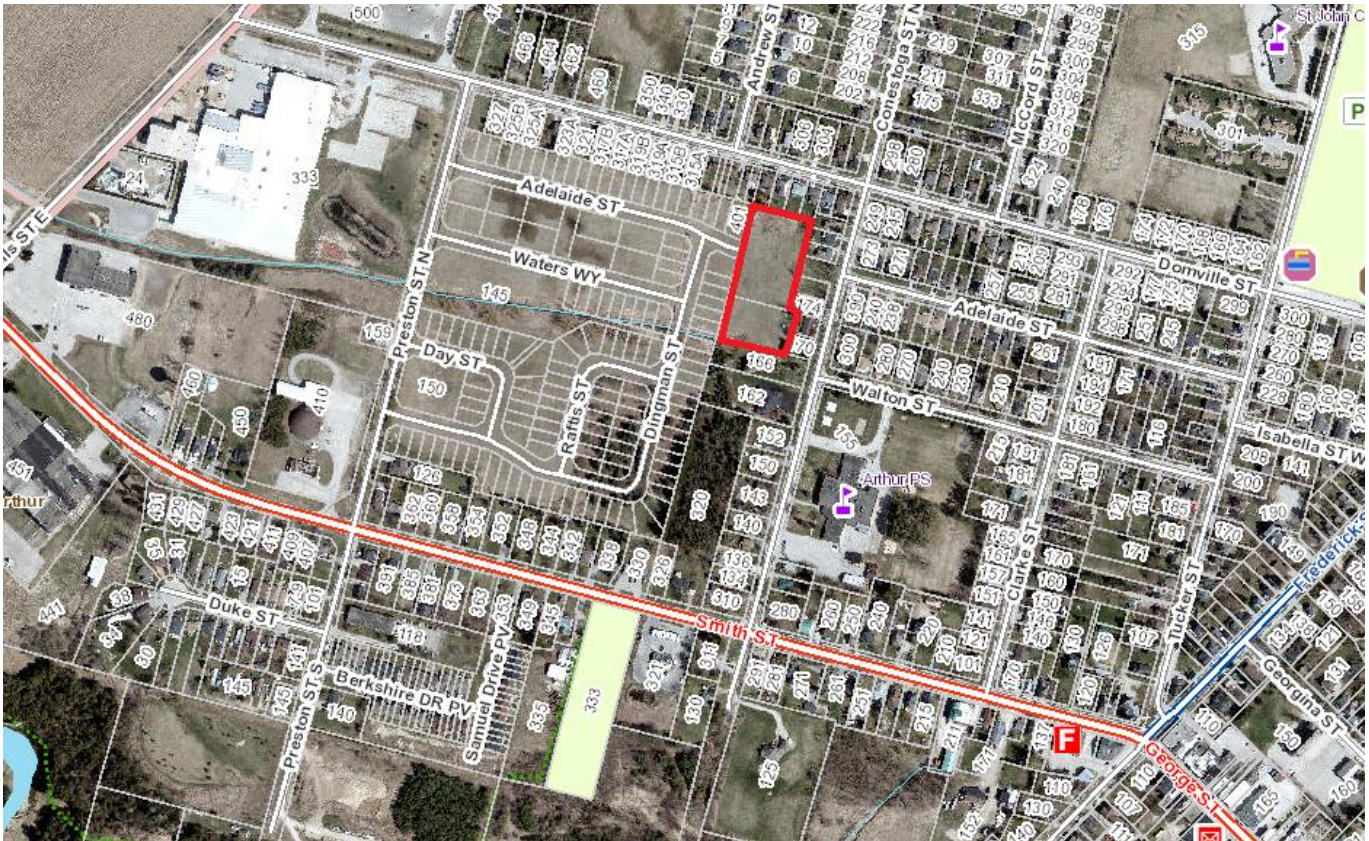


Figure 9: Subject Lands and surrounding area with 2020 Airphoto. Source: Explore Wellington

As noted, Arthur Public School is located a short walk to the south-east from the Subject Lands. Arthur Public School is a public elementary school with classes from Junior Kindergarten to Grade 8. St. John Catholic School also services the Arthur Area and has classes from Junior Kindergarten to Grade 8 as well. Secondary Schools are located in nearby towns (Fergus, Mt. Forest and Palmerston)

4.0 PROPOSAL

The Owner is proposing to seek the necessary approvals including Draft Plan of Subdivision and a Zoning By-Law Amendment to permit the Subject Lands to be developed for townhouses. The combined project would see the creation of thirty-five (35) additional units to the village.

The proposal consists of fifteen (15) units that would be classified as street fronting townhouses. Three blocks of 5 units each are proposed on separate blocks of the Draft Plan. Each of these street fronting units would face onto and receive their access from the Adelaide Street extension. Twenty (20) townhouse units are

proposed in a cluster development. The block for this cluster is also noted on the Draft Plan and would be accessed via Adelaide Street. The unit types are consistent for the entire project.

The project has been designed on the basis of the fixed points for the Adelaide Street extension being the municipally owned lands on the east side of the property identified for the road connection and the point along the western property limit where the Cachet project has terminated Adelaide Street. Through this development the Adelaide Street roadway would be completed and would extend from Preston Street North in the west to Tucker Street in the east. A 0.3m road reserve exists at both locations. Given the shape of the parcel, the creation of a larger block for a cluster townhouse component is also included. This maximizes the development of the Subject Lands while creating a suitable / compatible development with the existing and new development in the area.

The Cachet Development project has also included multiple blocks for street fronting townhouses. Where the new project abuts existing development, care has been given to provide suitable setbacks and ensure that compatibility is achieved.

The following chart provides details on the proposed development.

Block	Land Use	Area	# of Units	Density (u/ha)
Block 1	Street Fronting Townhouses	1306.4m ²	5	38.3
Block 2	Street Fronting Townhouses	1327.1m ²	5	37.7
Block 3	Street Fronting Townhouses	882.3m ²	5	56.7
Block 4	Cluster Townhouses	4983.3m ²	20	40.1
Roadway	Adelaide Street Extension	1351.9m ²		
Total		9851m² (0.985ha)	35 units	43.2

The Draft Plan of Subdivision is submitted on the basis of creating the four blocks that will support the development of the townhouse units. At a later time it is envisioned that further approvals (Part Lot Control) will be utilized to divide the street fronting townhouses for individual ownership opportunities. Similarly the

cluster townhouse block will need to secure Site Plan Approval to facilitate its development in the manner proposed. A Draft Plan of Condominium application would be forthcoming at a later time to allow for the freehold ownership of these townhouse units as well.

The Subject Lands are all currently zoned “R1C” in the Township of Wellington North Zoning By-law 66-01. The “R1C” zone does not permit townhouse dwellings. As such, a rezoning to the “R3” Residential Zone is proposed. Both Street Townhouse Units and Cluster / Block Townhouse units are permitted in the “R3” zoning.

The “R3” zone is the Township’s high density residential zone. The amendment being sought would seek site specific exemptions for both the Street Townhouse Blocks and the Cluster Townhouse Block in the following manner:

R3 Zone - Street Townhouses	Requirement	Block 1	Block 2	Block 3
Lot Area, Minimum	232m ² per unit	227.2m ²	227.2m ²	161.7m ²
Lot Frontage, Minimum	6.5m per unit	5.79m (min)	5.79m	5.79m
Front Yard, Minimum	6.0m (dwelling)	>6.0m	>6.0m	3.7m
Front Yard, Minimum (Garage)	No noted requirement	>6.0m	>6.0m	6.0m
Interior Side Yard, Minimum (exterior units)	1.2m	1.2m (min)	1.2m	1.2m
Interior Side Yard (interior units)	No noted requirement	0.0m	0.0m	0.0m
Rear Yard, Minimum	7.6m	TBD	TBD	7.5m
Building Height, Maximum	10.5m	TBD	TBD	TBD
Floor Area, Minimum	102.2m ²	>102.2m ²	>102.2m ²	>102.2m ²
Maximum # of Units in a Row	6	5	5	5
Parking - 1 per unit	2.8 x 5.5	complies	complies	complies

R3 Zone - Cluster Townhouse – Block 4	Requirement	Provided
Lot Area, Minimum	1393.5m ² for the 1st 4 units + 264.8m ² per unit after that	Required - 5630.3m ² Proposed- 4983.3m ²
Lot Frontage, Minimum	20.1m	35.3m
Front Yard, Minimum	6.0m	4.5m
Interior Side Yard, Minimum	6.0m	6.0m
Exterior Side Yard, Minimum	6.0m	N/A
Rear Yard, Minimum	7.6m	6.0m
Building Height, Maximum	10.5m	TBD
Floor Area, Minimum	74.3m ² for a three bedroom unit	>74.3m ²
Maximum # of Units in a Row	6	6
Parking - 1 per unit + 10 visitor spaces	2.8 x 5.5	Yes
Distance between blocks face to face	12.0m	Yes
Distance between face and the side of another building	6.0m	Yes
Distance between facing sides of blocks	3.0m	3.0m
Common Amenity Area	9.3m ² for the first 10 units 4.6m ² for each unit after that.	Required - 139m ² Proposed - 159.6m ²

The site specific provisions to facilitate the proposed development will be reviewed further in latter parts of this report.

VED HOMES, ADELAIDE STREET EXTENSION, ARTHUR, ON
DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT APPLICATION

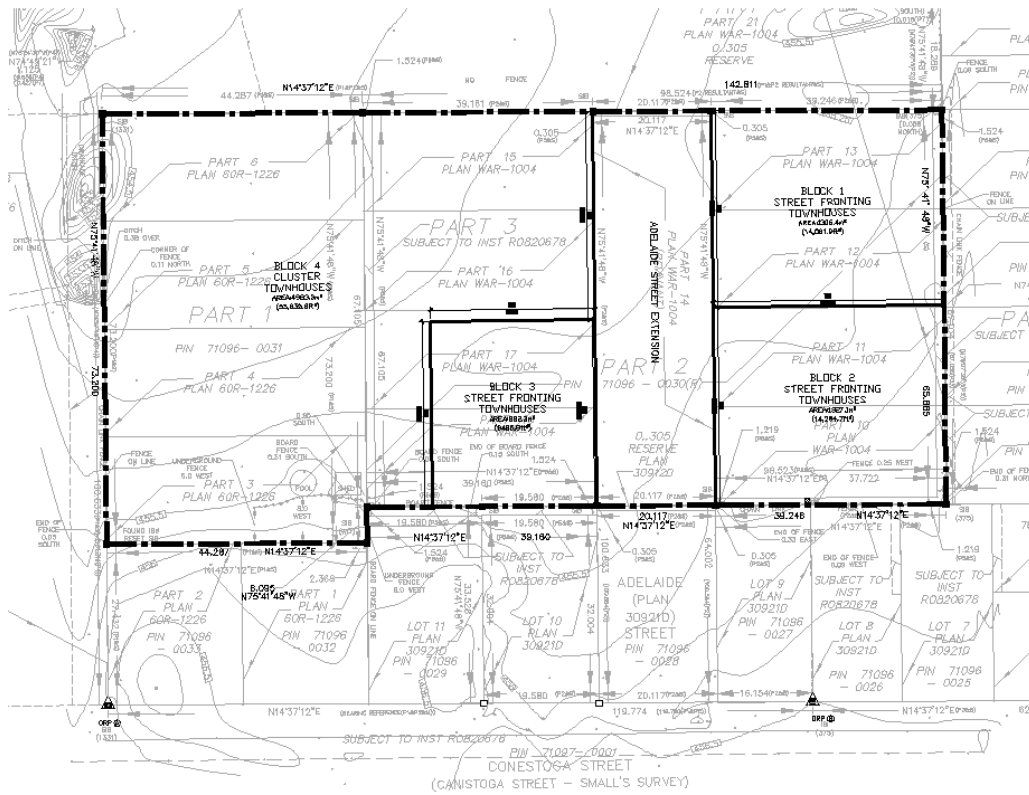


Figure 10: Proposed Draft Plan. Source: Patterson

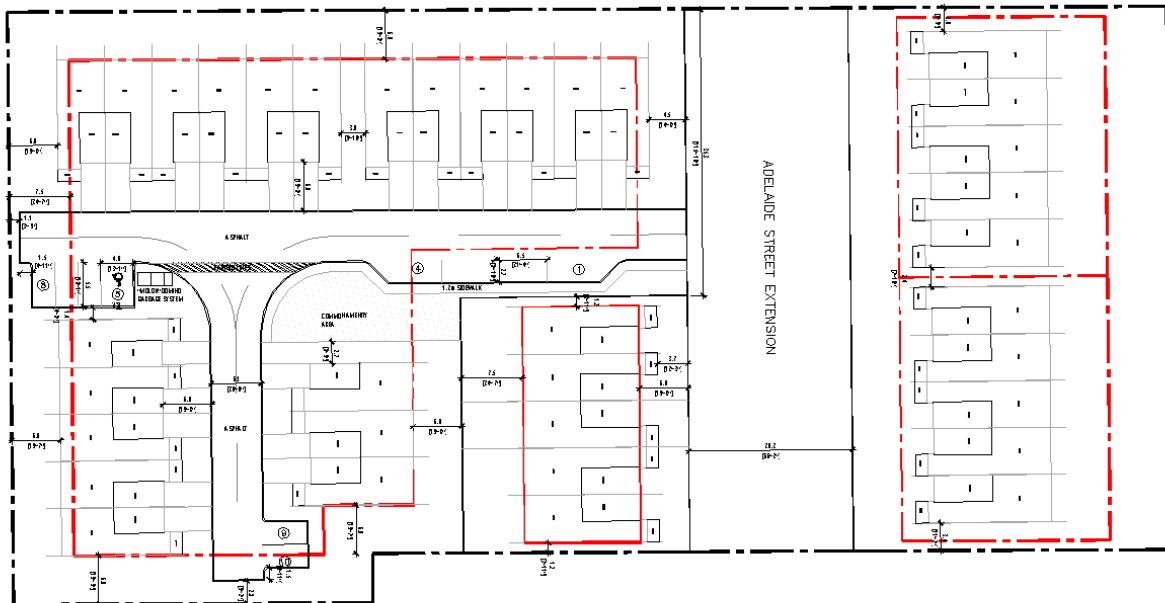


Figure 11: Proposed Townhouse Layout. Source: Patterson

As will be discussed in latter parts of this report, the lands will utilize infrastructure improvements that are planned for the Adelaide Street extension that will provide sanitary, water and stormwater servicing connections.



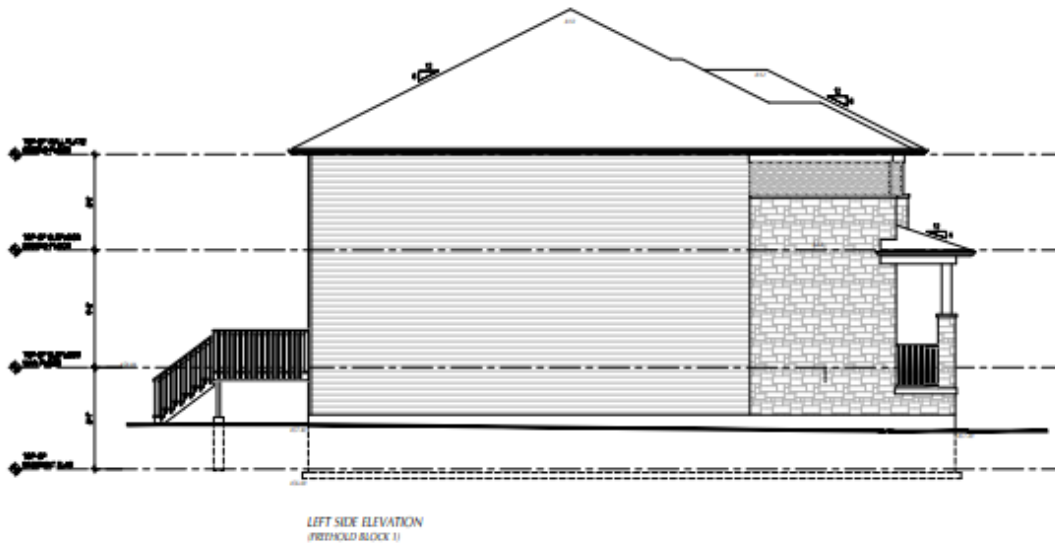
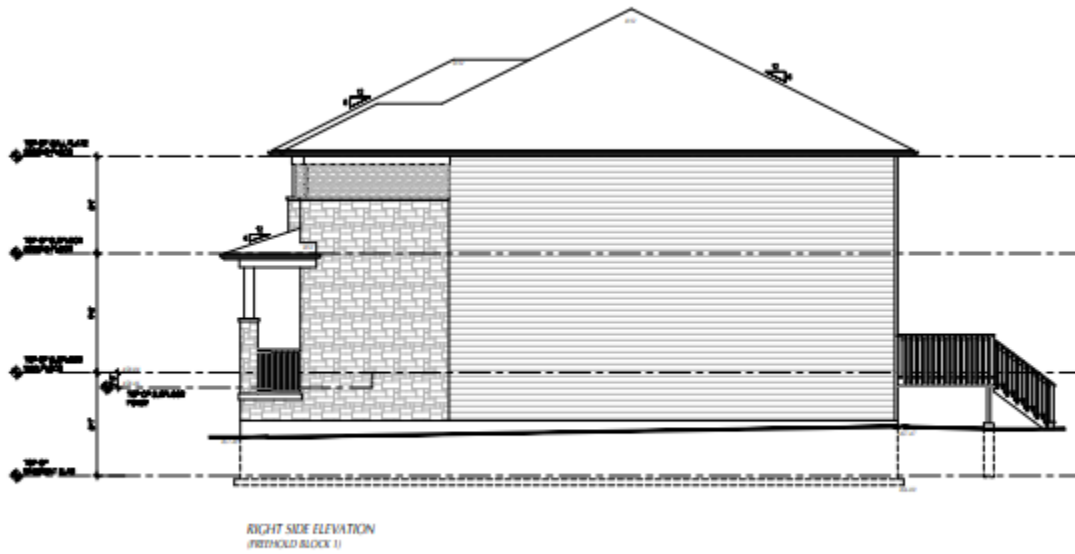


Figure 12: Proposed building elevations. Source: Orchard Design

5.0 PLANNING POLICIES

5.1 *PLANNING ACT*

Section 2 of the *Planning Act* establishes matters of provincial interest and states that “*the Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,*

- a) *The protection of ecological systems, including natural areas, features and functions;*
- b) *The protection of agricultural resources of the Province;*
- c) *The conservation and management of natural resources and the mineral resource base;*
- d) *The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*
- e) *The supply, efficient use and conservation of energy and water;*
- f) *The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- g) *The minimization of waste;*
- h) *The orderly development of safe and healthy communities;*
- i) *h.1) The accessibility for persons with disabilities to all facilities, services, services and matters to which this Act applies;*
- j) *The adequate provision and distribution of educational, health, social, cultural and recreational facilities;*
- k) *The adequate provision of a full range of housing, including affordable housing;*
- l) *The adequate provision of employment opportunities;*
- m) *The protection of the financial and economic well-being of the Province and its municipalities;*
- n) *The co-ordination of planning activities of public bodies;*
- o) *The resolution of planning conflicts involving public and private interests;*

- p) *The protection of public health and safety;*
- q) *The appropriate location of growth and development;*
- r) *The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*
- s) *The promotion of built form that,*
- t) *Is well-designed,*
- u) *Encourages a sense of place, and*
- v) *Provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*
- w) *The mitigation of greenhouse gas emissions and adaptation to a changing climate.”*

I am of the opinion that the Applications have regard for the matters of provincial interest set out in Section 2 of the *Planning Act* and do not conflict with the matters of provincial interest as the development will be a well-designed built form in an area that has been identified for growth and development. The proposal represents orderly and efficient development of the subject lands.

5.2 PROVINCIAL POLICY STATEMENT (2020)

The 2020 Provincial Policy Statement (PPS) was issued by the Province under Section 3 of the *Planning Act* and came into effect on May 1, 2020. The PPS is applicable to all applications made under *The Planning Act* after this date. The PPS is a comprehensive statement of Provincial Policies and matters of Provincial interest related to land use planning and development. Its main objective is to achieve efficient land use and development patterns; to support sustainability by promoting strong, livable, healthy and resilient communities; to protect the environment and public health and safety; and facilitate economic growth. All applications submitted under the *Planning Act* after May 1, 2020 are required to be ‘consistent’ with the PPS in order to advance.

The PPS is to be read in its entirety and there are numerous sections of the PPS that provide direction for the location of development and intensification. The policies of the PPS may be complemented by provincial plans or by locally-generated policies regarding matters of municipal interest. Provincial plans and municipal official plans provide a framework for comprehensive, integrated, place-based and long-term planning that supports

and integrates the principles of strong communities, a clean and healthy environment and economic growth for the long term.

As will be discussed further in this report, the Subject Lands are currently designated “Residential” in the County of Wellington Official Plan.

The Property is considered as being within a Settlement Area which are urban areas and rural settlement areas that include cities, towns, villages and hamlets and are therefore subject to the policies of Section 1.1.3 of the PPS.

For clarity the PPS defines Settlement Areas as follows:

“means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are:

a) built-up areas where development is concentrated and which have a mix of land uses; and

b) lands which have been designated in an official plan for development over the long-term planning horizon provided for in policy 1.1.2. In cases where land in designated growth areas is not available, the settlement area may be no larger than the area where development is concentrated”

The proposal to subdivide the subject lands and rezone the property to permit a residential land use will occur on lands which are appropriately designated in an Official Plan for the long-term planning horizon. The context of the subject property, as bore out through this report, is a suitable location for the proposed use.

Section 1.1.3 of the PPS notes that the *“vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.”*

Policy 1.1.3.1 notes *“Settlement areas shall be the focus of growth and development.”*

The proposed development is in a settlement area which has been designated as an area of growth for the County of Wellington and Township of Wellington North.

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

a) efficiently use land and resources;

The proposed use of the property for townhouse dwellings will provide an opportunity to continue to utilize the lands in an efficient manner and implement the Official Plan through a form of development appropriate for this area. Municipal services (water, sanitary and storm) will be utilized when the Adelaide Street extension occurs.

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;

The proposed use will connect into an established road network for the area and will utilize forthcoming municipal services. Expansion of infrastructure is not proposed in an unjustified manner but in appropriate manner via the established road network.

c) minimize negative impacts to air quality and climate change, and promote energy efficiency;

The proposed use would promote energy efficiency by being located within an established settlement boundary utilizing planned services. Sidewalks will be provided on one side of the constructed roadway to promote walking and a reduction in automobile use.

d) prepare for the impacts of a changing climate;

The proposed use has incorporated modern practices and has been designed in an appropriate manner.

e) support active transportation;

The proposed use may require the use of the automobile due to its geographic location; however the provision of a future municipal sidewalk along the municipal roadway encourages walking and cycling.

f) are transit-supportive, where transit is planned, exists or may be developed; and

Transit service is not available or planned in this area.

g) are freight-supportive.

The proposed use will not require freight deliveries and will have no impact on freight requirements of the area.

Land use patterns within settlement areas shall also be based on 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.

The proposed Draft Plan and the rezoning would allow for the intensification of an underutilized property with an appropriate development which would assist to address accommodation needs within the County and Township.

The following policies are also relevant when reviewing Section 1.

Section 1.1 of the PPS provides the overall intent and states that, *“Healthy, livable and safe communities are sustained by: accommodating an appropriate mix of residential and other land uses; avoiding development and other land use patterns which may cause environmental or public health and safety concerns; and promoting cost-efficient development patterns etc.”*

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 range and mix of residential (including second units, 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;*
- (c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- (d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- (e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*
- (f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;*

- (g) ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and*
- (h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.*

I believe the proposal to seek Draft Plan Approval and to rezone the property is consistent with these policies. In summary, the proposal is for Draft Plan Approval and rezoning that will facilitate the redevelopment of the subject lands that are situate in a settlement area, on lands that will have access to full municipal servicing, that are within an established area. It is my opinion that there are no consistency issues with this proposal as it relates to the Provincial Policy Statement, 2020.

5.3 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2020

The *Places to Grow Act*, 2005 provides for the development and approval of Regional Growth Plans that are a guide to government investments, land use planning policies and decisions. The County of Wellington (including the Township of Wellington North) is located within the Greater Golden Horseshoe and A Place to Grow – Growth Plan for the Greater Golden Horseshoe (2020) applies.

The Growth Plan (2020) builds upon the initial Growth Plan (2006) and subsequent policy amendments. The current Growth Plan (2020) came into effect on August 28, 2020. All decisions in respect of the exercise of any authority that affects a planning matter are to conform to the Growth Plan.

The Growth Plan provides policy direction regarding how land is developed and resources are managed and protected based on the guiding principles of Section 1.2.1 of the Growth Plan. Some of the guiding principles include the following:

- 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 second units and affordable housing, to serve all sizes, incomes, and ages of households.*

The proposed development will support the achievement of a complete community. The proposal represents compact, efficient development of greenfield lands within the Village of Arthur, identified as a 'built-up area' by the Growth Plan, and helps to expand and diversify housing options within Arthur by increasing the provision of townhouse dwellings in two formats.

Section 2.2.1 of the Growth Plan sets out policies on Managing Growth. Policies relevant to the proposed development include the following:

2.2.1.1 Population and employment forecasts contained in Schedule 3 will be used for planning and managing growth in the GGH to the horizon of this Plan in accordance with the policies in subsection 5.2.4.

2.2.1.2 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;*

c) within settlement areas, growth will be focused in:

- i. delineated built-up areas;*
- ii. strategic growth areas;*
- iv. areas with existing or planned public service facilities;*

e) development will be generally directed away from hazardous lands; and

f) the establishment of new settlement areas is prohibited

The 2019 Amendment to the Growth Plan outlines population and employment projections to the year 2041 for Wellington County. By 2041, the County is anticipated to accommodate a population of 140,000 as well as 61,000 jobs.

Section 2.2.1.1 a) ii) of the Growth Plan defines "Complete Communities" as "places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities

for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities. Complete communities are age-friendly and may take different shapes and forms appropriate to their contexts.”

The proposed development proposes to add to the supply of housing within the existing Settlement Area, at a suitable compact density for the area and the property.

In accordance with 2.2.2.1(b) of the Growth Plan, Wellington County established in its Official Plan that a minimum of 20% of new housing must be within the built-up area. The proposed townhouse development represents an appropriate and compatible form of development in a suitable location to accommodate growth.

I am of the opinion the proposal to develop the property is in conformity with the policies of the Growth Plan. In summary, the proposal is for a Draft Plan of Subdivision and Zoning By-law amendment that will facilitate the development of the subject lands which are situate in a settlement area, on lands that have access to full municipal servicing, that are within an established area and will promote alternative transportation methods to the private automobile. It is my opinion that there are no conformity issues with this proposal as it relates to the Growth Plan, 2020.

5.4 COUNTY OF WELLINGTON OFFICIAL PLAN

The Wellington County Official Plan contains policies that guide land use planning in the County of Wellington. As the Township of Wellington North does not have its own local Official Plan, Wellington County’s Official Plan is the main policy document guiding land use within the Township. The County’s Official Plan was adopted by Council on September 24, 1998, was approved by the Ministry of Municipal Affairs on April 13, 1999, and came into effect on May 6, 1999.

Please also note that the County is progressing through a review of its Official Plan through a Municipal Comprehensive Review (MCR), a process initiated in 2019. Amendments as a result of this review have yet to be incorporated into the Official Plan. Accordingly, the development of the subject property is not dependent on the County’s ongoing MCR process. The review of the proposed development is undertaken on the basis of the existing Official Plan.

Schedule “A6” of the Official Plan designates the entirety of the subject lands as being within the “Urban Centre” (Arthur) area.

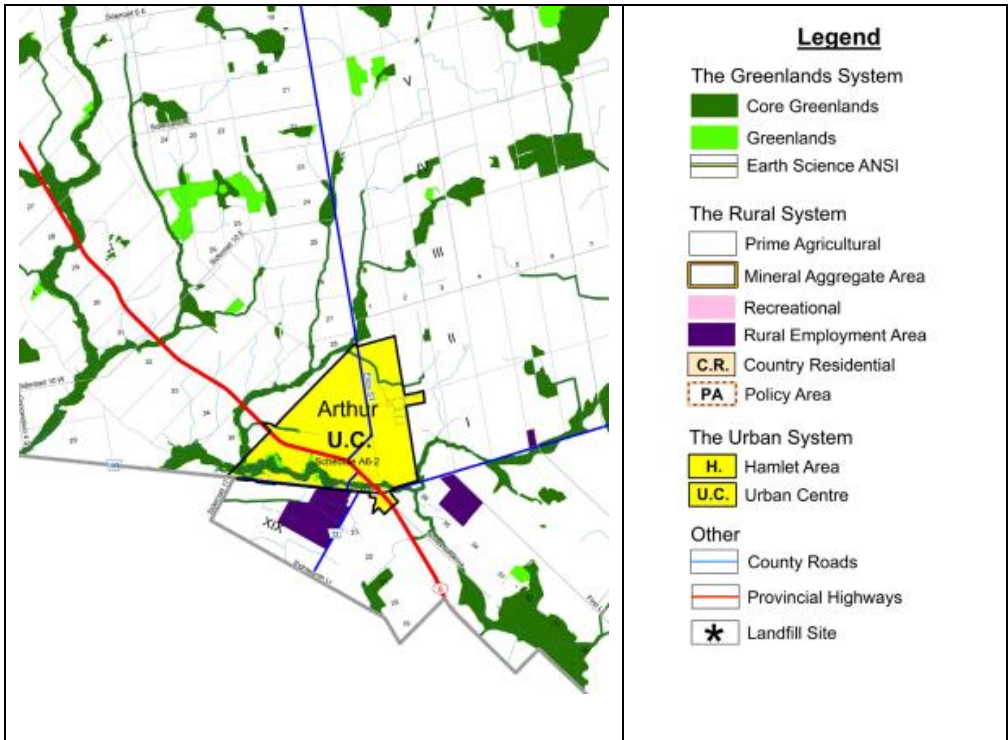


Figure 13: Schedule "A6" Wellington North Source: County of Wellington Official Plan

Further on Schedule "A6-2" the lands are identified as being designated "Residential".

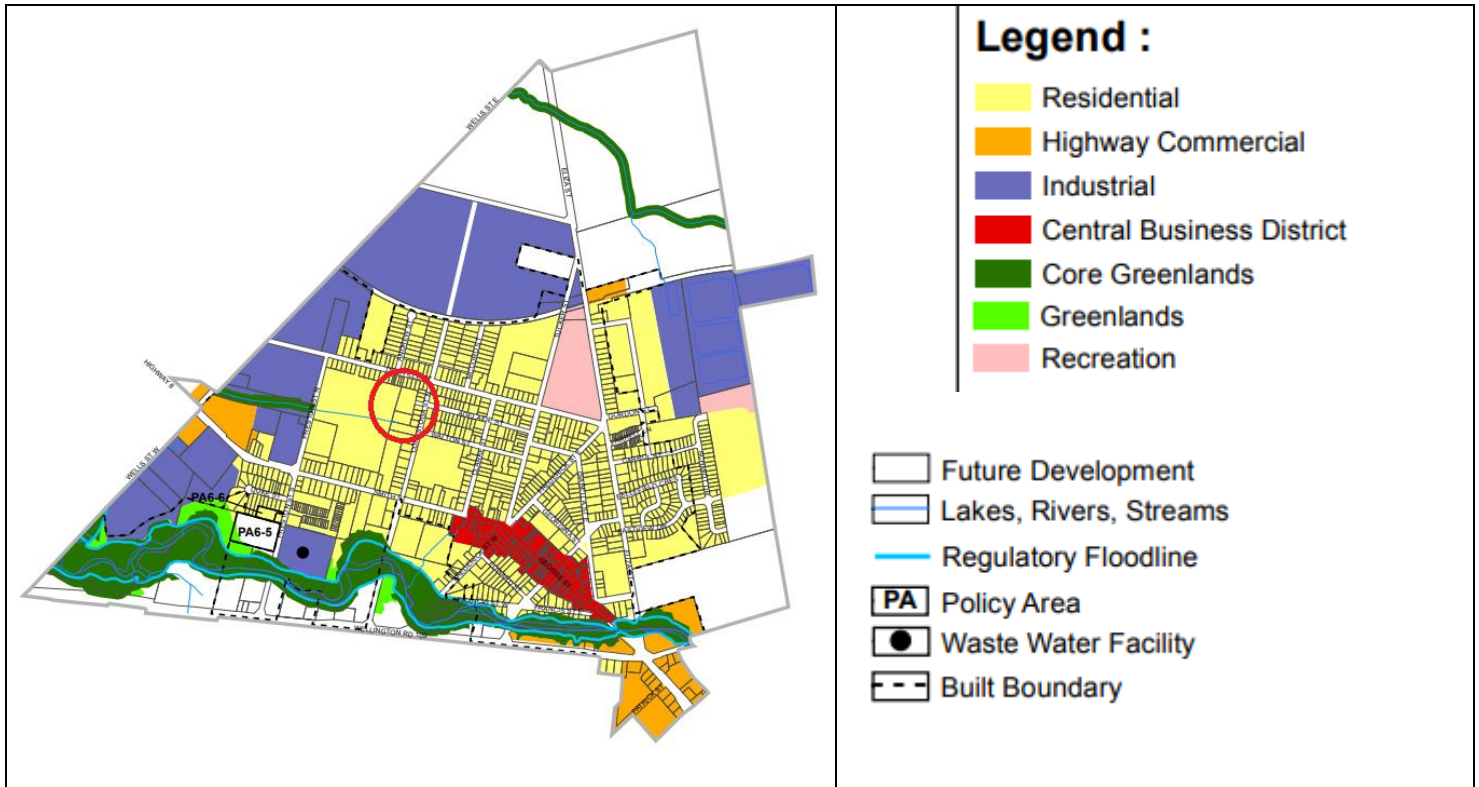


Figure 14: Schedule “A6-2” Arthur - Township of Wellington North Source: County of Wellington Official Plan

Section 7.5 of the Official Plan provides the policies regarding lands within the Urban Centres and notes the following:

7.5 URBAN CENTRES

7.5.1 *Permitted Uses* Urban Centres are expected to provide a full range of land use opportunities. Residential uses of various types and densities, commercial, industrial and institutional uses as well as parks and open space uses will be permitted where compatible and where services are available. More detailed official plan designations and policies as well as zoning regulations will identify the location and nature of various permitted uses in urban centres.

7.5.2 *Services* - Sewage and water services will be provided in accordance with Section 11.2 of this Plan. Road access will be via internal roads where possible, then via local roads where possible and then via County Roads or Provincial Highways where there is no other alternative. In all cases, appropriate sighting standards must be met and road functions maintained.

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

Urban centres will provide a full range of land use opportunities normally on full municipal services.

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

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

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

An Additional Residential Unit may be allowed subject to the provisions of Section 4.4.6 of this Plan.

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

I am of the opinion the proposal to develop the property is in conformity with the Urban Centre policies as outlined in Section 7.5 of the Official Plan.

Part 8 of the Official Plan provides the detailed Urban Centre Policies as follows:

8.1 GENERAL

8.1.1 Purpose - The intention of this Section is to provide detailed land use policies for all urban centres identified with separate land use schedules in this Plan.

8.1.2 Overview - The urban centres of Wellington are the primary focus for housing, commerce, services, job creation, recreation, and community facilities. This Plan will recognize and reinforce the role of urban centres as central places in Wellington.

Of equal importance is maintaining the livability of urban centres. The residents of Wellington's urban centres value a small town lifestyle which is distinct from that of larger urban centres. The character of the county's urban centres needs to be protected as growth takes place.

Urban centres are a focus for growth but need to retain a small town lifestyle

8.1.3 Vision Statement - By the end of the planning period, it is expected that the urban centres in Wellington County will have the following characteristics:

- a) that traditional community values will be maintained and the small town character will be enhanced;*
- b) that the single-detached home will continue to be the dominant form of housing but a greater variety of housing types will also be available;*
- c) that the central business district will remain the primary focus of commercial, cultural and civic functions for the municipality;*
- d) that well planned industrial areas will continue to provide new job opportunities and municipal tax revenues;*
- e) that the quality of life for the residents will be enhanced by the protection of natural and cultural environment, the enhancement of new recreational opportunities, and the preservation of heritage resources;*
- f) that infrastructure such as roads, water, utilities, fire protection and administration will be improved and, where feasible, expanded to meet the needs of a growing community;*
- g) that the greenland system and rivers will remain dominant natural features in urban centres providing aesthetic and recreational opportunities for both residents and visitors alike;*
- h) that the elements of the natural environment including rivers, hills, wetland, groundwater and forest resources will be protected, enhanced and well managed.*

8.1.4 Major Objectives

The major objectives of all urban centres are:

- a) to ensure that adequate lands, infrastructure and community facilities are available to serve the existing and future needs of the community;*
- b) to provide opportunities for an adequate supply and diversity of housing to satisfy the varied needs of a growing community;*

- c) to provide the opportunity for an adequate supply and diversity of commerce and industry to serve the needs of a growing community;*
- d) to ensure that development and development-related activity proceeds in an environmentally responsible manner;*
- e) to encourage steady, economic growth in a carefully controlled manner to provide employment;*
- f) to encourage economically viable and physically attractive central business district; g) to utilize urban design principles that ensure public safety and security for local residents and visitors;*
- h) to maintain appropriate standards for development and redevelopment which encourage controlled growth and represent a long term benefit to the community;*
- i) to ensure that adequate parkland, open space, and recreational opportunities are available to meet the recreational needs of every citizen;*
- j) to protect, preserve and where practical enhance, the unique natural and cultural heritage resources of the community; and*
- k) to provide for a safe and efficient vehicular and pedestrian transportation system in the community*

8.3 RESIDENTIAL

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

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

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

I am of the opinion the proposal for additional street fronting townhouses and cluster townhouses will add the mix of housing types needed in the community to provide the noted variety of residential accommodation that is needed.

8.3.2 Objectives

Wellington has set the following objectives for residential development:

- a) to ensure that an adequate supply of land is available to accommodate anticipated population growth over the planning period;*
- b) to provide a variety of dwelling types to satisfy a broad range of residential requirements and ensure that affordable housing is available;*
- c) to manage the rate of growth and the amount of residential development within the urban centre in order to maintain and enhance the small town character;*
- d) to support the development, at appropriate locations and densities, of residential facilities that meet the housing needs of persons requiring specialized care;*
- e) to ensure that adequate infrastructure will be available to all residential areas;*
- f) to minimize potential compatibility issues between residential and other land uses;*
- g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods;*
- h) to support the establishment of certain non-residential uses in appropriate locations of the municipality;*
- i) to encourage residential developments which incorporate innovative and appropriate design principles which contribute to public safety, affordability, energy conservation and that protect, enhance and properly manage the natural environment;*
- j) to monitor the housing supply by reviewing new development, demolitions, intensification, and the number of affordable housing units brought on stream.*

8.3.3 Permitted Uses

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

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

An Additional Residential Unit may be allowed subject to the provisions of Section 4.4.6 of this Plan.

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

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

8.3.5 Medium Density Development

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

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

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

As previously noted, the density proposed is 43.2 u/ha for the 4 townhouse blocks. The determining feature for the development of these lands is the Adelaide Street extension which has a fixed point on both the east and west property limit. The proposed development is for a project that supports a variety of housing type and reflects the configuration of the lands after the Adelaide Street extension has occurred. I am of the opinion that the density is appropriate for the development of these lands.

8.3.11 Compatibility of New Development

There are some older residential neighbourhoods in most urban centres which have lots with larger than normal frontages and areas. These areas represent a style of development that is typical of small communities in Ontario and is an important factor in why many people choose to live in these communities. This Plan attempts to preserve the charm and integrity of these neighbourhoods and will make efforts to ensure that future development is sensitive to and compatible with existing residential development.

Wellington will encourage the development of vacant or under-utilized properties for residential uses which are compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks. Developments such as residential conversions, bed and breakfast establishments or home occupations which

do not substantially alter the exterior appearance of the existing residences may also be permitted in accordance with the policies of this Plan and the applicable zoning provisions.

Where new residential development is proposed adjacent to an existing industrial use or other potentially incompatible land use, a planning impact assessment outlining measures to maintain land use compatibility, including land use separation and buffering, shall be provided.

I am of the opinion the proposal has had regard to the existing residential neighborhood while also accounting for the new development proposed by Cachet. Suitable setbacks and buffering are provided to achieve compatible development between these lands uses.

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;*
- b) the degree to which building height and massing shall provide a transition between planned and existing development;*
- c) the maintenance of a lotting pattern that is generally consistent and compatible with the predominant character of the area;*
- d) the ability of infrastructure to accommodate the proposal;*
- e) the impact of the development on the streetscape including, where feasible, the protection of 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*
- g) the conservation of significant cultural heritage resources.*

Part 10 of the Official Plan provides policies on the creation of new lots:

10.1 GENERAL POLICIES

10.1.1 *All New Lots - The creation of new lots is the responsibility of the County of Wellington through subdivisions, consents and part lot control. In approving new lots by any means, the County will ensure that the policies of this Plan and local planning regulations will be met. The County will strive to ensure that:*

- *the natural environment is protected*
- *natural resources are protected*
- *public services are used efficiently*
- *good community design is promoted*
- *health and safety issues are addressed*

10.1.2 Subdivision Required

Plans of subdivision will normally be required when:

- a) *four or more lots (including the retained) are being created, or*
- b) *a new road or a substantial extension to an existing road is required, or*
- c) *where special concerns or issues exist which would best be dealt with through a plan of subdivision.*

Where the policies of this Plan refer to “plan of subdivision” or “subdivision”, the words “plan of condominium” or “condominium” can be substituted where applicable.

10.1.3 Matters for Consideration

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

- a) *that any new lots will be consistent with official plan policies and zoning regulations;*
- b) *that all lots can be adequately serviced with water, sewage disposal, stormwater management or drainage, fire protection, roads, utilities, solid waste disposal to accepted municipal standards and without undue financial burden on the municipality;*
- c) *that sufficient reserve water and sewage plant capacity will be available when lots are created in areas to be serviced by central water and sewage systems;*

- d) that all lots will have safe driveway access to an all-season maintained public road and that access to a local road will be preferred over county and provincial roads, where practical;*
- e) that public streets, spaces and facilities will be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including, but not limited to, walking and cycling.*
- f) that the topography, soils and drainage of the site are satisfactory for the lot sizes and uses proposed;*
- g) that tree loss related to anticipated development be kept to a minimum and, wherever reasonable, be compensated for by new tree planting;*
- h) that natural heritage features are not affected negatively;*
- i) that lots are not created in areas which would pose a threat to public health or safety;*
- j) that natural resources such as agricultural lands and mineral aggregates would not be affected adversely;*
- k) that the size and shape of proposed lots is suitable, including frontage, area and the proportion of frontage to depth;*
- l) that the proposed lots and uses are compatible with and designed to minimize adverse impacts on surrounding uses;*
- m) that all new lots shall have logical lot lines given existing lot patterns in the area, natural and human-made features and other appropriate considerations; n) that residential lots will have adequate access to community facilities such as schools, libraries and parks based on reasonable standards for the area; o) that the creation of any lot is necessary, timely and in the public interest; p) that provincial legislation and policies are met, including the Greenbelt Plan policies set out in Section 9.9 of this Plan.*

Upon review of the policies of the County Official Plan, I am of the opinion the proposal to develop the property is in conformity with the Plan.

5.5 TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW 66-01

The Wellington North Zoning By-law is a legal document that regulates the use of land within the municipality. The by-law determines and provides regulation that speaks to:

1. What each parcel of land can be used for;
2. Where and what types of buildings or structures may be located on the land; and
3. The requirements of lot sizes, parking lots, building heights and setbacks.

The subject lands are zoned “R1C” as per Schedule A –Map 2 “Arthur Detail”.

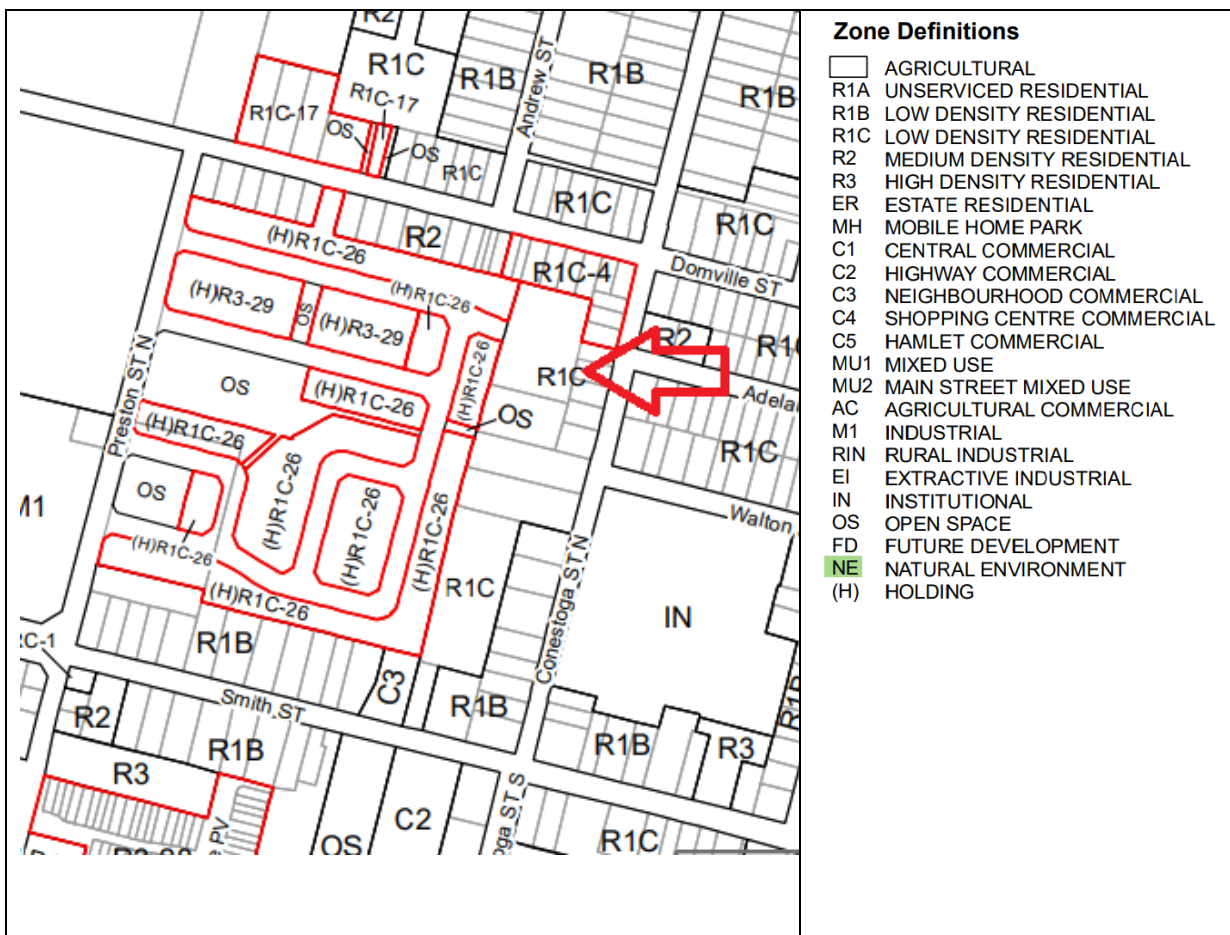


Figure 15: Schedule A, Map 2 Arthur Detail- Township of Wellington North zoning Source: Township of Wellington North

The “R1C” zone permits the following:

11.1 PERMITTED USES

- *One single detached residential dwelling unit*
- *An accessory Bed and Breakfast establishment (Class 1)*
- *Home Occupation*
- *Accessory uses buildings and structures*
- *Additional Dwelling Unit in accordance with Section 6.29*

In order for the subject lands to be developed for the townhouse project as proposed a Zoning By-Law Amendment is required to apply a site specific regulations across each of the blocks that would ensure any necessary modifications to the “R3” zoning was provides as well as any deviations from the General Provisions of the By-law were also captured.

The provisions of the “R3” zoning applicable to the project are as follows:

13.1 PERMITTED USES

- *Street Townhouse units*
- *Cluster/Block Townhouse units*
- *Apartments*
- *Accessory uses buildings and structures*
- *Home Occupations permitted in townhouse units in accordance with 6.15*

13.2 REGULATIONS

13.2.1 STREET TOWNHOUSE (EACH RESIDENTIAL DWELLING UNITS)

13.2.1.1	LOT AREA, Minimum	232.0 m ² (2,497.3 ft ²)
13.2.1.2	LOT FRONTAGE, Minimum <ul style="list-style-type: none"> • Corner lot residential dwelling unit 	6.5 m (21.3 ft.) 12.5 m (41 ft.)
13.2.1.3	FRONT YARD, Minimum	6 m (19.7 ft.)
13.2.1.4	INTERIOR SIDE YARD, Minimum	1.2 m (3.9 ft)
13.2.1.5	EXTERIOR SIDE YARD, Minimum	6 m (19.7 ft.)
13.2.1.6	REAR YARD, Minimum	7.6 m (24.9 ft.)
13.2.1.7	BUILDING HEIGHT, Maximum	10.5 m (34.5 ft.)
13.2.1.8	FLOOR AREA, Minimum <ul style="list-style-type: none"> • Less than two storey • Two or more storey 	83.6 m ² (900.0 ft ²) 102.2 m ² (1,100.0 ft ²)
13.2.1.9	MAXIMUM NUMBER OF ATTACHED UNITS IN A ROW	6

13.2.2 CLUSTER TOWNHOUSE RESIDENTIAL DWELLING

13.2.2.1	LOT AREA, Minimum a) 1,393.5 m ² (15,000 ft ²) for the first four units b) 264.8 m ² (2,850.4 ft ²) for each additional unit thereafter	
13.2.2.2	LOT FRONTAGE, Minimum	20.1 m (66.0 ft.)
13.2.2.3	FRONT YARD, Minimum	6 m (19.7 ft.)
13.2.2.4	REAR YARD, Minimum	7.6 m (24.9 ft.)
13.2.2.5	INTERIOR SIDE YARD, Minimum	6.0 m (19.7 ft.)
13.2.2.6	EXTERIOR SIDE YARD, Minimum	6 m (19.7 ft.)

13.2.2.7	BUILDING HEIGHT, Maximum	10.5m (34.5 ft.)
13.2.2.8	FLOOR AREA, Minimum a) Bachelor/1 bedroom unit b) 2 bedroom unit c) 3 bedroom unit	51.1 m ² (550.0 ft ²) 60.4 m ² (650.0 ft ²) 74.3 m ² (800.0 ft ²) plus 9.3 m ² (100.0 ft ²) for each bedroom in excess of three bedrooms
13.2.2.9	MAXIMUM NUMBER OF ATTACHED UNITS IN A ROW i. Stacked Townhouses	6 6 (12 total units)
13.2.2.10	<p>DISTANCES BETWEEN CLUSTER TOWNHOUSES</p> <p>A face of a cluster townhouse block means one or the other of the longest walls of a said building. Each townhouse block shall be deemed to have two faces. A side of a townhouse block means one or the other of the shortest walls of a said building. Each townhouse block shall be deemed to have two sides.</p> <p>The following provisions shall apply when two or more townhouse blocks are situated on one lot:</p> <p>a) A minimum distance of 12 m (39.3 ft.) shall be maintained between any face of a townhouse block and any face of the same or another block.</p> <p>b) A minimum distance of 6 m (19.7 ft.) shall be maintained between any face of a residential townhouse block and any side of the same or another block.</p> <p>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.</p>	

In addition the following provisions of Section 6 – General Provisions would also be applicable:

6.3 BUFFER AREA

Where a lot is within a Commercial or Industrial zone and the interior side and/or rear lot line, or portion thereof abuts any Residential or Institutional Zone or where a lot is within the R3-Residential Zone and the interior side and/or rear lot line or portion thereof abuts any residential zone except another R3 zone, then a buffer area shall be provided on the R3 – Residential, Commercial or Industrial lot, in accordance with the following provisions. It shall:

- a) Have a minimum width throughout of not less than 1.5 m (5.0 ft.) and shall be in addition to any other yard requirement.
- b) Consist of a **planting strip** maintained at an ultimate height of not less than 1.8 m (5.9 ft.) immediately adjacent to the lot line or portion thereof along which the Buffer Area is required other than along a street line.
- c) Be kept free of parking spaces, buildings or structures except for a legal boundary partition and used only for the placement of trees, shrubs, similar vegetation, fencing and landscaping features.
- d) Be landscaped and maintained by the owner of land on which such buffer area is required.
- e) Notwithstanding the above and subject to site plan approval, a solid fence, wall, or other landscaping feature of equivalent height may be considered in place of a continuous planting strip. When considering such an alternative buffer, regard shall be given to the location, height, materials, finishing and porosity of the wall or fence, as well as the site's characteristics.

6.6 COMMON AMENITY AREA

Where this By-law requires the establishment of a common amenity area, such an area shall be provided within the boundaries of the development and in accordance with the following provisions:

- a) An amenity area is an area comprised of common space designed for active or passive recreational use and may include patios, swimming pools, play areas and open landscaped areas;
- b) The minimum amenity area required shall be an aggregated amount not less than 9.3 m² (100.0 sq. ft.) per dwelling unit for each unit up to 10. For each additional unit, not less than 4.6 m² (49.5 ft²) of amenity area shall also be provided;
- c) Amenity areas shall be designed and located so that the length does not exceed four (4) times the width;
- d) Amenity areas shall have direct access to/from the residential use; and
- e) Amenity areas may be located within any yard other than a required front yard.

And lastly, should the “R3” zoning be applied to the lands the following parking regulations would be applicable.

6.27.1 Size of Parking Spaces

Parking Space Type	Minimum Dimensions	
	Width	Length
Angled	2.8 m (9.0 ft)	5.5 m (18 ft)
Parallel	2.7 m (8.8 ft)	6.5 m (21.3 ft)
Private Garage (excluding parking garages)	3 m (9.8 ft)	6 m (19.6 ft)

6.27.5 Barrier Free Parking

Where the parking requirement for any land use is 4 or more spaces, barrier free parking spaces shall be provided in accordance with the following:

- a) A minimum width of 4.0 m (13.0 ft.) and minimum length of 5.5 m (18 ft.);
- b) Each space shall be hard-surfaced and level;
- c) Each space shall be located near and accessible to an entrance; and,
- d) Each space shall be appropriately identified for its intended use by persons with limited mobility or other disabilities, by a sign, which is clearly posted and visible at all times and which contains the International Symbol of Accessibility. Such sign shall be posted in a visible location other than on the parking surface.

The number of barrier free spaces shall be determined in accordance with Table 2 below.

Table # 2 – SPECIAL PARKING REQUIREMENTS FOR BARRIER FREE PARKING SPACES

Total Required Parking Spaces	Number of Spaces that must be Barrier Free
4-25	1
26-50	3
51-75	4
76-100	6
101-150	8
151-200	10
201-300	13
301-400	15

Table #3 – Number of Parking Spaces Required

TYPE OF USE	MINIMUM NUMBER OF PARKING SPACES
RESIDENTIAL	
Single detached	1/residential dwelling unit
Semi/Duplex	1/residential dwelling unit
Triplex/Fourplex	1.5/residential dwelling unit
Additional Dwelling Unit	1/parking space per unit and may be tandem
Apartment Dwellings	1.5/unit
Townhouses/ Cluster	1 space per dwelling unit; plus 1 space for each 2 dwelling units for visitors only (also see section 6.27.9 Tandem Parking)
Townhouses/ Street	1/unit
Senior Citizens Apartments	1/ residential dwelling unit
Bed & Breakfast	1/guest room + 1/proprietor
Boarding/Rooming/Lodging Establishments	1/building + 1/guest room
Group Home	1/3 beds
Day Nursery	3/classroom

With regard to the proposed development and the above noted zoning, the following analysis is provided:

Block 1

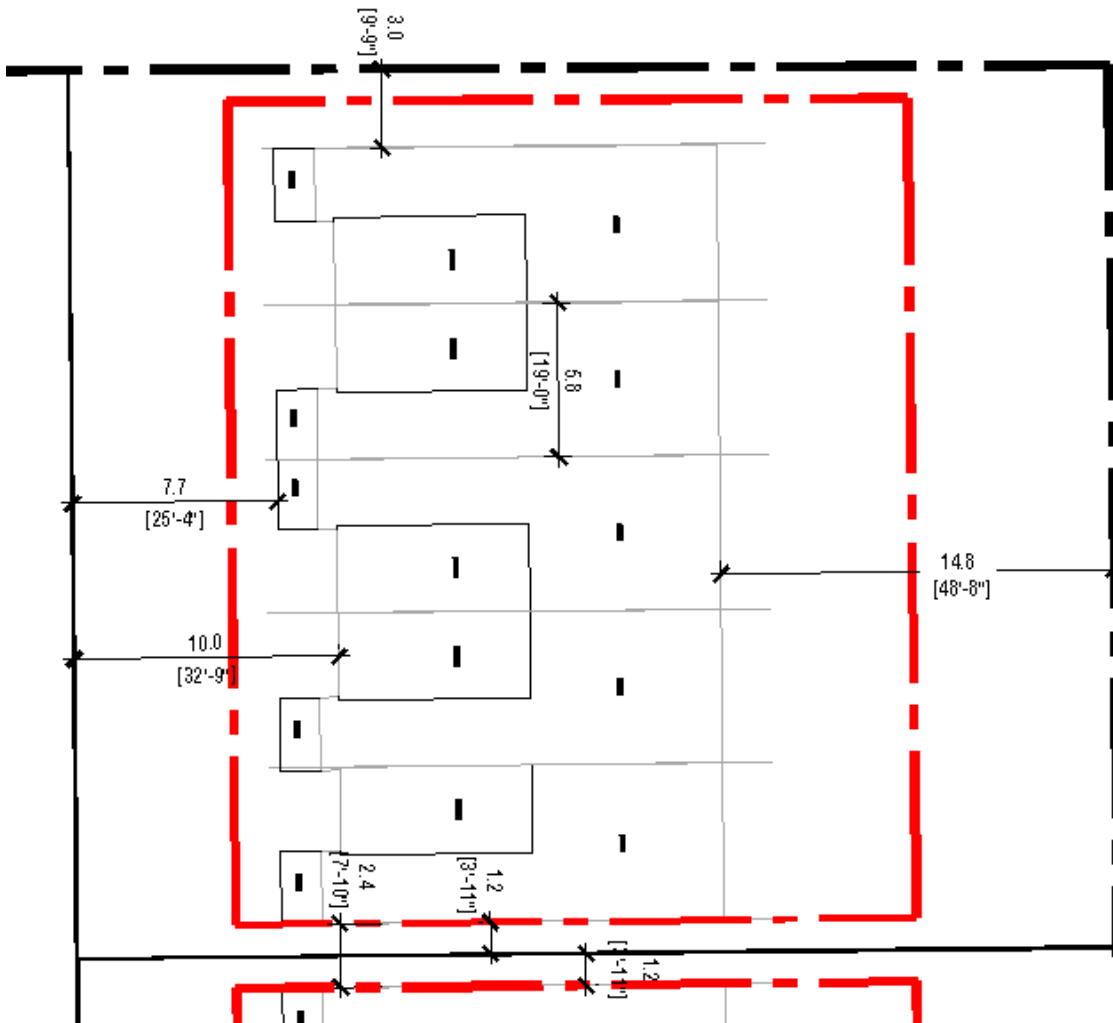


Figure 16: Block 1 Development Plan Source: Patterson

R3 Zone - Street Townhouses	Requirement	Block 1
Lot Area, Minimum	232m ² per unit	227.2m ²
Lot Frontage, Minimum	6.5m per unit	5.79m (min)
Front Yard, Minimum	6.0m (dwelling)	>6.0m
Front Yard, Minimum (Garage)	No noted requirement	>6.0m
Interior Side Yard, Minimum (exterior units)	1.2m	1.2m (min)
Interior Side Yard (interior units)	No noted requirement	0.0m
Rear Yard, Minimum	7.6m	14.8m
Building Height, Maximum	10.5m	TBD </= 10.5m
Floor Area, Minimum	102.2m ²	>102.2m ²
Maximum # of Units in a Row	6	5
Common Amenity Area		N/A
Parking - 1 per unit	2.8 x 5.5 5 spaces	5
1.5m Buffer to abutting "R1C-26" and "R1C-4"		Provided
Barrier Free Parking		N/A

Accordingly, site specific zoning to reflect the minimum lot area per unit and the lot frontage minimum per unit will be required.

Block 2

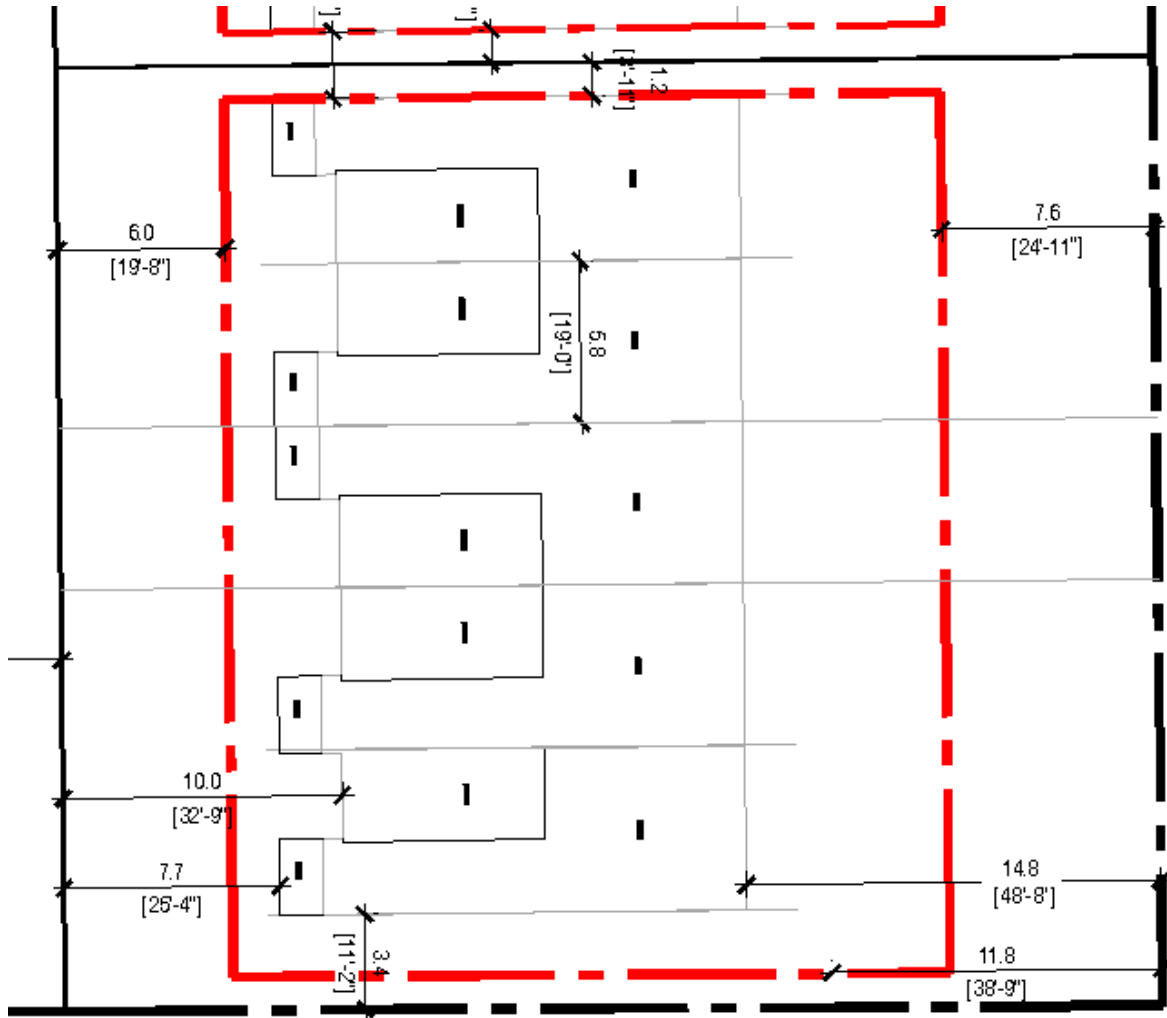


Figure 17: Block 2 Development Plan Source: Patterson

R3 Zone - Street Townhouses	Requirement	Block 2
Lot Area, Minimum	232m ² per unit	227.2m ²
Lot Frontage, Minimum	6.5m per unit	5.79m (min)
Front Yard, Minimum	6.0m (dwelling)	>6.0m
Front Yard, Minimum (Garage)	No noted requirement	>6.0m
Interior Side Yard, Minimum (exterior units)	1.2m	1.2m (min)
Interior Side Yard (interior units)	No noted requirement	0.0m
Rear Yard, Minimum	7.6m	14.8m
Building Height, Maximum	10.5m	TBD </= 10.5m
Floor Area, Minimum	102.2m ²	>102.2m ²
Maximum # of Units in a Row	6	5
Common Amenity Area		N/A
Parking - 1 per unit	2.8 x 5.5 5 spaces	5
1.5m Buffer to abutting "R1C-4"		Provided
Barrier Free Parking		N/A

Accordingly, site specific zoning to reflect the minimum lot area per unit and the lot frontage minimum per unit will be required.

Block 3

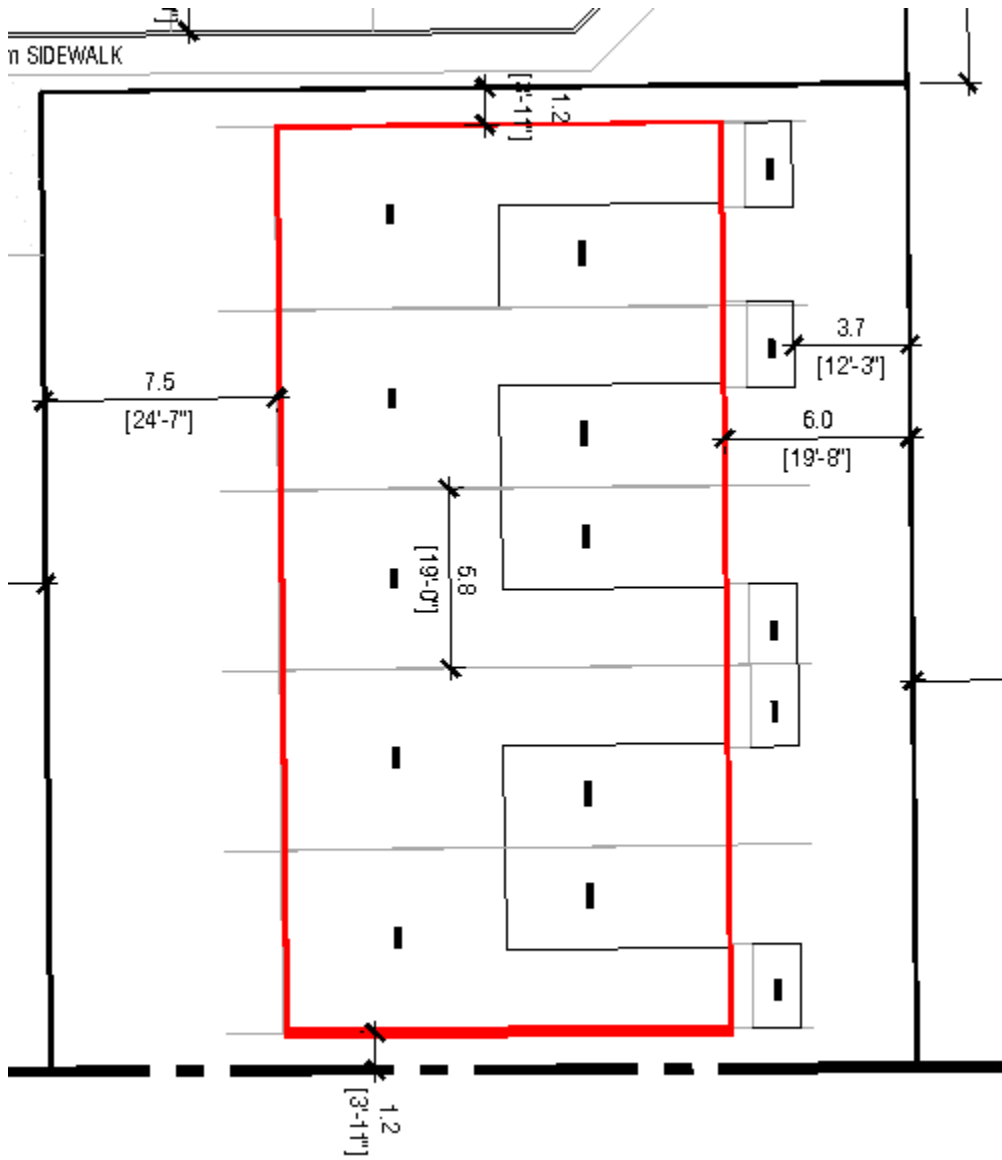


Figure 18: Block 3 Development Plan Source: Patterson

R3 Zone - Street Townhouses	Requirement	Block 3
Lot Area, Minimum	232m ² per unit	161.7m ²
Lot Frontage, Minimum	6.5m per unit	5.79m (min)
Front Yard, Minimum	6.0m (dwelling)	3.7m
Front Yard, Minimum (Garage)	No noted requirement	>6.0m
Interior Side Yard, Minimum (exterior units)	1.2m	1.2m (min)
Interior Side Yard (interior units)	No noted requirement	0.0m
Rear Yard, Minimum	7.6m	7.5m
Building Height, Maximum	10.5m	TBD </= 10.5m
Floor Area, Minimum	102.2m ²	>102.2m ²
Maximum # of Units in a Row	6	5
Common Amenity Area		N/A
Parking - 1 per unit	2.8 x 5.5 5 spaces	5
1.5m Buffer to abutting "R1C"		
Barrier Free Parking		N/A

Accordingly, site specific zoning to reflect the minimum lot area per unit, the lot frontage minimum per unit, a reduced rear yard and relief from the provision of the standalone buffer will be required.

R3 Zone - Cluster Townhouse – Block 4	Requirement	Provided
Lot Area, Minimum	1393.5m ² for the 1st 4 units + 264.8m ² per unit after that	Required - 5630.3m ² Proposed- 4983.3m ²
Lot Frontage, Minimum	20.1m	35.3m
Front Yard, Minimum	6.0m	4.5m
Interior Side Yard, Minimum	6.0m	6.0m
Exterior Side Yard, Minimum	6.0m	N/A
Rear Yard, Minimum	7.6m	6.0m
Building Height, Maximum	10.5m	TBD </= 10.5m
Floor Area, Minimum	74.3m ² for a three bedroom unit	>74.3m ²
Maximum # of Units in a Row	6	6
Parking - 1 per unit + 10 visitor spaces	2.8 x 5.5	Yes
Distance between blocks face to face	12.0m	Yes
Distance between face and the side of another building	6.0m	Yes
Distance between facing sides of blocks	3.0m	3.0m
Common Amenity Area	9.3m ² for the first 10 units 4.6m ² for each unit after that.	Required - 139m ² Proposed - 159.6m ²
1.5m Buffer to abutting “R1C-26” and “R1C”		

Accordingly, site specific zoning to reflect the minimum lot area, the front yard minimum per unit, a reduced rear yard and relief from the provision of the standalone buffer will be required.

6.0 SUMMARY OF SUPPORTING MATERIALS/ STUDIES

6.1 FUNCTIONAL SERVICING REPORT

A Functional Servicing Report has been prepared by K. Smart Associates Limited which concludes:

1. Each unit of the proposed development will be serviced with a 100mm diameter sewer to the proposed 200mm diameter sanitary sewers, which finally direct the sewer flow to the existing manhole at the Cachet Development.
2. Each unit of the proposed development will be serviced with a 25mm diameter water service off of the 150mm watermain. The 150mm watermain will be teed off of the 150mm watermain at Adelaide Street. The water service will provide for fire suppression and domestic water supply.
3. The proposed development will include stormwater management on site to provide quantity control of runoff. Quality control will be carried out on the Cachet Development site located next to the VED Homes development site. The overall site peak flows in post development condition have been attenuated to less than peak flows in predevelopment condition.

6.2 STORMWATER MANAGEMENT REPORT

A Stormwater Management Report has been prepared by K. Smart Associates Limited which concludes the overall site peak from pre-development conditions to post development has been reduced and the proposed development will not result in an increase in peak discharge rates to the storm sewer system of Cachet Development.

6.3 CIVIL ENGINEERING PLANS

Preliminary civil engineering drawings have been generated to illustrate the proposed servicing, grading and erosion and sedimentation control proposed for the development.

6.4 GEOTECHNICAL INVESTIGATION

Chung and Vander Doelen Engineering Ltd. conducted a geotechnical investigation for the proposed residential development that examined the subsurface conditions and relevant soil properties at the subject site. The report provides geotechnical recommendations for the design and construction of site grading

operations, site servicing, roadways and the future building foundations. Estimates of hydraulic conductivity and infiltration rates of the insitu soil deposits were also provided.

6.5 SCOPED HYDROGEOLOGICAL ASSESSMENT

Chung and Vander Doelen Engineering Ltd. completed a scoped hydrogeological assessment for the proposed residential development. The assessment summarized the water table configuration and its seasonal fluctuation at the property, so that the basement elevations are set at an appropriate distance above the high water table.

6.6 PHASE I ENVIRONMENTAL SITE ASSESSMENT

Chung and Vander Doelen Engineering Ltd. also prepared a Phase I Environmental Site Assessment. The Phase I did not identify any actual or potential sources of contamination on the site or surrounding properties. CVD concluded that the potential for environmental liabilities associated with the site is low and that no further investigations are required at this time.

6.7 TRAFFIC IMPACT STUDY

A Traffic Impact Study was completed by R.V. Anderson Associates Limited which concluded the following:

- The proposed townhouse development is estimated to generate approximately 13 trips during the a.m. peak hour (4 inbound and 9 outbound) and approximately 17 trips during the p.m. peak hour (10 inbound and 7 outbound);
- The analysis adopted future planning horizons of 2023 for full build-out of the subject development and 2028 for a 5-year horizon;
- Based on the results of the capacity analysis, the existing surrounding road network has ample capacity to accommodate the future site generated traffic; and
- There are no recommendations to improve the operational performance at any of the three unsignalized intersections surrounding the development.

6.8 ARCHAEOLOGICAL STUDY

A Stage 1-2 Archaeological Assessment of the Subject Lands was completed by Lincoln Environmental Consulting Corp. A field study was undertaken by which the Subject Lands were assessed by pedestrian

survey at 5m intervals. Test pit surveys were also undertaken. As a result of this review, no further archaeological methods were employed since no artifacts were recovered during the test pit survey. As no archaeological resources were found on the subject property, no further archaeological assessment of the property is required.

These technical / supporting studies confirm that the Subject Lands are suitable for development and can be serviced through the extension of municipal water and wastewater services. Stormwater management can also be satisfactorily addressed. Traffic can be suitably handled by the road infrastructure and there are no archaeological findings on the subject lands.

7.0 PLANNING OPINION

It is recognized that the Official Plan is the most important vehicle to integrate and comprehensively implement provincial policies and direct development. The subject lands are designated “Residential” and are poised for redevelopment for a higher order use than what currently exists.

It is proposed that a Draft Plan of Subdivision is utilized to facilitate the creation of a total of 4 blocks for the development of street townhouse and cluster townhouse dwellings.

Section 51(24) of the *Planning Act* sets forth the various matters that must be regarded when dealing with a Plan of Subdivision.

Analysis of the Subdivision relative to Section 51 (24) of the Planning Act.	
Criteria	Analysis of Proposed Plan of Subdivision Response
(a) the effect of the development of the proposed subdivision on matters of provincial interest;	<ul style="list-style-type: none"> An overview of matters of Provincial Interest is included as Section 5.1 of this report. It is concluded that there has been adequate regard to matters of provincial interest as addressed in this report.
(b) whether the proposed subdivision is premature or in the public interest;	<ul style="list-style-type: none"> The proposed subdivision will result in development within an urban area which is a settlement. The development of the subject lands will help in addressing growth demands It is concluded the proposed subdivision is not premature and is in the public interest.

<p>(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</p>	<ul style="list-style-type: none"> • The proposed subdivision conforms to the County Official plan and follows a development pattern established in the immediate area. • Adelaide Street is to be extended through the subject lands to a connection point established in the Cachet Development project. • The resulting block / lotting fabric and use of the lands is appropriate for the development of this parcel
<p>(d) the suitability of the land for the purposes for which it is to be subdivided;</p>	<ul style="list-style-type: none"> • The lands are in a residential area with a mix of land use types and will be furnished with water and wastewater servicing opportunities. • The lands are relatively flat, do not contain any environmental features and have no cultural heritage features
<p>(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;</p>	<ul style="list-style-type: none"> • Adelaide Street is to be extended through the subject lands to complete the connection between Preston Street North and Tucker Street. • Conestoga Street North and other local municipal roads will also provide road access to the project.
<p>(f) the dimensions and shapes of the proposed lots;</p>	<ul style="list-style-type: none"> • The proposed lots are generally rectangular in shape and reflect the lotting pattern in the area. • The proposed lots will implement a suitable zoning classification through the amendment being sought and reflect a proper form of development • The proposed lots have been sized for the intended land uses • Street townhouses are proposed in the Cachet development also fronting onto Adelaide Street • The cluster townhouse component utilizes the remainder of the lands in a suitable manner.
<p>(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;</p>	<ul style="list-style-type: none"> • Appropriate zoning regulations are proposed which together with the draft plan will result in a proper development.
<p>(h) conservation of natural resources and flood control;</p>	<ul style="list-style-type: none"> • There are no significant natural resources within the boundaries of the subject lands • The subject lands are not affected by

	flooding and related hazards.
(i) the adequacy of utilities and municipal services	<ul style="list-style-type: none"> • The project will be serviced by public infrastructure. • Sanitary, water and stormwater will be addressed accordingly.
(j) the adequacy of school sites;	<ul style="list-style-type: none"> • Public school facilities are readily available in the Village of Arthur • A school is not required within the limits of the subject lands. It is projected that elementary and secondary students from the subdivision will be accommodated within existing schools. • The School Boards will be asked to comment on the proposed development
(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	<ul style="list-style-type: none"> • A dedicated land conveyance for parkland is not required or appropriate. • The proponent will be subject to cash-in-lieu for parkland as prescribed by the Municipality.
(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and	<ul style="list-style-type: none"> • The subdivision is considered efficient and will utilize extended infrastructure.
(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters related to any development on the land, if the land is also located within a site plan control area.	<ul style="list-style-type: none"> • Site Plan Approval will be obtained as required to support the project.

Therefore it is concluded that the proposed draft plan of subdivision has considered and had appropriate regard for Section 51 (24) of the *Planning Act*.

A Zoning By-Law Amendment for the lands is proposed to provide appropriate zoning across all of the lands. The lands are currently zoned "R1C". This zoning does not permit the development of either street townhouses or cluster townhouses in the manner proposed. Site specific zoning is proposed for each of the development blocks (as detailed previously) to reflect the proposed townhouse development, the parameters of each block and to support the development proposal.

The proposed modifications to the zoning are modest in the context of the proposed development.

For Block 1 the reductions in lot area per unit are supportable based on each lot being furnished with a suitable front yard, a suitable rear yard for private amenity area, with each unit being furnished with a garage and with

the submitted floor plans detailing that a suitable dwelling unit is being provided. Appropriate setbacks to existing residential land uses are being provided. The reduced lot widths allow for an appropriate dwelling unit to be provided.

For Block 2 the reductions in lot area per unit are supportable based on each lot being furnished with a suitable front yard, a suitable rear yard for private amenity area, with each unit being furnished with a garage and with the submitted floor plans detailing that a suitable dwelling unit is being provided. Appropriate setbacks to existing residential land uses are being provided. The reduced lot widths allow for an appropriate dwelling unit to be provided.

For Block 3 the reductions in lot area per unit are appropriate as a suitable lot for each dwelling unit is provided. Each unit is proposed to have a reduced front yard setback, however the garage area is setback appropriately to provide a parking space in accordance with Township standards on each lot. A minor reduction (7.6m to 7.5m) is proposed for the rear yard setback. This is a very minor reduction and still provides for a suitable rear yard area for the townhouse units. Relief from Section 6.3 of the General Provisions of the by-law is requested as well. This provision of the by-law requires an additional 1.5m side yard be provided in addition to the interior side yard provisions of the "R3" zoning. Section 6.3(e) however notes that an alternative can be substituted for this additional land area via the use of a solid fence. It is proposed that where the singular townhouse unit of Block 3 abuts the lands zoned "R1C" that a solid wood privacy fence be provided thus achieving the necessary buffer.

Block 4 is the resultant development area from the extension of Adelaide Street and the creation of the street fronting townhouse blocks. The utilization of these lands for a cluster townhouse development is seen as the most appropriate form of development given the context of the property, the opportunities for frontage onto a public roadway, the existing and proposed surrounding land uses and the shape of the block. A reduction in overall lot area is proposed, however the development plan illustrates that each unit will have a suitable rear yard and front yard area. Each unit will also be furnished with a private garage and parking spaces are being provided in accordance with Township requirements for both the unit owners /tenants as well as for visitors. A 6.1m drive aisle / private road is proposed which meets Township standards and will provide adequate access for residents as well as garbage and emergency vehicles. Suitable setbacks to abutting land uses are proposed and a common amenity area is provided that exceeds zoning standards for area. As such, I am of the opinion that the overall reduction in lot area is appropriate for the development of the cluster townhouse project.

A modest reduction in the front yard setback is proposed (6.0m to 4.5m). Given the orientation of the end unit of the townhouse block this will function moreso as an exterior side yard setback. This reduction is in keeping with the proposed front yard setback reduction for the street townhouses proposed in Block 3. A sufficient rear yard area and front yard area for the cluster townhouse unit associated with the setback reduction is being provided. I do not foresee any impacts resulting from this reduction in front yard setback.

A reduction in the rear yard (7.6m to 6.0m) is proposed along the southern lot limit of the cluster townhouse block. A 6.0m rear yard area will provide sufficient private amenity space. The common amenity area provided on site will also allow for active amenity use as needed. It is proposed that in the areas where the setback is reduced and the additional 1.5m buffer width (as per Section 6.3 of the By-law) is not provided that a suitable solid wood privacy fence be utilized. It should be noted that the lands to the south are encumbered by a drain that is utilized by this project. The lands immediately abutting to the south are developed with a single detached dwelling and this area acts as an interior side yard. The area is landscaped significantly and the existing residence is well removed from the common property line. The provision of a wooden privacy fence in his area will assist in providing sufficient buffering in combination with the existing setback and landscaping to this residence.

On the basis of the overall concept that has been generated in support of the development of these lands, I am of the opinion that the form of development is appropriate and that the limited site specific zoning regulations are suitable in the context of the overall project.

8.0 SEWAGE ALLOCATION

It is our understanding that the Township of Wellington North utilizes a sewage allocation policy for the Village of Arthur. It is noted that the Township's ability to treat wastewater is finite and valuable. As such, Township Council and staff are determined to provide an equitable, fair and transparent process to award sewage allocation. The allocation policy is dependent upon a development achieving Draft Plan Approval, a Site Plan Agreement or a Subdivision Agreement. The VED Homes project is proposing to secure Draft Plan Approval and will further advance Site Plan Approval at the earliest opportunity. VED Homes wishes to proceed with securing the necessary approvals and to proceed to construction of this project at the earliest possible opportunity. As such, the proponents will be submitting a formal request, upon deeming of these applications as complete, for consideration by Council for sewage allocation in support of the project.

9.0 PUBLIC CONSULTATION STRATEGY

The *Planning Act* (O.Reg 544/06, amended by O.Reg 178/16) requires that applicants submit a proposed strategy for consulting with the public with respect to an application.

The public consultation process in support of the Draft Plan Applications and Zoning By-law Amendment applications for this project is proposed to follow the *Planning Act* statutory requirements. The following points of public consultation are proposed:

- A Public Meeting at which time public input will be considered. Notice of the meeting shall be given to every owner of land within 120 metres of the subject land, and by posting a notice in a place that is clearly visible from a public street (or as directed by the County/ Municipality)
- Direct written responses to comments raised through the public consultation process will be provided to County/Township staff for their review and consideration in the preparation of a staff report with a recommendation.
- Preparation of a staff report, with the report to be available to the public in advance of Council's consideration of the applications. It is understood that County Staff will post information on the County website for public review. This will include the County staff report and may also include technical studies and reports prepared in support of the applications or resubmission materials if required.
- A local Council Meeting regarding the zoning and a recommendation on the Draft Plans will occur, at which time the County staff report, all available information, and public input will be considered in the Township of Wellington North's Council's final decision and recommendation to County Council.
- The County of Wellington is the upper tier approval authority for Draft Plan of Subdivision applications. Staff will prepare a further report with recommendations to County Council on the merits of the applications, and the recommendations from the local level. The public will have an opportunity to participate in this decision making process as well.

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

10.0 SUMMARY AND CONCLUSIONS

In conclusion, it is my professional opinion that the proposal for the Draft Plan of Subdivision and Zoning By-Law amendment as presented for the subject lands is appropriate for the following reasons:

1. The proposal is consistent with the Provincial Policy Statement, 2020
2. The proposal conforms to the County of Wellington Official Plan.
3. The proposal will continue to provide opportunities for housing that are similar to the land uses available within the broader area.
4. The proposal will contribute to a complete community.
5. The subject lands are of adequate size to accommodate the proposed use.
6. The proposed use on the subject lands is not anticipated to cause adverse impacts on abutting properties.
7. The proposed use of the property represents good planning.
8. The submissions satisfy the requirements outlined in the pre-consultation process
9. The outlined public consultation process is intended to ensure active public and agency engagement so that the public interest can be addressed throughout the process.

It is therefore concluded that the proposal is consistent with the PPS, 2020, conforms to Growth Plan, conforms to the County Official Plan, the proposal has had appropriate regard for Section 2 and Section 51 (24) of the *Planning Act*, and represents good planning.

On the basis of the foregoing, the proposed Draft Plan of Subdivision and Zoning By-Law Amendment application should be deemed complete and it is my opinion that Wellington North Council and County of Wellington Council should support the project as proposed.



Scott J. Patterson, BA, CPT, MCIP, RPP
Principal



APPENDIX A

DRAFT ZONING BY-LAW

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
BY-LAW NUMBER _____.
BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Schedule “A” Map 2 to By-law 66-01 is amended by changing the zoning on lands described as Part of Park Lot 3 south of Domville Street, Crown Survey (Subject to Inst R0820678), Arthur as shown on Schedule “A” attached to and forming part of this By-law from:

• **Residential (R1C)**

to

• **Residential –Exception Zone R3-XX, Residential –Exception Zone R3-YY, Residential Exception Zone R3-ZZ and Residential Exception Zone R3-XXX**

2. **THAT** Section 31, Exception Zone 1 – Arthur Village, is amended by the inclusion of the following new exceptions:

31.XX	R3-XX	Notwithstanding any other provision to the contrary, the lands zoned R3-XX are subject to the following additional regulations for the development of Street Townhouse Units: i. Lot Area, Minimum 227.2m ² ii. Lot Frontage, Minimum 5.79m
31.YY	R3-YY	Notwithstanding any other provision to the contrary, the lands zoned R3-YY are subject to the following regulations for the development of Street Townhouse Units: i. Lot Area, Minimum 227.2m ² ii. Lot Frontage, Minimum 5.79m
31.ZZ	R3-ZZ	Notwithstanding any other provision to the contrary, the lands zoned R3-ZZ are subject to the following additional regulations for the development of Street Townhouse Units: i. Lot Area, Minimum 161.7m ² ii. Lot Frontage, Minimum 5.79m iii. Front Yard, Minimum 3.7m iv. Rear Yard, Minimum 7.5m v. A wooden privacy fence (1.8m) in height shall be required along the eastern property line.
31.XXX	R3-XXX	Notwithstanding any other provision to the contrary, the lands zoned R3-XXX are subject to the following additional regulations for the development of Cluster / Block

		Townhouse Units:	
		i. Lot Area, Minimum	4983.3m ²
		ii. Front Yard, Minimum	4.5m
		iii. Rear Yard, Minimum	6.0m
		iv. A wooden privacy fence (1.8m) in height shall be required along the southern and western property line.	

3. **THAT** except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.

4. **THAT** this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of *The Planning Act*, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34(30) and (31) of *The Planning Act*, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS ____ DAY OF ____, 2023

READ A THIRD TIME AND PASSED THIS ____ DAY OF ____, 2023

Mayor

Clerk

