

PLANNING REPORT

PLAN OF SUBDIVISION CORK STREET, MOUNT FOREST

Part of Lots G, H and I,
MacDonald's Survey
Geographic Town of Mount Forest,
Township of Wellington North

Developer: Mamta Developments Inc.

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1. BACKGROUND

1.1 The Proposal

Mamta Developments Inc. is proposing to develop a 1.621 hectare parcel of land located in Mount Forest for residential purposes.

The development will commence with a Plan of Subdivision that will create:

- Five blocks (Blocks 1, 2, 3, 5 and 6) upon which a total of 34 townhouses will be erected; and,
- One block (Block 4) upon which a new private street, stormwater management facility, visitor parking and open space area (private park) will be established.

The proposed Plan of Subdivision is provided in Appendix A of the Planning Report.

Within the five residential blocks, the following development is proposed:

Block 1: Four 4-unit buildings, for a total of 16 cluster townhouse units, with each unit fronting onto the new, private road;

Block 2: One building consisting of five cluster townhouse units, with each unit fronting onto the new, private road;

Block 3: Two 3-unit buildings for a total of six cluster townhouse units, with each unit fronting onto the new private road.

Block 5: One building consisting of three street townhouse units, with each fronting onto Cork Street; and,

Block 6: One building consisting of four street townhouse units, with each fronting onto Cork Street.

The Conceptual Site Plan illustrating the proposed development is provided in Appendix B of this Planning Report.

As the 27 townhouses proposed for Blocks 1, 2 and 3 are being constructed, the developer will apply to have a Part Lot Control By-law(s) approved in order to establish 27 individual lots. These “free hold” lots can then be sold individually. The construction of the 27 townhouses may occur in phases and therefore more than one Part Lot Control By-law may be required.

The respective owners of the 27 townhouse lots fronting onto the new, private road will collectively own Block 4 through a condominium corporation and will be responsible for the private road, stormwater management facility, visitor parking area and the open space area. In order to achieve this common element condominium status, Block 4 will be subject to a Plan of Condominium process at a later date. The condominium approval process will likely involve an exemption from Draft Approval, thereby allowing for the proposal to proceed directly to Final Approval / registration.

It should be mentioned that the 27 units proposed along the private road will be identical to street townhouses in the sense that each unit will have an individual entrance onto a road, excepting however that the 27 units will front onto a private road and not a public road.

With regard to parking, each unit will have a garage plus additional parking for at least one vehicle per driveway, for a total of two onsite parking spaces per unit. In addition, the communal parking lot on Block 4 will provide an additional eight parking spaces for visitors. The proposed parking arrangement, which will produce a total of 65 onsite parking spaces, exceeding the 41 parking spaces required by the Zoning By-law.

With regard to the seven townhouse units fronting onto Cork Street, the developer will also request that a Part Lot Control By-law(s) be adopted in order to establish seven individual lots once the dwellings have been constructed. These lots will also be considered “free hold” parcels and will be sold individually. These seven parcels, however, will not form part of the condominium that owns Part 4.

1.2 Approvals Required

The first step in the approvals process is to apply to Wellington County for a Plan of Subdivision in order to establish the six blocks as separate parcels and also to apply to the Township of Wellington North to amend the current zoning of the subject lands in order to facilitate the intended development. The Zoning By-law Amendment will have the following effect:

- change the zoning of proposed Blocks 1, 2 and 3 from ‘R2-h’ to ‘R2 - special’ in order to allow for cluster townhouses in accordance with the street townhouse provisions, with an added provision that reduces the ‘minimum lot area’ requirement from 280 square metres to 271 square metres to recognized three slightly deficient future lots; and,
- change the zoning of proposed Block 4 from ‘R2’ to ‘OS – special’ to permit a private road, stormwater management facility, visitor parking and an open space area.

The two above-noted applications have been filed with the County and Town respectively.

At some point in the future, likely after Draft Approval of the Plan of Subdivision has been granted and the Township has approved the Zoning By-law Amendment, an application for Plan of Condominium Draft Approval Exemption / Final Approval will be submitted to the County. A Site Plan Control application will also be filed with the Township staff, likely at the same time.

Once Final Approval of the Plans of Subdivision and Condominium are in place, the Zoning By-law Amendment is in effect and the Site Plan Agreement has been registered on title, construction of the dwelling units can commence.

Once the foundations of the units have been constructed, the developer will apply to the Township for a Part Lot Control By-law which would establish the individual townhouse lots, which will for these parcels to be sold individually. As noted above, this may occur in phases unless all of the townhouse units are erected simultaneously.

1.3 Purpose of this Planning Report

Ron Davidson Land Use Planning Consultant Inc. has been retained by the property owner to prepare a Planning Report for the purposes of explaining the proposed development and evaluating it within the context of land use planning principles.

2. SUBJECT PROPERTY AND ADJACENT LANDS

2.1 Location and Current Use of Subject Property

The subject lands are located in the southwest quadrant of Mount Forest, along the east side of Cork Street, as illustrated on Figure 1 (Appendix C).

The property comprises 1.621 hectares of land. This grassed parcel slopes gently downward by about 2.0 metres from east to west. A small mound of topsoil/subsoil exists near the southwest corner. Only a few, small trees exist on the site. The site is vacant of buildings.

2.2 Adjacent Properties

This area of Mount Forest is best described as “developing”, as there is currently a mix of developed and vacant lands nearby.

The lands to the south, fronting onto Martin Street, are occupied by detached dwellings, some of which are situated on large lots.

The triangular shaped parcel to the east, which was recently severed from the subject lands and also fronts along Martin Street, contains a house and accessory building which will be removed in order to facilitate the creation of an additional five, detached dwelling lots. Consent applications in this regard were recently filed with the County.

A semi-detached development has occurred on the lands located about 55 metres northeast of the subject property.

A nursing home is located approximately 140 meters to the northeast.

The Mount Forest hospital is situated about 260 metres east of the site.

The lands to the north, which front along Melissa Crescent, are occupied by a mix of semi-detached dwellings and detached dwellings.

To the west, along the opposite side of Martin Street, semi-detached dwellings have recently been constructed.

Also to the west is a large, vacant parcel of land that is currently in the Draft Plan of Subdivision approval process. Proposed for this site are 50 detached dwellings, 30 semi-detached dwellings and 53 townhouses. Townhouses will be erected directly opposite the subject lands.

Within a slightly larger context, the Mount Forest & District Sports complex is located approximately 220 metres northwest of the subject lands. This facility includes the arena, soccer fields, ball diamonds and a skateboard park.

An aerial photograph showing the subject property and adjacent lands is provided in Figure 2 (Appendix C) to this Planning Report.

3. SUBMISSION REQUIREMENTS

Prior to the submission of the Planning Act applications, preconsultation meetings were held with the Township, County of Wellington and the Saugeen Valley Conservation Authority. As a result of these discussions, the following studies were undertaken:

- Functional Servicing / Stormwater Management Report;
- Archaeological Assessment (Stage 1 and 2); and,
- Planning Report.

The Functional Servicing / Stormwater Management Report explains the manner in which municipal water and sanitary sewers will be provided throughout the development, as outlined in Section 4.1 of this Planning Report. The Report also provides details pertaining to the onsite and offsite handling of stormwater, as explained in Section 4.2 of this Planning Report.

The Archaeological Assessment (Stage 1 and 2) was carried out for the purposes of determining whether the subject lands contain items of cultural significance. The field assessment found no such items on the site and therefore the consultant recommended no further fieldwork be conducted.

Copies of all above-noted reports and this Planning Report have been filed as part of the Plan of Subdivision application.

4. SERVICING

4.1 Water Supply and Sanitary Sewage

The development will be serviced with municipal water and sanitary sewers.

The internal units fronting onto the new private street will connect to the existing 200mm diameter PVC sanitary sewer on Cork Street utilizing the existing sanitary manhole located at the north entrance, and with a new sanitary manhole being installed for the sewer at the south entrance. Two sanitary sewer lines will be extended along the new private road, one from the north intersection and the other from the south intersection, and both will consist of a 200mm diameter PVC pipe. All townhouse units will be serviced with a 125mm sanitary service.

The existing watermain along Cork Street will be extended along the new private road from both of the new intersections in a looping fashion. The new watermain will be 150mm in diameter which is needed to provide adequate fire coverage. Fire hydrants will be placed throughout the site at a spacing no greater than 90 metre apart to provide fire department connections. A blow-off will be provided at each end of the turn-around where the watermain terminates. A 25mm diameter water service will be provided to each unit for domestic water distribution.

Additional information regarding the water and sewer service connections is provided in the Functional Servicing and Stormwater Management Report. Appendix A of that report includes a drawing illustrating the information described above.

4.2 Stormwater Management

The stormwater drainage plan for the townhouse development proposes to collect the runoff from the site and convey it away from neighbouring residential lots.

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 construction of a stormwater management pond and underground storage chambers. The outlet from the underground storage chambers will connect to the existing storm sewer on Cork Street at the proposed entrance to the new subdivision located along the west side of Cork Street. The existing rear yard swale on the lots at the corner of Cork Street and Martin Street will be connected to the existing storm sewer stub at the intersection.

Additional details regarding the handling of stormwater are provided in the Functional Servicing and Stormwater Management Report.

4.3 Road Works

The proposed development involves a looped street that will have a paved width of 7.5 metres and connect to Cork Street in two locations. The new street will not be assumed by the Township but rather owned and maintained by the 27 lot owners through a condominium arrangement.

4.4 Other Utilities

All of the dwellings within this subdivision will also be serviced with hydro, telephone, and internet.

5. COUNTY OF WELLINGTON OFFICIAL PLAN

Land use planning in this area is governed by the County of Wellington Official Plan. Provided below is an evaluation of the proposed development within the context of the relevant polices of the Official Plan.

5.1 Settlement Area

Mount Forest is a recognized 'Urban Centre' in the Wellington Official Plan. In this regard, the Official Plan states 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.

Comment: The proposed residential subdivision is clearly in keeping with this policy.

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.

Comment: Full municipal services will be provided to the housing units within this subdivision.

A new, privately-owned, looped road will be constructed throughout this development and will be connected to Cork Street in two locations.

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.

Comment: Such policies and regulations have been provided in the Official Plan and the Township's Zoning By-law and are listed later in this Planning Report.

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.

Comment: Various studies addressing impacts have been prepared including the Functional Servicing and Stormwater Management Report, Archaeological Assessment and this Planning Report.

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.

Comment: The developer is proposing townhouse dwellings which should assist the Township in provide a diverse supply of housing in Mount Forest.

5.2 'Residential' Designation

Schedule A6-1 of the County of Wellington Official Plan shows the entire subject property as being designated 'Residential', as illustrated on Figure 3 (Appendix C) to this Planning Report. The following is relevant to the proposed development:

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.

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.*

Comment: The intended development will introduce 34 townhouse dwellings into the Mount Forest real estate market. These units will be owned individually and should be financially attainable for households that are able to purchase a home. This style of low-rise, medium density housing will fit well in this neighbourhood where construction of a variety of house types has been occurring.

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.

Comment: The townhouses represent a medium density form of housing. Unlike some other forms of medium density development such as walk-up apartment buildings, this housing project will be considered low rise, as the building height will be limited to two storeys.

8.3.4 Low-Density Development

This plan considers single-detached, semidetached and duplex dwellings to be low density housing forms. The Zoning By-law may provide separate zones for only single-detached, semi-detached or duplex dwelling units or a combination of any of the above.

The character of existing low density residential neighbourhoods should generally be protected and land uses which would cause significant loss of privacy, loss of view, or loss of sunlight due to shadowing or which would be incompatible due to their nature shall be discouraged. Section 8.3.11 provides additional consideration in this regard.

Comment: Low density development is not proposed as part of this subdivision.

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.*

Comment: The proposed 34 townhouse development on this 1.621 hectare property represents a net density of 20.97 units per hectare, which is well below the 35 units per hectare allowed under the above-noted policy. The density is relatively low because of the developer's desire to make the units wider (i.e. 8.35 to 9.07 metres) than the average size of townhouses being constructed.

With regard to land use compatibility, the subject lands are surrounded by a mix of existing and proposed housing types, including existing semi-detached dwellings and detached dwellings to the north, existing detached dwellings to the south, and existing semi-detached dwellings and proposed townhouses to the west. Whereas the townhouse development does represent a different density than, in particular, the detached dwellings that have been erected on large lots to the south, the proposal will still be compatible with that existing development. Townhouses should be considered compatible with detached dwellings because both types of housing: (a) are used for residential purposes; and, (b) comprise low-rise buildings, i.e. one or two storeys in height. It is important to understand that the term "compatible" does not mean "same as" but rather "being able to coexist without causing significant problems with regard to bulk/massing of buildings, noise, traffic, etc." There should not be a concern with this development with regard to bulk/massing of buildings, for reasons explained above, nor should there be noise problems since the intended use is residential. With regard to traffic, it's worth mentioning that none of owners of the existing residential development to the north or south will be affected by an increase in traffic since the ingress/egress to the site will occur directly from Cork Street. Furthermore, wooden fencing will be

erected along the perimeter of the property, which will be provide for a visual screen of the development.

All of the townhouse dwellings will have individual driveways and garages, and therefore sufficient, onsite parking will be provided. Additional parking for visitors will be provided in the communal parking area located on Block 4, adjacent to the common open space area.

Each of the townhouse dwellings will also have rear yards where individual private amenity space will be provided. The above-noted common, open space area will also provide additional recreational space in the form of a small park.

The entire development will be serviced with municipal services. Stormwater management has been addressed by the Civil Engineer.

The current 'R2' zoning of the subject lands allows for street townhouses but doesn't allow for cluster townhouses. An amendment to the Zoning By-law is therefore required.

5.3 Housing Intensification

The Wellington County Official Plan includes a section of policies aimed at promoting housing intensification, which is defined in the Official Plan as:

Intensification:

means the development of a property, site or area at a higher density than currently exists through:

- a) redevelopment, including the reuse of brownfield sites;*
- b) the development of vacant and/or underutilized lots within previously developed areas;*
- c) infill development; and*
- d) the expansion of conversion of existing buildings.*

For the purposes of Section 4.4, reference should be made to the Residential Intensification definition.

The housing intensification policies state the following:

4.4.3 Residential Intensification

This Plan contains policies encouraging intensification primarily in urban centres but also, to a much lesser extent in hamlets. The strategic approach to intensification intends to retain small town character and revitalize downtown areas which includes:

- a) supporting increased densities in newly developing greenfield areas with a broader mix of housing types than has been the norm in small towns;*
- b) supporting appropriate intensification in all areas within the built boundary including adaptive re-use or redevelopment of brownfields and greyfields;*
- c) encouraging added housing above commercial uses in and near the downtown, in residential transition areas, and in other main commercial areas;*
- d) encouraging intensification within urban centres along major roadways and arterial roads;*
- e) encouraging 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;*
- f) conserving cultural heritage and archaeological resources where feasible, as built up areas are intensified;*
- g) encouraging intensification which results in new rental accommodation;*
- h) encouraging small scale intensification in hamlets consistent with their character and servicing including accessory or second residences, limited severances and conversions; and*
- i) encouraging the development of appropriate standards for residential intensification, redevelopment and new residential development which are cost effective, environmentally sound and compatible with existing uses, small town scale and character;*
- j) ensuring that adequate infrastructure is, or will be, established to serve the anticipated development.*

Comment: These policies are clearly intended to implement the housing policies of the Provincial Policy Statement and the Growth Plan for the Great Golden Horseshoe by encouraging higher densities and a more efficient use of land and municipal infrastructure than experienced in the past.

5.4 Lot Creation

Section 10 *Creating New Lots* of the County Official Plan states the following with regard to lot creation:

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.*

Comment: The Plan of Subdivision involves only the creation of five residential parcels at this time; however, the development will eventually result in 34 separate, townhouse lots once the dwellings are constructed and the Part Lot Control By-law has been approved. Therefore, for the purposes evaluating the proposed development within the context of the above-noted policies, this Planning Report will consider all 34 lots at this time.

The proposed development conforms to the Official Plan. An amendment to the Zoning By-law will be required.

All municipal services typically associated with an urban development will be provided to each of the dwelling units within this subdivision.

All of the lots will have safe driveway access to either Cork Street or the new, private road.

The needs of pedestrians will be met within this subdivision. A sidewalk will be constructed along the entire length of the new, private road.

No agricultural lands will be lost as a result of this development.

The lands are clear of all vegetation, except for grass. As well, there are no natural heritage features in close proximity to the site. As such, the development should have no negative impact on the natural environment.

From a topographic, soils and drainage perspective, the site is appropriate for the development proposed as explained in the Functional Servicing and Stormwater Management Report.

The size, shape and proposed use of the lots and blocks within this development are appropriate for this area.

Compatibility with the existing and proposed development within the immediate vicinity of the site has been addressed previously in this Planning Report.

The subject lands are located in close proximity of Mount Forest's major recreational complex which includes the arena, ball diamonds, soccer fields and a skateboard park. The hospital is also located nearby. Three schools exist within Mount Forest for the children to attend.

Creating the new lots at this time is appropriate and is in the public interest.

The development complies with all relevant Provincial legislation.

10.1.4 Studies

In considering the creation of new lots and in particular lots created by plan of subdivision, the County may require studies to ensure that the policies of this Plan are appropriately addressed.

Plans of subdivision will be accompanied by:

- *Planning impact assessments*
- *Environmental impact assessments*
- *Preliminary stormwater management plans*

Where a plan of subdivision is proposed to be developed on individual on-site or private communal water or sewage services, the following studies will also be required:

- *a Servicing Options Assessment*
- *a hydrogeological study*

Other studies may be required depending on individual circumstances.

Comment: During the pre-consultation discussions with the County, Township and Saugeen Valley Conservation Authority staff, the developer was advised to submit a Planning Report, Functional Servicing Report, Stormwater Management Report and an Archaeological Report. Given the site

conditions and the nearby natural features, or lack thereof, the developer was advised that an Environmental Impact Study was not necessary.

5.5 Housing

Section 4.4 *Housing* of the Official Plan states the following relevant policies:

4.4.5 Affordable Housing

For ownership housing, affordable means housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.

For rental housing, affordable means a unit for which the rent is at or below the average market rent of a unit in the regional market area.

The County will ensure that opportunities exist to provide housing to moderate and lower income households. A substantial portion of the County's existing housing stock is affordable. In order that this continues as Wellington grows, it is the policy of this Plan that a minimum of 25% of new housing units in the County will be affordable.

In Wellington, Additional Residential Units, second units, semi-detached, duplex, townhouse and low rise apartment units will provide the bulk of affordable housing opportunities. These units will almost always be located in urban areas with appropriate levels of servicing.

In the Rural System affordable housing opportunities are not readily available. Second units will be the most likely means of increasing housing affordability in the Rural System.

Comment: The proposed townhouses will not fall within the "affordable housing" pricing category, but the units will certainly be financially attainable for many households.

4.4.4 Greenfield Housing

In greenfield areas, the County will encourage increased densities and a broader mix of housing and will:

- a) *encourage approved but undeveloped plans of subdivision to consider revisions which add additional housing units in appropriate locations;*

- b) *require new developments to achieve densities which promote the overall greenfield density target of 40 persons and jobs per hectare and specifically:*
- i) *strive to attain at least 16 units per gross hectare (6.5 units per gross acre) in newly developing subdivisions;*
 - ii) *somewhat lower densities may be considered in newly developing subdivisions where physical and environmental constraints such as larger than normal storm water management requirements, parcel dimensions that do not yield efficient lotting patterns and the need for transition areas from adjacent land uses, or on small parcels of under 2 hectares (5 acres);*
 - iii) *In (i) and (ii) above gross hectares or gross acres means residential land excluding environmentally protected features and nonresidential uses (schools, convenience commercial) but includes roads, parks, storm water management areas or other utility blocks; and*
 - iv) *encourage the introduction of medium density housing types in new subdivisions and other Greenfield areas.*

Comment: The proposal meets the Official Plan's definition of "greenfield housing". The subdivision represents a density of 20.97 units per gross hectare, which is consistent with the minimum 16 units per gross hectare policy.

5.6 Natural Environment

The County Official Plan contains policies that serve to protect certain natural heritage features from negative impacts caused by development or site alteration.

Given the existing use/condition of the site, no impacted on the natural environment is expected. In this regard, an Environmental Impact Study has not been requested by the County, Township of Saugeen Valley Conservation Authority.

5.7 Servicing

The following servicing policies of the Official Plan apply to the proposed development:

11.2.4 Urban Centre Policies

The following water and sewage policies apply in urban centres:

- a) municipal services are the preferred method of servicing in all urban centres and reasonable efforts will be made to provide for municipal services in all urban centres;*

Comment: This development will be provided with full municipal services.

5.8. Official Plan Evaluation Summary

Based on the foregoing, it is evident that the proposed development conforms to the County of Wellington Official Plan.

6. PROVINCIAL POLICY STATEMENT (2020)

Section 3 of The Planning Act (R.S.O. 1990) requires all decisions regarding land use planning matters to be consistent with the Provincial Policy Statement (PPS).

The PPS contains several sets of Provincial directives covering a variety of topics that are relevant to this development proposal. Listed below are the relevant policies.

6.1 Settlement Areas

Section 1.1.3 Settlement Area policies state (edited for relevancy):

1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

1.1.3.2 Land use patterns within settlement areas shall be based on:

a) densities and a mix of land uses which:

- 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;*
- 3. minimize negative impacts to air quality and climate change, and promote energy efficiency;*

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.

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

- 1.1.3.4 *Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining or mitigating risks to public health and safety.*
- 1.1.3.6 *New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.*
- 1.1.3.7 *Planning authorities shall establish and implement phasing policies to ensure:*
- a) *that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and*
 - b) *the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.*

Comment: Mount Forest is a recognized settlement area in the County Official Plan.

The proposed development is occurring on a vacant parcel of land located within an existing built-up area.

The proposed density will provide for an efficient use of land and infrastructure.

The servicing is readily available for this development.

6.2 Housing

Section 1.4.1 *Housing* states:

- 1.4.1 *To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*
- a) *maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*

- b) *maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*

1.4.2 Where planning is conducted by an upper-tier municipality:

- a) *the land and unit supply maintained by the lower-tier municipality identified in policy 1.4.1 shall be based on and reflect the allocation of population and units by the upper-tier municipality; and*
- b) *the allocation of population and units by the upper-tier municipality shall be based on and reflect provincial plans where these exist.*

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- a) *establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;*
- b) *permitting and facilitating:*
 - 1. *all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and*
 - 2. *all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;*
- c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and*

Comment: These policies give direction to the County and Township to require a variety of dwellings type to be created to ensure that housing can be provided for everyone. As stated above, this may require intensification, higher density and reduced development standards. The above policies have been appropriately carried forward into the County Official Plan.

6.3 Municipal Services

Section 1.6 *Infrastructure and Public Service Facilities* of the PPS states:

1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.

Comment: Full municipal services will be provided to the intended development.

1.6.6.7 Planning for stormwater management shall:

- a) minimize, or, where possible, prevent increases in contaminant loads;*
- b) minimize changes in water balance and erosion;*
- c) not increase risks to human health and safety and property damage;*
- d) maximize the extent and function of vegetative and pervious surfaces; and*
- e) promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.*

Comment: The Functional Servicing and Stormwater Management Report addresses stormwater management, as summarized in Section 4.2 of this Planning Report.

6.4 Natural Environment

Section 2.1 *Natural Heritage* states (edited for relevancy):

- 2.1.1 *Natural features and areas shall be protected for the long term.*
- 2.1.2 *The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*
- 2.1.3 *Natural heritage systems shall be identified in Ecoregions 6E and 7E¹, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and agricultural areas.*
- 2.1.4 *Development and site alteration shall not be permitted in:*
- a) *significant wetlands in Ecoregions 5E, 6E and 7E¹; and*
 - b) *significant coastal wetlands.*
- 2.1.5 *Development and site alteration shall not be permitted in:*
- a) *significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E¹;*
 - b) *significant woodlands in Ecoregions 5E, 6E and 7E¹ (excluding islands in Lake Huron and the St. Marys River)¹;*
 - c) *significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys Rivers)¹;*
 - d) *significant wildlife habitat;*
 - e) *significant areas of natural and scientific interest; and*
 - f) *coastal wetlands in Ecoregions 5E, 6E and 7E¹ that are not subject to policy 2.1.4(b)*
- unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*
- 2.1.6 *Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*

- 2.1.7 *Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*
- 2.1.8 *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*
- 2.1.9 *Nothing in policy 2.1 is intended to limit the ability of agricultural uses to continue.*

Comment: Development on the subject lands is not expected to negatively impact any natural heritage feature. The developer was advised during pre-consultation discussions that the preparation of an Environmental Impact Study was not necessary.

6.5 Archaeology

Section 2.6 *Cultural Heritage Archaeology* states:

- 2.6 *Cultural Heritage and Archaeology*
- 2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*
- 2.6.2 *Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.*
- 2.6.3 *Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*
- Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.*

Comment: An Archaeological Assessment was conducted on the subject lands and no archaeological resources were encountered. The consultant therefore recommended that the proposed development be cleared of any further requirement for archaeological fieldwork.

6.6 Provincial Policy Statement Evaluation Summary

Based on the foregoing, it is evident that the proposed development is consistent with the Provincial Policy Statement.

7. GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2019)

The Growth Plan for the Greater Golden Horseshoe (or “Growth Plan”) was prepared and approved under the Places to Grow Act. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise.

The Growth Plan contains several sets of Provincial directives covering a variety of topics that are relevant to this development proposal; however, most of these polices are included in the Provincial Policy Statement and have been addressed earlier in this Planning Report. Whereas both documents direct urban-type development to the designated settlement areas of the County, the Growth Plan provides specific direction with regard to requiring certain housing densities within the urban areas in order to reduce the rate at which agricultural land is lost due to urban expansion.

Of specific relevance to the proposed development are the following policies:

Section 2 *Where and How to Grow* of the Growth Plan states the following (edited for relevancy):

2.2.2 Delineated Built-up Areas

1. *By the time the next municipal comprehensive review is approved and in effect, and for each year thereafter, the applicable minimum intensification target is as follows:*
 - a) *A minimum of 50 per cent of all residential development occurring annually within each of the Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will be within the delineated built-up area; and*
 - b) *The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will, through the next municipal comprehensive review, each establish the minimum percentage of all residential development occurring annually that will be within the delineated built-up area, based on maintaining or improving upon the minimum intensification target contained in the applicable upper- or single-tier official plan.*

2. *Until the next municipal comprehensive review is approved and in effect, the annual minimum intensification target contained in the applicable upper- or single-tier official plan that is approved and in effect as of July 1, 2017 will continue to apply.*
3. *All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:*
 - a) *identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development;*
 - b) *identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas;*
 - c) *encourage intensification generally throughout the delineated built-up area;*
 - d) *ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;*
 - e) *prioritize planning and investment in infrastructure and public service facilities that will support intensification; and*
 - f) *be implemented through official plan policies and designations, updated*

Comment: The Wellington County Official Plan contains a series of policies that promote residential intensification, as detailed earlier in this Planning Report. An actual intensification target will presumably be added to the County of Wellington Official Plan during its next update.

2.2.7 Designated Greenfield Areas

1. *New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:*
 - a) *supports the achievement of complete communities;*
 - b) *supports active transportation; and*
 - c) *encourages the integration and sustained viability of transit services.*
2. *The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows:*

- a) *The Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare; and*
 - b) *The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will plan to achieve within the horizon of this Plan a minimum density target that is not less than 40 residents and jobs combined per hectare.*
4. *Councils of upper- and single-tier municipalities may request an alternative to the target established in policy 2.2.7.2 where it is demonstrated that the target cannot be achieved and that the alternative target will support the diversification of the total range and mix of housing options and the achievement of a more compact built form in designated greenfield areas to the horizon of this Plan in a manner that is appropriate given the characteristics of the municipality and adjacent communities.*

Comment: The current Official Plan reflects the “40 persons and jobs combined” policy, and attempts to achieve this density by requiring a minimum housing density of 16 units per gross hectares, as explained earlier in this Planning Report. The actual density proposed is 20.97 units per gross hectare which is consistent with the policy above.

Based on the foregoing, it is evident that the proposed subdivision conforms to the Growth Plan.

8. THE PLANNING ACT

Section 49 (24) of The Planning Act (R.S.O. 1990) provides a list of issues which must be taken into consideration when reviewing new subdivision and consent applications. Those issues are as follows:

(24) *In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,*

(a) *the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*

Comment: The matters of provincial interest, as provided in the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe, have been addressed in Sections 6 and 7 of this Planning Report.

(b) *whether the proposed subdivision is premature or in the public interest;*

Comment: This Planning Report has demonstrated that the proposed development represents infilling within a developing section of Mount Forest. The subdivision is not premature.

(c) *whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*

Comment: This Report has demonstrated that the proposed development conforms to the County Official Plan. This subdivision will connect appropriately with the existing street pattern and adjacent development.

(d) *the suitability of the land for the purposes for which it is to be subdivided;*

Comment: Given the residential policies of the County Official Plan, as well as the availability of full municipal services, the subject lands are suited for the proposed residential development.

(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;*

Comment: The proposed street layout and its connectivity to the existing built roads will provide for an efficient transportation network in this general area of Mount Forest.

(f) *the dimensions and shapes of the proposed lots;*

Comment: The lots are of a normal shape and size suitable for fully-serviced urban development.

(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;*

Comment: The construction townhouses on the proposed lots will be in accordance with the provisions of the applicable zone. A site-specific rezoning will be required to facilitate this particular development, as explained later in this Planning Report.

(h) *conservation of natural resources and flood control;*

Comment: Measures will be taken to ensure that stormwater on the site following construction is handled in an appropriate manner, as detailed in the Functional Servicing and Stormwater Management Report.

(i) *the adequacy of utilities and municipal services;*

Comment: All utilities and municipal services typically associated with an urban development will be available.

(j) *the adequacy of school sites;*

Comment: Three schools are located in Mount Forest. Depending on where the students reside, bussing may be necessary.

(k) *the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*

Comment: None of the six, proposed blocks will be conveyed to the Township.

(l) *the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*

Comment: The proposed development will be consistent with other projects of this nature with regard to the above-noted matter.

(m) *the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4).*

Comment: The townhouse development will be subject to a Site Plan Control Agreement(s).

9. ZONING BY-LAW

9.1 Current Zoning

The subject lands are currently zoned 'R2-h' in the Township of Wellington North Comprehensive Zoning By-law, as illustrated on Figure 4 (Appendix C) to this Planning Report.

Permitted uses in the 'R2' zone include detached dwellings, semi-detached dwellings, duplexes, triplexes, fourplexes, and three or four unit street townhouses.

The 'h' (holding) symbol was applied to the site's 'R2' zoning last year when the lands to the east were severed from this holding. The intent of the 'h' symbol was to make sure that the lands are developed in a manner that utilizes this urban, serviced property to its highest and best use and not simply used as a large building lot for one detached dwelling.

The seven street townhouses fronting onto Cork Street as defined as "street townhouses" in the Zoning By-law. In this regard, no changes to the 'R2' zoning of Blocks 5 and 6 are required.

The other 27 townhouses, however, will not have frontage along a public street, since the new road will be privately owned. As such, these particular townhouses are considered to be "cluster townhouses". Such form of development is not permitted in the 'R2' zone and therefore an amendment to the Zoning By-law is necessary.

9.2 Proposed Zoning

The proposed Zoning By-law Amendment will change the zoning of Blocks 1, 2 and 3 from 'R2' to 'R2 - special' in order to permit cluster townhouses in accordance with the 'R2' zone provisions. Minor relief from the 'minimum lot area' requirement from 280 square metres to 271 square metres is necessary for three of the future lots (shown as E-2, E-3 and E-4 on the Concept Plan provided in Appendix B of this Planning Report).

The following wording is suggested for the text of this new zone:

Notwithstanding their 'R2' zoning, those lands shown as 'R2 - special' shall be used in accordance with Section 12.1 excepting however that cluster townhouses shall also be permitted as follows:

- i. in accordance with Section 13.2.2 where the cluster townhouses are located on one lot; or,*

- ii. *in accordance with Section 12.2.6 where the cluster townhouses are located on individual lots fronting onto a private street excepting however that the 'minimum lot area' requirement shall be 271 square metres.*

The requested Zoning By-law Amendment will also change the zoning of Block 4 to 'OS – Special'. The following wording is recommended for that parcel:

Notwithstanding their 'OS' zoning, those lands shown as 'OS - special' shall be used in accordance with the 'OS' zone excepting however that these lands shall only be used as a private street, stormwater management facility, parking and private park.

The current 'R2' zoning of Blocks 5 and 6 will remain.

The requested zoning is shown on Figure 5 (Appendix C) of this Planning Report.

9.3 Additional Planning Rationale for Zoning By-law Amendment

The principle of allowing townhouse development on the subject property has already been established. The current 'R2' zone allows for this form of medium density development on the subject property and therefore no rationale for the townhouse development will be provided above and beyond what has already been stated previously in this Planning Report.

It is important to note that Blocks 5 and 6 are not subject to the Zoning By-law Amendment because the seven street townhouses are allowed in the 'R2' zone.

It is also of importance to understand that a Zoning By-law Amendment would not be required if the new, interior street was to be conveyed to the Township as a public street, although a Minor Variance would be required to provide minor relief from the 'minimum lot area' requirement for three of the future lots. If the new road was, in fact, a public street, the units would be described as street townhouses and not cluster townhouses. Given, however, that the units do not front onto a public street and do not have individual access from a public street, the units are described as cluster townhouses. Cluster townhouses are permitted in the 'R3' zone. Placing these lands, however, in the 'R3' zone would create a technical problem. The provisions in the 'R3' zone are not intended for individually-owned, cluster townhouses and therefore some of the 'R3' zone provisions could not possibly be met, including the 'minimum lot frontage' requirement of 20 metres and the 'minimum interior side yard' of 6.0 metres. Also, cluster townhouses that provide individual access from a private street cannot comply with the parking requirement of Section 6.27.4 which prohibits parking in the front yard because there is no place else to park on an interior unit lot (other than within the garage). The proposed 27 townhouses that are fronting onto the new private road are, for all intents and purposes, street townhouses except for the fact that these townhouses front onto a private street and not a public street. For this reason, it makes sense to keep Blocks 1, 2 and 3 in the 'R2' zone and add a special provision that essentially treats these units as street townhouses, as per the suggested wording provided in Section 9.2 of this Planning Report.

The proposed reduction in the 'minimum lot area' provision required for three of the internal lots is very minor and should have no negative impact. The dwellings intended for those three parcels will comply with all other relevant provisions of the Zoning By-law.

10. CONCLUSIONS / RECOMMENDATIONS

The proposed residential development represents a highly appropriate use of the subject lands.

As demonstrated in this Planning Report, the proposed development conforms to the County Official Plan, is consistent with the Provincial Policy Statement and conforms with the Growth Plan for the Greater Golden Horseshoe. It also complies with the lot creation requirements of The Planning Act.

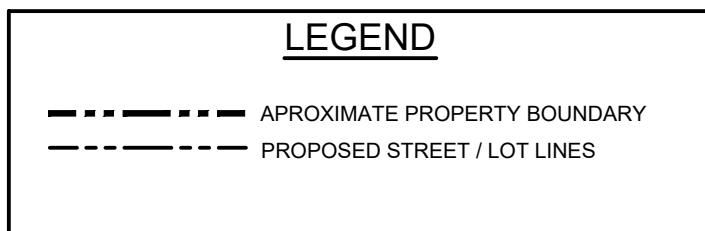
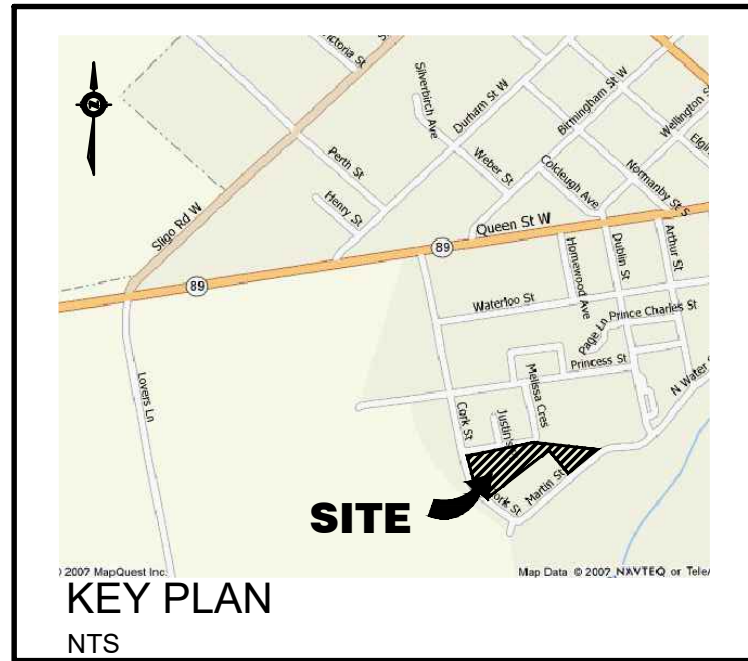
Based on the foregoing, the submitted applications for Plan of Subdivision and Zoning By-law Amendment represent sound land use planning and should be given favourable consideration.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'R. Davidson', written over a horizontal line.

Ron Davidson, BES, RPP, MCIP

Appendix A: Proposed Draft Plan of Subdivision



DRAFT APPROVAL SIGNATURE BLOCK
 APPROVED IN ACCORDANCE WITH SECTION 51(31) OF THE PLANNING ACT, R.S.O. 1990, CHAPTER P.13, AS AMENDED.
 THIS _____ DAY OF _____, 20____
 SECRETARY-TREASURER OF THE LAND DIVISION COMMITTEE
 COUNTY OF WELLINGTON
 SUBDIVISION APPLICATION # _____

DRAFT PLAN OF SUBDIVISION
 PART LOTS G, H, AND I
 MACDONALD'S SURVEY
 (PART 1, PLAN 61R-22213)
 GEOGRAPHIC TOWN OF MOUNT FOREST
 MUNICIPALITY OF WELLINGTON NORTH
 COUNTY OF WELLINGTON

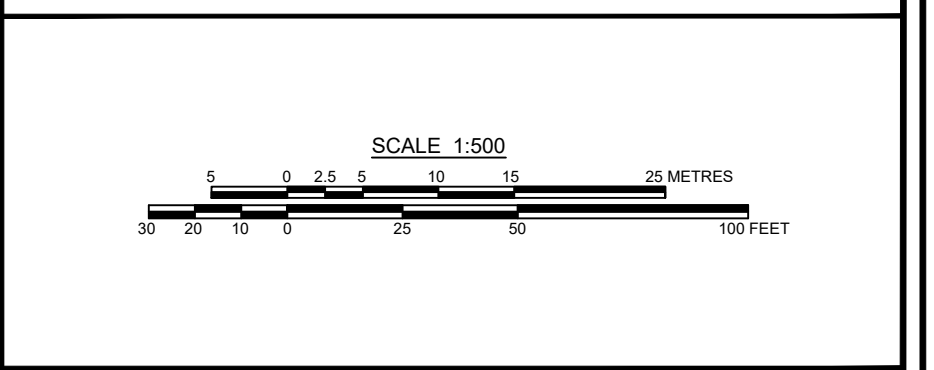
RELEVANT SITE INFORMATION

STREET TOWNHOUSE (BLOCKS 5 & 6)	0.260 ha.
CLUSTER TOWNHOUSE (BLOCKS 1, 2 & 3)	0.860 ha.
ROADS, PARKING & STORMWATER MANAGEMENT (BLOCK 4)	0.501 ha.
TOTAL PROPOSED SUBDIVISION	1.621 ha.

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 OF THE PLANNING ACT**
- | | |
|------------------------------|--|
| a. AS SHOWN | g. AS SHOWN |
| b. AS SHOWN | h. MUNICIPAL WATER SUPPLY |
| c. AS SHOWN | i. SILTY SAND, GRAVEL |
| d. SINGLE FAMILY RESIDENTIAL | j. AS SHOWN |
| e. AS SHOWN | k. WATER, STORM SEWERS, HYDRO, TELEPHONE |
| f. AS SHOWN | l. AS SHOWN |

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.
 DATE: FEBRUARY 8, 2023
 SIGNATURE: [Signature]
 CREG FORD, P. ENG. (CIVIL), OLS
 WILSON-FORD

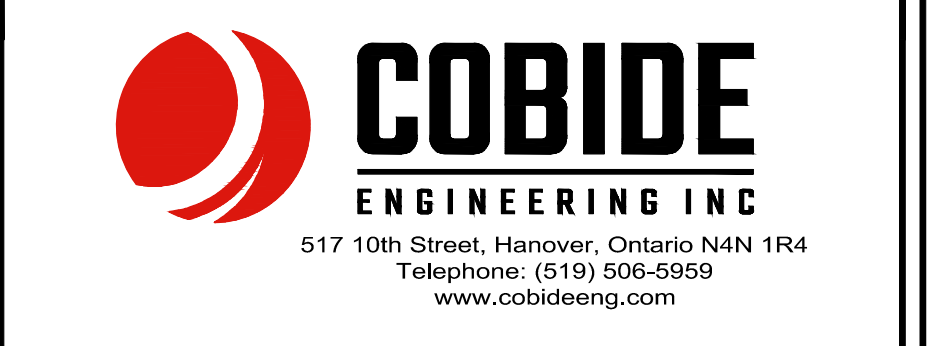
OWNER'S CERTIFICATE
 WE, THE REGISTERED OWNERS OF THESE LANDS, HEREBY AUTHORIZE COBIDE ENGINEERING INC. TO SUBMIT THIS DRAFT PLAN FOR APPROVAL.
 DATE: Feb. 7, 2023
 SIGNATURE: [Signature]
 MS. DIANE MCDONALD
 OWNER:
 BETTY DEE LIMITED



Benchmark Information

- BM1 TOP NUT OF EXISTING HYDRANT AT 650 MARTIN STREET (HYDRANT NO. 148) ELEVATION 415.65m
- BM2 TOP OF EXISTING IB LOCATED AT THE NORTHEAST PROPERTY BOUNDARY, APPROX. 73m NORTH OF THE SANITARY MANHOLE LOCATED BETWEEN 645 AND 655 MARTIN STREET. ELEVATION 415.01m

No.	DATE	DESCRIPTION	BY	APPD
0	JAN. 11/23	PRELIMINARY SUBMISSION	ARMH	TLB
REVISION / ISSUE				



Title: PROPOSED TOWNHOUSE DEVELOPMENT PART LOTS G, H, AND I, MACDONALD'S SURVEY (PART 1, PLAN 61R-22213) GEOGRAPHIC TOWN OF MOUNT FOREST MUNICIPALITY OF WELLINGTON NORTH COUNTY OF WELLINGTON DRAFT PLAN

Design:	TLB	Scale:	1:500
Drawn:	ARMH	Approved:	
Checked:	TLB		
Date:	FEBRUARY 2023		Design Engineer
DRAWING No.	03909-DP1		

H:\Yong\03909_645_Martins_Street_Mount_Forest\Drawings\Submissions\2023-01-18_Draft_Plan\03909_645_Martins_Street_Draft_Plan_2023-01-23.dwg Feb. 13, 2023 4:25pm

Appendix B: Concept Plan

**ZONING BY-LAW
WELLINGTON NORTH COMPREHENSIVE ZONING BY-LAW 66-01
[DEC. 2001 (FEB 2022 CONSOLIDATION)]**

ZONING

R2 - MEDIUM DENSITY RESIDENTIAL ZONE

PERMITTED USES

- Single detached residential dwelling
- Semi-detached residential dwelling
- Duplex dwelling
- Triplex residential dwelling
- Fourplex residential dwelling
- Three or Four Unit Street Townhouse
- An accessory Bed and Breakfast establishment (Class 2)
- Boarding, lodging or rooming establishment not exceeding 5 rooms or dwelling units for let
- Additional Dwelling Unit in accordance with Section 6.29
- Home Occupation
- Accessory uses buildings and structures

ZONING MATRIX

CURRENT ZONE: R2 MEDIUM DENSITY RESIDENTIAL ZONE
PROPOSED ZONE: R2-XX SITE SPECIFIC WITH PERMITTED USE OF CURRENT TOWNHOMES

STREET TOWNHOUSES: PERMITTED USE IN R2 FOR BUILDING BLOCKS A AND B

PROVISION	REQUIRED	PROPOSED
a) MIN LOT AREA	280.0 m ² (3,014.0 sq.ft)	282.80 m ² (3,044.0 sq.ft)
b) MIN LOT FRONTAGE	6.5 m (21'-3")	9.08 m (29'-9")
b) MIN LOT FRONTAGE CORNER LOT	13.6 m (44'-7")	15.12 m (49'-7")
c) MIN FRONT YARD DEPTH	6 m (19'-8")	6.09m (19'-11")
d) MIN REAR YARD DEPTH	7.6 m (24'-11")	7.6 m (24'-11")
e) MIN INTERIOR SIDE YARD WIDTH	1.2 m (3'-11")	1.2 m (3'-11")
f) MIN EXTERIOR SIDE YARD WIDTH	6 m (19'-8")	6 m (19'-8")

CONSIDERING ONE UNIT AS INDIVIDUAL LOT/UNIT
CLUSTER TOWNHOUSE: PROPOSED SITE SPECIFIC USE IN R2-XX FOR BUILDING BLOCKS: C,D,E,F,G,H AND I TOWNHOUSE UNITS

PROVISION	REQUIRED AS PER SECTION 12.2.6	PROPOSED
a) MIN LOT AREA	280.0 m ² (3,014.0 sq.ft)	271.41 m ² (2921.43 ft ²)
b) MIN LOT FRONTAGE	6.5 m (21'-3")	8.35 m (27'-4")
b) MIN LOT FRONTAGE CORNER LOT	13.6 m (44'-7")	14.38m (47'-2")
c) MIN FRONT YARD DEPTH	6 m (19'-8")	6 m (19'-8")
d) MIN REAR YARD DEPTH	7.6 m (24'-11")	7.6 m (24'-11")
e) MIN INTERIOR SIDE YARD WIDTH	1.2 m (3'-11")	1.2 m (3'-11")
f) MIN EXTERIOR SIDE YARD WIDTH	6 m (19'-8")	6 m (19'-8")

AMENITY SPACE

REQUIRED: 9.3SQM X 10 UNITS: 93 SQM
24X 4.6 SQM: 110.4 SQ.M
TOTAL: 203.4 SQ.M

PROVIDED:
1.) COMMON AMENITY: APPROX. 1990.SQ.M
2.) EACH UNIT: MIN APPROX 97.77 SQ.M IN THE REAR YARD (MAX REQUIRED IS 9.3 SQM FOR EACH UNITS)

BUILDING SETBACK, means the least horizontal distance permitted by this By-law as measured between a lot line of a lot and the nearest portion of any building, structure or open storage area, excluding permitted architectural projections/encroachments.

LOT LINE, REAR, means the lot line farthest from and opposite to the front lot line. In the case of a lot having four (4) or more lot lines, the lot line farthest from and opposite to the front lot line shall be the rear lot line. If a lot has less than four (4) lot lines, there shall be deemed to be no rear lot line.

LOT LINE, SIDE, means a lot line other than a front or a rear lot line

LOT LINE, EXTERIOR SIDE, means a side lot line that is also a street line

LOT LINE, INTERIOR SIDE, means any side lot line other than an exterior side lot line.

LOT FRONTAGE, means the horizontal distance between the side lot lines measured along the front lot line, but where the front lot line is not a straight line or where the side lot lines are not parallel, the lot frontage is to be measured by a line 6.0 metres (19.7 ft) back from and parallel to the chord of the lot frontage, and for the purpose of this paragraph the chord of the lot frontage is a straight line joining the two points where the side lot lines intersect the front lot line.

CLUSTER TOWNHOUSE	27 UNIT
STREET TOWNHOUSE	7 UNIT
TOTAL	34 UNIT

NOTE*
TOWNHOUSE BLOCKS: C,D,E,F,G,H AND I ARE THE CLUSTER TOWNHOUSES.



KEY PLAN SITE

NO.	DATE	REVISION
1	2023-02-16	ISSUED FOR REVIEW

PROVISION	REQUIRED	PROPOSED
a) MIN LOT AREA	280.0 m ² (3,014.0 sq.ft)	282.80 m ² (3,044.0 sq.ft)
b) MIN LOT FRONTAGE	6.5 m (21'-3")	9.08 m (29'-9")
b) MIN LOT FRONTAGE CORNER LOT	13.6 m (44'-7")	15.12 m (49'-7")
c) MIN FRONT YARD DEPTH	6 m (19'-8")	6.09m (19'-11")
d) MIN REAR YARD DEPTH	7.6 m (24'-11")	7.6 m (24'-11")
e) MIN INTERIOR SIDE YARD WIDTH	1.2 m (3'-11")	1.2 m (3'-11")
f) MIN EXTERIOR SIDE YARD WIDTH	6 m (19'-8")	6 m (19'-8")

CONSIDERING ONE UNIT AS INDIVIDUAL LOT/UNIT
CLUSTER TOWNHOUSE: PROPOSED SITE SPECIFIC USE IN R2-XX FOR BUILDING BLOCKS: C,D,E,F,G,H AND I TOWNHOUSE UNITS

PROVISION	REQUIRED AS PER SECTION 12.2.6	PROPOSED
a) MIN LOT AREA	280.0 m ² (3,014.0 sq.ft)	271.41 m ² (2921.43 ft ²)
b) MIN LOT FRONTAGE	6.5 m (21'-3")	8.35 m (27'-4")
b) MIN LOT FRONTAGE CORNER LOT	13.6 m (44'-7")	14.38m (47'-2")
c) MIN FRONT YARD DEPTH	6 m (19'-8")	6 m (19'-8")
d) MIN REAR YARD DEPTH	7.6 m (24'-11")	7.6 m (24'-11")
e) MIN INTERIOR SIDE YARD WIDTH	1.2 m (3'-11")	1.2 m (3'-11")
f) MIN EXTERIOR SIDE YARD WIDTH	6 m (19'-8")	6 m (19'-8")

AMENITY SPACE
REQUIRED: 9.3SQM X 10 UNITS: 93 SQM
24X 4.6 SQM: 110.4 SQ.M
TOTAL: 203.4 SQ.M

PROVIDED:
1.) COMMON AMENITY: APPROX. 1990.SQ.M
2.) EACH UNIT: MIN APPROX 97.77 SQ.M IN THE REAR YARD (MAX REQUIRED IS 9.3 SQM FOR EACH UNITS)

NOT FOR SITE PLAN APPROVAL



PROJECT & CLIENT
645 MARTIN ST
MOUNT FOREST

DRAWING TITLE
SITE PLAN
CONCEPT

DRAWING NO.
SK-2

SCALE :- 1:1000

MARTIN STREET

Appendix C: Figures 1-5

Figure 1: Location Map

Figure 2: Aerial Photograph (2020)

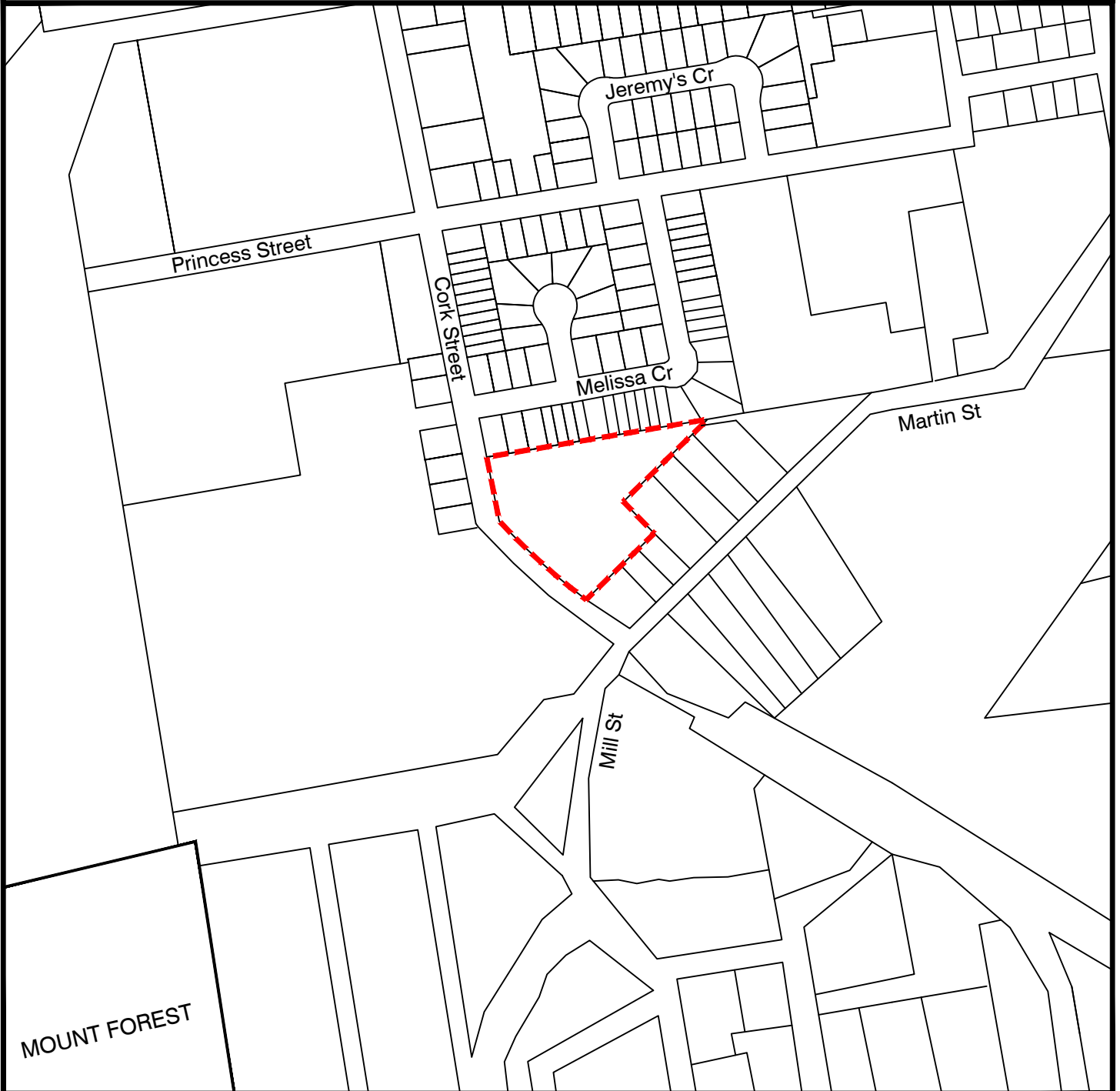
Figure 3: County of Wellington Official Plan Schedule A6-1

Figure 4: Township of Wellington North Zoning By-law Schedule A

Figure 5: Proposed Zoning

Figure 1: Location Map

 Subject Lands



Residential Subdivision
Cork Street
Mount Forest, ON

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:5000

Figure 2: Aerial Photograph (2020)

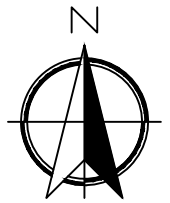
 Subject Lands











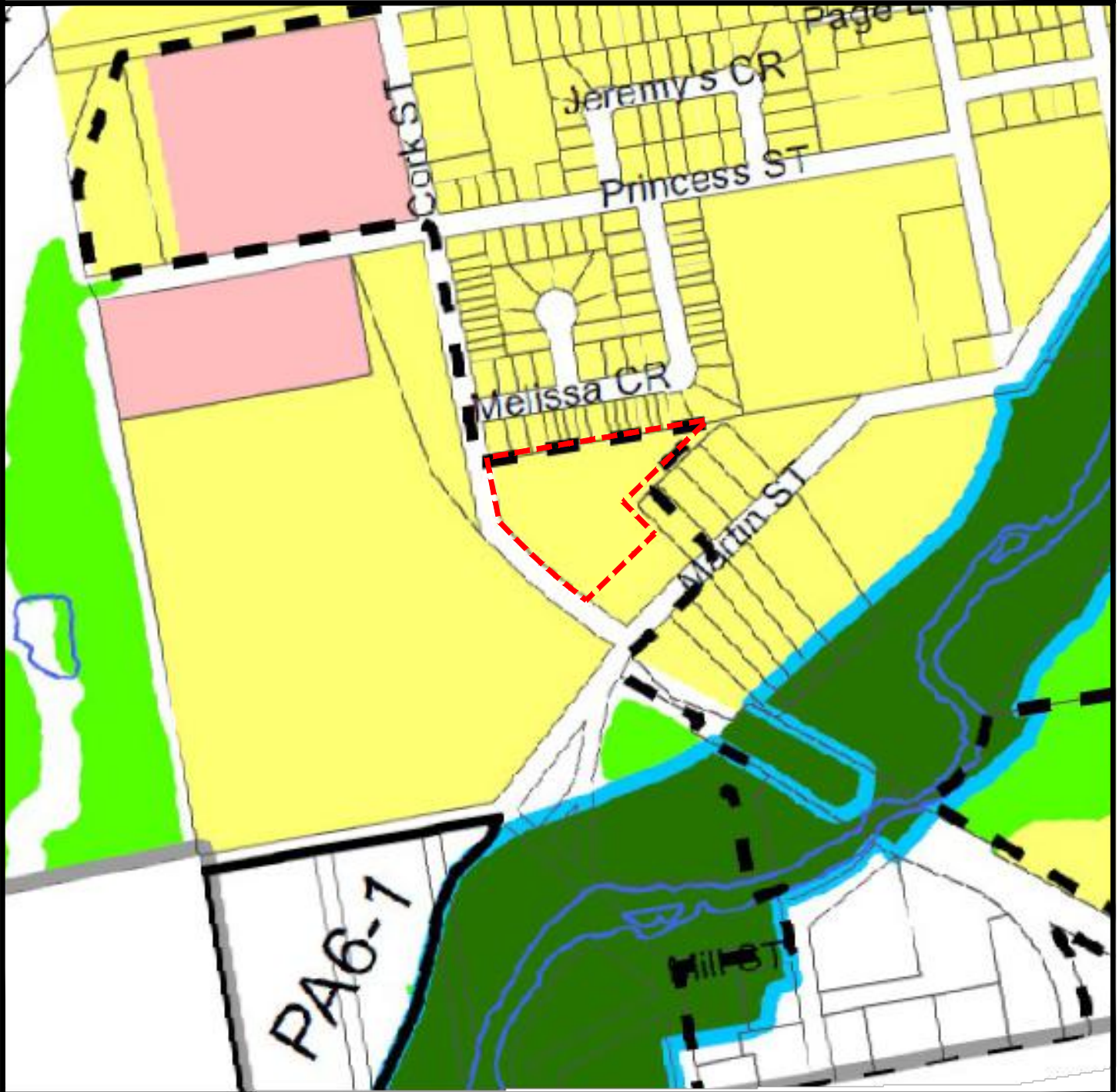
Residential Subdivision
Cork Street
Mount Forest, ON

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:3000

Figure 3: County of Wellington Official Plan Schedule A6-1



- | | | | | | |
|---|---------------|---|--------------------|---|----------------------|
|  | Subject Lands |  | Core Greenlands |  | Regulation Floodline |
|  | Residential |  | Greenlands |  | Built Boundary |
|  | Recreational |  | Future Development | | |



Residential Subdivision
 Cork Street
 Mount Forest, ON

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 LAND USE PLANNING CONSULTANT INC
 OWEN SOUND, ONTARIO
 SCALE 1:5000

Figure 4: Township of Wellington North Zoning By-law
Schedule A Map 3



 Subject Lands





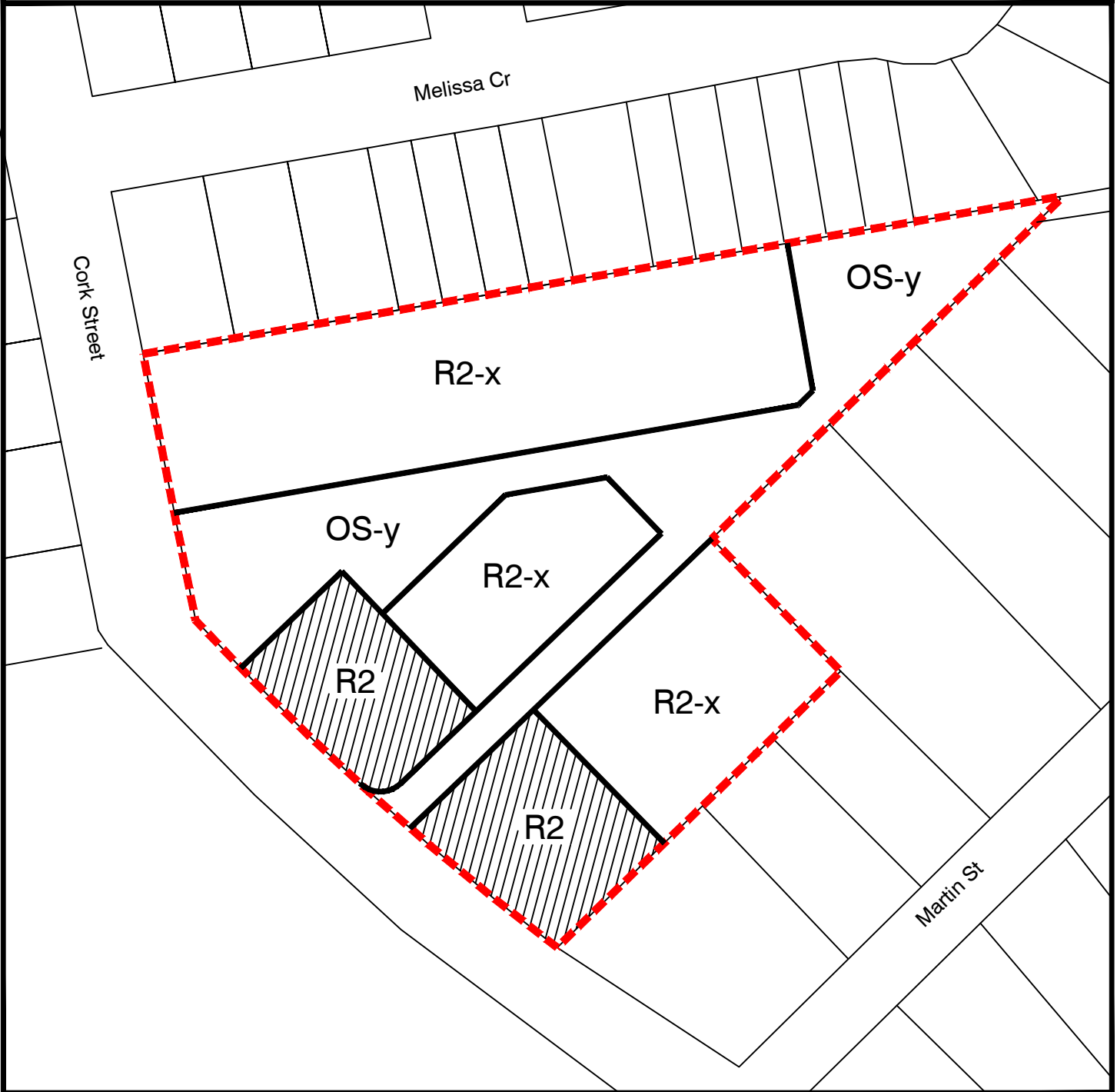
Residential Subdivision
Cork Street
Mount Forest, ON

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OWEN SOUND, ONTARIO
SCALE 1:5000

Figure 5: Proposed Zoning



-  Subject Lands
-  Lands not subject to zoning amendment



Residential Subdivision
Cork Street
Mount Forest, ON

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OWEN SOUND, ONTARIO
SCALE 1:1200