

Planning Justification Report

504 Main Street North, Wellington North

CP REIT Ontario Properties Limited



May 23, 2024



Zelinka Priamo Ltd.

LAND USE PLANNERS

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1.0 INTRODUCTION AND SUMMARY

1.1 BACKGROUND

On behalf of CP REIT Ontario Properties Limited (“Choice”), Zelinka Priamo Ltd. has prepared this Planning Justification Report (the “Report”) in support of concurrent Official Plan Amendment and Zoning By-law Amendment applications for the lands located at 504 Main Street North, Wellington North (the “subject lands”). The subject lands are currently developed as a No Frills Grocery Store, Gas Bar and surface level parking. The proposed amendments would facilitate the redevelopment of the vacant south portion of the subject lands with two retail units, totaling approximately 2,179 m² of additional retail/commercial space.

This Report evaluates the proposed Official Plan Amendment and Zoning By-law Amendment within the context of applicable land use policies and regulations, including:

- 2020 Provincial Policy Statement;
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020);
- County of Wellington Official Plan (1999); and
- Township of Wellington North Zoning By-law 66-01, as amended.

EXECUTIVE SUMMARY

This Report concludes that the proposed development and implementing Official Plan and Zoning By-Law Amendments are appropriate and desirable for the following reasons:

- The proposed Official Plan Amendment and Zoning By-Law Amendment, are consistent with the Provincial Policy Statement and conform to the Growth Plan, and are consistent with the intent and objectives of the County of Wellington Official Plan;
- In keeping with the purpose and intent of the Official Plan, the proposed Amendment applications will increase access to commercial uses and services while providing additional commercial employment opportunities on currently vacant and underutilized lands;

- The proposed commercial development is consistent and compatible with the scale, built-form, and character of the surrounding area, and will expand upon an existing established commercial site. The subject lands are an appropriate location for commercial development;
- The Traffic Impact Study, prepared by LEA Consulting Ltd., concluded that the site generated traffic is expected to have a negligible impact on intersection operations; and
- A future Site Plan Approval application will be required to facilitate the proposed development, which will have further consideration of detailed site design matters.

2.0 OVERVIEW OF THE SUBJECT LANDS

2.1 SUBJECT LANDS

The subject lands are comprised of an irregularly-shaped parcel, located at the northeast corner of the intersection of Main Street North and Mount Forest Drive and on the north side of Sligo Road, in the Township of Wellington North (Figure 1). The subject lands have an approximate area of 7.72 ac (3.12 ha), with frontage along Main Street North (approximately 64.4 metres), Mount Forest Drive (207.9 metres) and Sligo Road East (approximately 110 metres).

The subject lands are currently developed as a No Frills Grocery Store (approximately 3,286 m² GFA) towards the northeast of the subject lands, and a Gas Bar (approximately 30 m² GFA) at the intersection of Mount Forest Drive and Main Street North. The remainder of the developed portion of the subject lands are occupied by surface level parking (222 existing parking spaces), loading, and landscape strips along the front and side yards. The south portion of the subject lands that front onto Sligo Road East are undeveloped; there is an existing horse and buggy lane that provides access onto Sligo Road East, at the south-eastern portion of the subject lands (see Figures 2 and 3).

Figure 1: Locational Context

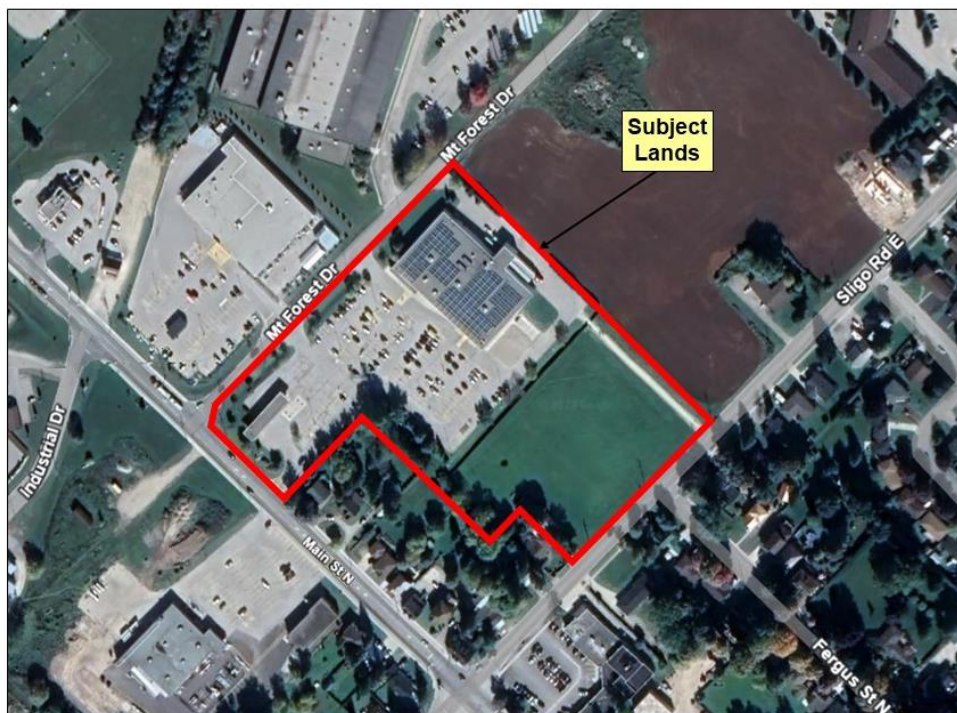


Figure 2: Existing Development



Figure 3: Existing Landscaping



There are four existing vehicular access points to the subject lands, none of which are signalized. There is a full moves access to Main Street North, and three existing full moves accesses along Mount Forest Drive. The easternmost access along Mount Forest Drive is used for loading vehicles and back-of-house access.

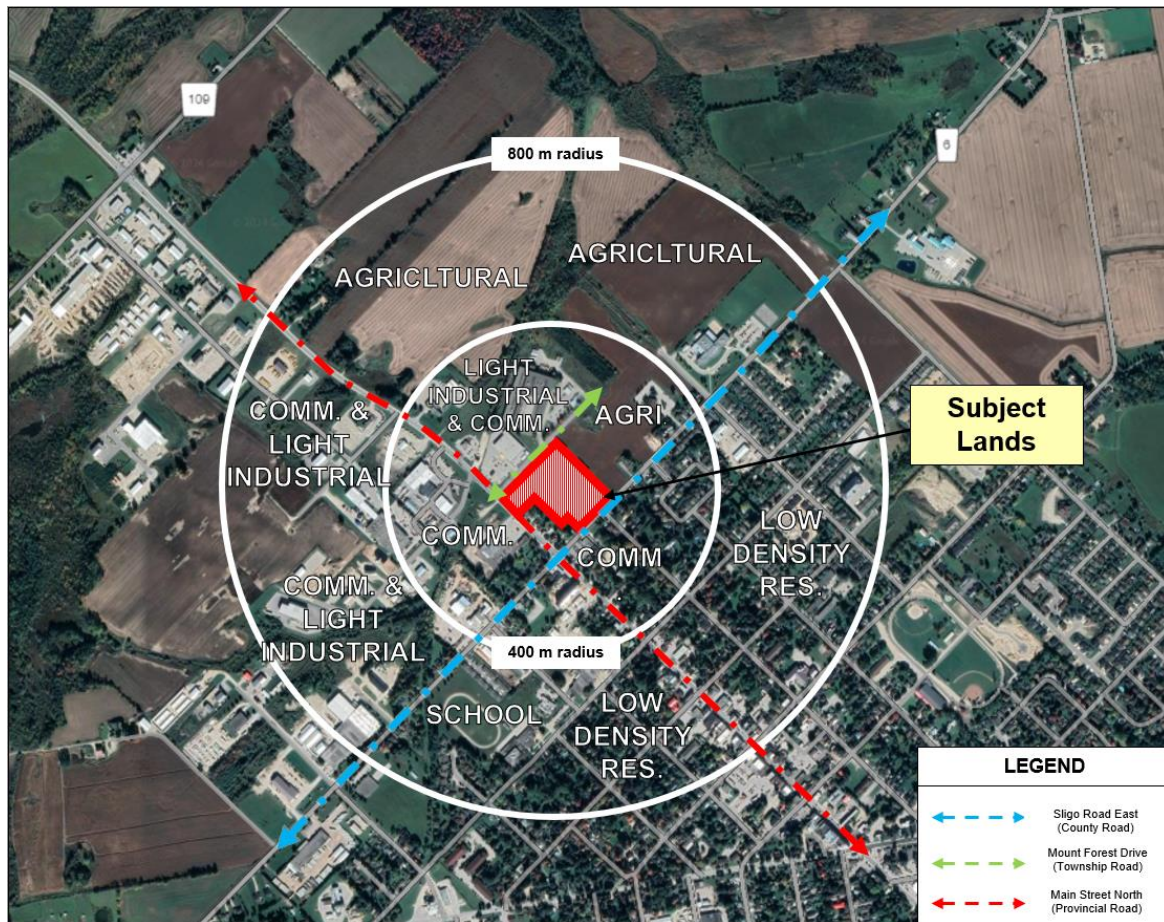
Under the County of Wellington Official Plan, the east portion of the subject lands are designated Highway Commercial, and the west portion of the subject lands are designated Special Policy Area (PA6-3). The subject lands have a split zoning, with the east portion zoned Highway Commercial with Special Provisions (C2-19) and the west portion zoned Residential with Special Provisions (R3-10), under the Zoning By-law 66-01, as amended.

2.2 SPATIAL ANALYSIS

The subject lands are located in an area containing a mix of existing land uses, including commercial, light-industrial, agricultural and low-density residential uses. Directly north of the subject lands are agricultural and light-industrial uses (Cooley Group). Lands to the east of the subject lands generally consist of single detached housing, with a small commercial plaza located at the intersection of Main Street North and Sligo Road East (business offices, food establishments, and other commercial uses). A row of single detached housing directly abuts the subject lands to the south, located at the intersection of Main Street North and Sligo Road East; however, the general south and west areas of the subject lands consist of highway commercial uses (service and retail). Lands directly to the west of the subject lands are commercial uses.

Figure 4 shows the subject lands, notable features, and land uses within 400m and 800m radii. The two radii represent walking distances of approximately 5 and 10 minutes, respectively, although due to sidewalk networks and other barriers, the radii may not represent true walking times. Main Street North is a Provincial Road (shown as the red arrow) that generally travels north and south of the subject lands, providing regional connection to surrounding municipalities. Sligo Road East is a County of Wellington Road (shown as the blue arrow) that generally travels east and west of the subject lands through the Town of Mount Forest and beyond. Mount Forest Drive is a Township of Wellington North Road (shown as the green arrow), and this road generally terminates just east and west of the subject lands.

Figure 4: Spatial Analysis



3.0 PROPOSED DEVELOPMENT

3.1 PROPOSAL

Choice is seeking to redevelop the south portion of the subject lands with two commercial units, totaling approximately 2,179 m² of Gross Floor Area (GFA). The existing No Frills has an approximate 3,286 m² of GFA and the existing Gas Bar has an approximate 30 m² of GFA. Following redevelopment, the subject lands is proposed to be occupied with a total of approximately 5,495 m² of commercial GFA. As shown on the enclosed concept plan, the proposed Retail B (1,575 m²) and Retail C (604 m²) are to be located on an undeveloped and underutilized portion of the lot that currently provides additional surface parking/landscaping for the existing No Frills on the subject lands (Figure 5). The proposed development provides a total of 311 parking spaces, including 296 regular parking spaces and 15 accessible parking spaces (a total of 281 parking spaces are accommodated while the seasonal garden centre is in operation).

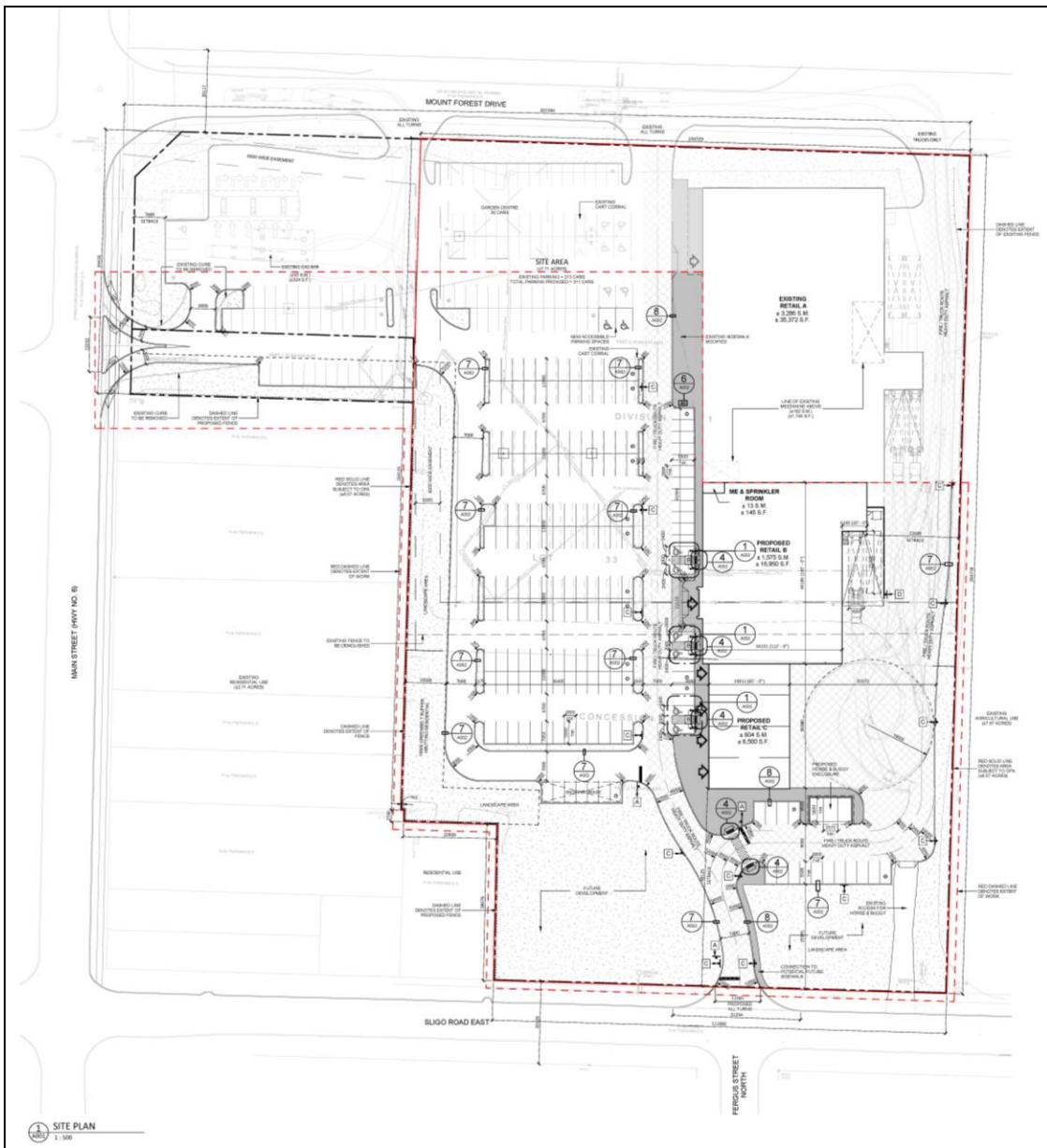
3.2 ACCESS

The existing accesses along Mount Forest Drive will remain as all movement accesses, with the easterly access continued to be reserved for truck use. The existing access on Main Street North will be modified to become a right in and right out only access. An additional access is proposed to Sligo Road East, aligning directly with Fergus Road to the south. The existing horse and buggy access along Sligo Road East will remain open and functional upon development, subject to potential realignment to accommodate the development.

3.3 PRE-APPLICATION CONSULTATION

An initial informal meeting was held on June 26, 2023, with Planning Staff and a formal Pre-Consultation meeting was held on September 20, 2023. Staff confirmed that amendment to the County of Wellington Official Plan and Township of Wellington North Zoning By-law 66-01, as amended, are required to facilitate the contemplated proposed redevelopment. An Application for Site Plan Approval will also be required by the County and Township. The List of Required Support Documents was issued on September 22, 2023.

Figure 5: Site Plan Prepared by Turner Fleischer Architects Inc.



4.0 PROPOSED AMENDMENTS

4.1 PROPOSED OFFICIAL PLAN AMENDMENT

An Official Plan Amendment (“OPA”) is proposed for the subject lands in order to facilitate the proposed development. The proposed OPA is to re-designate the portion of the subject lands designated PA6-3 to “Highway Commercial”. See Section 5 of this Report for further details of the proposed Draft OPA.

It is appropriate to designate the entirety of the subject lands to “Highway Commercial”, reflective of their context as an existing commercial site with frontage along major transportation corridors in the municipality, with connections to the broader region. The designation would be consistent with other surrounding lands in the area and would facilitate an expansion to the existing commercial use on currently vacant lands. The proposed OPA is consistent with the PPS and conforms to the Growth Plan, as will be expanded upon in this Report.

A copy of the Draft OPA is included in Appendix A.

4.2 PROPOSED ZONING BY-LAW AMENDMENT

The proposed Zoning By-law Amendment (“ZBA”) is to re-zone the entirety of subject lands to Shopping Centre Commercial and subject to Site Specific Provisions to accommodate the proposed development. See Section 5 of this Report for further details of the proposed ZBA and provisions.

The proposed ZBA would implement the proposed OPA and facilitate the proposed commercial development. The ZBA would permit a range of uses and a form of development that is consistent and compatible with the existing development of the subject lands, and with the surrounding lands, including commercial uses with frontage along Main Street North. The proposed ZBA would establish zoning standards to facilitate development, with limited site-specific provisions, related only to a recognition of vehicular parking provided for a limited period while a seasonal garden centre is in use on site, to occur annually for a temporary period. At all other times, the site would be compliant with the C4 zone.

The site-specific provision is appropriate and represents a modest reduction in parking during a seasonal and temporary period. Specifically, the parking provided is as follows:

Parking Required (Zoning By-law 66-01, as amended)	Parking Provided (without garden centre)	Parking Provided (with garden centre)
306	311	281

A reduction of 25 spaces (approximate 8% reduction) to the parking rate while the garden centre is operational is desirable and appropriate. The temporary reduction in parking ensures that the site is not providing an over-supply of parking during a majority of the time in which the commercial development will be in operation and represents an efficient use of land.

A copy of the Draft ZBA is included in Appendix B.

5.0 PLANNING DOCUMENTS AND ANALYSIS

The following section provides an overview of applicable planning policy, and an analysis as they relate to the proposed OPA and ZBA for the redevelopment of the subject lands. The applications are consistent with the Provincial Policy Statement (2020) and are in conformity with the Growth Plan (2019). The Official Plan Amendment is consistent with intent and purpose of the Wellington County Official Plan, and the Zoning By-law conforms to the Wellington County Official Plan, following amendment.

In the below sub-sections, relevant policies are *bordered and italicized*, with analysis of the policy in the context of the applications, immediately after.

5.1 PROVINCIAL POLICY STATEMENT (2020)

The Provincial Policy Statement (2020) (the “PPS”), issued under the authority of Section 3 of the Planning Act, “provides policy direction on matters of provincial interest related to land use planning” in order to ensure efficient development and the protection of resources. The PPS requires that all planning decisions affecting planning matters, including Official Plan Amendments and Zoning By-Law Amendments, shall be consistent with the PPS.

Section 1.1.1

Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-*

effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;

g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

Planning Analysis: The proposed development represents appropriately scaled infill development on currently underutilized and vacant lands. This will result in minimizing land consumption; representing an efficient and economical use of land and services; and, will not require any unjustified or uneconomical expansions of municipal infrastructure, utilities, or services. The proposed commercial development will assist the County and Township in meeting the long-term needs for employment (commercial) uses.

Section 1.1.3.1

Settlement areas shall be the focus of growth and development.

Planning Analysis: The subject lands are within a settlement area where growth and development are to be focused. The proposed development promotes vitality and regeneration of the subject lands by providing a compact and efficient form of development on an underutilized parcel with access to existing municipal services.

Section 1.1.3.2

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

- a) efficiently use land and resources;*
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) prepare for the impacts of a changing climate;*
- e) support active transportation;*
- f) are transit-supportive, where transit is planned, exists or may be developed; and*
- g) are freight-supportive.*

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.

Planning Analysis: The proposed development would contribute to the existing supply of commercial uses within the settlement area of Mount Forest, better servicing the needs of the community. The proposal will make efficient use of an underutilized parcel located within the urban boundary that has access to municipal servicing and existing transportation infrastructure, avoiding the need for expansion and increasing the density and concentration of commercial uses in the area.

Section 1.1.3.4

Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

Planning Analysis: The proposed redevelopment will intensify the subject lands with a form of development that keeps with the vision and intent expressed in the County of Wellington Official Plan. The proposed Official Plan Amendment and Zoning By-law Amendment includes appropriate development standards to accommodate the proposed redevelopment of the subject lands in an efficient and compact manner, with no known risks to public health and safety. There are minimal site-specific zoning provisions required.

Section 1.3.1

Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- b) providing opportunities for a diversified economic base, including a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) facilitating the conditions for economic investment by identifying strategic site for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*

- d) *encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and*
- e) *ensuring the necessary infrastructure is provided to support current and projected needs.*

Planning Analysis: The proposed development promotes economic development and allows for the expansion of commercial uses in an area appropriate for this form of development.

Section 1.7.1

Long-term economic prosperity should be supported by:

- a) *promoting opportunities for economic development and community investment-readiness;*
- d) *maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;*

Planning Analysis: The proposed development will contribute to economic prosperity and revitalization of an existing underutilized developed parcel. The proposed development represents an opportunity for economic development for the surrounding community along a main street in the Township, while not negatively impacting the viability and growth of the downtown.

5.1.1 PPS Summary Opinion

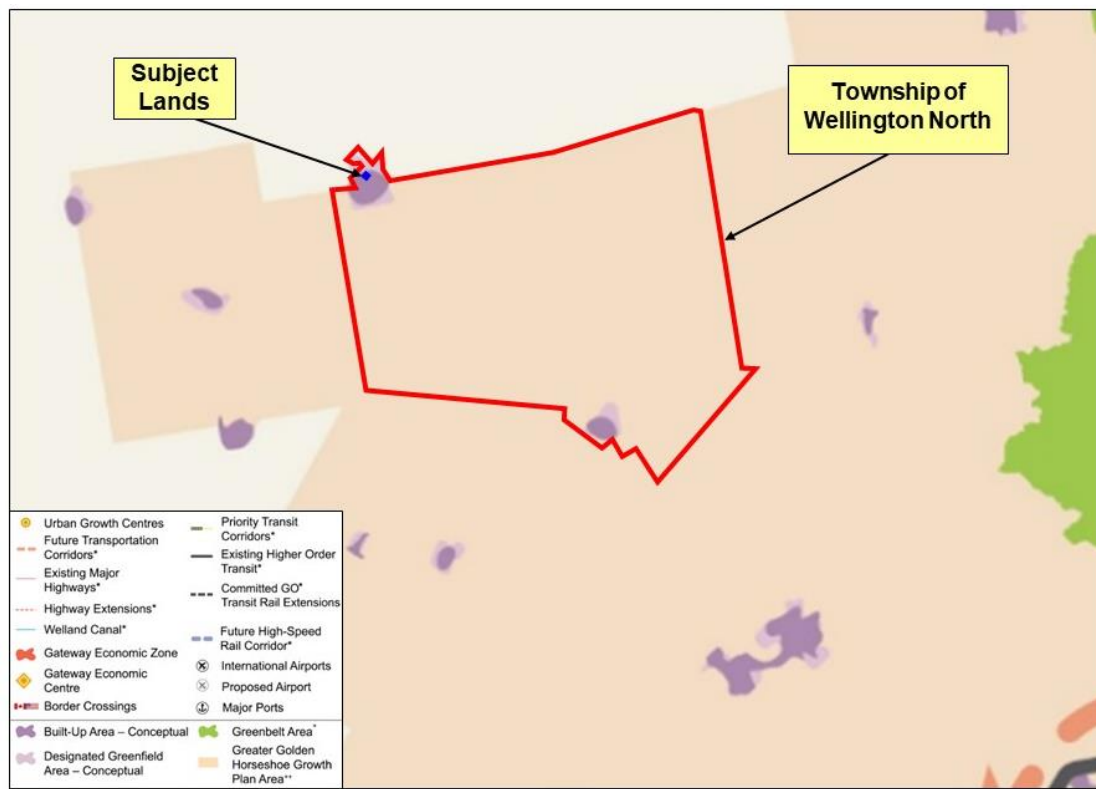
The proposed Official Plan and Zoning By-law Amendments are consistent with the 2020 Provincial Policy Statement for the foregoing reasons. The applications represent intensification within a settlement area on underutilized lands, being efficient use of lands and infrastructure.

5.2 GROWTH PLAN (2019)

The Growth Plan for the Greater Golden Horseshoe (2019) (the “Growth Plan”) guides policy directions relating to development and growth in the Greater Golden Horseshoe to 2051. All decisions that affect a planning matter will conform to the Growth Plan.

Under Schedule 2 – A Place to Grow Concept, the subject lands are located within the Built-Up Area – Conceptual (see Figure 6).

Figure 6: Growth Plan – Schedule 2 – A Place to Grow



Section 2.2.1.2

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

- 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;
- within settlement areas, growth will be focused in: i) delineated built-up areas; ii) strategic growth areas; iii) locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and iv) areas with existing or planned public service facilities;
- development will be directed to settlement areas, except where the policies of this Plan permit otherwise.

Planning Analysis: The subject lands are within the existing settlement area and the delineated built-up area of Mount Forest. There is existing municipal infrastructure available within an appropriate location of the proposed development. The subject lands are in a location where growth is to be directed.

Section 2.2.1.4

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

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities; and*
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*
- e) provide for a more compact built form and a vibrant public realm, including public open spaces.*

Planning Analysis: The proposed development provides new commercial uses, which contributes to the mix of lands uses within the community. The proposed development represents a more compact built form than is existing, and is a more efficient use of the subject lands, improving access to everyday needs for residents, for the fulfillment of a complete community.

Section 2.2.2.1

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:

- 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.*

Planning Analysis: The proposed development will support the County of Wellington meet the minimum intensification target contained in the County of Wellington Official Plan.

Section 2.2.2.2

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.

Section 2.2.2.3

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 zoning and other supporting documents.

Planning Analysis: The proposed development represents intensification within the built boundary, and will ensure the lands are designated and zoned to redevelopment in the context of the achievement of a complete community.

Section 2.2.5.3

Retail and office uses will be directed to locations that support active transportation and having existing or planned transit.

Section 2.2.5.15

The retail sector will be supported by promoting compact built form and intensification of retail and service uses and areas and encouraging the integration of those uses with other land uses to support the achievement of complete communities.

Planning Analysis: The proposed development represents intensification of the existing commercial uses and the development of underutilized lands, in order to support the achievement of complete communities.

5.2.1 Growth Plan: Summary Opinion

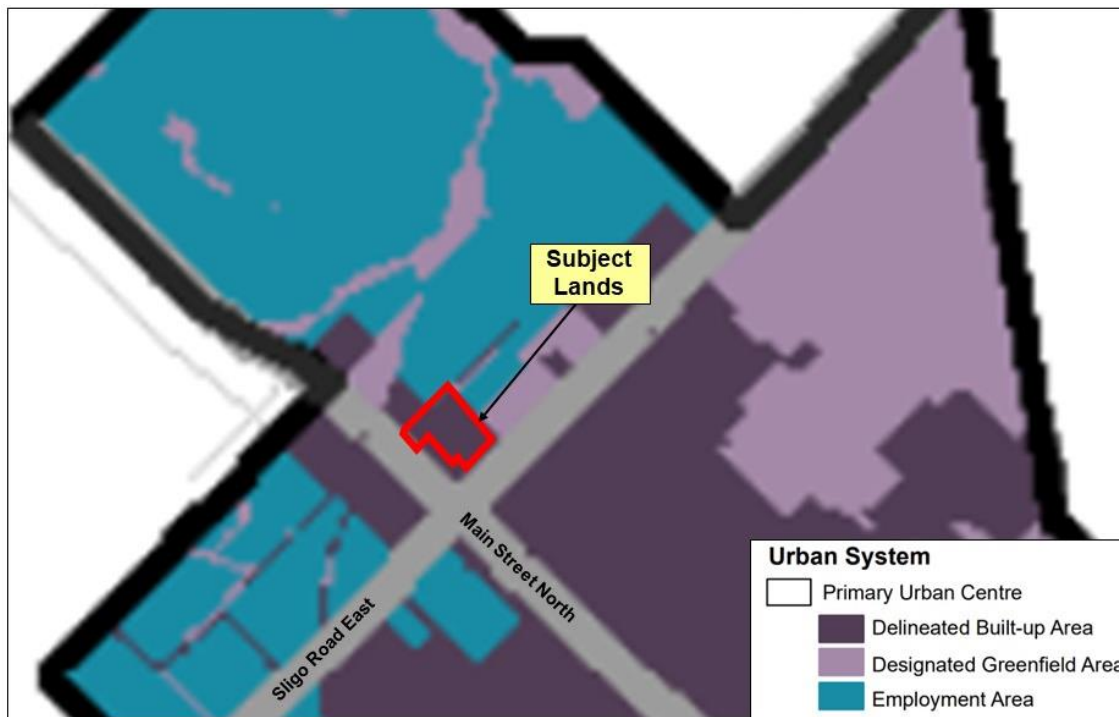
The proposed Official Plan and Zoning By-law Amendments conform with the Growth Plan for the foregoing reasons. The applications represent intensification within a settlement area on underutilized lands, being efficient use of lands and infrastructure that contribute towards the achievement of a complete community.

5.3 COUNTY OF WELLINGTON OFFICIAL PLAN

5.3.1 Community Growth Structure

Under the County of Wellington Official Plan, according to Schedule A: Community Growth, the subject lands are shown within the Primary Urban Centre and shown as “Delineated Built-up Area” (see Figure 7).

Figure 7: County of Wellington Plan – Schedule A Community Growth Structure



Section 7.4.1 Permitted Uses

Primary 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.

Planning Analysis: The proposed development will increase the range of commercial uses that are compatible to the surrounding area of the subject lands, consistent with the range of uses expected within the Primary Urban Centre.

Section 7.4.2 Services

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.

Planning Analysis: A Traffic Impact Study prepared by LEA Consulting Ltd. (dated May 2024) was prepared as it relates to the proposed development,

including to evaluate the existing/proposed site accesses and the surrounding intersections, concluding in part that the site generated traffic is expected to have negligible impact on intersection operations.

Section 7.4.8 Other Commercial Uses

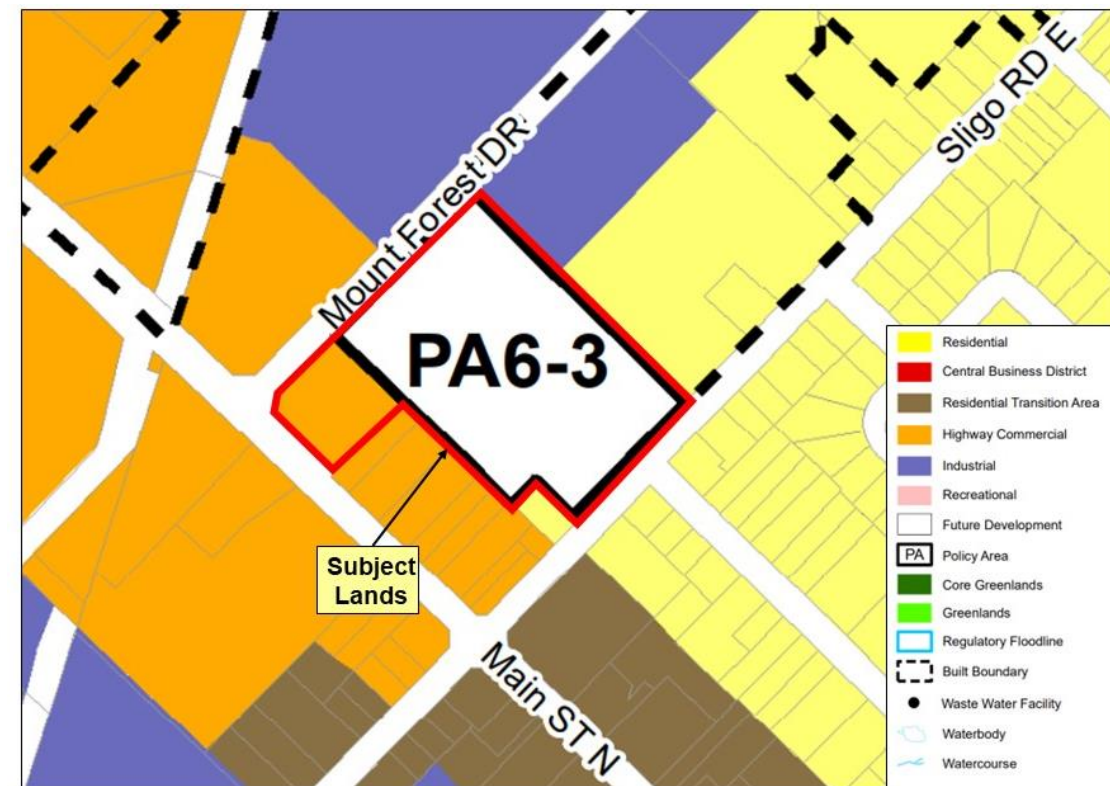
A variety of other commercial uses will be required in primary urban centres including areas to serve highway oriented business including gas sales and motels, commercial uses requiring large sites and unable to locate in the “main street” area and convenience commercial uses to serve neighbourhood needs.

Planning Analysis: The proposed development will provide a variety of additional commercial uses to the Primary Urban Centre, in a format consistent with a highway commercial type function.

5.3.2 Special Policy Area (PA6-3)

According to Schedule B6-1 Mount Forest, the subject lands have a split designation, with the west portion shown as Highway Commercial and the east portion shown as Special Policy Area (PA6-3) (see Figure 8).

Figure 8: County of Wellington – Schedule B6-1 Land Use Designations



Section 9.7.2 – PA6-3

In addition to uses permitted within the Residential designation, the following additional uses may be permitted on the land identified as PA6-3 on Schedule B6-1.

i) Commercial uses providing personal and convenience services located on the ground floor of an apartment project; and

ii) One of the following Highway Commercial uses:

- narrow “strip” development along the frontage of Mount Forest Drive servicing the travelling public. Approximately 25% of the area identified as PA6-3 may be used for such use.*
- a single purpose (i.e. one primary building), large retail commercial use fronting on Mount Forest Drive and extending south into the interior lands. Approximately 50% of the area identified as PA6-3 may be used for such use. The ground floor area of such use shall be between 2322.5 and 4645 square metres (25,000 and 50,000 square feet).*

Appropriate parking, landscaping, signage and design criteria will be applied to either of the above commercial uses and shall be enforced through appropriate zoning and site plan controls

Planning Analysis: The proposed development of two retail units is not permitted within the current PA6-3 land use designation, which is intended to accommodate residential uses in combination with non-residential use. In order to facilitate the proposed development, an Official Plan Amendment is proposed to re-designate the portion of subject lands designated PA6-3 to “Highway Commercial”.

5.3.3 Highway Commercial

The Official Plan Amendment proposes to re-designate the portion of the subject lands currently designated as PA6-3 to “Highway Commercial”.

Section 8.6.3 Permitted Uses:

The HIGHWAY COMMERCIAL designation as illustrated on Schedule B of the Plan shall accommodate uses catering to the travelling public such as motels, automotive sales and service, general convenience commercial uses, recreational uses, restaurants and banquet halls, Uses such as building supply outlets, wholesale outlets, churches, funeral homes, garden centres, furniture stores, home furnishing

centres, liquor, beer and wine stores may also be permitted subject to the provisions of the Zoning By-law.

Planning Analysis: The existing gas bar, food store and proposed additional two retail units are permitted within the Highway Commercial designation, which facilitates a broad range of commercial uses.

Section 8.6.4 Scale of Development:

The Zoning By-law will establish setback, height, lot coverage and parking standards that encourage low density and low coverage commercial development.

Planning Analysis: The proposed commercial development is consistent with the scale of development contemplated by the designation.

Section 8.6.5 Access:

Site plan control by-laws and agreements shall be used to limit access to appropriate locations. In co-operation with the appropriate road authority, access to any road shall be carefully regulated to ensure the safe movement of vehicular and pedestrian traffic.

Planning Analysis: A Traffic Impact Study prepared by LEA Consulting Ltd. (dated May 2024) was prepared to evaluate the proposed access locations and pedestrian connectivity, concluding there are no major constraints.

Section 8.6.6 Design Considerations:

Site design standards will be encouraged which provide aesthetically acceptable development. Where HIGHWAY COMMERCIAL areas are adjacent to residential areas, appropriate measures shall be taken to provide adequate setbacks, landscaping and screening and to control design elements which may detract from the residential area.

Planning Analysis: The proposed development incorporates urban design elements such as fencing and landscaping to ensure the proposed development does not detract from the adjacent residential dwellings.

Section 8.6.7 Expansion Criteria:

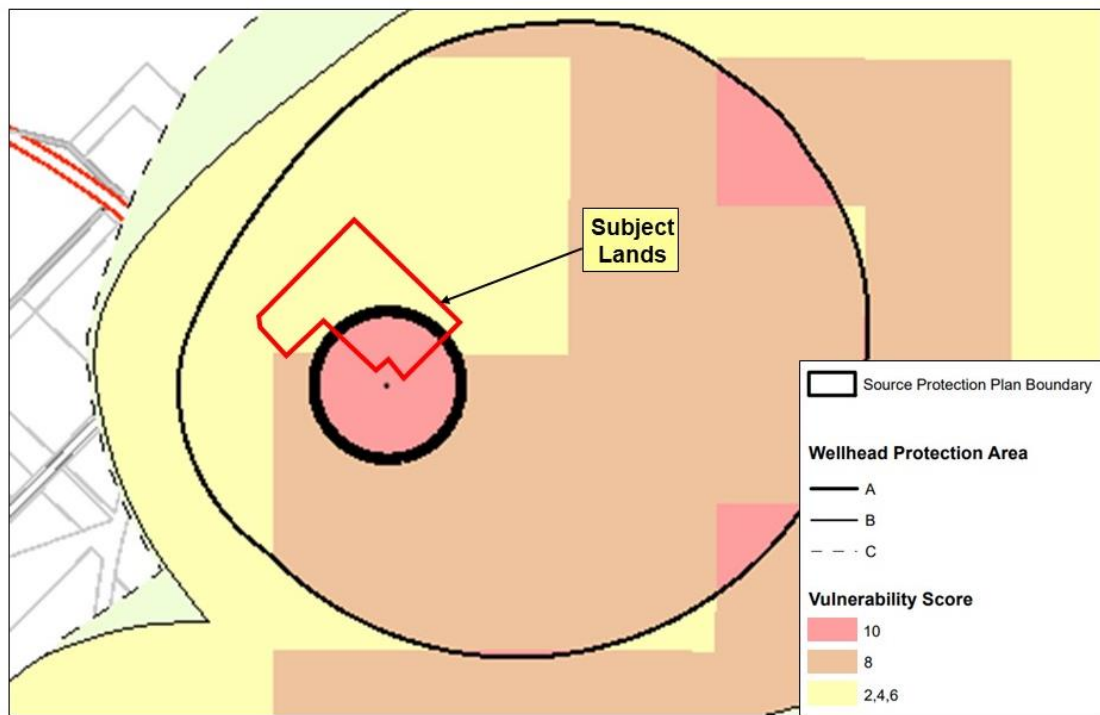
The HIGHWAY COMMERCIAL area as shown on Schedule B may be expanded or new areas may be identified provided it does not detract from the viability of the Central Business District. In considering proposals for new or expanded HIGHWAY COMMERCIAL areas, Council may require an impact analysis as outlined in this Plan.

Planning Analysis: The proposed Official Plan amendment to redesignate the subject lands to Highway Commercial is not expected to detract from the viability of the Central Business District, in particular in consideration of the current PA6-3 designation that contemplates commercial type uses in association with residential uses.

5.3.4 Source Water Protection

According to Schedule C6 Source Water Protection, the majority of the subject lands are shown as having a “2,4,6 vulnerability score”, while the south portion of the subject lands are shown as having a “10 vulnerability score”. The subject lands are located within a Wellhead Protection Area (see Figure 9). A Section 59 Notice issued by a Risk Management Official (in accordance with the Clean Water Act 2004) will be provided during Site Plan Approval, if required.

Figure 9: County of Wellington – Schedule C6 Source Water Protection



5.3.5 County of Wellington Official Plan: Summary Opinion

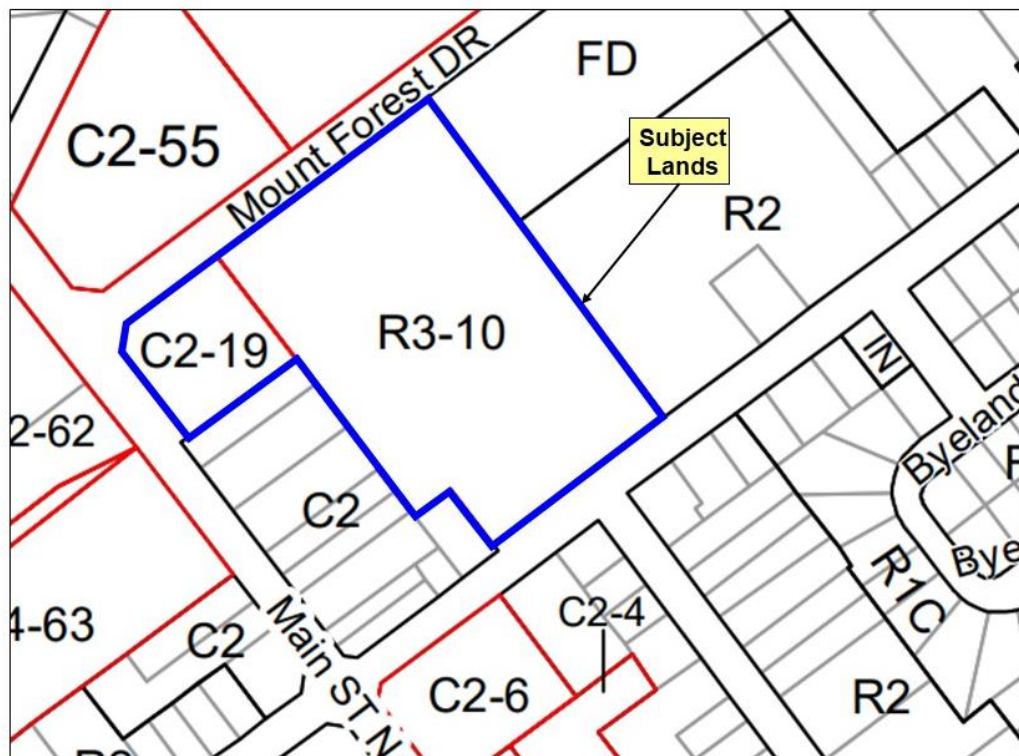
The proposed Official Plan Amendment is generally consistent with the direction of the County of Wellington Official Plan, which directs redevelopment to the subject lands and guides for non-residential uses within the area that the subject lands are located

within. Following amendment, the Zoning By-Law Amendment is consistent with the County of Wellington Official Plan.

5.4 TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW 66-01, AS AMENDED

The subject lands have a split zoning, with the west portion zoned Highway Commercial with Special Provisions (C2-19) and the east portion zoned Residential with Special Provisions (R3-10), under the Zoning By-law 66-01, as amended (see Figure 10).

Figure 10: Township of Wellington North Zoning By-law 66-01, as amended – Schedule A, Map 3A



The existing site-specific provisions are summarized as follows:

- In the C2-19 zone, in addition to the provisions and uses permitted in the C2 zone, a minimum 10m buffer shall be provided along the southern boundary of the zone if developed in conjunction with the R3-10 Zone; and
- In the R3-10 zone, in addition to those uses permitted in the R3 zone, a number of other uses are permitted (subject to specific zoning regulations), including:

- Apartment buildings with ground floor commercial uses may be permitted, up to 8 storeys in height, and subject to 25% landscaped open space; and
- A Highway Commercial “Strip” is permitted along Mount Forest Drive (if a larger scale single purpose commercial use is not developed), subject to specific provisions; and
- A larger scale single purpose commercial use may be permitted on the northern part of the zone, provided there is no “strip” commercial development. The single purpose commercial use is subject to site specific provisions.

The proposed development is not contemplated by the current zoning; therefore, a Zoning By-law Amendment to rezone the subject lands to Shopping Centre Comment (C4) with Special Provisions to accommodate parking deficiencies is required and proposed.

Under the C4 Zone, Section 19.1 states that retail stores, retail food stores, and gas bars are permitted; therefore, the existing retail gas bar, food store and proposed two retail units are permitted. The proposed C4 zoning is an appropriate zone for the subject lands, as the range of permitted uses and form of development permitted is compatible with the existing uses on site and with surrounding uses and built form, and is consistent with the proposed Official Plan Amendment.

The existing and proposed development would be in accordance with the established C4 zone, and subject only to limited site specific provisions to recognize the number of parking spaces available during a temporary seasonal period in which a garden centre is located within the parking area. The proposed ZBA and resulting Special Provisions are necessary to accommodate the proposed development, and were further discussed in Section 4 of this Report.

The following Table 1 provide a summary of the proposed development site statistics in the context of the parent C4 zone:

Table 1 – Zoning Matrix of C4 Zoning

Applicable Regulations (By-law 66-01)	Shopping Centre Commercial (C4) Regulations	Proposed on Site Plan	Compliance (Yes/No)
Lot Area (Minimum)	2.3 ha	3.12 ha	Yes
Lot Frontage (Minimum)	60.0 m	64.4 m	Yes
Front Yard (Minimum)	7.6 m	72.7 m	Yes
Exterior Side Yard (Minimum)	7.6 m	8.5 m (Mount Forest Drive)	Yes
Interior Side Yard (Minimum)	6.0 m	48.1 m (Sligo Road East)	Yes
Rear Yard (Minimum)	6.0 m	22.7 m	Yes
Building Height (Maximum)	10.5 m	8.5	Yes
Building Floor Area (Maximum)	6,000 m ²	Existing Building A: +/- 3,286 m ² Proposed Building B: +/- 1,575 m ² Proposed Building C: +/- 604 m ²	Yes
Floor Area, per Commercial Unit (Maximum)	The greater of 2,080.0 m ² or half of the total building floor area.	Proposed Building B: +/- 1,575 m ² Proposed Building C: +/- 604 m ²	Yes
Floor Area of a Retail Food Store (Maximum)	5,000 m ²	Existing Building A: +/- 3,286 m ²	Yes
Buffer Area	Planting strip as well as a fence shall be required to protect neighbouring, residentially zoned properties to the south.	Provided	Yes
Parking Spaces (Minimum)	306 (one space per 18 m ² of gross floor area)	311 spaces when Garden Centre is not in use	Yes
		281 spaces when Garden Centre functioning,	No
Parking Space Dimensions (Minimum)	2.8 m x 5.5 m	2.8 m x 5.5 m	Yes

Applicable Regulations (By-law 66-01)	Shopping Centre Commercial (C4) Regulations	Proposed on Site Plan	Compliance (Yes/No)
Landscaped Area (Minimum)	6% of lot area	23.63 %	Yes
Outdoor Lighting	Impacts on residential properties to the south shall be minimized and lighting shall be of a type that directs light in a downward direction to reduce light glaring-out in horizontal or upwards direction.	Provided.	Yes
Barrier Free Parking Spaces (Minimum)	15	15	Yes
Barrier Free Parking Space Dimension (Minimum)	2.4 m x 5.5 m (as per Section 6.27.5 d i))	2.4 m x 5.5 m	Yes
Loading Spaces (Minimum)	6	6	Yes
Load Space Dimension (Minimum)	15.2 m x 3.6 m	15.2 m x 3.6 m	Yes

5.5 SAUGEEN VALLEY CONSERVATION AUTHORITY

The subject lands are located outside of the Saugeen Valley Conservation Authority. (see Figure 11).

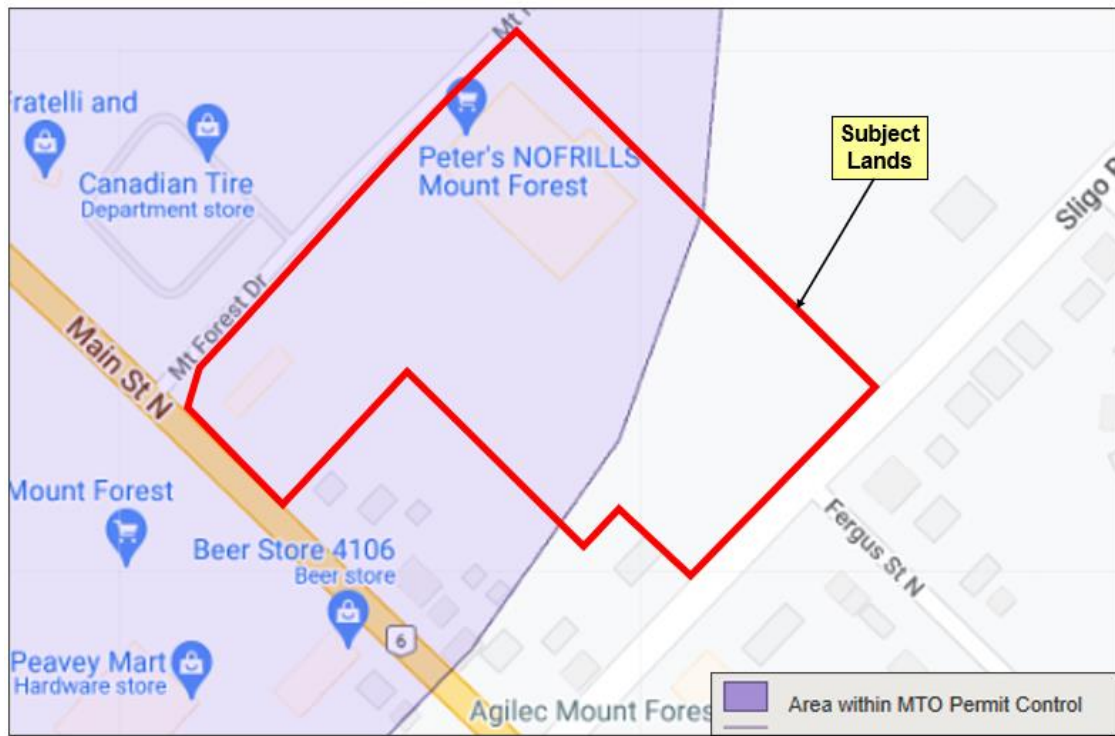
Figure 11: Saugeen Valley Conservation Authority Regulated Area Mapping



5.6 MINISTRY OF TRANSPORTATION

The subject lands are located within the Ministry of Transportation (MTO) Permit Control area as a result of their frontage along Main Street North; therefore, a building and land use permit is expected to be required during the building permit stage (see Figure 12).

Figure 12: MTO Permit Control Mapping



5.7 FUTURE SITE PLAN APPROVAL APPLICATION

A future Site Plan Approval application will be submitted in order to facilitate the proposed development. Additional materials required for the submission of the SPA application will be provided at a future time.

6.0 TRAFFIC IMPACT ANALYSIS

A Traffic Impact Study completed by LEA Consulting Ltd. dated May 2024 concluded that under the existing conditions, all intersections and accesses are expected to operate well and have no negligible impacts. Additionally, the TIS concluded that under future conditions (which considers corridor growth and future developments of the surrounding area), there are no negligible impacts on intersection interactions. Lastly, the TIS concluded that the proposed site-specific reduction, which seeks to reduce the parking requirement by 25 spaces, is not anticipated to have impacts on the site's function.

7.0 CONCLUSIONS

Given the findings of this Report and the supporting materials, it can be concluded that the proposed Official Plan Amendment and Zoning By-law Amendment applications are consistent with, and conforms to, the applicable provincial and municipal land use planning policies, and represents good land use planning, as follows:

- The proposed Official Plan Amendment and Zoning By-law Amendment for the proposed redevelopment of the south portion of the subject lands with two commercial units (totaling approximately 2,179 m² of GFA) is consistent with the Provincial Policy Statement, and conforms with the Growth Plan;
- The proposed development represents intensification within the built boundary, where there are existing available municipal services and infrastructure, which is an area where growth is to be directed. The proposed use contributes to the diversity and range of uses available to the community, assisting in the establishment of a complete community;
- The proposed development is consistent with the County of Wellington Official Plan and the Township of Wellington North Zoning By-law 66-01, as amended;
- The proposed redevelopment will increase access to commercial uses and services while providing additional commercial employment opportunities to the community, while being consistent and compatible with the scale, built-form, and character of the surrounding area;
- The location of the proposed development is appropriate and desirable. The development will make use of existing undeveloped lands within the urban boundary and adjacent to existing commercial uses in a contiguous and comprehensive manner; and
- The Traffic Impact Study, prepared by LEA Consulting Ltd., concluded that site generated traffic and accesses are expected to have a negligible impact on intersection operations, and the site is anticipated to function with the requested site-specific parking requirements.

APPENDIX A – DRAFT OFFICIAL PLAN AMENDMENT

**AMENDMENT NO. XX
TO THE
OFFICIAL PLAN
OF THE
COUNTY OF WELLINGTON**

THE CORPORATION OF THE COUNTY OF WELLINGTON

BY-LAW NO. 2024-XX

A By-law to adopt Amendment No. XX

to the Official Plan of the County of Wellington

The Council of the Corporation of the County of Wellington, pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, does hereby enact as follows:

1. THAT Amendment No. XX to the Official Plan of the County of Wellington, consisting of the attached explanatory text and schedules, is hereby adopted.
2. THAT this By-law shall come into force:
 - a) Where no notice of objection has been filed with the County's Clerk within the time prescribed by the Planning Act and regulations pursuant thereto, upon the expiration of the prescribed time; or
 - b) Where notice of objection has been filed with the County's Clerk within the time prescribed by the Planning Act and regulations pursuant thereto, upon the approval of the Ontario Land Tribunal.

READ a FIRST, SECOND and THIRD time and PASSED _____

.....
CLERK

.....
MAYOR

OFFICIAL PLAN AMENDMENT NO. XX

PART A – THE PREAMBLE

1. PURPOSE

The purpose of this Amendment is to re-designate the specified lands to Highway Commercial.

2. LOCATION OF THE AMENDMENT

The subject lands are located on Main Street North, bound by Mount Forest Drive North and Sligo Road East, in the Township of Wellington North. The subject lands have an area of approximately 3.12 ha, fronting onto Main Street East, Mount Forest Drive North and Sligo Road East.

The lands subject to this Amendment are shown more specifically in the Location Map attached as Map 1.

3. DETAILS OF THE AMENDMENT

The Amendment modifies Schedule B6-1 Land Use Designations to designate the lands subject to the Amendment as “Highway Commercial”.

4. BASIS

The lands affected by this Amendment are presently designated Special Policy Area (PA6-3), which permits personal or convenience service commercial uses on the ground floor of an apartment building, or one of the following Highway Commercial Uses: a narrow strip development along Mount Forest Drive North or a single purpose large retail use fronting onto Mount Forest Drive North.

The proposed development is not included within the permitted uses of PA6-3 designation; therefore, an Amendment is required.

The full basis for this Amendment has been set out in the Planning Justification Report and related supplementary materials submitted in support of this Amendment.

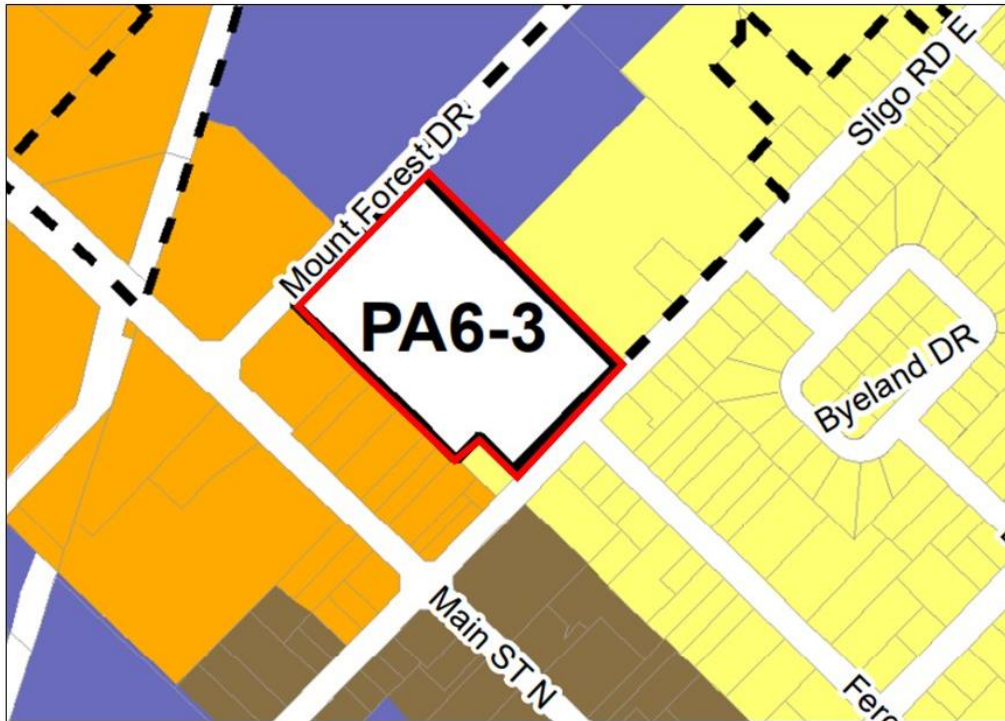
PART B – THE AMENDMENT

All of this part of the Amendment entitled “Part B – The Amendment,” consisting of the following text and schedules, constitutes Amendment No. XX to the Official Plan of the County of Wellington.

DETAILS OF THE AMENDMENT

1. Schedule B6-1 Land Use of the Official Plan of the County of Wellington, is hereby amended by removing the lands subject to this Amendment as shown in Map 1 attached hereto, from the PA6-3 designation, and replacing instead the “Highway Commercial” designation.
2. Section 9.7, Subsection PA6-3 is hereby amended by deleting the entire PA6-3 section.

MAP 1 TO AMENDING BY-LAW XX-XX



 Area Affected by this Amendment

APPENDIX B – DRAFT ZONING BY-LAW AMENDMENT

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 2024-XX

BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 66-01, AS AMENDED 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 Zoning By-law No. 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 3 – Mount Forest Detail of By-law 66-01, as amended, is amended by changing the zoning on the lands described as PT LT 33 CON 1 DIV 1 EGR EGREMONT (NOW TOWN OF MOUNT FOREST) PTS 1,2,361R9375 EXCEPT PT 2 61R10132, on shown on Schedule “1” attached to and forming part of this by-law from Residential Exception “R3-10” and Highway Commercial Exception “C2-19” to Shopping Centre Commercial Exception “C4-X”.
2. **THAT** Sections 32.10 and 32.19 of Zoning By-law 66-01, as amended, are hereby deleted.
3. **THAT** Section 32 – Exception Zone 2 – Mount Forest of By-law 66-01, as amended, is amended by adding thereto:

32.X	C4-X	Notwithstanding Section 19.2.11 of By-law 66-01, as amended, a minimum of 281 parking spaces shall be required.
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4. **THAT** this By-law shall come into force:
 - a) Where no notice of objection has been filed with the Township's Clerk within the time prescribed by the Planning Act and regulations pursuant thereto, upon the expiration of the prescribed time; or
 - b) Where notice of objection has been filed with the Township's Clerk within the time prescribed by the Planning Act and regulations pursuant thereto, upon the approval of the Ontario Land Tribunal.

READ a FIRST time this

READ a SECOND time this

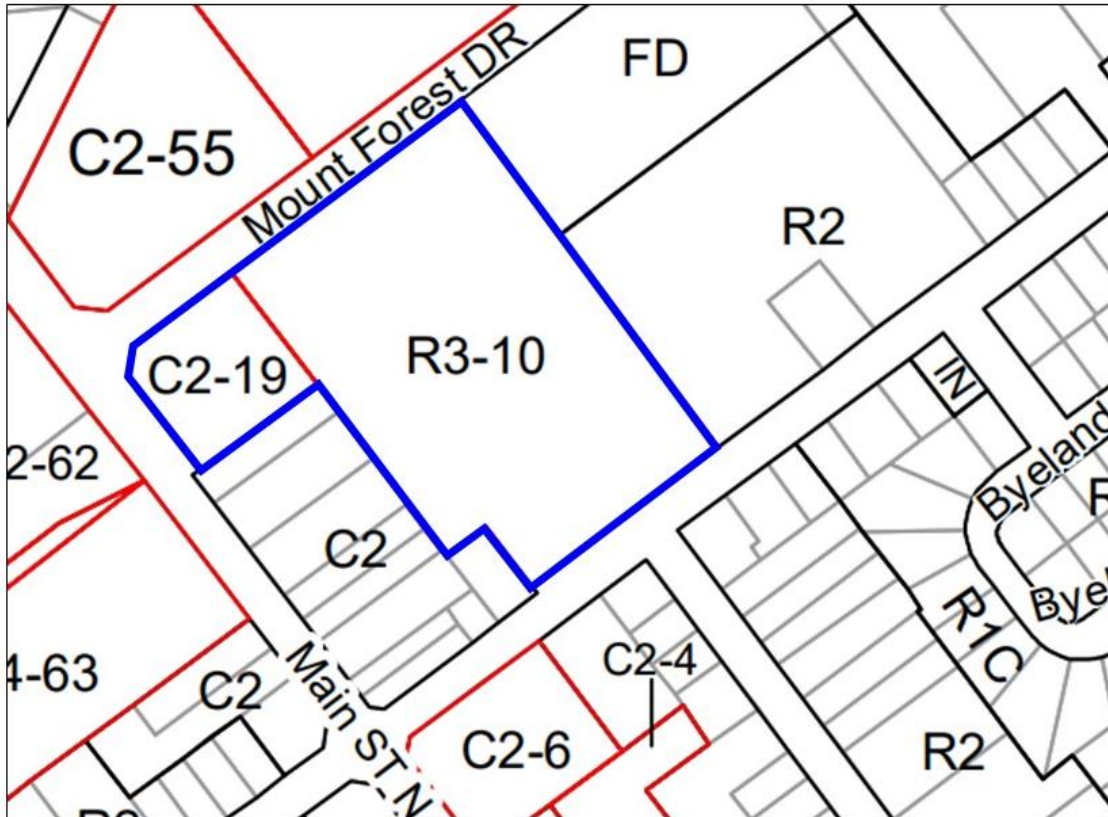
READ a THIRD time and FINALLY PASSED this

.....
CLERK

.....
MAYOR

Schedule 1 TO BY-LAW XX-XX

Amendment to Map 3 Mount Forest Detail of By-law 66-01, as amended



 Area Affected by this Amendment