

PLANNING REPORT

BEATTY LINE NORTH AND FARLEY ROAD
TOWNSHIP OF CENTRE WELLINGTON (FERGUS)
COUNTY OF WELLINGTON

PREPARED ON BEHALF OF
JENNAK HOMES

July 10, 2018

Project No. 1736

RECEIVED
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TOWNSHIP OF CENTRE WELLINGTON



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1. Introduction

This report has been prepared in support of the Zoning Amendment application for the properties legally described as Part of Lot 18, Concession 4 (Geographic Township of Nichol) Township of Centre Wellington (Fergus), County of Wellington. The subject property is proposed to be developed by Jennark Homes. The total area of the site is 1.865 ha. The proposal is an assembly of four existing properties municipally addressed as 6552, 6554, 6556 and 6558 Beatty Line North. The four existing homes located on these properties are proposed to be demolished. A four storey 71 unit apartment building, 16 semi-detached lots (32 units) and one single detached lot are proposed. The proposed development will be accommodated on a private condominium road with 7 visitor parking spaces and a stormwater management facility. For the 71 apartment units, 94 parking spaces are proposed.

2. Background

A Pre-consultation meeting was undertaken with the Township of Centre Wellington and the County of Wellington on February 28, 2018. Through this process preliminary comments were received and the submission requirements to support this application were confirmed. The proposal was revised to respond to comments received. This Planning Report was required through the pre-consultation process to be part of a complete application.

3. Existing Conditions and Surrounding Land Uses

The properties under contract to purchase by Jennark Homes have a total area of 1.865 hectares. These properties are legally described as Part of Lot 18, Concession 4 (Geographic Township of Nichol) Township of Centre Wellington (Fergus). The abutting Farley Road to the north of the subject property and the abutting lots to the west fronting onto Duncan Court were created through Registered Plan 61M-211 for James Keating Construction as part of the Beatty Line Subdivision.

Figure 1 – Surrounding Land Use



The existing surrounding land uses include:

- North - Farley Road, institutional church property, open space and environmental protection lands.
- East - Environmental protection lands.
- South - Existing single detached homes fronting onto Beatty Line North.
- West - Single detached homes fronting onto Duncan Court created through Registered Plan 61M-211 for James Keating Construction as part of the Beatty Line Subdivision.

Figure 2 – Subject site viewed from Farley Road



Figure 3 – Beatty Hollow Subdivision abutting the subject site



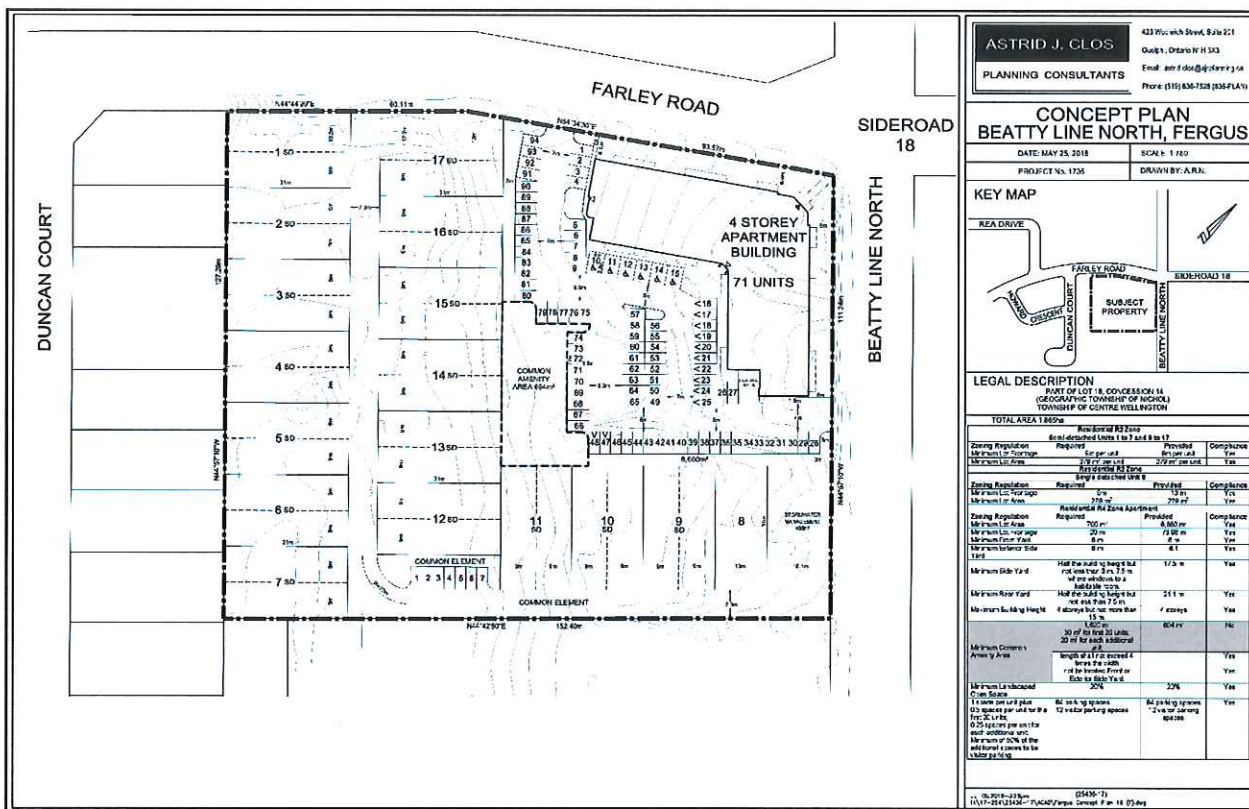
Figure 4 - Church located to the north of the subject site



4. **Development Proposal**

The area subject to the Zone Change Application is a total of 1.865 hectares. A four storey 71 unit apartment building, 16 semi-detached lots (32 units) and one single detached lot are proposed. The proposed development will be accommodated on a private condominium road with 7 visitor parking spaces and a stormwater management facility. For the 71 apartment units, 94 parking spaces are proposed.

Figure 5 – Proposed Concept Plan (May 25, 2018)



The subject property is currently within the R1A Zone in the Township of Centre Wellington Comprehensive Zoning By-law No. 2009-045 (Office Consolidation – February 2018) Zoning By-law Map Urban 66.

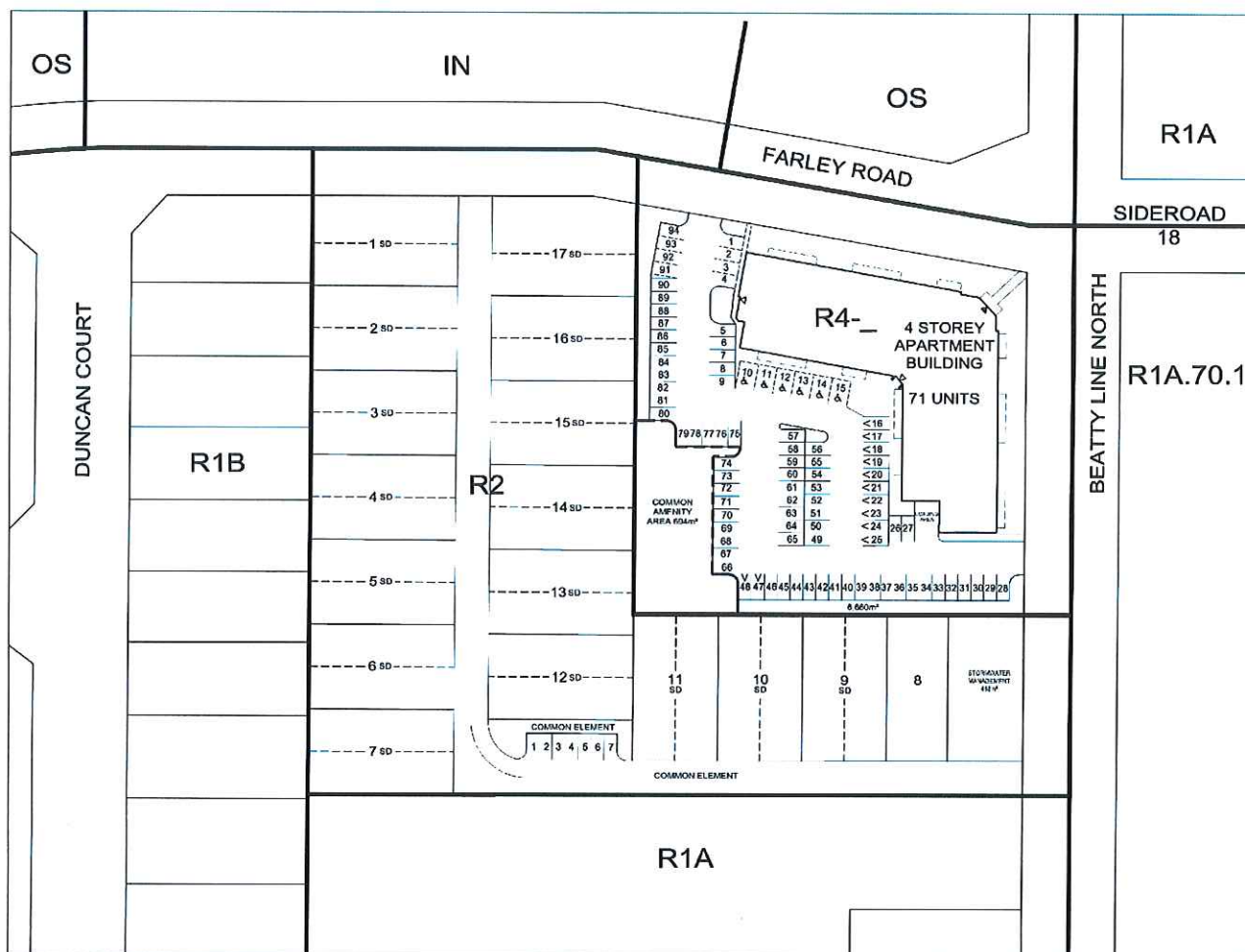
The existing R1A Zone includes the following as permitted uses;

“7.1.1 Permitted Uses

- a) A single detached dwelling
- b) An existing semi-detached dwelling
- c) An existing link or twin dwelling
- d) A group home in accordance with Section 4.16
- e) Uses, buildings and structures accessory to the foregoing, including:
 - i. A bed and breakfast establishment (Class 1) in accordance with Section 4.6
 - ii. An accessory apartment in accordance with Section 4.1
 - iii. A home occupation in accordance with Section 4.18”

The zoning is proposed to change from the R1A Zone to the R2 and R4 -__ Zones as shown on Figure 6.

Figure 6 – Proposed Zoning Map



Section 4.14 of the Centre Wellington Zoning By-law permits a building to have frontage on a private condominium street.

"4.14 FRONTAGE ON PUBLIC STREET

Unless otherwise specified by this By-law, no person shall erect any building or structure and no person shall use any building or structure, lot or parcel unless the lot or parcel to be so used, or upon which the building is situated or erected or proposed to be erected:

- d) *Is a private street within a Plan of condominium that either provides direct access to a public street or which connects with other private streets within a Plan of Condominium or other Plans of Condominium to access a public street or original road allowance.***

For the purposes of this By-law, the front lot line of a lot separated from a public street by a reserve or a Block of land owned by a public authority shall be deemed to abut such a public street."

The apartment zone R4 - __ requires one specialized zoning regulation to implement this proposal. The Common Amenity Area provided is 694 m² where the zoning by-law requires 1,620 m² for 71 units. All other zoning regulations are met as shown in the Zoning Compliance Chart included as Figure 7.

Figure 7 – Zoning Compliance Chart

Residential R2 Zone			
Permitted Uses: A small lot single detached dwelling, A semi-detached dwelling		Proposed Uses: A small lot single detached dwelling, A semi-detached dwelling	
Semi-detached Units 1 to 7 and 9 to 17			
Zoning Regulation	Required	Provided	Compliance
Minimum Lot Frontage	9m per unit	9m per unit	Yes
Minimum Lot Area	279 m ² per unit	279 m ² per unit	Yes
Maximum Building Height	3 storeys but not greater than 11m.	2 storeys	Yes
Minimum Front Yard	6 m	6 m	Yes
Minimum Exterior Side Yard	4.5 m	4.5 m	Yes
Minimum Side Yard (1) where an attached garage is not provided one interior sideyard shall be a minimum of 3m	1.5 m on the unattached side	1.5 m	Yes
Minimum Rear Yard	7.5 m	7.5 m	Yes
Minimum Landscaped Open Space	The Front Yard, except the driveway, shall be landscaped and no parking shall be permitted within this Landscaped Open Space		Yes
Driveway Width Restriction	4.95 m The driveway width shall not exceed 55% of the lot width to maximum driveway width of 7.5m. The driveway width shall be no greater than the width of the exterior dimensions of the garage.		Yes
Garage Width Restriction	4.95 m The outside walls of an attached garage shall not exceed 55% of the lot width.		Yes
Parking space shall be located minimum 6 m from the streetline and to the rear of the front wall of the building. Section 5.3.1.1			Yes
Minimum Parking Space dimension 3m x 6 m. Driveway shall have a minimum width of 3m. Section 5.3.1.5			Yes
Minimum interior dimensions of a garage 3m x 6 m. Section 5.3.1.5			Yes
1 parking space per dwelling. Section 5.5.1			Yes

Residential R2 Zone			
Single detached Unit 8			
Zoning Regulation	Required	Provided	Compliance
Minimum Lot Frontage	9m	9m	Yes
Minimum Lot Area	279 m ²	279 m ²	Yes
Maximum Building Height	3 storeys but not greater than 11m.	2 storeys	Yes
Minimum Front Yard	6 m	6 m	Yes
Minimum Side Yard (1) where an attached garage is not provided one interior sideyard shall be a minimum of 3m	1.2 m on one side, 0.6 m on the other side 1.8 m between dwellings on abutting lots	1.2 m 0.6 m	Yes
Minimum Rear Yard	7.5 m	7.5 m	Yes
Minimum Landscaped Open Space	The Front Yard, except the driveway, shall be landscaped and no parking shall be permitted within this Landscaped Open Space		Yes
Driveway Width Restriction	4.95 m The driveway width shall not exceed 55% of the lot width to maximum driveway width of 7.5m. The driveway width shall be no greater than the width of the exterior dimensions of the garage.		Yes
Garage Width Restriction	4.95 m The outside walls of an attached garage shall not exceed 55% of the lot width.		Yes
Parking space shall be located minimum 6 m from the streetline and to the rear of the front wall of the building. Section 5.3.1.1			Yes
Minimum Parking Space dimension 3m x 6 m. Driveway shall have a minimum width of 3m. Section 5.3.1.5			Yes
Minimum interior dimensions of a garage 3m x 6 m. Section 5.3.1.5			Yes
1 parking space per dwelling. Section 5.5.1			Yes

Residential R4 Zone Apartment			
Zoning Regulation	Required	Provided	Compliance
Minimum Lot Area	700 m ²	6,660 m ²	Yes
Minimum Lot Frontage	20 m	73.98 m	Yes
Minimum Front Yard	6 m	6 m	Yes
Minimum Exterior Side Yard	6 m	6.1	Yes
Minimum Side Yard	Half the building height but not less than 3 m. 7.5 m where there are windows to a habitable room.	17.5 m	Yes
Minimum Rear Yard	Half the building height but not less than 7.5 m.	21.1 m	Yes
Maximum Building Height	4 storeys but not more than 15 m.	4 storeys	Yes
Minimum Common Amenity Area	1,620 m ² 30 m ² for first 20 units; 20 m ² for each additional unit;	694 m ²	No
	The length shall not exceed 4 times the width.		Yes
	May not be located Front or Exterior Side Yard.		Yes
Minimum Landscaped Open Space	20%	20%	Yes
Off-street parking 1 space per unit plus 0.5 spaces per unit for the first 20 units; 0.25 spaces per unit for each additional unit. Minimum of 50% of the additional spaces to be devoted exclusively to visitor parking.	94 parking spaces 12 visitor parking spaces	94 parking spaces 12 visitor parking spaces	Yes

5. Planning Framework

5.1 Provincial Policy Statement 2014

The Provincial Policy Statement 2014 (PPS) was issued under the authority of Section 3 of the Planning Act and was in effect as of April 30, 2014. It replaces the Provincial Policy Statement issued March 1, 2005.

In respect of the exercise of any authority that affects a planning matter, section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

The Provincial Policy Statement is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together. The language of each policy, including the Implementation and Interpretation policies, will assist decision-makers in understanding how the policies are to be implemented.

Provincial plans are to be read in conjunction with the Provincial Policy Statement. They take precedence over the policies of the Provincial Policy Statement to the extent of any conflict, except where the relevant legislation provides otherwise.

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. (**bolding** added for emphasis)

“1.1.3 *Settlement Areas*

1.1.3.1 **Settlement areas shall be the focus of growth 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; and*
3. *minimize negative impacts to air quality and climate change, and promote energy efficiency in accordance with policy 1.8; and*

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 appropriate levels of public health and safety.*

1.1.3.5 *Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.”*

“1.4.1 *To provide for an **appropriate range 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;

"1.6.3 a) *The use of existing infrastructure and public service facilities should be optimized;*"

"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.*"

The Functional Servicing and Stormwater Management Report prepared by Van Harten Surveying and Engineers as part of this submission, confirms that the proposed development within this settlement area will be serviced with municipal sewage and water services consistent with the Provincial Policy Statement.

The proposal for the subject properties is consistent with the Provincial Policy Statement 2014 in that land use patterns within the Fergus Settlement Area should have a density that efficiently uses land while promoting intensification and redevelopment in a compact form. The development is proposed within a serviced Settlement Area with appropriate development standards.

5.2 Places to Grow

Pursuant to the Places to Grow Act, 2005: the Growth Plan for the Greater Golden Horseshoe, 2006 was approved by the Lieutenant Governor in Council, Order-in-Council No 1221/2006 took effect on June 16, 2006; minor amendments were made to the Growth Plan for the Greater Golden Horseshoe, 2006 by Minister's Order dated December 19, 2011; and Amendment 1 (2012) to the Growth Plan for the Greater Golden Horseshoe, 2006, was approved by the Lieutenant Governor in Council, Order-in-Council No 1702/2011 to take effect on January 19, 2012. Amendments 1 and 2 have been approved and are in effect.

Excerpts from the Growth Plan are included in the report. **Bolding** has been added for emphasis. The Growth Plan directs growth through intensification to the built-up area in a compact and efficient form that optimizes the use of municipal infrastructure.

"1.2.2 Guiding Principles

*The vision for the Greater Golden Horseshoe is grounded in the following **principles that provide the basis for guiding decisions on how land is developed**, resources are managed and public dollars invested:*

- **Build compact, vibrant and complete communities.**
- **Optimize the use of existing and new infrastructure to support growth in a compact, efficient form."**

"2.2.3 General Intensification

1. *By the year 2015 and for each year thereafter, a minimum of 40 per cent of all residential development occurring annually within each upper- and single-tier municipality will be within the built-up area."*

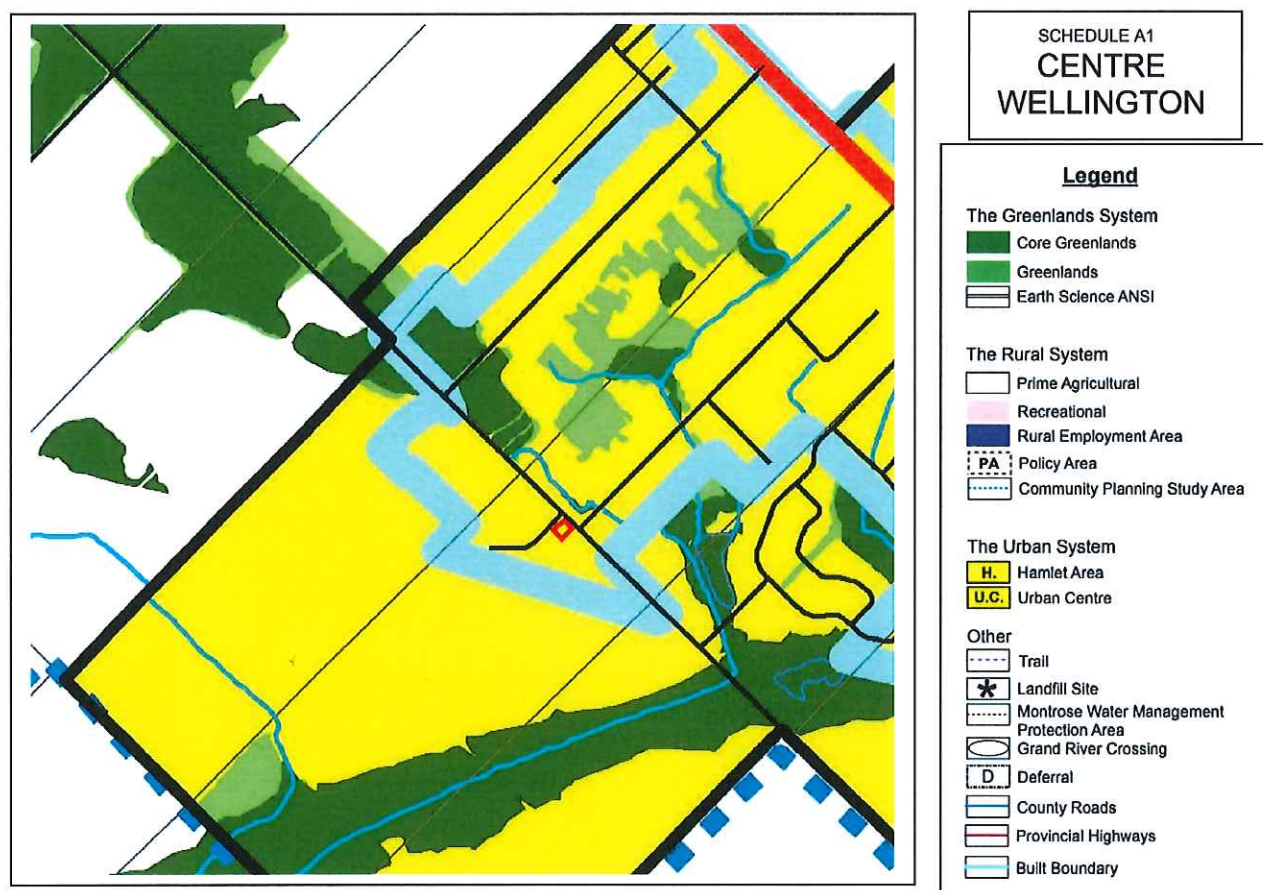
The proposal for the subject properties will assist the Township to meet the vision of Places to Grow to build in a compact and efficient form.

5.3 County of Wellington Official Plan

The County of Wellington Official Plan was adopted by Wellington County Council on September 24, 1998, approved by the Ministry of Municipal Affairs on April 13, 1999 and came into effect on May 6, 1999. The County of Wellington Official Plan 5 Year Review was initiated in February 2010 with a Special Meeting of County Council. County Council adopted Official Plan Amendment No. 81 in September 2013. The Ministry of Municipal Affairs and Housing approved OPA No. 81 with modifications in April 2014 which was then appealed to the Ontario Municipal Board. The Ontario Municipal Board issued an Order on December 19, 2014 confirming that with the exception of three site specific appeals, (Armel and Telfer Glen in Puslinch, and Hustonville in Moorefield) the remainder of OPA No. 81 is now in effect. Wellington County Official Plan May 6, 1999 was last revised on June 1, 2018.

The subject property is outlined in red. Schedule A1 of the County of Wellington Official Plan designates the site within the Fergus Urban Centre as shown on Figure 8. The County Official Plan implements the Provincial Policy Statement and Places to Grow policy direction of directing growth to serviced urban areas and encouraging infill development to provide a range of housing types in a form that is compatible with existing development. This application will assist the Township in meeting the residential intensification target. No Greenlands System designations are identified on the subject property. The subject property is located within the Built Boundary of the Fergus Urban Centre.

Figure 8 - Schedule A1 Wellington County Official Plan



While intensification is encouraged, the proposed development should be compatible with the existing community. In this case the surrounding land uses include a church, large lot single detached and single detached lots fronting onto Duncaun Court. The proposed semi-detached lots and one single detached lot provide a transition from the existing single detached dwellings to the proposed 4 storey apartment.

The Beatty Hollow Subdivision also includes an apartment site zoned R.4 located on Farley Road. The proposed apartment located at the corner of Farley Road and Beatty Line North would direct traffic onto major roads and not onto local residential streets. The setbacks required in the zoning by-law are respected. The proposed 4 storey apartment building is a height that is compatible with the surrounding community.

The following are excerpts from the County of Wellington Official Plan. The County Official Plan policies below are well summarized by section 8.3.11 "*Wellington will encourage the development of vacant or under-utilized properties for residential uses which are compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks.*"

"3.1 GENERAL STRATEGY

The priorities for directing growth will be as follows:

1. *the majority of growth will be directed to urban centres that offer municipal water and sewage services.*

3.2 PROJECTED GROWTH

The forecast anticipates that 82% of population growth in Wellington County will take place in 14 urban centres."

"3.3.1 Targets

Residential Intensification:

*By the year 2015 and for each year thereafter, a minimum of 20 percent of all residential development occurring annually will be within the **built-up area**.*

4.4.3 Residential Intensification

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

- b) *supporting appropriate intensification in all areas within the **built boundary** including adaptive re-use or redevelopment of brownfields and greyfields;*
- 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**;*
- d) *encouraging intensification within urban centres **along major roadways** and arterial roads;*
- 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.*

PART 8 DETAILED URBAN CENTRE POLICIES

8.1.3 Vision Statement

- b) *that the single-detached home will continue to be the dominant form of housing **but a greater variety of housing types will also be available**;*

8.1.4 Major Objectives

The major objectives of all urban centres are:

- b) *to provide opportunities for an adequate supply and diversity of housing to satisfy the varied needs of a growing community;*

8.3 RESIDENTIAL

8.3.1 Overview

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

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

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

8.3.2 Objectives

- b) *to provide a variety of dwelling types to satisfy a broad range of residential requirements and ensure that affordable housing is available;*
- g) *to encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods;*

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.*

8.3.11 Compatibility of New Development

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

Wellington will encourage the development of vacant or under-utilized properties for residential uses which are compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks.”

Semi-detached, single family and apartment dwellings are permitted uses within the Urban Centre designation and will provide a range of housing types to provide a greater variety of residential accommodation as well as a more affordable housing supply. Intensification proposals are to be evaluated using the Official Plan criteria in section 8.3.12 of the Official Plan. Figure 9 is an evaluation of the proposal based on the intensification criteria.

Figure 9 - Intensification Criteria

8.3.12 Intensification Criteria <i>Intensification within all residential land use designations shall be evaluated using the following criteria:</i>	
County of Wellington Official Plan Policy	Policy Analysis
a) <i>the compatibility of the proposed development in built form including height, massing, scale, setbacks, orientation, use, built form, architectural character and materials, separation distances, shadowing and privacy. Compatible development is considered to be development that may not be the same as existing adjacent development but which can co-exist with existing development while not creating unacceptable adverse impacts;</i>	<p>The proposed development is compatible in built form including height, massing, scale, setbacks, orientation, use, architectural character and materials, separation distances, shadowing and privacy to the existing surrounding uses. The transition from 2 to 4 storeys is appropriate. The proposed uses are residential which is keeping with the surrounding residential and institutional land uses. The separation distances and setbacks required by the zoning by-law are respected by the proposal. The 4 storey apartment building will not have a significant negative impact on any existing homes. The proposed development will be able to co-exist with existing development while not creating the potential for unacceptable adverse impacts.</p> <p>The existing zoning on the site permits 3 storey residential buildings. The proposed 2 storey semi-detached units are the same height as the existing and under construction single detached homes fronting onto Duncaun Court.</p> <p>The proposed four storey apartment building is located close to the intersection of Farley Road and Beatty Line North and would direct traffic onto major roads, not local residential streets.</p>

8.3.12 Intensification Criteria <i>Intensification within all residential land use designations shall be evaluated using the following criteria:</i>	
County of Wellington Official Plan Policy	Policy Analysis
b) <i>the degree to which building height and massing shall provide a transition between planned and existing development;</i>	The proposed semi-detached lots and one single detached lot provide a planned transition from the existing single detached lots to the proposed 4 storey apartment. The Beatty Hollow Subdivision also includes an apartment site zoned R.4 on Farley Road. The setbacks required in the zoning by-law are respected. The proposed 4 storey apartment building is a height that is compatible with the surrounding community.
c) <i>the maintenance of a lotting pattern that is generally consistent and compatible with the predominant character of the area;</i>	The lotting pattern is generally consistent and compatible with the predominant character of the area. While the subject property is not located within the North West Fergus Secondary Planning Area Study, Figure 11 shows the location of the subject property within the context of this area. The character of this area is transitioning to more intensive urban development.
d) <i>the ability of roads or municipal infrastructure to accommodate the proposal;</i>	The Preliminary Servicing and Stormwater Management Report prepared by Van Harten Surveying and Engineering has concluded that the existing municipal infrastructure is able to accommodate this proposal. The Traffic Impact Study prepared by Paradigm Transportation Solutions recommends that the County and the Township monitor the intersections of Beatty Line North at St. Andrews Street and Colborne Street and implement the improvements identified in the NWFSP Traffic Study accordingly.
e) <i>the impact of the development on the streetscape including, where feasible, the protection of municipal street trees;</i>	A Tree Protection Plan and Compensation Planting Plan have been prepared which will provide for municipal street trees to be provided along Farley Road and Beatty Line North.
f) <i>the degree to which impact on the adjacent properties is minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, views, enjoyment of outdoor amenities, and shadowing;</i>	The Preliminary Servicing and Stormwater Management Report prepared by Van Harten Surveying and Engineering determined that impact on the adjacent properties is minimized in relation to grading and drainage. The separation distances and setbacks required by the zoning by-law are respected by the proposal. The 4 storey apartment building will not have a significant negative impact any existing homes. Residential back yards are proposed to back onto existing residential back yards for the homes fronting onto Duncaun Court.
g) <i>the conservation of significant cultural heritage resources</i>	There are no significant cultural heritage resources located on the subject properties.

5.4 Township of Centre Wellington Municipal Plan

The Township of Centre Wellington Municipal Plan was adopted November 24, 2003, approved May 32, 2005, and Consolidated January 4, 2013. Excerpts from the Township of Centre Wellington Municipal Plan are found below. The proposed development implements the existing Residential designation in the Centre Wellington Municipal Plan. Semi-detached, single family and apartment dwellings are permitted uses within this designation and will provide a range of housing types to provide a greater variety of residential accommodation as well as a more affordable housing supply. The proposed semi-detached units provide a transition from the abutting single detached homes and are compatible with the surrounding land uses. Full municipal services are available for these proposed housing types. The subject property is located within the Built Boundary within the Urban Centre of Fergus.

“C.5 HOUSING POLICIES

C.5.1 Variety of Housing

*The Township of Centre Wellington encourages the production of a **wide range of housing types** to meet future housing need. Council shall provide for the opportunity, through subdivision approval and zoning bylaw approvals, for a **variety of housing types** to be provided. Prior to approving new development or redevelopment, Council will consider the housing need within the community and the housing market area and provide opportunities for a **range of housing types** throughout the community that are appropriate given existing site conditions, neighbouring developments, and servicing options.*

D.2 RESIDENTIAL

D.2.1 Overview

*The single-detached home is currently the dominant housing type in the 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 Municipal 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 Fergus and Elora-Salem where full municipal services are available.*

The Township is committed to preserving the character and integrity of existing residential areas and will make reasonable efforts to ensure that development is compatible with established. We are 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.

D.2.2 Objectives For Residential Development

7. To encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods;

D.2.3 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.

D.2.11 Compatibility of New Development

There are some older residential neighbourhoods in the urban centres which have lots with larger than normal frontages and areas. These areas represent the community's heritage and exemplify a style of development typical of small town Ontario.

Many people choose to live in Centre Wellington because of this heritage. This Plan attempts to preserve the charm and integrity of these neighbourhoods and will make efforts to ensure that future development is sensitive to and compatible with existing residential development.

The development of vacant or under-utilized properties for residential uses are encouraged but should be compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks. Developments such as residential conversions, bed and breakfast establishments or home occupations that do not substantially alter the exterior appearance of the existing residences may also be permitted in accordance with the policies of this Plan and the applicable zoning provisions.

D.2.12 Intensification Criteria

Intensification within all residential land use designations shall be evaluated using the following criteria:

- a) the compatibility of the proposed development in built form including height, massing, scale, setbacks, orientation, use, built form, architectural character and materials, separation distances, shadowing and privacy. Compatible development is considered to be development that may not be the same as existing adjacent development but which can co-exist with existing development while not creating unacceptable adverse impacts;
- b) the degree to which building height and massing shall provide a transition between planned and existing development;
- c) the maintenance of a lotting pattern that is generally consistent and compatible with the predominant character of the area;
- d) the ability of roads or municipal infrastructure to accommodate the proposal;
- e) the impact of the development on the streetscape including, where feasible, the protection of municipal street trees;
- f) the degree to which impact on the adjacent properties is minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, views, enjoyment of outdoor amenities, and shadowing; and
- g) the conservation of significant cultural heritage resources."

"A.2 RELATIONSHIP WITH THE COUNTY OF WELLINGTON OFFICIAL PLAN

The County Official Plan provides a consistent set of planning policies for the entire County. The County Official Plan contains sufficient detail to provide appropriate official plan coverage for all of Centre Wellington. The County Official Plan designates three major land use systems – the

Greenlands system, the Rural system and the Urban system. The **Greenlands system** consists of natural heritage features...

However, in order to avoid duplication, the Township has determined that the policies and land use plans of the County Official Plan pertaining to the Greenlands and Rural systems are appropriate for Centre Wellington. It is not necessary for the Township to maintain its own local municipal plan policies for the Rural and Greenlands areas."

"D.8 CORE GREENLANDS

D.8.1 Planning Approach General policies applying to the natural heritage of our community are found in Section C.2 of this Plan. In addition, the land use schedules also incorporate a **Core Greenlands** land use designation. **This designation is a composite of provincially significant wetlands, the habitat of endangered or threatened species and floodways and hazardous lands.** The following policies specifically apply to the Core Greenlands designation. They should be read in conjunction with Section C.3.

D.8.2 Permitted Uses

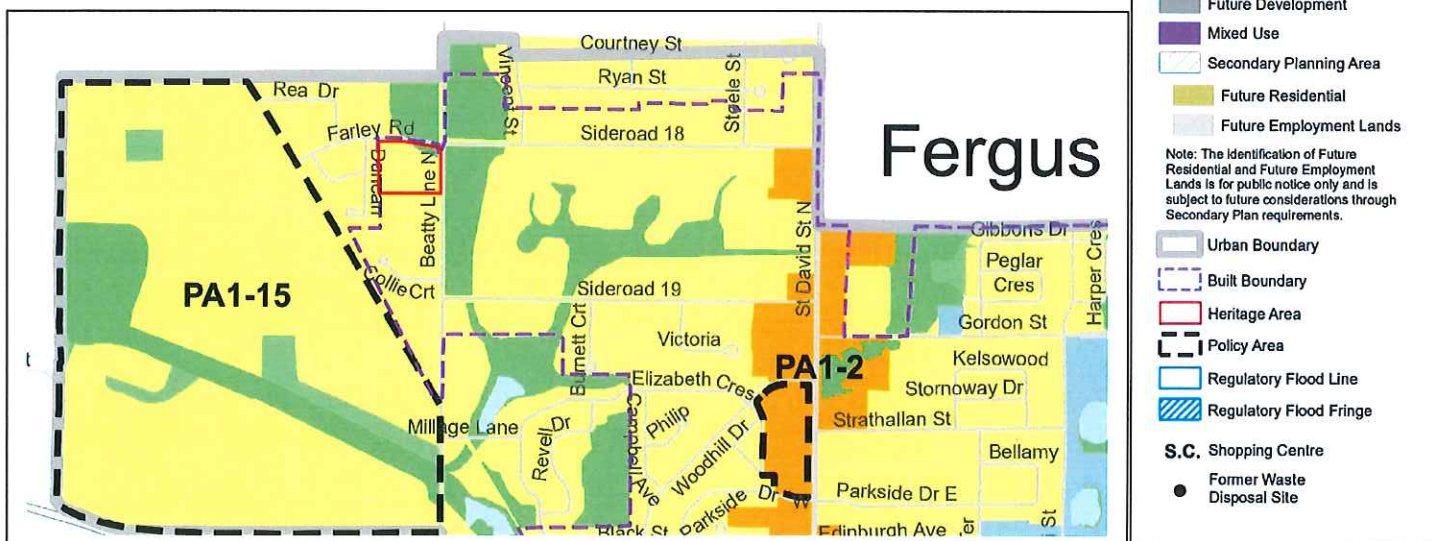
Upon lands designated Core Greenlands, no development or site alteration is permitted within Provincially Significant Wetlands, in provincially significant portions of the habitat of threatened or endangered species, or in the floodway. Uses shall be limited to conservation and resource management, open space and passive recreation. Such uses shall only be permitted where it can be demonstrated that:

1. There are no negative impacts on provincially significant features and functions and no significant negative impacts on other natural heritage features and functions;
2. Any natural hazards present can safely be overcome;
3. The development conforms to policies of the applicable adjacent or underlying designation. Agriculture and other existing uses are permitted to continue."

The subject property is outlined in red. The property is designated Residential in Schedule A-1 of the Township of Centre Wellington Official Plan with a small Core Greenlands designation which crosses to the south of Farley Road onto the subject property. This Core Greenlands designation does not appear on the County of Wellington Official Plan schedule nor on the Township of Centre Wellington Zoning Map. Figure 2 in this report is a photo of the area within the Core Greenlands designation. The area appears to be sodded with newly planted trees to the south of the recently constructed Farley Road. An Environmental Impact Study has been completed by Aboud & Associates where recommendations have been provided related to ensuring that any potential construction impacts are mitigated. With these measures in place, Aboud & Associates have concluded that proposed residential development will not result in any negative impacts to the natural heritage features identified on the adjacent lands.

Figure 10 – Township of Centre Wellington Municipal Plan

Schedule A-1
Land Use Plan
Fergus, Elora-Salem
 Township of Centre Wellington



The subject property is outlined in red and shown in the context of the Beatty Hollow Subdivision (Keating/Church Development) and the North West Fergus Secondary Planning Area Study.

Figure 11 - North West Fergus Secondary Planning Area Study

Figure 6: Neighbourhood Structure Concept



5.5 Township of Centre Wellington Zoning By-law

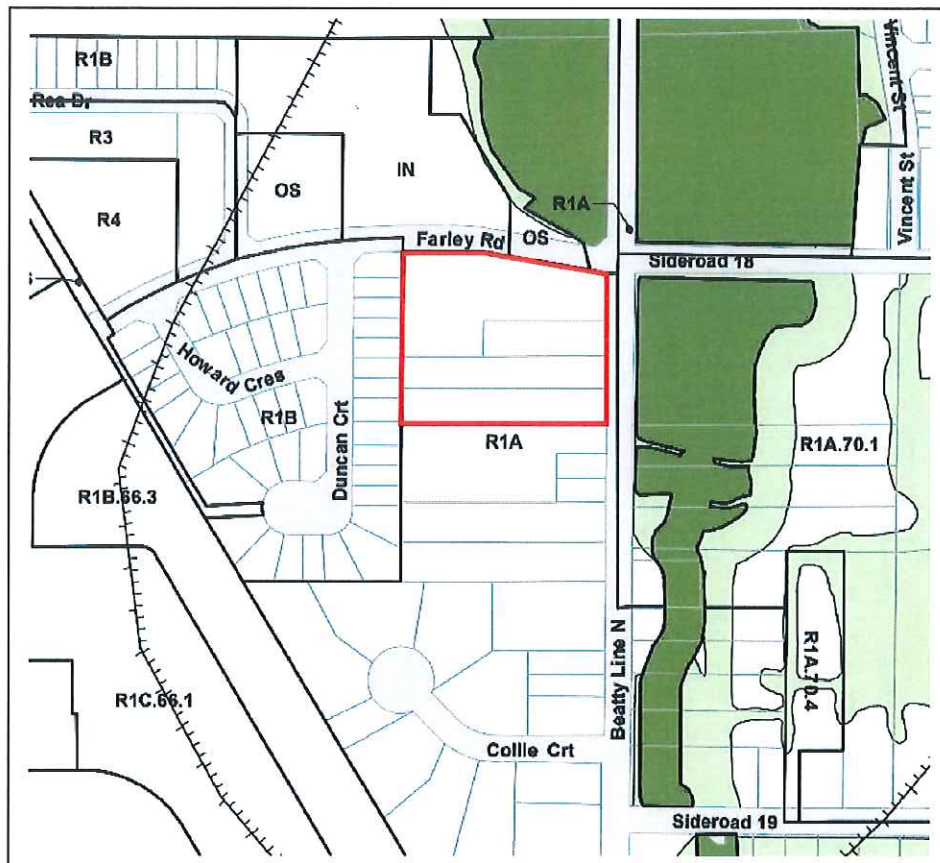
The current zoning of the subject property is R1A which recognizes the existing large lot residential dwellings fronting onto Beatty Line North.

Figure 12 - Excerpt from Zoning Map 66

**The Township of
Centre Wellington
Zoning By-Law
Schedule "A"
URBAN
Map 66
Fergus**

Legend

- Zone Boundary
- ▭ Heritage Area Overlay
- Road
- ▭ Parcel Fabric
- ▭ Waterbody
- Watercourse
- ▭ EP
- ▭ EP Overlay
- ▭ Wellhead Protection Area 1
- ▭ Wellhead Protection Area 2
- ▭ Wellhead Protection Area 3




6. Conclusion

This Planning Report has been prepared in support of a Zoning Amendment Application for the properties municipally addressed as 6552, 6554, 6556 and 6558 Beatty Line North in the Township of Centre Wellington (Fergus), County of Wellington.

The Zone Change application and development proposed for these properties is consistent with the Provincial Policy Statement 2014. The proposed development will be municipally serviced and is intensification and redevelopment within an existing Settlement Area. The Growth Plan directs growth through intensification in a compact and efficient form that optimizes the use of municipal infrastructure. The intensification policies of both the County Official Plan and the Township of Centre Wellington are met by the development proposal.

This report has been prepared and respectfully submitted by,


Astrid Clos, MCIP, RPP



JULY 19, 2019
Date