

**6552, 6554, 6556 and 6558 Beatty Line North
TOWNSHIP OF CENTRE WELLINGTON
(FERGUS)
COUNTY OF WELLINGTON**

**PREPARED ON BEHALF OF
JENNARK HOMES**

ASTRID J. CLOS

PLANNING CONSULTANTS

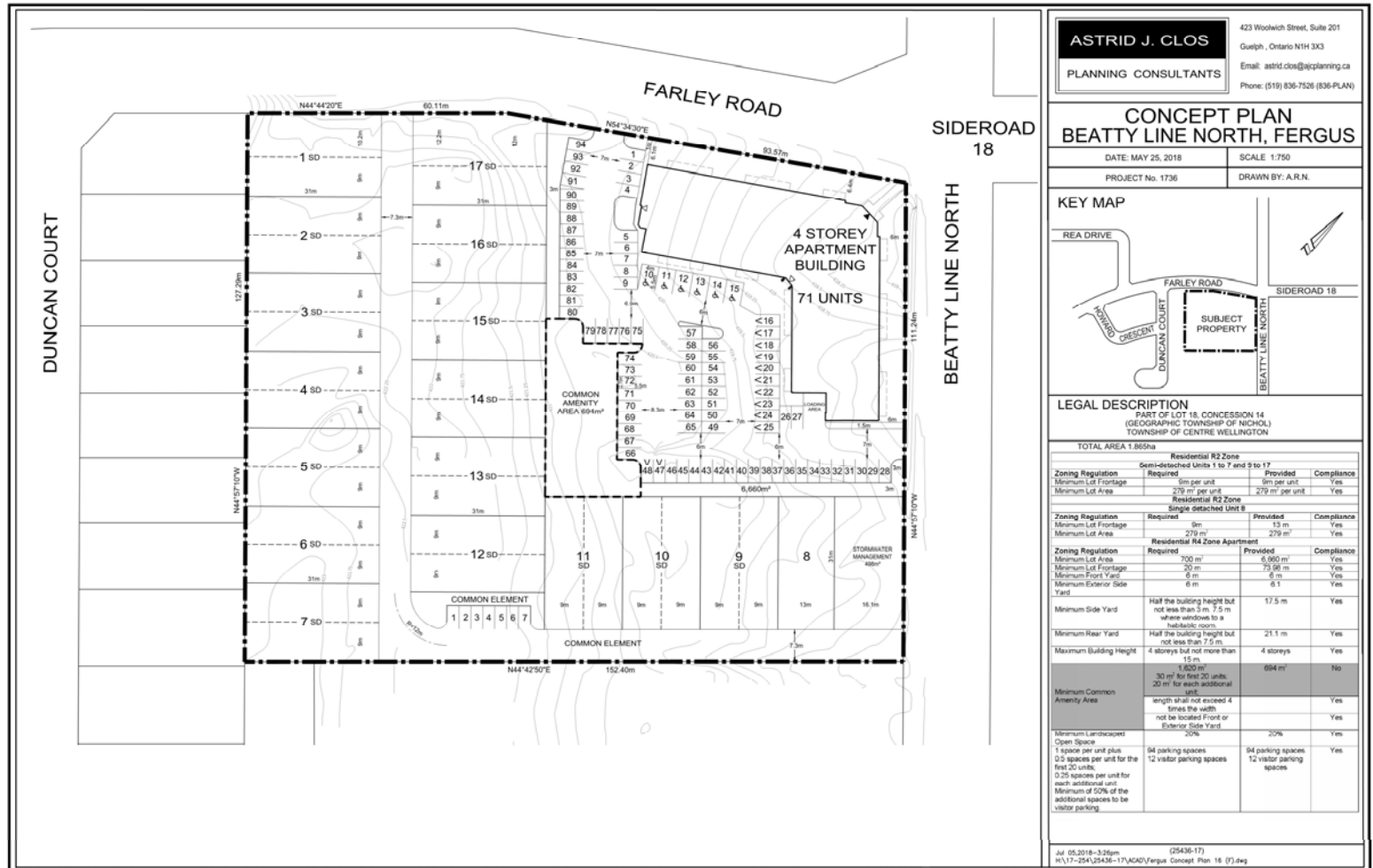
PUBLIC MEETING FEBRUARY 11, 2019

Surrounding Land Uses



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PLANNING CONSULTANTS

Proposed Concept Plan



ASTRID J. CLOS
 PLANNING CONSULTANTS
 423 Woolwich Street, Suite 201
 Guelph, Ontario N1H 3X3
 Email: astrid.clos@ajplanning.ca
 Phone: (519) 836-7526 (836-PLAN)

CONCEPT PLAN
BEATTY LINE NORTH, FERGUS

DATE: MAY 25, 2018 SCALE: 1:750
 PROJECT No. 1736 DRAWN BY: A.R.N.

KEY MAP

REA DRIVE
 HURON
 CRESCENT
 DUNCAN COURT
 FARLEY ROAD
 SIDEROAD 18
 BEATTY LINE NORTH
 SUBJECT PROPERTY

LEGAL DESCRIPTION
 PART OF LOT 18, CONCESSION 14
 (GEOGRAPHIC TOWNSHIP OF NICHOLS)
 TOWNSHIP OF CENTRE WELLINGTON

TOTAL AREA 1.865ha

Zoning Regulation	Residential R2 Zone		Compliance
	Required	Provided	
Minimum Lot Frontage	30m per unit	30m per unit	Yes
Minimum Lot Area	270 m² per unit	270 m² per unit	Yes
Residential R4 Zone			
Single detached Unit #			
Minimum Lot Frontage	30m	30m	Yes
Minimum Lot Area	270 m²	270 m²	Yes
Residential R4 Zone Apartment			
Minimum Lot Area	700 m²	6,660 m²	Yes
Minimum Lot Frontage	20m	73.66m	Yes
Minimum Front Yard	6m	6m	Yes
Minimum Exterior Side Yard	6m	6.1m	Yes
Minimum Side Yard	Half the building height but not less than 3m; 7.5 m where 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 15m	4 storeys	Yes
Minimum Common Amenity Area	1,920 m² for first 20 units; 20 m² for each additional unit	6,664 m²	No
Minimum Landscaped Open Space	length shall not exceed 4 times the width not be located Front or Exterior Side Yard	20%	Yes
Minimum Landscaped Open Space	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 visitor parking	84 parking spaces; 12 visitor parking spaces	Yes

JUL 05/2018-3:26pm (25436-17)
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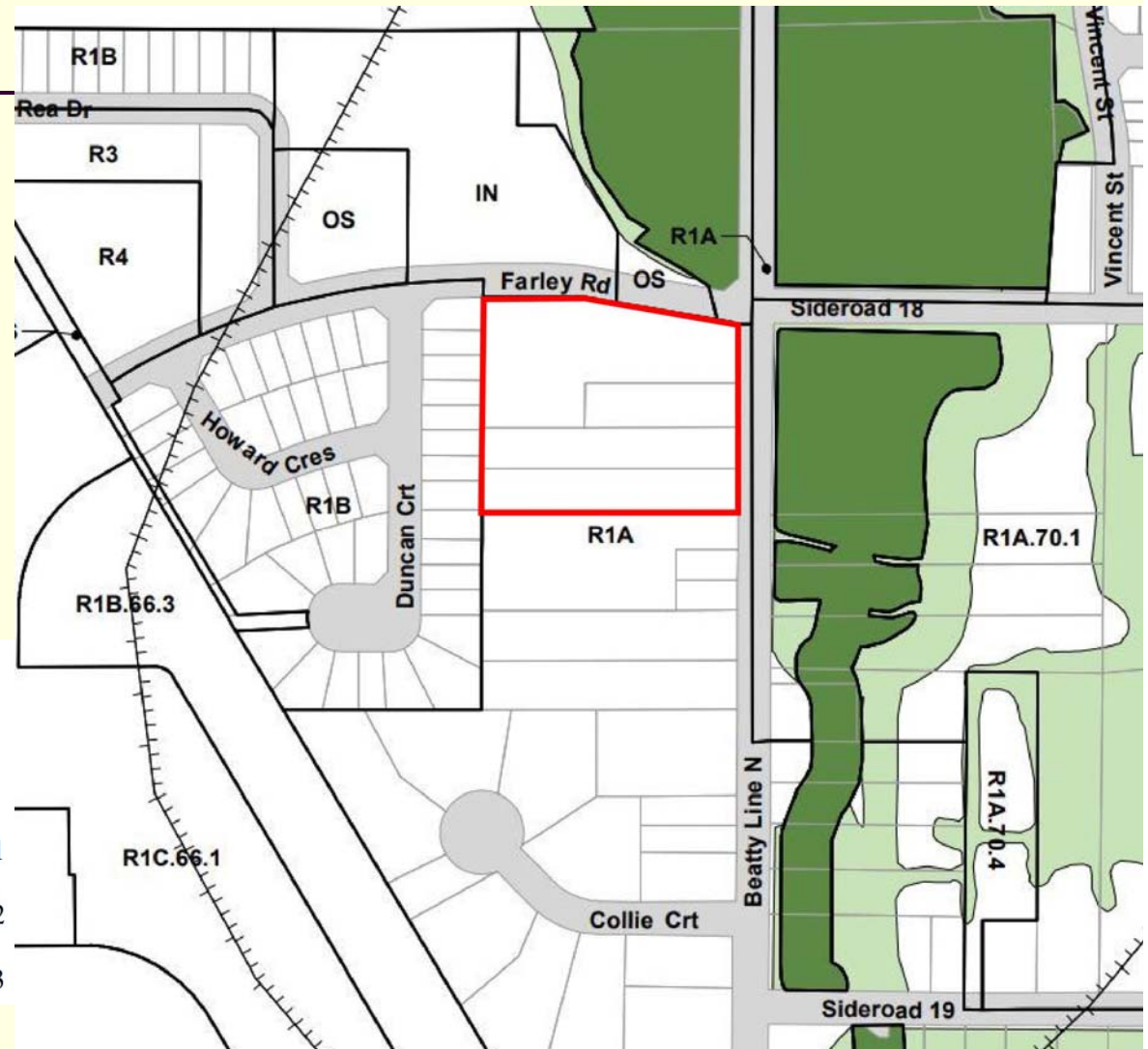
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Existing Zoning

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

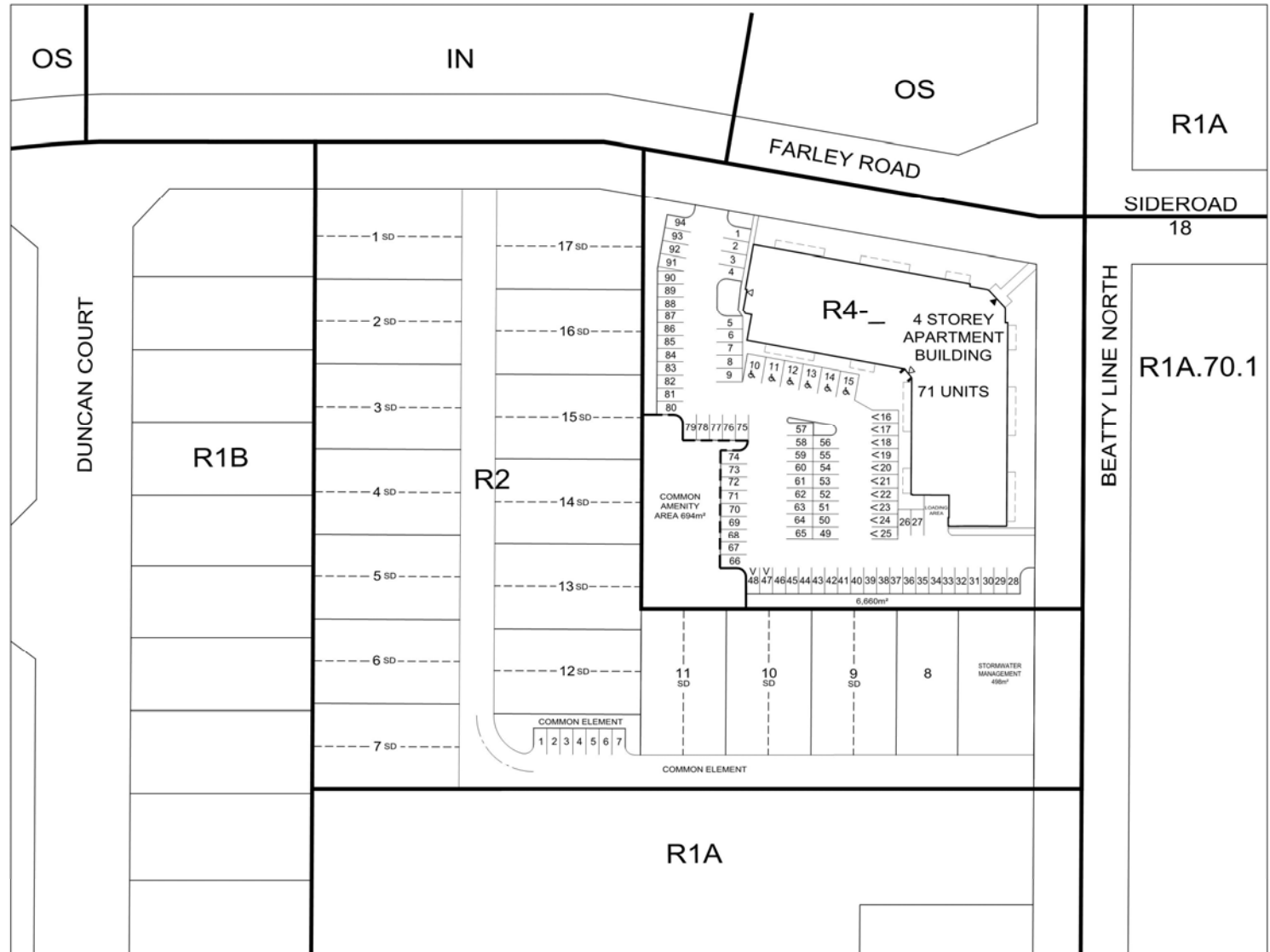
Legend

- 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



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Proposed Zoning



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Specialized R4 Zoning Regulation

- That a minimum common amenity area of 694 m² be provided where the zoning by-law requires 1,620 m².

Provincial Policy Statement 2014

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.

Places to Grow

“1.2.2 *Guiding Principles* The vision for the Greater Golden Horseshoe is grounded in the following **principles that provide the basis land is managed and developed**, resources are 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.”**

County of Wellington Official Plan

“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.**”

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.

Township of Centre Wellington Official Plan

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.*

Tree Replacement Plan

