

# PLANNING JUSTIFICATION REPORT

ZONING BY-LAW AMENDMENT

750 St. David Street East  
Centre Wellington

Date:

**July 2024**

Prepared for:

**2587722 Ontario Inc**

Prepared by:

**MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC)**

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Our File 23397A

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# 1.0 Introduction

MHBC has been retained by 2587722 Ontario Inc (the 'owner') to provide planning advice for the property addressed as 750 St. David Street North, Fergus (the 'subject property'). The owner is proposing to redevelop the subject property with a multiple residential building consisting of 12 stacked-townhouse units. The current zoning of the property does not permit multiple residential use. Therefore, a Zoning By-law amendment is proposed to facilitate the proposed development.

The subject property is located in the Settlement Area of Fergus, at the intersection of St. David Street North and Parkside Drive East. The property contains a detached dwelling and accessory garage. The property has an area of 1,501m<sup>2</sup> with 35 metres of frontage on St. David Street North and 43 metres of frontage on Parkside Drive East. Existing driveway access is provided from St. David Street.

The property is designated in the Township of Centre Wellington Official Plan as 'Residential', which permits a mix of housing types, including multiple residential. The property is zoned 'R1C' in the Township Zoning By-law 2009-045, which limits residential uses to detached dwellings. A Zoning By-law Amendment is therefore required to change the zoning of the property to allow for a stacked townhouse development.

A formal pre-consultation meeting was held on February 14, 2024 with Township and agency representatives. The pre-consultation was based on the current development proposal. The Township and agencies identified the following technical reports as part of a complete application:

- Stormwater Management Plan and Servicing Report;
- Geotechnical Report;
- Planning Justification Report; and
- Traffic Impact Assessment.

This report addresses the requirement for a Planning Justification Report. The remaining plans and studies have been prepared and are submitted as part of the formal application. Each study has been summarized in section 4.0.

## 2.0 Contextual Overview

The subject property is legally described as Part Lot 2, Plan 132 Nichol and currently contains a one storey dwelling and detached accessory garage. Both structures are proposed to be removed in order to accommodate the new development. The subject property is located on the north-east corner of the intersection of St. David Street North and Parkside Drive East. The property has an area 1,501m<sup>2</sup> with dual frontage on both St. David Street North and Parkside Drive East. The subject property is south of Strathallan Street, west of Victoria Terrace, north of Parkside Drive East, and east of St. David Street North. The location of the property and the surrounding area is illustrated on **Figure 1**.

The property is within the urban area of Fergus, surrounded by a full range of land uses, including residential, commercial, and institutional. Abutting the property to the north is St. Joseph's Church as well as Catholic School and community park (Strathallan Park). To the east is a residential area consisting of detached dwellings. To the south, is a commercial plaza with a home improvement store, as well as commercial uses along St David Street North. Further south is more residential area. To the west and on the opposite side of St. David Street North is a commercial plaza with a Walmart, fast food establishments and an LCBO store.

The subject property is well located in an established mixed use area of Centre Wellington. The surrounding area is complimented with community, residential, commercial, and open space amenities. The property is well situated within the urban area and is near various road networks, including:

- St David Street (Highway 6), identified as a Provincial Highway (Schedule A1 - County of Wellington Official Plan)
- Garafraxia Street identified as a County Road (Schedule A1 - County of Wellington Official Plan)
- Gzowski Street, identified as a County Road (Schedule A1 - County of Wellington Official Plan)

These roads provide access to local streets, as well as the broader County and Provincial transportation network.

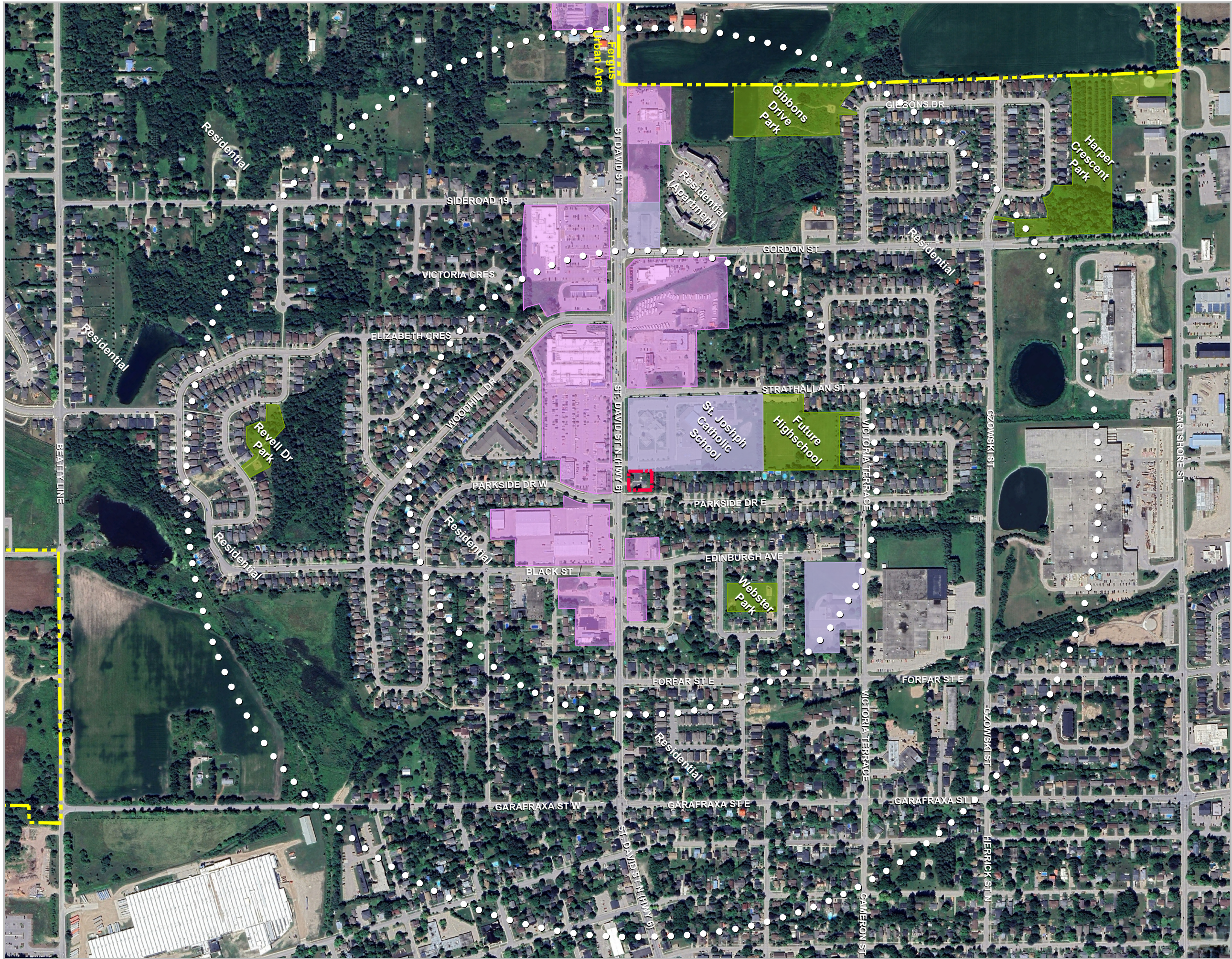








Figure 1  
Context Plan

750 St. David Street N  
Fergus, ON  
Township of Centre Wellington  
County of Wellington

LEGEND

-  Subject Lands
-  Urban Boundary
-  400m & 800m Radius (5 & 10 min. Walking Distance)
-  Institutional Use
-  Commercial
-  Park

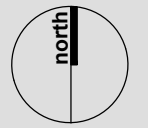
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# 3.0 Proposed Development

## 3.1 Overview of Proposed Development

The proposed development includes the removal of the existing dwelling and garage and construction of a new three storey multiple residential building. The type of residential units proposed are stacked townhouses. The new building will provide a total of 12 purpose-built rental units and each unit will have two bedrooms. Units are proposed on all floors, including basement units. All units will be accessed from the exterior and will have a private balcony.

The site plan is included as **Figure 2**. The building will be oriented to the corner of St. David Street and Parkside Drive. Vehicular access will be provided from Parkside Drive East, and the existing driveway from St. David Street will be removed. A surface parking area is proposed to be located behind the building to the east, providing 18 parking spaces. Secure bicycle parking will be provided on site via external lockers. A common amenity area is proposed to be located to the north of the building, abutting the church property. Pedestrian pathways will be located around the building on all sides, with pedestrian access provided from both St. David Street North and Parkside Drive.

Abutting the property to the east is a small walkway (+/-38m), which connects Parkside Drive East to St. Joseph Church and School. The walkway is currently owned by the Catholic School Board. There is a potential opportunity to acquire this walkway from the School Board. As such, the layout and orientation of the site has been sited to allow for more units and increased parking, should this acquisition be made possible in the future.

## 3.2 Planning Applications

The following Planning Applications are proposed for the development.

### **Zoning By-law Amendment**

The proposed development requires an amendment to the Township of Centre Wellington Zoning By-law No. 2009-045. The subject property is currently zoned 'Residential' (R1C), which permits low density residential land uses, such as single detached dwellings. The development proposal includes the construction of stacked townhouses, which are not permitted in the R1C zone.

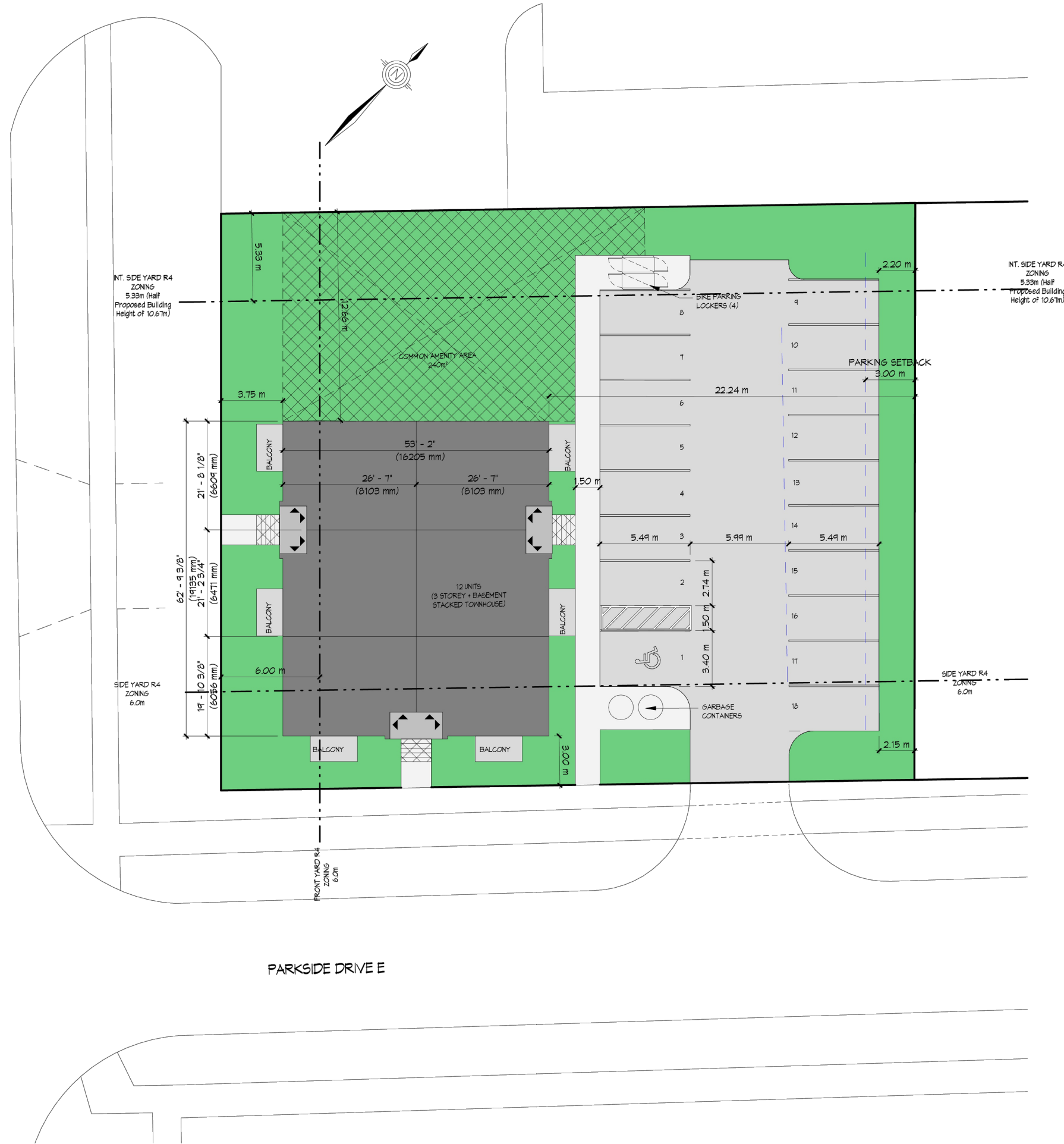
The proposed amendment is seeking to rezone the property to the R4 zone, which provides for the highest density of any zone, and permits stacked townhouse and apartment uses. The proposed R4 zone would implement the proposed development.

## **Site Plan Application**

A site plan application will also be required and will be submitted separately with the Township following approval of the Zoning By-law amendment application. The site plan application will address matters of landscaping, lighting, building materials/colours, parking layout and detailed site servicing.



ST. DAVID ST. N.



REGULATION GOVERNING R4 STACKED TOWNHOUSE	REQUIRED	PROPOSED	COMPLIED
B MIN. LOT AREA	500 SQM	1476.6 SQM	YES
C MIN. LOT FRONTAGE	20 m	35.1 m	YES
MAX. DENSITY ANTENNA	N/A	N/A	N/A
D MIN. FRONT YARD	8.0 m OR IN ACCORDANCE WITH SECTION 438	8.78 m	NO
E MIN. EXT. SIDE YARD	8.0 m OR IN ACCORDANCE WITH SECTION 438	8.0 m	NO
F MIN. SIDE YARD	1/2 THE BUILDING HEIGHT BUT NO LESS THAN 3.0 m REQUIRED	12.66 m	YES
G MIN. REAR YARD	1/2 THE BUILDING HEIGHT BUT NO LESS THAN 13m 9.30m REQUIRED	22.24 m	YES
H MAX. BUILDING HEIGHT	4 STOREYS BUT NO MORE THAN 12 m	3 STOREYS + BASEMENT	YES
I MIN. DISTANCE BETWEEN BUILDINGS	WHERE TWO OR MORE BUILDINGS ARE LOCATED ON ANY ONE LOT, THE FACE OF ONE BUILDING AND THE FACE OF ANOTHER BUILDING SHALL BE AT LEAST 15 m	N/A	N/A
J MINIMUM COMMON AMENITY AREA	A) 50 SF (4572 FT <sup>2</sup> ) OF COMMON AMENITY AREA SHALL BE PROVIDED FOR EACH OF THE FIRST 20 DWELLING UNITS, AND AN ADDITIONAL 20 SF (1858 FT <sup>2</sup> ) PROVIDED FOR EACH ADDITIONAL UNIT ABOVE 20. COMMON AMENITY AREAS SHALL BE AGGREGATED INTO AREAS OF NOT LESS THAN 50 SF (4572 FT <sup>2</sup> ). B) COMMON AMENITY AREAS SHALL BE DESIGNATED AND LOCATED SO THAT THE LENGTH DOES NOT EXCEED 4 TIMES THE WIDTH. C) A COMMON AMENITY AREA SHALL BE LOCATED IN ANY YARD OTHER THAN THE REQUIRED FRONT YARD OR REQUIRED EXTERIOR SIDE YARD. D) LANDSCAPED OPEN SPACE AREAS, BUILDING HOUR TOPS, PATIOS AND ABOVE GROUND DECKS MAY BE INCLUDED AS PART OF THE COMMON AMENITY AREA IF RECREATION FACILITIES ARE PROVIDED AND MAINTAINED (E.G. SWIMMING POOL, TENNIS COURTS, LUNNERS, AND LANDSCAPED AREAS).	360 SF REQUIRED 224 SF PROVIDED	NO
K MINIMUM LANDSCAPED OPEN SPACE	40% OF THE LOT AREA	REQUIRED: 1476.6 SF x 40% = 590.6 SF PROPOSED: 659.6 SF (45.2%)	YES
L PRIVATE AMENITY AREA	FOR STACKED TOWNHOUSE UNITS AND ABOVE EACH PRIVATE AMENITY AREA SHALL: A) HAVE A MINIMUM AREA OF 10 SF (929 FT <sup>2</sup> ). B) CONSIST OF A PATIO OR TERRACE, AND C) BE SEPARATED BY A WALL OR RAILING BETWEEN ADJACENT UNITS TO A HEIGHT OF 1.8 m (5.9 FT).	488 SF BALCONY TO BE PROVIDED FOR EACH STACKED TOWNHOUSE UNIT	NO
PARKING SETBACK	3.0 m	3.0 m	NO

AREA SCHEDULE  
 ALL UNITS ARE 2-BEDROOM  
 BASEMENT + MAIN FLOOR LEVELS  
 2 x 330 SF, 4 x 707 SF = 4,339 SF  
 AND 1 FLOOR LEVELS  
 2 x 407 SF, 4 x 917 SF = 5,482 SF  
 TOTAL RENTABLE SPACE = 10,211 SF  
 GROSS FLOOR AREA = 10,498 SF

Area Schedule  
 1 : 24

Figure 2  
 Site Plan

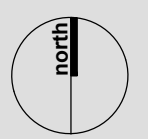
750 St. David Street N  
 Fergus, ON  
 Township of Centre Wellington  
 County of Wellington

Date: July 2, 2024

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ST. DAVID ST. N.

PARKSIDE DRIVE E

Figure 3  
Site Plan

750 St. David Street N  
Fergus, ON  
Township of Centre Wellington  
County of Wellington

LEGEND

- Subject Lands
- Walkway

Source: Google Earth 2024 aerial imagery

Date: June 27, 2024

Scale: 1:300

File: 23397A

Drawn: SP



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# 4.0 Technical Studies

## 4.1 Servicing and Stormwater Management

MTE Consultants Ltd. (MTE) completed a Functional Servicing and Stormwater Management Report for the proposed development. The property is currently on private septic services and on public water services, as well as municipal storm sewers. To accommodate the proposed development, new servicing is required. A new water service will be installed and connected to the existing watermain on Parkside Drive. For sanitary service, the existing municipal sewer on Parkside Drive will be extended 15 metres to the property, and a new service is proposed to be connected to it. For stormwater management, a private storm sewer system is proposed on the property to collect water from the common amenity area and parking area. The catchbasin's will convey runoff from the site to the municipal storm sewer on St. David Street North.

## 4.2 Geotechnical

MTE completed a Geotechnical investigation for the property. The investigation concluded that the subsurface and soils consist of glacial till soils, which is appropriate for the development. The Geotechnical investigation was used for the engineering design of the development.

## 4.3 Transportation Impact Assessment

Paradigm Transportation Ltd completed a Transportation Impact Assessment for the proposed development. The new development is forecast to generate 5 new trips in the AM peak period and 8 new trips in the PM peak period. The study area intersections are proposed to operate at acceptable levels and no mitigation measures are warranted.

# 5.0 Policy Analysis

The proposed development must be assessed in terms of applicable policies prescribed by the Province, County and Township. The following is a review of the applicable land use policy framework related to the subject property, and how the proposal addresses the applicable policy considerations.

## 5.1 Provincial Policy Statement, 2020

The Provincial Policy Statement (the "PPS") is issued under Section 3 of the Planning Act and applies to planning decisions made on or after May 1, 2020. As a result, the 2020 PPS is applicable to the proposed development.

The PPS outlines policy for Ontario's long term prosperity, economic health, and social well-being. These directives depend on the efficient use of land and development patterns that support strong, sustainable, and resilient communities that protect the environment and public health and safety, and facilitate economic growth. One of the key considerations of the PPS is that planning decisions "*shall be consistent with*" the Policy Statement. The following is an analysis of the development in the context of the policies in the PPS.

### 5.1.1 Settlement Areas

Policy 1.1.3.1 of the PPS states that Settlement Areas shall be the focus for growth and development. Settlement areas are urban areas within the boundary of a Municipality. These are areas where development is concentrated and which have a mix of land uses. The subject property is located within a built-up area of the County, within the urban area of Centre Wellington. Accordingly, the subject property is located within a settlement area, being Fergus.

Policy 1.1.3.2 provides that land use patterns within settlement areas are to be based on a density and mix of uses which: efficiently use land and resources; 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; minimize negative impacts to air quality and climate change, and promote energy efficiency; prepare for the impacts of a changing climate; support active transportation; are transit-supportive, where transit is planned, exists or may be developed; and, are freight supportive.

The PPS requires planning authorities to promote opportunities to accommodate a significant supply and range of housing options through intensification and redevelopment.

The proposed development represents an efficient use of land as it will result in the infill and intensification of an underutilized parcel of land within an established area of the Township, in close proximity to downtown and a range of land uses. The development will utilize existing infrastructure, including servicing and roadways, and will therefore, make efficient use of these services and contribute to providing a complete community in the form of residential uses. Note that Centre Wellington does not have public transportation, however, the property's location near a number of key roadways will support active transportation.

### 5.1.2 *Housing*

Policy 1.4.3 of the PPS provides that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents by:

- Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with housing and homelessness plans;
- Permitting and facilitating: all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements; and all types of residential intensification and redevelopment;
- Directing the development of new housing to locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;
- Requiring transit-supportive development and prioritizing intensification in proximity to transit, including corridors and stations; and,
- Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

The proposed development represents a compact form of development, which will utilize existing infrastructure and will result in the development of underutilized lands within the built-up area where infrastructure and public services are available. The proposed development is purpose built rental, which will help alleviate the low vacancy rate in the Township. Single detached dwellings are the dominant residential form in Centre Wellington and the development will diversify the housing stock by contributing more housing types. Offering multiple unit

housing, exclusively for rental purposes will support accessibility standards and will help meet the social, health, economic and well-being requirements of current and future residents.

### **5.1.3 *Public Spaces, Recreation, Parks, Trails and Open Space***

Policy 1.5.1 of the PPS states that healthy, active communities should be promoted by: planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity.

The proposed development includes sidewalk and driveway connections from the proposed development to the surrounding neighbourhood. The subject property is well connected and situated to the settlement area where services and amenities are located, including community uses and facilities, commercial plazas, and parks.

### **5.1.4 *Sewage, Water and Stormwater***

As per policy 1.6.6.2 of the PPS, municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. The Functional Servicing and Stormwater Management Report prepared in support of the proposed development assesses the feasibility of servicing the subject property. The report concludes that the proposed development can be adequately serviced through connections to existing and proposed infrastructure.

### **5.1.5 *Transportation***

Policy 1.6.7 of the PPS provides that transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods and are appropriate to address projected needs. Land use patterns, density and mix of uses should be promoted that minimize the length of vehicle trips and support current and future use of transit and active transportation.

The proposed development will be appropriately connected to the existing road network within the built-up area. The proposed development also includes pedestrian connections to the sidewalks located on St. David Street North and Parkside Drive East. Vehicular access for the development will be provided via a single driveway connection to Parkside Drive. The subject property is well located in proximity to the existing road network as it will be located on a Provincial Highway (St. David Street North), as well as local roads (Parkside Drive) with County roads located nearby. Additionally, the surrounding area contains a range of uses and amenities which should reduce in-town trips for day to day needs as many of these needs can be served by the surrounding area.

### 5.1.6 *Long-Term Economic Prosperity*

Policy 1.7 of the PPS provides that matters of long-term economic prosperity should be supported. Applicable policies for this development include: the provision of a range and mix of housing options; optimizing the long-term availability of land and infrastructure; and promoting a sense of place.

The development will contribute to the long-term economic prosperity of Centre Wellington by providing more attainable housing, increasing housing choice for various demographic needs, and optimize existing lands within the built up area and infrastructure. The proposed development provides an opportunity for development in a location well situated relative to existing land uses and serviced by existing and planned infrastructure, and will be well designed, providing a sense of place for current/future residents.

### 5.1.7 *PPS Summary*

The 2020 PPS seeks to achieve healthy, livable and safe communities by promoting efficient development and land use patterns. Given the above assessment, it is our opinion that the proposed development plan is consistent with the broad vision of land use planning in Ontario. In this respect, the intended use of the lands:

- Represents efficient development in the Built-Up Area and supports compact intensification;
- Proposes residential use that will provide housing diversity to help broaden housing options, and help the County achieve forecasted growth;
- Promotes a scale of development appropriate for the neighborhood that will utilize existing infrastructure and support the safe movement of people.

## 5.2 Growth Plan for the Greater Golden Horseshoe

The 2020 A Place to Grow – Growth Plan for the Greater Golden Horseshoe ('A Place to Grow') came into effect on August 26, 2020. This Plan is the framework for implementing the Provincial Government's initiative to plan for growth and development in a way that supports the economic prosperity, protects the environment, and helps communities achieve a high quality of life. The preamble of A Place to Grow sets out those areas where intensification should occur, prioritizing settlement areas.

Policy 1.2.1 of A Place to Grow sets out the guiding principles of the Plan. These principles include: supporting the achievement of complete communities that are designed to support healthy and active living and meet the needs of daily living; prioritizing intensification and higher densities to make efficient use of land and

infrastructure and support transit viability; providing flexibility to capitalize on employment opportunities; supporting a range and mix of housing options; improving the integration of land use planning with investment in infrastructure and public service facilities, and providing for different approaches to manage growth that recognize the diversity of communities in the Greater Golden Horseshoe.

### **5.2.1 Built-up Area**

Policy 2.2.2 of A Place to Grow provides that a minimum of 50 percent of all residential development occurring annually within the County will be within the Built-Up Areas. The subject property is located within the delineated Built-Up Area as per Schedule 2 of A Place to Grow. Accordingly, Schedule 3 of A Place to Grow forecasts that by 2051 the County of Wellington will have a resident population of 160,000 with an employment rate of 70,000 jobs.

In accordance with the intensification Policy 2.2.2.3, intensification is encouraged generally, throughout the Built-Up Area. Intensification is to occur on lands with the correct zoning and developed in a manner that supports the achievement of complete communities, and be implemented through official plans, zoning by-laws and other supporting documents.

The County designates the subject property as Urban Centre within the Wellington County Official Plan. The proposed development will result in the intensification of underutilized lands within the Built-up Area, at a density higher than currently exists. It will support the achievement of complete communities through the construction of a residential development that will contribute to the provision of a mix and range of housing in an area well served by existing land uses and the active transportation network.

### **5.2.2 Transportation**

Transportation policies are provided in section 3.2.2. Transportation systems are required to provide connectivity among transportations modes, offer a choices that reduce reliance on vehicles, support sustainability and reduce emissions, and offer multimodal access. Municipalities are required to implement transportation demand management policies that reduce trip distance, provide alternative forms of transit, and prioritize active transportation.

The proposed development is well situated to the road network. While Centre Wellington does not have a transit system, the proposed development will support active transportation by providing safe and secure bicycle parking as well as connections to the public sidewalk. The site is also in proximity to a range of roads that connect to the broader transportation network.



### 5.2.3 Housing

Section 2.2.6 of A Place to Grow provides policies to support the achievement of complete communities. Specifically, Section 2.2.6.2 states that municipalities will support the development of complete communities by: planning to accommodate forecasted growth to the horizon of this Plan (2051); planning to achieve the minimum intensification target and density targets; considering the range and mix of housing options and densities of the existing housing stock; and planning to diversify the overall housing stock across the municipality.

The proposed development will assist the County in achieving the intensification targets set out in A Place to Grow through the intensification and infill of the subject property with a higher density development, achieving the minimum intensification target. The proposed residential units will contribute to the housing stock and help meet various demographic needs. The proposed development will make use of, and support, existing transportation networks and active transportation.

Overall, the proposed development supports a complete community by providing multiple residential units, providing more range and types of housing in the County and Township. The property is within the existing Urban Centre with convenient access to several other land uses and roadways.

Based on the above, it is concluded that the proposed Zoning By-law Amendment conforms to the policies of A Place to Grow.

## 5.3 County of Wellington Official Plan

The County of Wellington Official Plan was approved by the Minister of Municipal Affairs on April 13 1999. The Plan pre-dates the 2020 PPS and 2020 Growth Plan. As of the date of this report, the County is undertaking a Municipal Comprehensive Review of their Official Plan to implement the 2020 PPS and Growth Plan. The Official Plan update is ongoing, however, the County has adopted several amendments, and recently released the Housing Policy Review in April 2024, and previously released the lands needs assessment in 2022. Both of which are summarized here.

The County Official Plan outlines a vision and establishes a number of general policies to plan and manage growth and implement provincial land use policy. The County Official Plan provides a policy framework that establishes the goals and objectives, statements, land use designations, and policies intended to guide physical, social, and economic development within the County while protecting the natural environment.

The subject lands are designated Urban Centre (**Figure 4**). Lands within Urban Centres are intended to accommodate the majority of growth within Wellington



Figure 4  
**Township of  
 Centre Wellington  
 Official Plan  
 Land Use  
 Schedule A-1**

750 St. David Street N  
 Fergus, ON  
 Township of Centre Wellington  
 County of Wellington

**LEGEND**

- Subject Lands**
- Urban Boundary
- Built Boundary
- Heritage Area
- Policy Area
- Regulatory Flood Line
- Regulatory Flood Fringe
- S.C.** Shopping Centre
- Former Waste Disposal Site
- Residential
- Highway Commercial
- Central Business District
- Residential Transition
- Industrial
- Core Greenlands
- Recreational
- Future Development
- Mixed Use
- Secondary Planning Area
- Future Residential
- Future Employment Lands

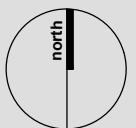
Note: The identification of Future Residential and Future Employment Lands is for public notice only and is subject to future considerations through Secondary Plan requirements.

**DATE:** June, 2024

**SCALE:** 1:4,000

**FILE:** 23397A

**DRAWN:** SP



K:23397A - 750 ST DAVID STREET N, FERGUS|PTCENTRE WELLINGTON  
 OP-SCHEDULE A-1

**MHBC**

**PLANNING  
 URBAN DESIGN  
 & LANDSCAPE  
 ARCHITECTURE**

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9  
 P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

County. A substantial portion of growth in the Urban Area is to be accommodated within the Built-Up Area.

### 5.3.1 Growth Management and OPA 120

The County is in the process of a Municipal Comprehensive Review (MCR), which has included OPA 119, 120 and 123. OPA 120 outlines the policy direction for the County as well as growth management objectives. The County adopted OPA 120 in February, 2023 and it was sent to the Province for review and approval (no decision has been made). OPA 120 is informed by the 2022 Land Needs Assessment (LNA).

In 2022 the County completed a Lands Needs Assessment (LNA) for the urban areas of the County, which informed OPA 120. Regarding residential intensification, the LNA noted that the Urban Centres will need to broaden the range of housing options by type, density and tenure. In order to achieve the current intensification target of 20%, increased redevelopment is required. Additionally, it is concluded that the County has a shortfall of Community Area land. Community Areas include the areas in the Urban Centres that accommodate housing. The Land Needs Assessment provides that urban boundary expansions are required to add more Community Areas and DGA lands. This demonstrates that the County should be prioritizing intensification and redevelopment of lands within the built areas of the County. The proposed development will support the outcomes of the LNA by providing rental housing in the form of multiple residential, on an existing lot in an Urban Centre.

OPA 120 addresses the County's Growth Forecast. The OPA extends the growth horizon of the County to 2051 and forecasts increased population, households and employment growth. Centre Wellington is forecast to have the following growth:

	2021	2051
<b>Population</b>	34,100	58,200
<b>Households</b>	12,810	22,130
<b>Total</b>	46,910	80,330

It is expected that 89% of population growth will occur in urban centres, the majority of which will be in Centre Wellington, being the largest urban centre in the County. Providing enough housing for the forecasted population growth is a priority for the County. The proposed development will increase the amount of attainable housing for current and future households by providing 12 rental units, each of which are two bedrooms.

### **5.3.2 Growth Strategy**

Part 3 of the County Official Plan sets out the County's existing Growth Strategy for development patterns, some of which include: compatibility with existing uses, maintaining of the small town character and providing access to community services and facilities. The County's objectives for growth include identifying and promoting opportunities for growth in the built up areas of Urban Centres through intensification and redevelopment and encouraging mixed-uses and pedestrian-friendly development in appropriate locations.

Section 3.5 of the County Official Plan provides growth allocations for Centre Wellington. Note that OPA 120 has not received provincial approval, and therefore, growth allocations are based on previous projections to 2041. As noted, OPA 120 forecasts that by 2051, Centre Wellington will see an additional 9,320 households added by 2051. The majority of growth in the County is to be directed to Urban Centres, with a focus on intensification and a broad range of housing types and tenures.

In accordance with the MCR and existing Official Plan policies, the proposed development will provide for growth and development within the existing Urban Centre, will utilize lands that are currently underdeveloped for intensification and redevelopment, and will assist in meeting the forecasted growth objectives. In addition, the scale of the proposed development is appropriate considering the urban context of the site and existing municipal services available.

### **5.3.3 Housing**

Section 4.4 of the Official Plan outlines the housing policy for the County. It states that the County is to provide a range of housing types at densities that are suited to small town character. Further, it provides direction on residential intensification, which is to occur primarily in Urban Centres. The approach to intensification is to have it occur within all areas of the built boundary, as well as intensification that encourages:

- Added housing above commercial uses in and near the downtown, in residential transition areas and in other main commercial areas;
- Intensification within urban centres along major roadways and arterial roads;
- Modest intensification within residential areas consisting of predominantly low rise residential;
- Conserving cultural heritage and archaeological resources;
- Development of appropriate standards for residential intensification, redevelopment and new residential development that is effective,

environmentally sound and compatible with existing uses, small town scale and character;

- Infrastructure is or will be established to serve the development.

The proposal will result in modest intensification on a property that is fully serviceable, that will include purpose built rental dwelling units, will be located along major arterial roadway, will conserve and protect existing heritage resources, and will be compatible with the surrounding area.

In April of 2024, the County released a Housing Policy Review as part of the MCR. The report provides an overview of the land use policy framework in the County and recommendations on housing policies for the County Official Plan. These recommendations are targeted at meeting long-term housing demand, providing a mix of housing options, ensuring compatibility of development and intensification, and supporting efficient use of land and services. These recommendations include:

<b>meeting long-term housing demand</b>	<ul style="list-style-type: none"><li>• <i>Implement Urban Centre boundary expansion recommendations from the County's Land Needs Assessment.</i></li><li>• <i>Develop clear policy in the Plan which commits to monitoring and updating residential land supply.</i></li><li>• <i>Review the rural growth policies to ensure appropriate rural growth can continue to be provided.</i></li></ul>
<b>providing a mix of housing options</b>	<ul style="list-style-type: none"><li>• <i>Revise language in the Plan that currently places priority on low density housing development.</i></li><li>• <i>Introduce a new multi-unit building definition to the Plan which can take many forms (ex. Apartments, Stacked Townhomes, back-to-back townhomes, etc.).</i></li><li>• <i>Identify the Residential Transition Area designation as strategic growth areas for compatible medium/high-density residential and mixed-use buildings. Service commercial uses would continue to be permitted.</i></li></ul>

	<ul style="list-style-type: none"> <li>• <i>Introduce policies in the plan that clarify housing mix includes a range of unit sizes, tenures and built forms.</i></li> <li>• <i>Update County policies to clearly articulate and facilitate mixed-use development in highway commercial and central business district designations.</i></li> <li>• <i>Revise the "Special Needs housing" policies in the Plan to better capture community housing uses.</i></li> <li>• <i>Introduce policies into the plan that identify inclusionary zoning as a tool that can be used to support affordable housing and outline steps for its use if a future Provincial policy environment would allow the County/ Member municipalities to implement this framework.</i></li> <li>• <i>introduce new condominium conversion policies into the plan to prevent the demolition and conversion of existing rental housing unless certain conditions are met.</i></li> <li>• <i>Introduce policy connections to the County Housing and Homelessness Plan.</i></li> <li>• <i>Establish rental housing target in the Official Plan as required by the Growth Plan.</i></li> </ul>
<p><b>ensuring compatibility of development and intensification</b></p>	<ul style="list-style-type: none"> <li>• <i>Develop a policy approach to support the protection of our community's urban character through innovative architectural styles and urban forms that compliment and support it.</i></li> <li>• <i>Review and update official plan policies to place a stronger emphasis on urban design for infill development and newly developing areas.</i></li> </ul>
<p><b>supporting efficient use of land and services</b></p>	<ul style="list-style-type: none"> <li>• <i>Create a policy that allows for urban centre boundaries to be adjusted in a manner that results in no increase in urban areas.</i></li> <li>• <i>Introduce development phasing policies to the plan to ensure the orderly development of new</i></li> </ul>

	<p><i>growth areas and alignment with infrastructure and community facility investment.</i></p> <ul style="list-style-type: none"> <li>• <i>Introduce a policy that would require residential development on sites larger than 2 ha in the Designated Greenfield Area to provide 30% of the new residential units in forms other than single-detached or semi-detached, such as townhomes and multi-unit residential buildings.</i></li> <li>• <i>Update the low and medium housing density requirements in the plan and add a new high-density category. Update could include broadening the permitted uses in low density category and adding height ranges across all categories.</i></li> </ul>
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It is the expectation that the County will be introducing another OPA to update housing policies to align with these recommendations. The Housing Policy Review makes clear the County’s intent to add more housing at higher densities, and diversifying housing types away from single detached with an interest in intensifying the urban areas. In this regard, the proposed development will meet the County’s objectives for housing as it is establishing multiple residential units on an existing lot within the urban area for rental purposes, thereby diversifying the housing spectrum of the County.

### **5.3.4 Residential Development and Land Use**

Section 8.1 of the County Official Plan provides detailed land use policies for all Urban Centres within the County. Specifically, Section 8.1.3 identifies the County’s vision for Urban Centres and reaffirms the County’s desire to maintain small town character within Urban Centres, while still providing for a greater variety of housing types beyond single-detached homes, the current dominant form of housing.

The subject property is designated as ‘Urban Centre’ which is intended to accommodate the majority of the County’s urban area growth through intensification and redevelopment, as per section 3.1 of the Plan.

Section 8.0 of the County Official Plan outlines the policies for Urban Centre areas. A summary of applicable Residential policies are provided below.

Policy 8.3 Residential	Summary
<i>a) to ensure that an adequate supply of land is available to accommodate anticipated population growth over the planning period;</i>	The subject property is adequate in size to accommodate a higher density than what is typically built in Fergus. This will support the growth objectives for the community.
<i>b) to provide a variety of dwelling types to satisfy a broad range of residential requirements and ensure that affordable housing is available;</i>	The proposal contemplates purpose built rental units, which will provide attainable housing and increase housing opportunities. While this proposal is not affordable housing, it will increase housing supply and type, which will support the County's overall housing objectives.
<i>c) to manage the rate of growth and the amount of residential development within the Urban Centre in order to maintain and enhance the small town character;</i>	The proposal meets development and intensification objectives while also maintaining the character of the area through design measures. Detailed design of the building will be determined through a Site Plan Approval application.
<i>d) to support the development, at appropriate locations and densities, of residential facilities that meet the housing needs of persons requiring specialized care;</i>	The proposed development is well located relative to local amenities and public services. The proposed density is 81 units per hectares. This is an increase in density for the property, however, servicing and traffic reports have been completed which conclude the development can be adequately serviced via new and existing infrastructure. The development will conform to accessibility standards. The proposed development will accommodate persons who require specialized care with the provision of accessible parking.
<i>e) to ensure that adequate infrastructure will be available to all residential areas;</i>	The proposed development is serviceable through existing and planned infrastructure.
<i>f) to minimize potential compatibility issues between residential and other land uses;</i>	Adjacent land uses include contemporary residential, institutional and commercial. The building is proposed to be three storeys and will be oriented to the corner of St. David Street North and Parkside Drive, away from the established residential area to the east. Compatibility issues are not anticipated.
<i>g) to encourage intensification, development proposals should maintain the stability and character of existing neighbourhoods;</i>	The subject property is underutilized and is proposed to have a higher density. The proposal will maintain the stability and character of the area as an urban area.



*i) to encourage residential developments which incorporate innovative and appropriate design principles which contribute to public safety, affordability, energy conservation and that protect, enhance and properly manage the natural environment;*

The proposal will utilize various design tools to ensure an appealing façade, meet accessibility standards, introduce more housing options, be energy efficient and not encroach on the environment. Active transportation is also supported with the provision of outdoor bicycle parking.

Policy 8.3.12 provides criteria on intensification, for which all residential land uses designations shall be evaluated. Table 2.0 demonstrates how these criteria have been considered in the proposed development.

<b>Policy 8.3.12 Intensification Criteria</b>	<b>Response</b>
<i>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;</i>	<p>The proposed development will be comprised of residential uses, consistent with surrounding land uses.</p> <p>The proposed building form has been designed to provide appropriate height, massing, setbacks, and architectural character to complement existing nearby buildings. The proposed height of three storeys is in keeping with the height provisions of the existing R1C zone, as well as the proposed R4 zone. The massing is appropriate for the St. David Street corridor. Detailed design will be established through a future Site Plan Application.</p>
<i>b) the degree to which building height and massing shall provide a transition between planned and existing development;</i>	<p>The proposed development is planned to have three storeys. The building will be oriented towards the St. David Street North frontage. This will support compatibility to neighbouring land uses.</p>
<i>c) the maintenance of a lotting pattern that is generally consistent and compatible with the predominant character of the area;</i>	<p>No change to the lotting is proposed.</p>
<i>d) the ability of infrastructure to accommodate the proposal;</i>	<p>As per the Functional Servicing and Stormwater Management Report, it has been confirmed that the subject property and proposed development can be serviced by municipal infrastructure.</p>

<p><i>e) the impact of the development on the streetscape including, where feasible, the protection of municipal street trees;</i></p>	<p>Existing pedestrian paths, municipal street trees which form the existing streetscape will be maintained; additional consideration for the streetscape can be addressed through the site plan application.</p>
<p><i>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</i></p>	<p>The Functional Servicing and Stormwater Management Report concluded that the subject property will have suitable drainage capabilities, and will minimize impact to adjacent properties from a drainage perspective.</p>
<p><i>g) the conservation of significant cultural heritage resources</i></p>	<p>Not applicable as no heritage resources are on site or adjacent.</p>

Based on the foregoing, the proposed development represents appropriate land use planning within the County and Township that will contribute to the prescribed growth goals and support housing and development objectives. In our opinion the proposed development conforms to the County of Wellington Official Plan, as well as County growth and housing objectives.

## 5.4 Township of Centre Wellington Official Plan

The Township of Centre Wellington Official Plan was adopted on November 24, 2003, and subsequently approved on May 31, 2004. The following provides an assessment of the proposed application in the context of the Official Plan. The subject property is designated 'Residential' (**Figure 5**).

### 5.4.1 Residential Designation

The Residential designation is intended to accommodate a range of residential uses, with the predominant use being low-density residential in the form of single detached dwellings. Multiple residential development such as townhouses and apartments may be permitted in the Residential designation, permitted that it does not exceed 75 units per hectare for apartments.


The proposed development includes one building consisting of a three storey multiple residential building. The density for the mixed-use building is 80 units per hectare, which exceeds the density criteria for the Residential designation. However, it is the objective of the County to provide for more housing diversity,






Figure 5  
**County of Wellington  
 Official Plan  
 Schedules A1  
 County Growth  
 Structure**

**750 St. David Street N**  
 Fergus, ON  
 Township of Centre Wellington  
 County of Wellington

**LEGEND**

 **Subject Lands**

**Urban System**

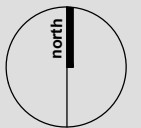
-  Primary Urban Centre
-  Delineated Built-up Area
-  Designated Greenfield Area
-  Employment Area

**DATE:** June, 2024

**SCALE:** 1:10,000

**FILE:** 23397A

**DRAWN:** SP



K:123397A - 750 ST DAVID STREET N, FERGUS|RPT|WELLINGTON COUNTY OP

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at higher densities and that reflect that of infill and intensification. While the density may exceed the recommended density of the Residential designation, it is in line with County objectives. The proposed use of the lands is consistent with the Residential designation and will provide for much needed rental housing. The proposed density is appropriate and will help achieve housing objectives for the County.

### **5.4.2 Residential Intensification**

Section C.5.5 of the Township Official Plan contains policies encouraging intensification, primarily in the Urban Centres. The Township's approach to intensification is to retain the small town character and revitalize downtown areas by:

- supporting appropriate intensification in all areas within the built boundary including adaptive re-use or redevelopment of brownfields and greyfields;
- encouraging added housing above commercial uses in and near the downtown, in residential transition areas, and in other main commercial areas;
- encouraging intensification within Urban Centres along major roadways and arterial roads;
- encouraging intensification which results in new rental accommodation;
- 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.

The proposal will result in the development and intensification of underutilized lands within the built boundary, located along a major roadway. Furthermore, the proposed development will introduce more housing choice, which is needed in Centre Wellington and is well located to a range services and amenities. The proposed development will provide for a compact, and cost-effective building design that is compatible with existing surrounding uses. The proposed development will provide residential uses in the form of purpose built rental units, which will support housing attainment in the Township.

The proposed building is proposed to be three storeys in height. The current R1C zone permits buildings up to three storeys and the R4 zone permits up to four storeys in height. Therefore, the proposed building will be similar to permitted, existing and planned development within Fergus and is compatible with the area.

Section D.2.12 of the Township Official Plan identifies a number of intensification criteria, which shall be used in the evaluation of intensification proposals within all

residential land use designations. The criteria outlined are the same as the criteria identified in Policy 8.3.12 of the County Official Plan. Refer to Table 2.0 above for the analysis.

### **5.4.3 *Municipal Services***

The proposed development is located within the Urban Centre boundary, and will be connected to the existing municipal infrastructure to efficiently utilize service systems. Section C.6.2 and C.6.4.2 state that new development within Urban Centres shall be required to connect to the existing municipal services when they are available. The proposed development proposes to connect to available and planned services along Parkside Drive and St. David Street North. The analysis and findings contained in the Functional Servicing and Stormwater Management Report confirm that the subject property can be serviced by municipal infrastructure.

### **5.4.4 *Compatibility***

Section D.2.11 discusses compatibility between new developments and existing land uses. It states that 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.

Section D.2.11 has been considered in the development proposal, as follows:

- The existing land use is residential. The residential land use will be maintained as the proposed land use is for residential, albeit, at a higher density. Nonetheless, the residential intent of the lands will be maintained.
- The concept plan includes sufficient areas for on-site landscaping and buffering. Details regarding landscaping and lighting will be addressed during site plan approval process.
- The transition of the proposed development and existing land uses has been considered, and there are no adverse impacts on adjacent land uses. There is an abutting trail that separates the property from the lower density residential area, thereby increasing the buffer between the proposed building and existing detached housing.

Compatibility can take on various sizes, styles and materials. The proposed development is proposing a building height of 3 storeys in order to ensure an appropriate transition from the commercial area to the west and the lower density area to the east. The proposed residential intent of the property will be maintained, and it will be designed of appropriate materials. The proposal is considered compatible.

### **5.4.5 Community/Urban Design**

Section C.15 of the Township Official Plan provides details on urban design policies and guidelines, which generally encourage a higher standard in the physical design of the built and natural environment in its Urban Centres.

Generally, the proposed development will be designed as a safe, attractive, and pedestrian friendly, with high quality building and site design, and sensitive to the existing surrounding land uses. Specific details on the design of the proposed development will be determined through the Site Plan Approval process.

### **5.4.6 Township of Centre Wellington Official Plan Summary**

The subject property is designated Residential. The proposed development is permitted within the existing land use designation. The proposed development represents the intensification of an underutilized parcel of land within the Built-up Area and will contribute to the intensification targets established by the County of Wellington. The proposed development conforms to the objectives and relevant policies of the Township of Centre Wellington Official Plan.

## **5.5 Zoning By-law No. 2009-045**

### **5.5.1 Existing Zoning “R1C”**

The subject property is zoned ‘Residential’ (R1C) (**Figure 6**) in the Township of Centre Wellington Zoning By-law No. 2009-045. The R1C zone is a low density residential zone that permits single detached dwellings with a maximum height of three storeys. The R1C zone does not permit multiple residential buildings, and therefore, the proposed stacked townhouse development is not permitted. A Zoning By-law Amendment is required to change the zoning of the property to “R4”, which permits multiple residential uses up to four storeys in height.

### **5.5.2 Proposed Zoning “R4”**

The purpose of the amendment is to rezone the entirety of the property to the R4 zone to facilitate the proposed development. The R4 zone provides for the highest density of residential development, allowing stacked townhouse and apartment dwellings. An analysis of the R4 regulations is provided in the below table. The proposal is deficient of the following regulations: minimum front yard setback, exterior side yard setback, common amenity area, private amenity area and parking area setback. Site specific zoning (R4.xx) is required to recognize these deficiencies (**Figure 7**).

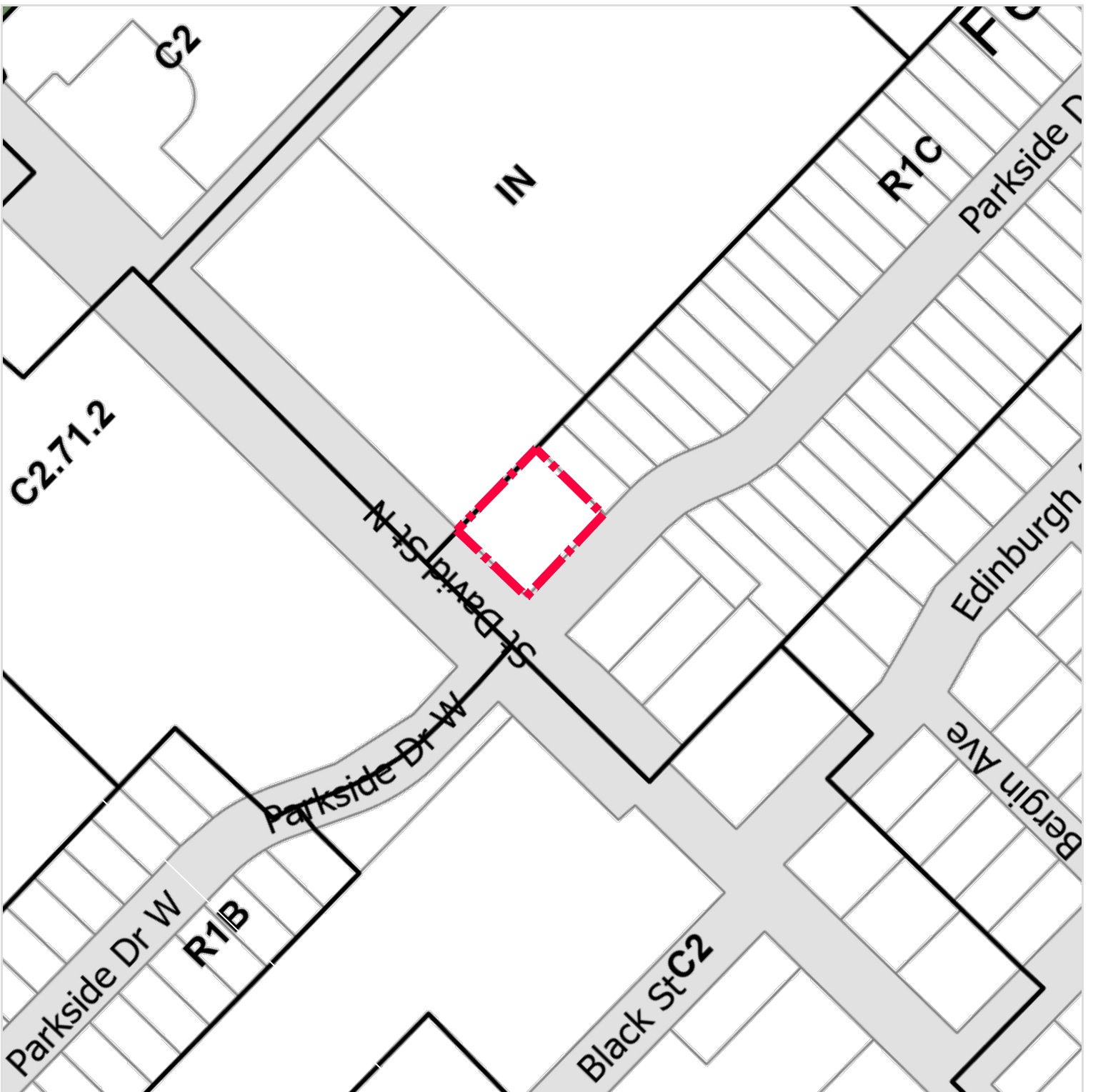




Figure 6  
**Township of Centre Wellington Zoning By-Law 2009-045 Existing Zoning**

750 St. David Street N  
 Fergus, ON  
 Township of Centre Wellington  
 County of Wellington

**LEGEND**

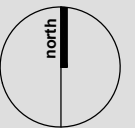
-  Subject Lands
-  Zone Boundary
- R1C Residential Zone
- C2 Highway Commercial Zone
- IN Institutional

DATE: June, 2024

SCALE: 1:2,000

FILE: 23397A

DRAWN: SP



K:123397A - 750 ST DAVID STREET N, FERGUS\IPT\ZBL NO.2009-045



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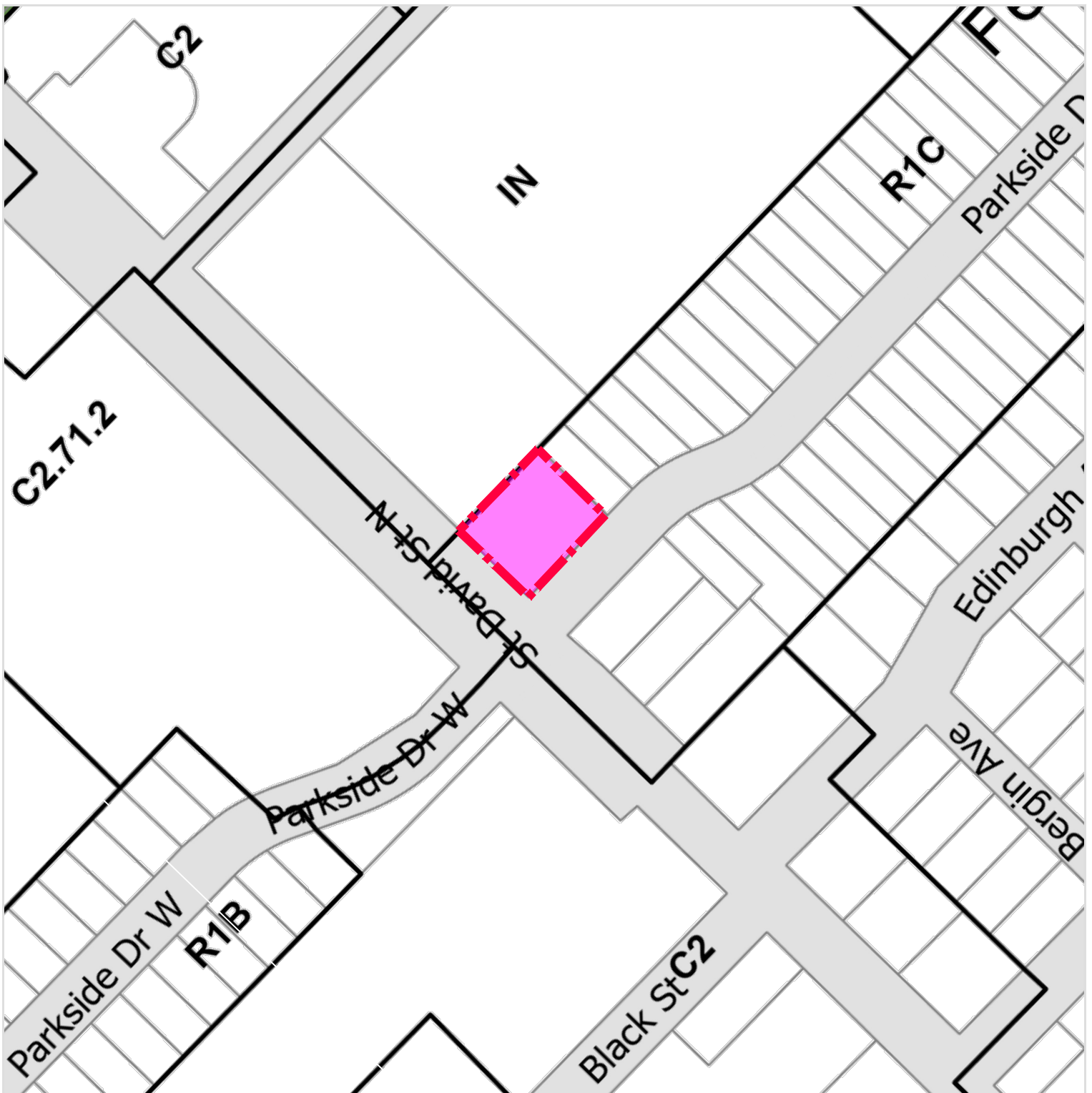


Figure 7  
**Township of  
 Centre Wellington  
 Zoning By-Law  
 2009-045  
 Proposed Zoning**

750 St. David Street N  
 Fergus, ON  
 Township of Centre Wellington  
 County of Wellington

**LEGEND**

- Subject Lands
- Zone Boundary
- Proposed to be rezoned from R1C Zone to R4 Zone with site specific provisions (R4.XX)
- R1C** Residential Zone
- C2** Highway Commercial Zone
- IN** Institutional

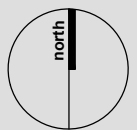
Source: Township of Centre Wellington Zoning By-Law Schedule A Maps

DATE: June, 2024

SCALE: 1:2,000

FILE: 23397A

DRAWN: SP



K:123397A - 750 ST DAVID STREET N, FERGUS|RPT\ZBL NO.2009-045



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<b>R4 Regulation (stacked townhouse dwelling)</b>	<b>Required</b>	<b>Provided</b>
<b>Minimum lot area</b>	700m <sup>2</sup>	1,500m <sup>2</sup>
<b>Minimum lot frontage</b>	20m	35m
<b>Minimum front yard</b>	6m	3.7m
<b>Minimum exterior side yard</b>	6m	3m
<b>Minimum side yard</b>	½ the building height but no less than 3m. Where windows of a habitable room face a side yard, 7.5m	12.6
<b>Minimum rear yard</b>	½ the building height but no less than 7.5m	22m
<b>Maximum building height</b>	4 storeys but no more than 15m	3 storeys
<b>Common amenity area</b>	30m <sup>2</sup> /unit  30 x 12 = 360m <sup>2</sup>	224m <sup>2</sup>
<b>Landscaped Open Space</b>	40%	63%
<b>Private Amenity Area</b>	10m <sup>2</sup> /unit	4.5m <sup>2</sup> /unit
<b>Parking setback</b>	3m	2m
<b>Parking</b>	space per dwelling unit plus 0.5 spaces per unit. 50% of the additional parking spaces shall be	18

	devoted exclusively to visitor parking.	
	12 x 1 = 12 (tenant)	
	12 x 0.5 = 6 (visitor)	

### **Minimum Front Yard and Exterior Side Yard Setback**

A front yard setback of 6 metres is required, whereas 3.7 metres is proposed and an exterior side yard setback of 3m is proposed, whereas 6m is required. The purpose of yard setbacks is to maintain orderly development and sufficient separation between uses. Within the neighbourhood, there are a range of yard setbacks along St. David Street North, with no uniform lot size or setbacks. The proposed setbacks will still accommodate sufficient landscaped area, pathways, as well as balconies for each unit. The front yard and exterior side yards are public facing, so no other property owners abut these property lines. Therefore, the proposed setbacks will be compatible with surrounding properties and will not adversely impact the ability to use the lands as designated, or impact neighbouring properties.

### **Common Amenity Area**

A common amenity area of 360m<sup>2</sup> is required, whereas 224m<sup>2</sup> is proposed. The common amenity area is proposed to be located outside, and occupies a considerable area of the site. The proposed size will be able to accommodate a range of landscaping elements (such as plantings and seating). In addition to common amenity area, each unit will also have a balcony for private amenity area. Additionally, there are several parks in the surrounding area that are within a five-to-ten-minute walk, including Strathallan Park to the north, Webster Park to the east, and Holman Park to the west. The proposed common amenity area is considered appropriate.

### **Private Amenity Area**

The zoning requires a private amenity rate of 10m<sup>2</sup> per dwelling unit, whereas 4.5m<sup>2</sup> is proposed. In order for all units to be 2 bedroom, the private amenity area was reduced. Each unit will have a private outdoor balcony for use, albeit at a reduced size. In addition to private amenity area, an outdoor common amenity area is proposed. The proposed reduction in private amenity area is considered appropriate as the intent of having private amenity has been met.

### **Parking Setback**

The Zoning By-law requires parking areas to be a minimum of 3 metres from a lot line, whereas 2 metres is proposed. The lot line that the parking area abuts is a pedestrian trail that connects Parkside Drive to the church to the north. Considering that there is no development adjacent to the parking area, and the reduction is less than a metre, the reduction is considered appropriate.

A draft by-law has been prepared that reflects the R4 zone with site specific regulations, and is included as Appendix A. The proposed development will also be subject to site plan approval to ensure Township design standards are met. The proposed zone change will implement the Official Plan and is consistent with the provincial, county and local land use policies.

# 6.0 Public Consultation

The Planning Act (specifically O. Reg 544/06, amended by O. Reg. 178/16) requires that applicants submit a proposed strategy for consulting with the public with respect to an application as part of the 'complete' application requirements. This section summarizes the proposed Public Consultation Strategy.

We propose that the public consultation process for the Zoning By-law Amendment application follow the Planning Act statutory requirements. We may also hold an informal public meeting early in the process, prior to a statutory public meeting.

The following points of public consultation are proposed:

- A statutory public meeting advertised by the Township and heard by Council.
- Direct written responses to comments raised through the public consultation process will be provided to Township Staff for their review and consideration in the preparation of a Township Staff Report.
- An informal public meeting organized by MHBC (optional, depending on comments received).
- Preparation of a Township Staff Report, with the Report to be available to the public in advance of Township Council's consideration of the application. It is understood that Township Staff will post information on the Township's website for public review. This will include the Township Staff Report and may also include technical studies and reports prepared in support of the applications.
- A Council Meeting, at which time the Township Staff Report, all available information, and public input will be considered in Council's final decision.

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

# 7.0 Conclusion

In summary, the proposed Zoning By-law Amendment in support of the proposed development is in the public interest and represents good planning for the following reasons:

- The proposal represents intensification of an underutilized site within the Fergus Urban Centre. Intensification is encouraged by both the provincial and county policy framework. The proposed development will help achieve the Township's 20% intensification target;
- The proposed redevelopment will increase housing choice and homeownership opportunities, and provide purpose built rental units to support attainable housing and overall housing objectives of the County;
- The proposal will provide new housing that will help meet the growth objectives for Centre Wellington, which is expected to accommodate 9,320 new households by 2051;
- The proposed redevelopment will optimize the use of available infrastructure and can be adequately serviced through connections to existing and planned infrastructure;
- The subject property is well located and served by transit corridors, parks, schools, as well as other commercial and institutional uses;
- The proposed amendment and redevelopment proposal are consistent with the PPS, and conforms to A Place to Grow, County Official Plan (including amendments), and Township Official Plan.

Based on these conclusions, it is our opinion that the proposed redevelopment to construct 12 townhouse units for rental purposes is appropriate. The proposed Zoning By-law amendment will facilitate the proposed development which will be a beneficial addition to the Township. The application for a Zoning By-law Amendment is appropriate and should be considered for approval.

Respectfully submitted,

## MHBC



Pierre Chauvin, MA, MCIP, RPP  
Partner



Gillian Smith, MSc, MCIP, RPP  
Senior Planner

# **Appendix A:**

## Draft By-law

**The Corporation of the Township of Centre Wellington**

**By-law 202X-xx**

A By-law to amend the Township of Centre Wellington Zoning By-law 2009-045, as amended, to change the zoning of the subject land from “R1C” to “R4.X.X”

**Whereas** the Council of the Corporation of the Township of Centre Wellington deems it desirable to amend By-law No. 2009-045, as amended, pursuant to Section 34 of the Planning Act, R.S.O. 1990;

**Now therefore the Council of the Corporation of the Township of Centre Wellington hereby enacts as follows:**

1. Schedule “A” Map 54 to By-law No. 2009-045 is hereby amended in accordance with the attached Schedule “A” which forms part of this By-law.
2. Section 15 of By-law No. 2009-045, as amended, is hereby further amended by adding the following Exceptions:

15.X.X	R4.X.X	Notwithstanding any other provision of this By-law to the contrary, on lands zoned R4.X.X, the following special provision shall apply:  <u>Lot Regulation</u> a. Minimum front yard setback of 3.7 metres b. Minimum exterior side yard setback 3.0 metres c. Minimum common amenity area of 224m <sup>2</sup> d. Minimum private amenity area of 4.5m <sup>2</sup> per unit e. Minimum parking area setback of 2 metres
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3. All other applicable provisions of By-law No. 2009-045 shall continue to apply to the lands affected by this amendment.
4. This By-law shall come into effect on the date of final enactment by the Council pursuant to Section 34 of the Planning Act, R.S.O., 1990.

**Read a first, second and third time and finally passed** this X day of X, 202X.

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Mayor – Shawn Watters

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Municipal Clerk – Kerri O’Kane

**Township of Centre Wellington Schedule "A"**

**By-law 202X-xx**

An Amendment to Township of Centre Wellington

Zoning By-law No. 2009-045 as amended

This is Schedule "A" to By-law 2024-xx passed this X day of X, 202X.

**Read a first, second and third time and finally passed** this X day of X, 202X.

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Mayor – Shawn Watters

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Municipal Clerk – Kerri O’Kane

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