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Public Meeting

Monday, June 26, 2017 at 7:00 p.m.

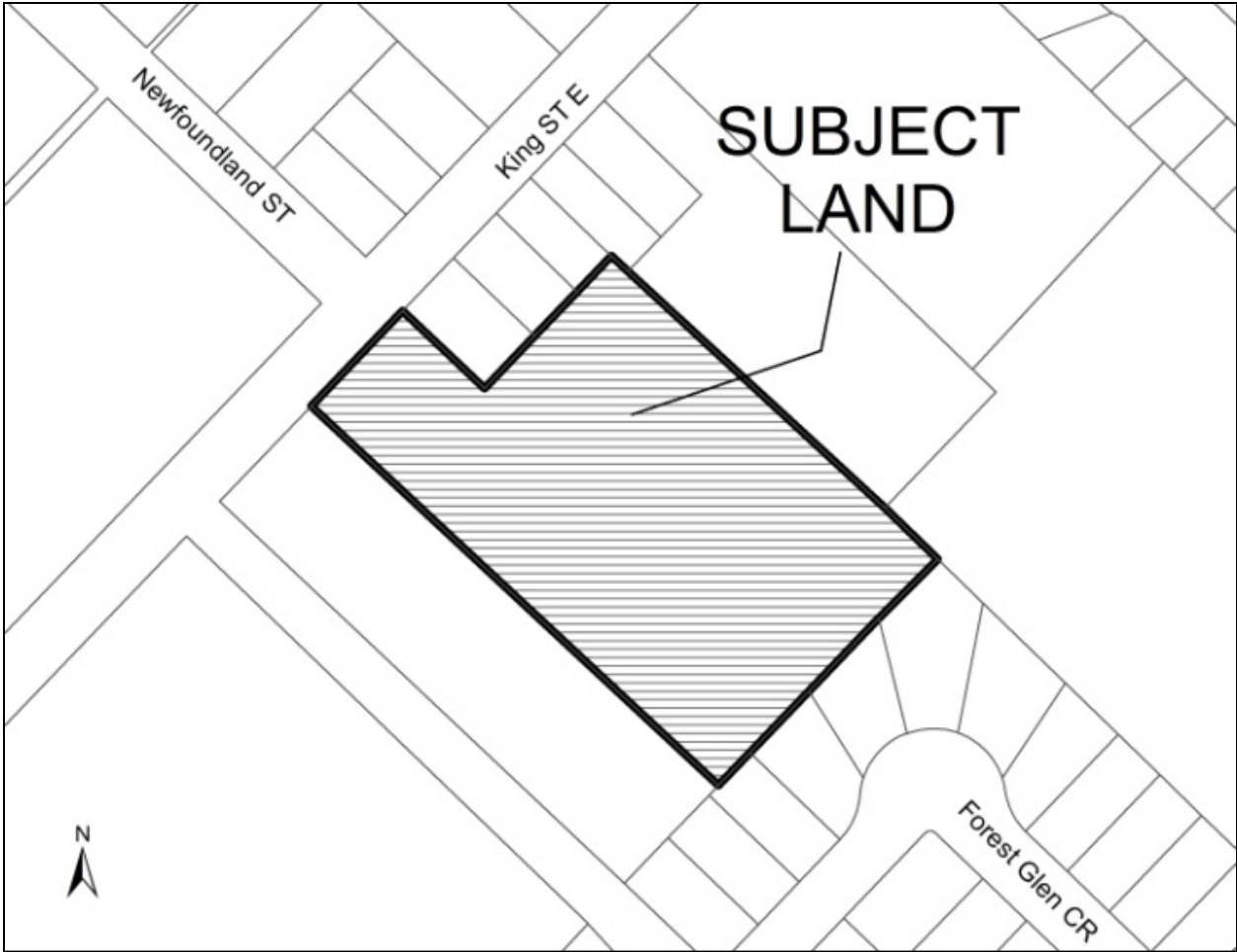
Plume Room, Mount Forest Sports Complex

AGENDA

AGENDA ITEM	PAGE NO.
<u>CALLING TO ORDER</u> - Chairman Lennox	
<u>DISCLOSURE OF PECUNIARY INTEREST(S) AND THE GENERAL NATURE THEREOF</u> <u>OWNERS/APPLICANT</u> - Marlanna Homes Inc.	
<u>LOCATION OF THE SUBJECT LAND</u> The property subject to the proposed Draft Plan of Subdivision (File No 23T-17001) is located on Part Park Lot 2, South of King Street, Plan Town of Mount Forest, Mount Forest, now Township of Wellington North. The property subject to the application is illustrated on the key map attached.	1
<u>PURPOSE AND EFFECT OF THE APPLICATION</u> The application for a Draft Plan of Subdivision will result in the creation of 12 semi-detached lots for a total of 24 dwelling units. A storm water management area is also proposed as part of the overall plan. The details proposed Draft Plan of Subdivision (23T-17001) is as follows:	

AGENDA ITEM				PAGE NO.																				
<table border="1"> <thead> <tr> <th>Land Use</th> <th>Lots/Blocks</th> <th>Units</th> <th>Area (Ha.)</th> </tr> </thead> <tbody> <tr> <td>Semi-Detached Residential</td> <td>1-12</td> <td>24</td> <td>1.04</td> </tr> <tr> <td>Stormwater Management</td> <td>13</td> <td></td> <td>0.10</td> </tr> <tr> <td>Road</td> <td></td> <td></td> <td>0.35</td> </tr> <tr> <td>TOTAL AREA</td> <td></td> <td></td> <td>1.49</td> </tr> </tbody> </table>				Land Use	Lots/Blocks	Units	Area (Ha.)	Semi-Detached Residential	1-12	24	1.04	Stormwater Management	13		0.10	Road			0.35	TOTAL AREA			1.49	
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TOTAL AREA			1.49																					
<u>NOTICE</u>																								
<p>The Township of Wellington North has been asked to give Notice and hold a Public Meeting pursuant to the Planning Act on behalf of the County of Wellington to obtain input on the above proposed plan of subdivision.</p> <p>Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on May 30, 2017.</p>																								
<u>PRESENTATIONS</u>																								
Linda Redmond, Manager of Planning and Environment				2																				
- See attached report																								
<u>CORRESPONDENCE FOR COUNCIL'S REVIEW</u>																								
Astrid Clos, RPP, MCIP, Astrid J. Clos, Planning Consultants				7																				
- See attached planning report																								
Emily Bumbaco, Planning Technician, Upper Grand District School Board				19																				
- No objection																								
Paul Remisch, Delivery Services Officer/Delivery Planning, Canada Post				21																				
- See attached letter																								
Frank Vanderloo, P. Eng., B. M. Ross and Associates Ltd. on behalf of the Township of Wellington North				23																				
- See attached letter																								
Michael Oberle, Environmental Planning Technician, SVCA				24																				
- No objection																								
Jim Klujber, Chief Operating Officer, Wellington North Power				25																				
- See attached letter																								

AGENDA ITEM	PAGE NO.
<p><u>REQUEST FOR NOTICE OF DECISION</u></p> <p>Persons wishing to be notified of the decision must submit a written request to the Director of Planning and Development, Corporation of the County of Wellington, 74 Woolwich Street, Guelph, ON N1H 3T9.</p> <p><u>MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS</u></p> <p><u>COMMENTS/QUESTIONS FROM COUNCIL</u></p> <p><u>ADJOURNMENT</u></p>	



OWNERS/APPLICANT - Marlanna Homes Inc.



**PLANNING REPORT
for the TOWNSHIP OF WELLINGTON NORTH**

Prepared by the County of Wellington Planning and Development Department

DATE: June 20, 2017
TO: Mike Givens, C.A.O.
 Township of Wellington North
FROM: Linda Redmond, Manager of Planning and Environment
 County of Wellington
SUBJECT: **Proposed Residential Plan of Subdivision
 Marlana Homes – King Street E, Mount Forest
 Preliminary Planning Comments**

The purpose of this report is to provide the Township with an overview of the above referenced subdivision application and provide the comments received to date.

Location

The land subject to the proposed draft plan of subdivision is situated in the Urban Centre of Mount Forest (Wellington North). The property is on the north/west side of King St East. The size of the subject property is 1.49 hectares (3.68 acres) (Figure 1).

Figure 1

The subject property is currently zoned Residential (R2) in the Township of Wellington North Zoning By-law 66-01 and is located within the built boundary of the Mount Forest Urban area. The surrounding land uses are residential to the north, south and east with a park area to the west.

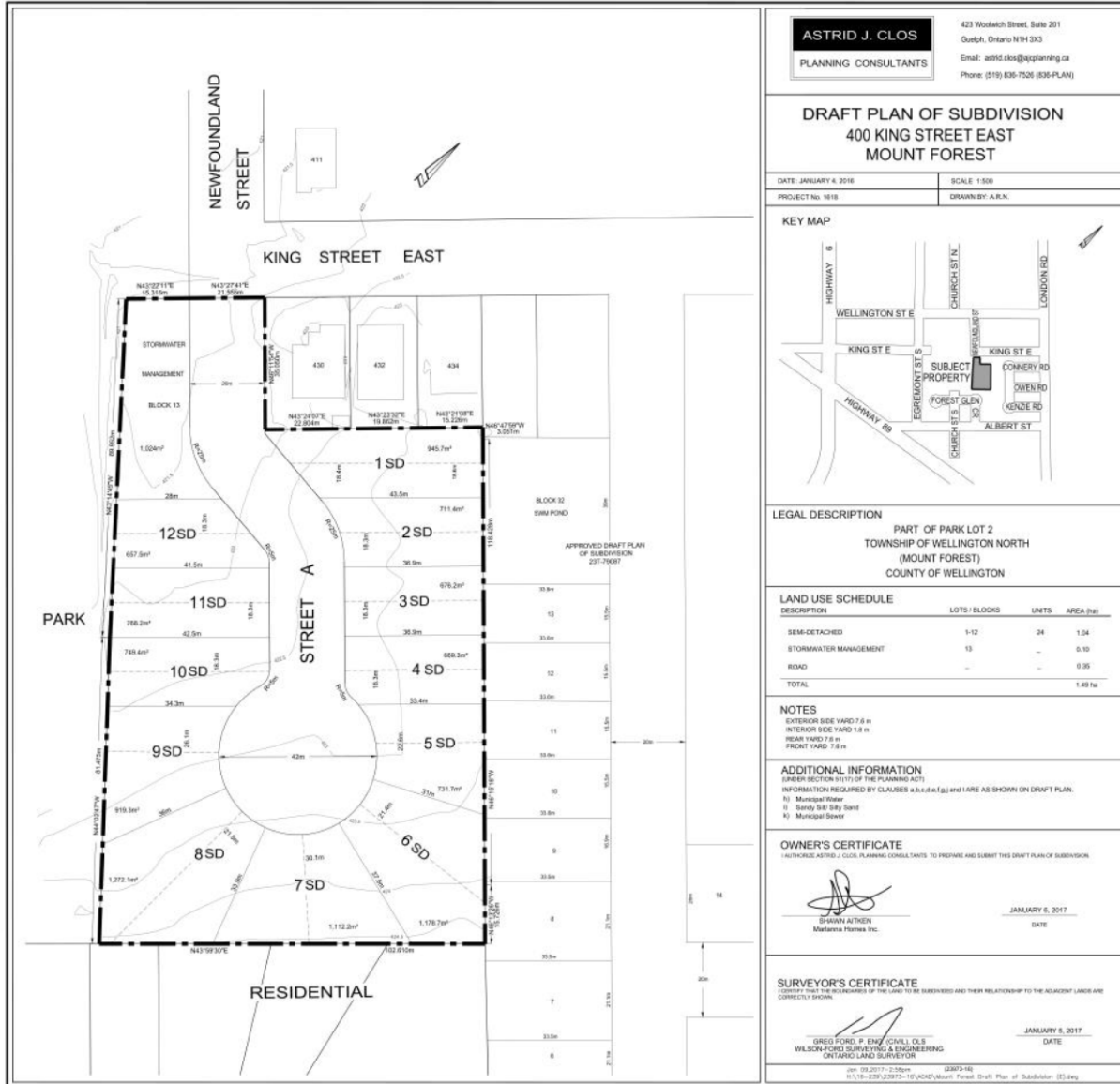


Proposal

The application for Draft Plan of Subdivision will result in the creation of a residential development on the lands that are currently vacant. Specifically the overall proposal will create 12 semi-detached lots (24 units) and a storm water management area (table 1).

Land Use	Lots/Blocks	Units	Area (Ha.)
Semi-Detached Residential	Lots 1-12	24	1.04
Stormwater Management	Block 13		0.10
Road			0.35
TOTAL UNITS/AREA			1.49

(Table 1)



Subdivision Application 23T-17001 (Source Astrid J. Clos Planning Consultants)

Places to Grow (PTG) and Provincial Policy Statement (PPS)

Amendments have been made to the Wellington County Official Plan previously to ensure that the Plan is in conformity with both PTG and PPS.

Wellington County Official Plan Policy Framework

Intensification

The policies of Section 3 of the Official Plan outline the general strategies for guiding growth within the County. Section 3.3 sets out objectives for growth and encourages growth in urban areas as follows:

- To encourage growth in urban areas
- To encourage efficient land use and increased densities in Greenfields
- To maintain a healthy balance between jobs and housing to reduce the need for long-distance commuting
- To provide choice for residents and businesses through a variety of growth opportunities ... including recreation activities
- To encourage mixed-use development

Section 3.5 of the Plan allocates growth to the local municipalities. Wellington North is anticipated to grow from 12,840 persons in 2016 up to 15,600 persons in 2031. An additional 1100 households are predicted.

Section 4.4.3 of the Official Plan encourages intensification in urban centres and further states in subsection b) that the plan “supports appropriate intensification in all areas within the built boundary.

Section 4.4 of the Plan outlines Housing policies. The main applicable policy, Section 4.4.4, deals with Greenfield Housing, and requires a gross density of 6.5 residential units per acre. The development as proposed has a gross density of 6.52 units/acre.

Section 4.4.5, Affordable Housing, requires a minimum of 25% of new housing units in the County to be affordable. This is to be accomplished mainly through accessory apartments, semi-detached, duplex, townhouse and apartment units. This proposal will exceed this target and is providing 100% of affordable housing.

Residential Designation

The policies of Section 8.3.2 of the Official Plan sets out a number of objectives for residential development including, b) “to provide a variety of dwelling types to satisfy a broad range of residential requirements, e) to ensure that an adequate level of municipal services will be available to all residential area’s and g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods”.

Technical Study Review

The following technical reports have been prepared in support of the application:

- Functional Servicing Report (January 2017) Triton Engineering Services Limited.
- Planning Report (January 9, 2017) Astrid J. Clos Planning Consultants.

Agency Review

To date we have received the following comments from circulated agencies:

Agency	Position	Comments
Saugeen Valley Conservation Authority(SVCA)	SWM modifications. Subject to Conditions	In comments of April 13, 2017 the SVCA advised that the SWM treatment level be upgraded to an “enhanced protection” or a justification for “basic protection” is provided. This protection in reference to the SWM quality treatment.
Canada Post	No objection Subject to Conditions	In comments of March 21, 2017 Canada Post indicated that they would provide mail service delivery through Community Mail Boxes.
Hydro One	No objection	
Upper Grand District School Board (UGDSB)	No objection Subject to Conditions	In comments of March 16, 2017 the UGDSB indicated that development charges are applicable, adequate sidewalks, lighting and snow removal is provided and a clause regarding bus service is inserted into offers to purchase regarding non pickup on unopened road allowances or private property.
Wellington North Power (WNP)	No objection	In Comments of March 16, 2017, WNP indicated a construction agreement is required and that access is required to the existing pole line or other suitable solution.

We still require comments from the Township’s consulting engineer and others. Issues may arise in these reviews that need to be addressed.

Preliminary Planning Comments

Density/Development Concept

The proposed residential development is anticipated and encouraged by Provincial and County planning policy. The subject property is located within the urban settlement of Mount Forest. This large, vacant parcel of land is surrounded by residential lands to the north and south, a proposed residential subdivision to the east and a park area to the west. Section 4.4 of the Official Plan outlines Housing policies. The main applicable policy, Section 4.4.4, deals with Greenfield Housing, and requires a gross density of 6.5 residential units per acre. The

development as proposed exceeds this density requirement.

Parkland Dedication

A park is not being proposed as part of the residential development. Therefore the developer should be providing “cash-in-lieu” of to the Township.

Storm Water Management

We have not been provided with comments from the Township Consulting Engineer on the Functional Servicing Report.

Availability of Municipal Services

In terms of servicing, the proposed development is to be provided with municipal sewage and water supply services. Sufficient capacity is available to date, however will form a condition of draft approval.

Wellington North Zoning By-law

The subject land is currently zoned Residential (R2). The proposed development is for semi-detached dwellings which meet the provisions of the R2 zoning. A zone amendment, is not required.

Summary

While there are some technical matters that the applicant is required to resolve, we are satisfied that the proponent has addressed the applicable land use planning policies. This statutory public meeting will provide an opportunity for the community and area residents to ask questions and seek more information from the proponent and their consultants.

I trust that the above comments will assist Council in this matter.

Sincerely,



Linda Redmond, B.A.

Manager of Planning and Environment

PLANNING REPORT

**400 KING STREET EAST
TOWNSHIP OF WELLINGTON NORTH (MOUNT FOREST)
COUNTY OF WELLINGTON**

**PREPARED ON BEHALF OF
MARLANNA HOMES INC.**

January 9, 2017

Project No. 1618



423 Woolwich Street, Suite 201, Guelph, Ontario, N1H 3X3
Phone (519) 836-7526 Fax (519) 836-9568 Email astrid.clos@ajcplanning.ca

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1. **Introduction**

This report has been prepared in support of a Draft Plan of Subdivision application for the property municipally addressed as 400 King Street East in the Township of Wellington North (Mount Forest). The subject property is proposed to be developed by Marlanna Homes Inc. The area of the site is 1.49 ha. The proposal includes 12 semi-detached lots (24 units), a municipal road and a stormwater management block.

2. **Background**

A Pre-consultation process was undertaken with the County of Wellington and the Township of Wellington North. Through this process preliminary comments were received and the submission requirements to support this application were confirmed. The Draft Plan of Subdivision was revised to respond to comments received from the County and the Township. This Planning Report was requested on September 2, 2016 through the pre-consultation process to be part of a complete application.

3. **Existing Conditions and Surrounding Land Uses**

The property owned by Marlanna Homes Inc. is 1.49 hectares in area. The property is legally described as Part of Park Lot 2 (Mount Forest) Township of Wellington North, County of Wellington and is municipally addressed as 400 King Street East.

Figure 1 – Surrounding Land Use



The property is vacant of any buildings.

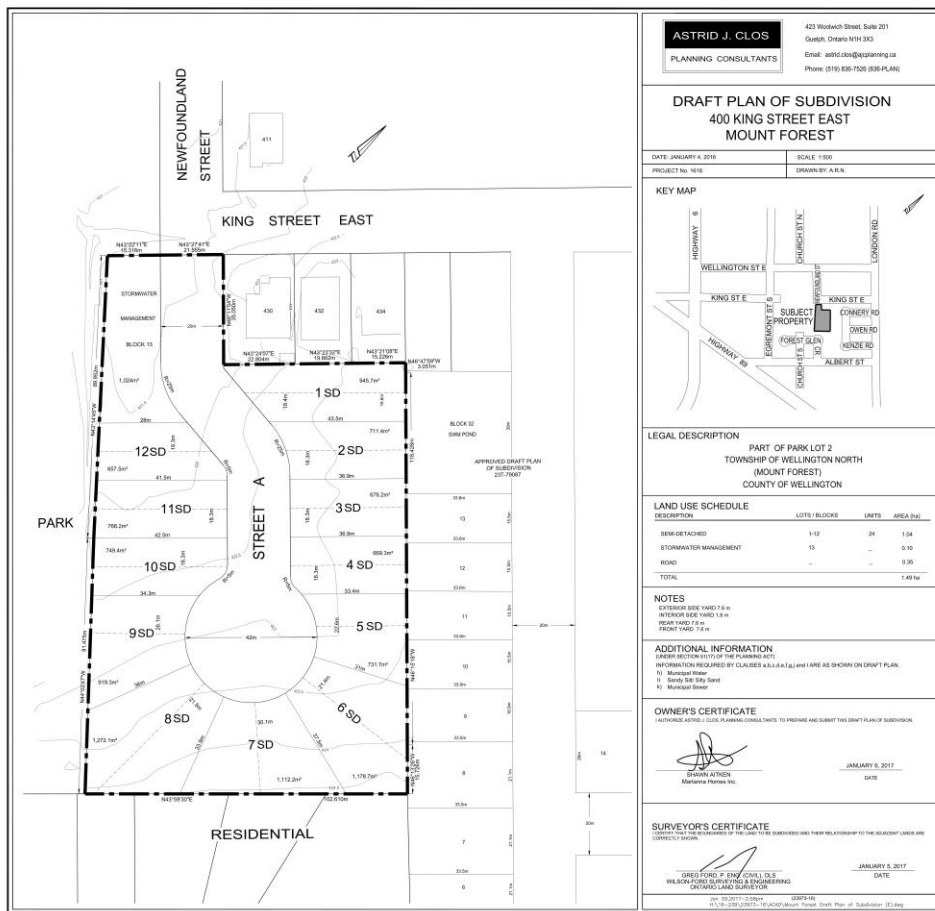
The existing surrounding land uses include:

- North - Existing single detached homes, King Street East, and Newfoundland Street.
- East - Approved Draft Plan of Subdivision 23T-79087.
- South - Existing single detached homes.
- West - Park.

4. **Development Proposal**

The area subject to the Draft Plan of Subdivision is 1.49 hectares. The proposal includes 12 semi-detached lots (24 units), a municipal road and a stormwater management block. This proposed Draft plan of Subdivision is in compliance with the existing Medium Density Residential R2 Zone. The proposed semi-detached residential dwellings are permitted in the R2 Zone. The proposed lots meet the Minimum Lot Area and Frontage regulations within the R2 Zone.

Figure 2 – Proposed Draft Plan of Subdivision (January 4, 2017)



5. Planning Framework

5.1 Provincial Policy Statement 2014

The Provincial Policy Statement 2014 (PPS) is 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 Triton Engineering Services Limited Consulting Engineers as part of this submission, confirms that 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 Mount Forest 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.”*

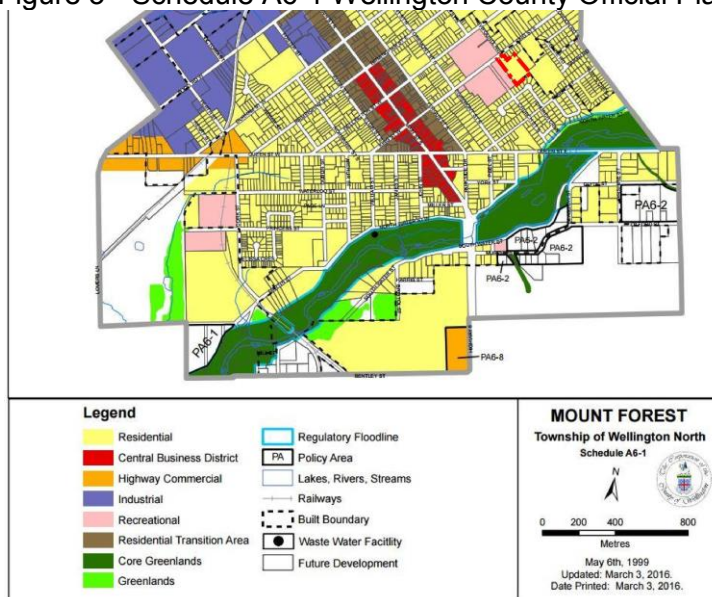
The proposal for the subject property will assist the Township of Wellington North to meet the vision of Places to Grow to build in a compact and efficient form.

5.3 County of Wellington Official Plan

The County of Wellington Official Plan Schedule A6-1 Mount Forest – Township of Wellington North designates the subject property as Residential. 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.

The following are excerpts from the County of Wellington Official Plan. The County Official Plan policies below are summarized well 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.”

Figure 3 - Schedule A6-1 Wellington County Official Plan



While intensification is encouraged, the proposed development should also be compatible with the existing community. In this case the proposed Draft Plan of Subdivision implements the existing R2 Zone applicable to the subject property. The proposed semi-detached lots are compatible with the surrounding land uses include single detached dwellings and a park.

“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;*
- 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.*

8.3 RESIDENTIAL

8.3.1 Overview

*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.

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.

Intensification proposals are to be evaluated using the Official Plan criteria in section 8.3.12 of the Official Plan.

Figure 4 - Intensification Criteria

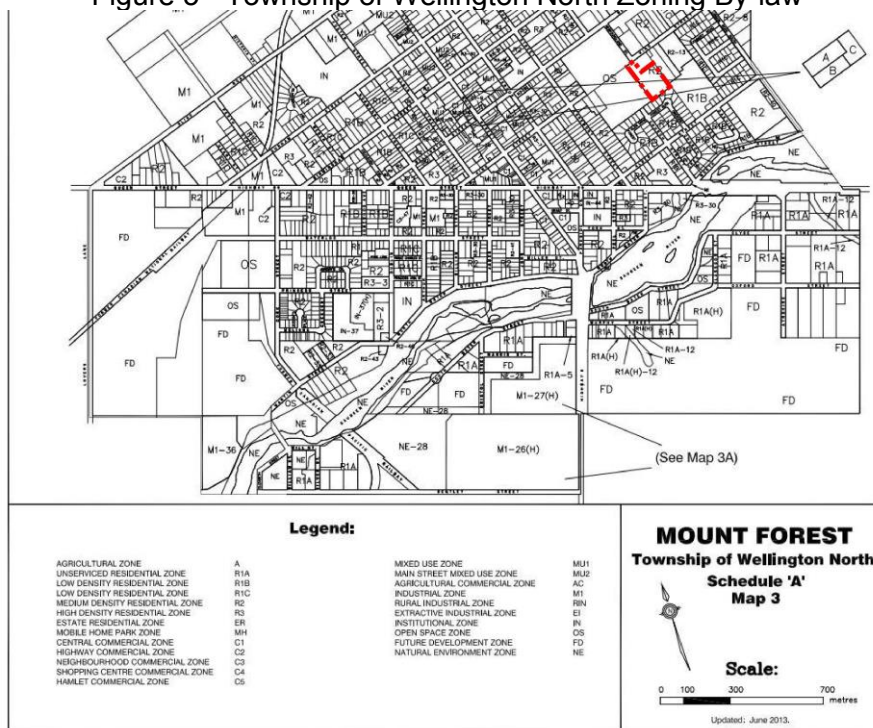
8.3.12 Intensification Criteria <i>Intensification within all residential land use designations shall be evaluated using the following criteria:</i>	
County of Wellington Official Plan Policy	Policy Analysis
a) <i>the compatibility of the proposed development in built form including height, massing, 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>	The existing R2 zoning on the site permits the proposed semi-detached dwellings. The built form of the proposed semi-detached dwellings are compatible in height, massing, scale, setbacks, orientation, use, built form, architectural character and materials, separation distances, shadowing and privacy with the surrounding uses. The proposal will be able to co-exist with the existing surrounding development while not creating and unacceptable adverse impacts.
b) <i>the degree to which building height and massing shall provide a transition between planned and existing development;</i>	The building massing and height will be similar to the surrounding homes.
c) <i>the maintenance of a lotting pattern that is generally consistent and compatible with the predominant character of the area;</i>	The proposed municipal road and lotting pattern is consistent and compatible with the character of the area.

County of Wellington Official Plan Policy	Policy Analysis
d) <i>the ability of roads or municipal infrastructure to accommodate the proposal;</i>	The Preliminary Servicing and Stormwater Management Report prepared by Triton Engineering Services Limited Consulting Engineers concludes that existing municipal infrastructure is able to accommodate this proposal.
e) <i>the impact of the development on the streetscape including, where feasible, the protection of municipal street trees;</i>	The development will extend the municipal streetscape including the addition of municipal street trees.
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 Triton Engineering Services Limited Consulting Engineers determined that impact on the adjacent properties is minimized in relation to grading and drainage.
g) <i>the conservation of significant cultural heritage resources</i>	There are no significant cultural heritage resources located on the subject property.

5. Township of Wellington North Zoning By-law

The Township of Wellington North Zoning By-law No. 66-01, as amended, zones the subject property within the Medium density Residential R2 Zone.

Figure 5 - Township of Wellington North Zoning By-law



The proposed semi-detached lots in the Draft Plan of Subdivision are in compliance with the existing R2 Zone. Section 12.1 permits the following uses in the R2 Zone:

“12.1 PERMITTED USES

- Single detached residential dwelling
- **Semi-detached residential dwelling**
- Duplex dwelling
- Triplex residential dwelling
- Fourplex residential dwelling
- Four Unit Street Townhouse
- An accessory Bed and Breakfast establishment (Class 2)
- Boarding, lodging or rooming establishment not exceeding 5 rooms or dwelling units for let
- Converted dwelling existing as of the date of passing this By-law as specified in Section 6.29 of this By-law.
- Home Occupation
- Accessory uses buildings and structures”

Figure 6 – Zoning Compliance Chart

Medium Density Residential R2 Zone			
Permitted Use: Semi-detached residential dwelling	Proposed Use: Semi-detached residential dwelling		
Semi-Detached, means two single-detached residential dwellings, divided in whole or part by a common vertical wall, each of which may be held in separate ownership, and having independent entrance either directly from the outside or through a common vestibule. (5.197.9)			
Zoning Regulation	Required	Provided	Compliance
Minimum Lot Area per dwelling (12.2.2.1)	550 m ²	657.5 m ²	Yes
Minimum Lot Frontage per dwelling (12.2.2.2)	18.3 m	18.3 m	Yes
Minimum Lot Area per dwelling unit on a separate lot (12.2.2.3)	275 m ²	328.75 m ²	Yes
Minimum Lot Frontage per dwelling unit on a separate lot (12.2.2.4)	9 m	9 m	Yes
Minimum Front Yard (12.2.2.5)	7.6 m	7.6 m	Yes
Minimum Interior Side Yard More than one storey (12.2.2.6)	1.8 m	1.8 m	Yes
Regulations for corner lots are specified in Section 6.36 f) of this by-law (12.2.2.6) Semi-detached, the requirements of this by-law for a minimum interior side yard and minimum rear yard may be interchanged where such building is located on a corner lot. (6.36 f)	Not applicable.		N/A
Minimum Exterior Side Yard 7.6 m (12.2.2.7)	Not applicable.		N/A
Minimum Rear Yard (12.2.2.8)	7.6 m	7.6 m	Yes
Maximum Building Height (12.2.2.9)	10.5 m (34.5 feet)	10.5 m	Yes

Zoning Regulation	Required	Provided	Compliance
5.114 HEIGHT or BUILDING HEIGHT, when used in reference to a building or structure, means the vertical dimension of a building or structure measured from the centre front elevation of the finished grade to, a) in the case of a flat roof, the highest point of the roof surface or parapet wall, whichever is higher. A one-slope roof having a slope of less than 20 degrees from the horizontal shall be considered a flat roof for the purposes of this By-law; b) in the case of a mansard roof, the deck roof line; c) in the case of a gabled, hip, gambrel or other type of pitched roof, the average height between the eaves and ridge; d) in the case of a structure not having a roof, the top part of such structure; e) in the case of a structure having a rounded roof, two-thirds (2/3) of the average height of the structure; f) where a combustible exterior wall extends above the top of the roof of a building, the topmost part of such exterior wall. (see illustrations)			
Maximum Lot Coverage (12.2.2.10)	45%	45%	Yes
LOT COVERAGE, means the percentage of the total lot area covered by all building(s) and structure(s), including accessory buildings and structure(s), which are located on or above ground level. (5.138.3)			
Minimum Floor Area per dwelling unit two or more storey	92.9 m ²	92.9 m ²	Yes
FLOOR AREA, with reference to a building or structure, means the total floor area within a building or structure, which area is measured between the exterior faces of the exterior walls or from the centre line of a common or party wall, but excluding any private garage, breezeway, porch, verandah, balcony, sun room, attic, basement or cellar. (5.96)			

6. **Conclusion**

This Planning Report has been prepared in support of a Draft Plan of Subdivision application for a property municipally addressed as 400 King Street East in the Township of Wellington North (Mount Forest) in the County of Wellington.

The Draft Plan of Subdivision application proposed for this property 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 to the built-up area in a compact and efficient form that optimizes the use of municipal infrastructure. The County Official Plan 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.*" While intensification is encouraged the proposed development should also be compatible with the existing homes. The intensification policies of the County of Wellington Official Plan are met by the development proposal.

This report has been prepared and respectfully submitted by,

Astrid Clos, RPP, MCIP



UPPER GRAND DISTRICT SCHOOL BOARD
500 Victoria Road North, Guelph, Ontario N1E 6K2
Phone: (519) 822-4420 Fax: (519) 822-2134

Martha C. Rogers
Director of Education

March 16, 2017

PLN: 17-30
File Code: R14
Sent by: mail & email

Gary Cousins, RPP, MCIP
Director of Planning and Development
County of Wellington
74 Woolwich Street
Guelph, Ontario N1H 3T9

Dear Mr. Cousins;

Re: 23T-17001, Marlanna Homes Inc.
Part of Park Lot 2 South of King Street Land, Plan Town of Mount Forest, Mount Forest, now Township of Wellington North

Planning staff at the Upper Grand District School Board has received and reviewed the above application for a draft plan of subdivision to permit the development of 24 semi-detached units, a municipal road, and a stormwater management block.

Be advised that the board has **no objection** to the proposed application, subject to the following conditions:

- Education Development Charges shall be collected prior to the issuance of a building permit
- The developer shall agree in the subdivision agreement that adequate lighting and snow removal is provided to allow children to walk safely to school or to a designated bus pickup point
- The developer and the Upper Grand District School Board reach an agreement regarding the supply and erection of a sign (at the developers expense and according to the Board's specifications) affixed to the permanent development sign advising prospective residents about schools in the area.
- The developer agrees in the subdivision agreement to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease:

"In order to limit liability, public school buses operated by the Service de transport de Wellington-Dufferin Student Transportation Services (STWDSTS), or its assigns or successors, will not travel on privately owned or unassumed right-of-ways to pick up students, and potential busing students will be required to meet the bus at a congregated bus pick-up point."

Should you require additional information, please feel free to contact me.

Sincerely,

Emily Bumbaco
Planning Technician
emily.bumbaco@ugdsb.on.ca

cc – Karren Wallace, Clerk, Township of Wellington North *(by email)*
Darren Jones, CBO, Township of Wellington North *(by email)*
Astrid Clos, Agent

March 21st, 2017

Gary Cousins RPP, MCIP, Director
Planning and Development Dept
Wellington County
74 Woolwich Street
Guelph ON N1H 3T9

Reference: Application for Draft Plan of Subdivision
23T-17001
400 King Street East (Mount Forest)
Township of Wellington North

Mr Cousins,

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

Canada Post has reviewed the proposal for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes. Our centralized delivery policy will apply for any buildings of 3 or more self-contained units with a common indoor area. For these units the owner/developer will be required to install a mail panel and provide access to Canada Post.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- ⇒ The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- ⇒ The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order

that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.

- ⇒ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the Township of Wellington North.
- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

Canada Post further requests the owner/developer be notified of the following:

- 1 The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
- 2 Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy
- 3 There will be no more than one mail delivery point to each unique address assigned by the Municipality
- 4 Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
- 5 **The complete guide to Canada Post's Delivery Standards can be found at:**
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Regards,

Paul Remisch
Delivery Services Officer | Delivery Planning
Huron/Rideau Region
955 Highbury Ave N
London ON N5Y 1A3
(519) 457-5215
paul.remisch@canadapost.ca

B. M. ROSS AND ASSOCIATES LIMITED
Engineers and Planners
Box 1179, 206 Industrial Drive
Mount Forest, ON, Canada N0G 2L0
p. (519) 323-2945 • f. (519) 323-3551
www.bmross.net

File No. 17076

April 22, 2017

Darren Jones, CBO
Township of Wellington North
7490 Sideroad 7 West
PO Box 125, Kenilworth, ON
N0G 2E0

Re: Marlanna Homes Subdivision (King Street, Mount Forest)
Draft Plan 23T-17001

Functional Servicing Report and Preliminary General Grading & Servicing Plan Review

We have completed our technical review of the conceptual grading, drainage/SWM and servicing scheme for the Marlanna Homes Subdivision, as prepared by Triton Engineering Services Ltd. and as submitted with the Draft Plan application. It is our opinion the proposed road, servicing and SWM Block configuration will adequately provide servicing for the subdivision in accordance with the Township's Municipal Servicing Standards, subject to a review of future detailed engineering submissions that will required as a condition of Draft Plan approval.


Based on the submitted drawing, a rear yard storm sewer easement will be required along the west perimeter of the subdivision, and there potentially may be the need for other drainage easements.

The SWM calculations may need to include additional external areas to the site which could affect the sizing of the Dry Pond. However, it appears there is additional space within the SWM Block to accommodate an increased Dry Pond storage volume (to be confirmed by the Developer's engineer).

If you have any questions, please contact us.

Yours very truly

B. M. ROSS AND ASSOCIATES LIMITED

Per 
Frank Vanderloo, P. Eng.

FCV:fcv

SENT ELECTRONICALLY ONLY (*township@wellington-north.com*)

May 31, 2017

Township of Wellington North
7490 Sideroad 7 West
Kenilworth, Ontario
N0G 2E0

ATTENTION: Darren Jones, CBO

Dear Mr. Jones,

RE: Application for a Draft Plan of Subdivision File No. 23T-17001
Marlanna Homes Inc. (Shawn Aitken)
430 King Street East, Mount Forest
Part of Park Lot 2 South of King Street Land, Plan Town of Mount Forest
Geographic Town of Mount Forest
Township of Wellington North

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the proposed Draft Plan of Subdivision in accordance with the SVCA's mandate; the Saugeen Valley Conservation Authority Environmental Planning and Regulations Policies Manual dated May 3, 2017, as approved May 16, 2017; and the Memorandum of Agreement between the Authority and the County of Wellington relating to Plan Review. Authority staff provided comments to the County of Wellington dated April 13, 2017 regarding the proposal, a copy of which was sent to the Township of Wellington North. Please refer to that letter for more details on the property. The proposed Draft Plan of Subdivision is generally acceptable to SVCA staff, subject to the conditions recommended in our April 13, 2017 comments.

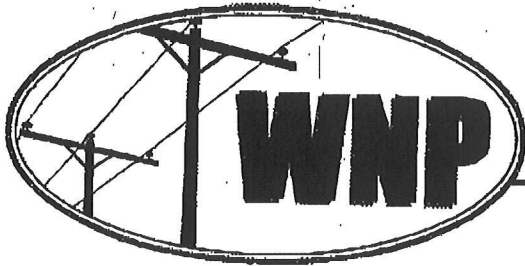
We trust this information is helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,



Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/

cc: Karen Wallace, Clerk, Township of Wellington North (via email)
Darren Jones, CBO, Township of Wellington North (via email)
Astrid Clos, Astrid J. Clos Planning Consultants, Agent (via email)
Steve McCabe, Authority Member, SVCA (via email)



Wellington North Power Inc.
290 Queen Street West, PO Box 359, Mount Forest, ON N0G 2L0
Phone: 519.323.1710 Fax: 519.323.2425 E-mail: wnp@wellingtonnorthpower.com

www.wellingtonnorthpower.com

June 06, 2017

Township of Wellington North
Attention: Darren Jones
7490 Sideroad 7, W
Kenilworth, ON N0G 2E0

RECEIVED

JUN 12 2017

TWP. OF WELLINGTON NORTH

Dear Mr. D Jones

**Re: Public Meeting June 26th, 2017
File No 23T-17001 Part of Park Lot 2 South of King Street, Plan of Mount Forest**

Wellington North Power Inc. has reviewed the subject file. Please notify the applicant of the following comments:

1. The applicant is to contact Wellington North Power Inc. prior to completion of site plans to request electrical service requirements.
2. The applicant will be required to enter into a Construction Agreement with Wellington North Power Inc.
3. The applicant acknowledges that access is required to the existing pole line or other suitable solution is agreed upon.

Sincerely,

WELLINGTON NORTH POWER INC.
Jim Klujber, Chief Operating Officer