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## Public Meeting

Monday, September 10, 2018 at 2:00 p.m.

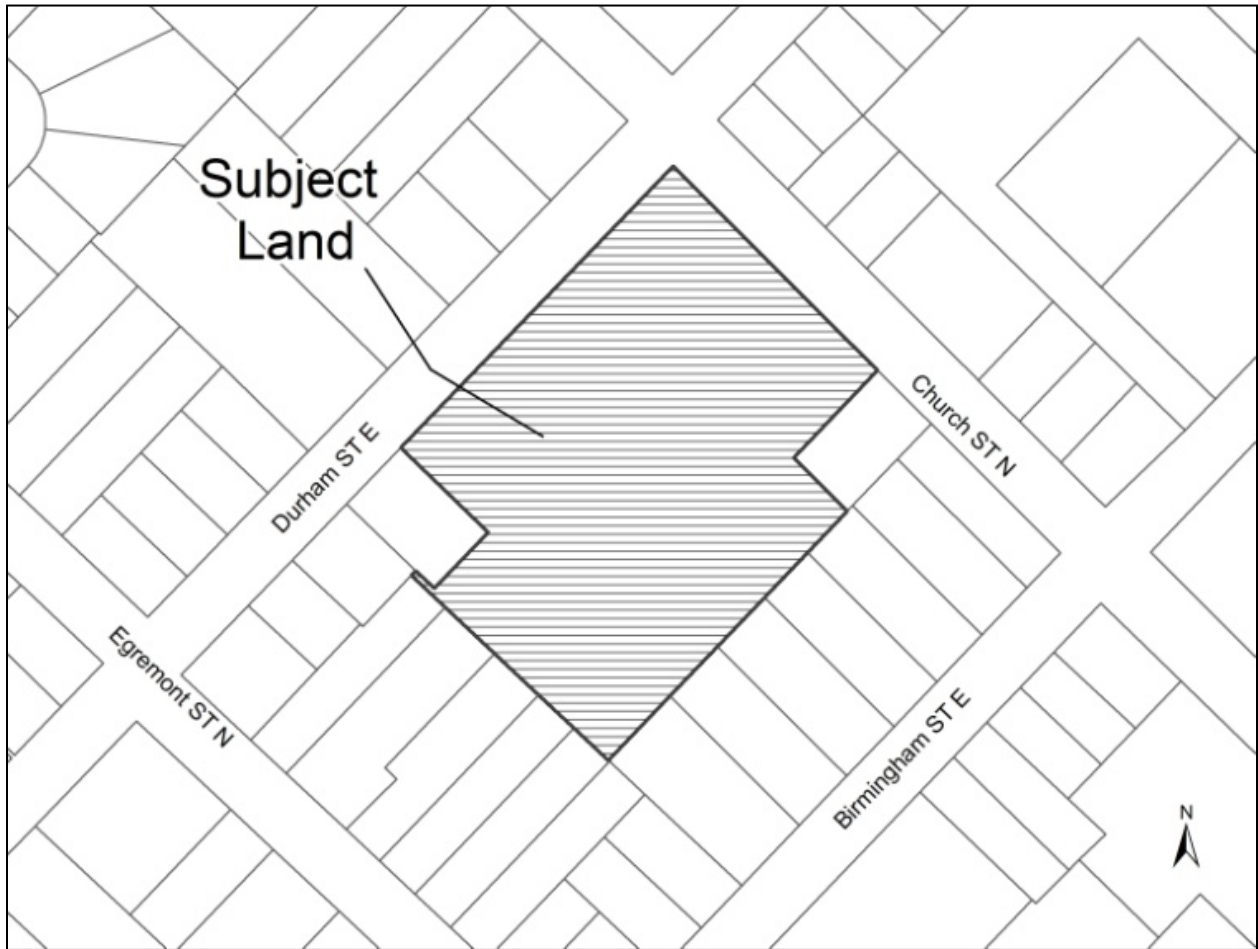
Municipal Office Council Chambers, Kenilworth

### AGENDA

AGENDA ITEM	PAGE NO.
<p><b><u>CALLING TO ORDER</u></b></p> <ul style="list-style-type: none"><li>- Chairman Lennox</li></ul> <p><b><u>DISCLOSURE OF PECUNIARY INTEREST(S) AND THE GENERAL NATURE THEREOF</u></b></p> <p><b><u>OWNERS/APPLICANT</u></b></p> <ul style="list-style-type: none"><li>- Mount Forest Developments Inc.</li></ul> <p><b>Note: a public meeting was held on July 23, 2018 for this matter. This second public meeting is being held to meet the notice requirements as set out in the Planning Act (clause 51(20) (b)).</b></p> <p><b><u>LOCATION OF THE SUBJECT LAND</u></b></p> <p>The property subject to the proposed Draft Plan of Subdivision (File No 23T-18001) is located on Part Park Lot 1, South of Durham Street and East of Main Street, Plan Town of Mount Forest, now Township of Wellington North. The property subject to the application is illustrated on the key map attached.</p> <p><b><u>PURPOSE AND EFFECT OF THE APPLICATION</u></b></p> <p>The application for a Draft Plan of Subdivision will result in the creation of 15 semi-detached lots for a total of 30 dwelling units. The lands are currently</p>	<p>1</p>

<b>AGENDA ITEM</b>	<b>PAGE NO.</b>																
<p>zoned to permit the semi-detached residential use and there are no other associated applications. The details proposed Draft Plan of Subdivision (23T-18001) is as follows:</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th><b>Land Use</b></th> <th><b>Lots/Blocks</b></th> <th><b>Units</b></th> <th><b>Area (Ha.)</b></th> </tr> </thead> <tbody> <tr> <td>Semi-Detached Residential</td> <td style="text-align: center;">1-15</td> <td style="text-align: center;">30</td> <td style="text-align: center;">1.185</td> </tr> <tr> <td>Road</td> <td></td> <td></td> <td style="text-align: center;">0.225</td> </tr> <tr> <td><b>TOTAL AREA</b></td> <td></td> <td></td> <td style="text-align: center;"><b>1.411</b></td> </tr> </tbody> </table>	<b>Land Use</b>	<b>Lots/Blocks</b>	<b>Units</b>	<b>Area (Ha.)</b>	Semi-Detached Residential	1-15	30	1.185	Road			0.225	<b>TOTAL AREA</b>			<b>1.411</b>	
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<p><b><u>NOTICE</u></b></p> <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 August 15th, 2018.</p>																	
<p><b><u>PRESENTATIONS</u></b></p> <p>Linda Redmond, Manager of Planning and Environment                      - See attached report</p>	2																
<p>Astrid Clos, RPP, MCIP, Astrid J. Clos, Planning Consultants                      - See attached planning report</p>	8																
<p><b><u>CORRESPONDENCE FOR COUNCIL'S REVIEW</u></b></p> <p>Candace Hamm, Environmental Planning Coordinator, SVCA                      - Letter dated June 13, 2018 (acceptable to SVCA staff)                      - Letter dated July 10, 2018 (acceptable to SVCA staff)</p>	23 26																
<p>Emily Bumbaco, Planning Technician, Upper Grand District School Board                      - No objection</p>	27																
<p>Phyllis Ellis, 210 Church Street North, Mount Forest, ON N0G 2L2                      - Wish to be notified of decision</p>	29																
<p>Jim Klujber, Chief Operating Officer, Wellington North Power                      - See attached letter</p>	30																

<b>AGENDA ITEM</b>	<b>PAGE NO.</b>
<p>Frank Vanderloo, P. Eng., B.M. Ross &amp; Associates Limited - See attached letter</p> <p><b><u>REQUEST FOR NOTICE OF DECISION</u></b></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><b><u>CHAIRMAN OPENS FLOOR FOR ANY COMMENTS/ QUESTIONS</u></b></p> <p><b><u>COMMENTS/QUESTIONS FROM COUNCIL</u></b></p> <p><b><u>ADJOURNMENT</u></b></p>	<p>31</p>



**OWNERS/APPLICANT – Mount Forest Developments Inc.**



# PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

**DATE:** July 17, 2018  
**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 - 23T-18001**  
**Mount Forest Developments Inc., 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 located on the south corner of Durham St East and Church St North. The size of the subject property is 1.411 hectares (3.48 acres) (Figure1).

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 all residential to the north, south, west and east.

## Proposal

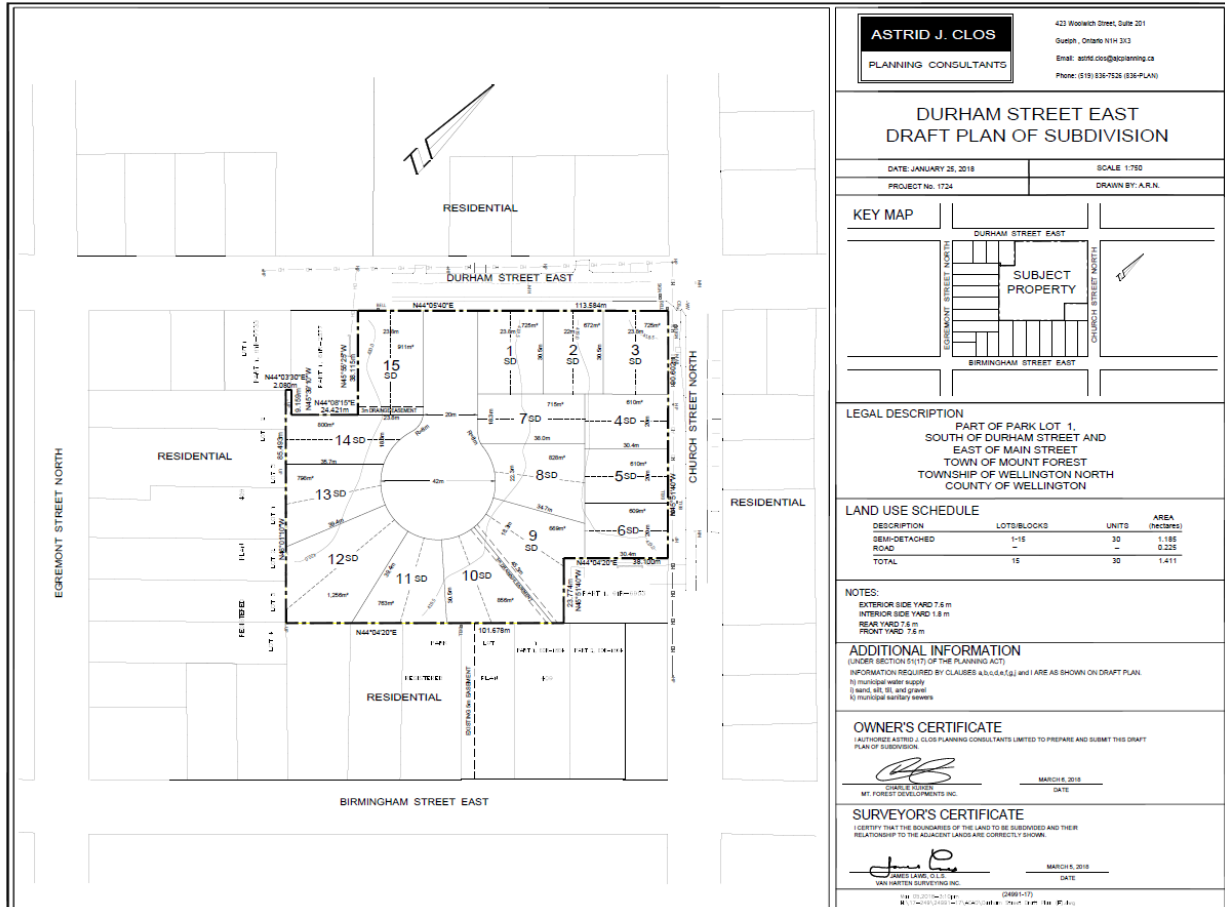
The application for Draft Plan of Subdivision will result in the creation of a residential development on the lands that are currently vacant. Specifically the overall proposal will create 15 semi-detached lots (30 units).(table 1).



Figure 1

Land Use	Lots/Blocks	Units	Area (Ha.)
Semi-Detached Residential	Lots 1-15	30	1.185
Road			0.225
<b>TOTAL UNITS/AREA</b>			<b>1.49</b>

(Table 1)



Subdivision Application 23T-18001 (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.

The subject property is located within the settlement area of Mount Forest. Section 1.1.3.1 of the Provincial Policy Statement states that “settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.” Settlement areas are encouraged to include a mix of densities and land uses.

The Provincial Growth Plan directs the majority of growth to settlement areas as a better use of land and infrastructure while prioritizing intensification in strategic growth areas, including urban growth centres, major transit station areas, brownfield sites and greyfields.

Under section 2.2.7 of the Growth Plan, new development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that supports the achievement of complete communities.

## **Wellington County Official Plan Policy Framework**

The lands subject to the amendment are designated RESIDENTIAL in the Urban Centre of Mount Forest. The property is located within the defined “built boundary” and therefore is considered a Greenfield area.

### **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. It further seeks to identify and promote opportunities for growth in the built up areas of urban centres through intensification and redevelopment where this can be accommodated, taking into account small town scale and historic streetscapes.

Section 3.3.1 identifies targets and states “by the year 2015 and for each year thereafter, a minimum of 20 percent of all residential development occurring annually will be within the built-up area”. This application is located within the built boundary of Mount Forest and will contribute and support this target.

Section 3.5 of the Plan allocates growth to the local municipalities. Wellington North is anticipated to grow from 12,490 persons in 2016 up to 17,085 persons in 2036. An additional 1695 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 4.4.5, 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”.

The policies of Section 8.3.11 of the Official Plan encourage 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”.

### Wellington North Community Growth Plan

The following relevant Growth Management Goals have been identified:

- To direct and focus development to the urban areas of Arthur and Mount Forest as the primary centres and complete communities with a mix of land uses, housing, jobs and services.
- To plan and promote orderly, compact development within the urban areas, based on phasing to align with planning for infrastructure, transportation, facilities and services.
- Intensification Goals – To encourage intensification generally to achieve the desired urban structure.

### Wellington North Zoning By-law 66-01

The subject lands are currently zoned Residential (R2). The proposal is for the development of 15 semi-detached dwellings for a total of 30 units. The proposed lots meet the minimum frontage and area requirements for the use of the lands. A zone amendment is not required for this proposal.

### Technical Study Review

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

- Functional Servicing Report and Storm Water Management Report (February 2018) GM Blue Plan Engineering.
- Geotechnical Investigation (January 19, 2018) Chung & Vander Doelen Engineering Ltd.
- Planning Report (March 13, 2018) Astrid J. Clos Planning Consultants.
- Tree Management Plan (March 8, 2018) MacKinnon & Associates.

### Agency Review

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

Agency	Position	Comments
Saugeen Valley Conservation Authority(SVCA)	<b>No objection Subject to Conditions</b>	In comments of June 13, 2018 the SVCA indicated that conditions of draft approval include provisions for a final SWM report, lot grading and sediment and erosion control plan, to the SVCA satisfaction.
Hydro One	<b>No objection</b>	
Upper Grand District School Board (UGDSB)	<b>No objection Subject to Conditions</b>	In comments of June 14, 2018 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



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purchase regarding non pickup on unopened road allowances or private property.

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Wellington Source      **No concerns**  
Water Protection

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Comments from the Township’s consulting engineer have not been received at time of writing these comments. We understand the plans are currently under review. 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 built boundary of Mount Forest. This large, vacant parcel of land is surrounded by residential lands and is located within an established residential area. 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. The proposed semi-detached dwellings will also achieve the 25% affordable housing target.

### **Tree Preservation**

The property is currently occupied by a substantial spruce tree plantation. A tree management plan was submitted with the application, which indicated that the majority of the trees are expected to be removed. The basis of this is related to the engineering constraints that are present on the site. The property is fairly flat which will require swales to be installed to direct water off the site. This combined with the building envelopes and the proposed street will require the removal of a significant amount of trees. When dealing with tree plantations, removal of some trees could compromise the integrity of the remaining trees. Additionally, trees in a plantation tend to look nice as a whole but singular trees will not look good and retaining them would be of no value. Given that this plantation has acted as a buffer for the surrounding dwellings we have discussed other alternatives to mitigating the tree loss on this site. A condition of draft approval will be included to address compensation plantings and buffering where feasible, such as fencing and other plantings. The following draft condition is proposed:

The Owner shall submit a Tree Planting Plan prepared by a qualified Landscape Architect O.A.L.A in accordance with the Township of Wellington North Engineering Standards. A buffer shall be provided for the benefit of existing abutting residential dwellings through tree plantings on the subject property or the provision of a boundary fence to the satisfaction of the Township. Where existing boundary tree or shrub growth is able to be retained these existing plantings may provide the required buffer to the satisfaction of the Township.

### **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. This will form a condition of draft approval.

**Storm Water Management**

We have not been provided with comments from the Township Consulting Engineer on the Functional Servicing Report. We understand the plans are currently under review.

**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.

**Conclusion**

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. If Council is in support of the draft plan of subdivision, a resolution in support of it should be passed by Council after the public meeting and forwarded to the County along with required records.

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

Sincerely,



Linda Redmond, B.A.

Manager of Planning and Environment

# **PLANNING REPORT**

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

**PREPARED ON BEHALF OF  
Mt. Forest Developments Inc.**

**March 13, 2018**

Project No. 1724



423 Woolwich Street, Suite 201, Guelph, Ontario, N1H 3X3  
Phone (519) 836-7526 Fax (519) 836-9568 Email [astrid.clos@ajcplanning.ca](mailto: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 located with frontage on Durham Street East and Church Street North in the Township of Wellington North (Mount Forest). The subject property is owned by Mt. Forest Developments Inc. The area of the site is 1.411 ha. The proposal includes 15 semi-detached lots (30 units) and a municipal road.

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. This Planning Report was requested on September 29, 2017 through the pre-consultation process to be part of a complete application.

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

The property owned by Mt. Forest Developments Inc. is 1.411 hectares in area. The property is legally described as Part of Park Lot 1, South of Durham Street and East of Main Street Registered Plan 409 (Mount Forest) Township of Wellington North, County of Wellington.

The property is vacant of any buildings. The Functional Servicing Report prepared by GM Blue Plan (February 2018) describes the existing conditions of the property as “*generally sloping from the south-southwest to the existing intersection*” of Durham Street East and Church Street North.

The Geotechnical Investigation prepared by Chung & Vander Doelen Engineering Ltd. outlines that four boreholes were drilled and sampled on the property on December 13, 2017. The site topography slopes slightly downwards from west to east with a grade differential of 1± m at the borehole locations.

A Tree Preservation Plan has been prepared by McKinnon & Associates for the proposed Draft Plan of Subdivision.

The existing surrounding land uses as shown in Figure 1 include:

- North - Existing single detached homes fronting onto Durham Street East.
- East - Existing single detached homes and townhouses along Church Street North.
- South - Existing single detached homes and townhouses fronting onto Birmingham Street East.
- West - Existing single detached homes facing onto Egremont Street North.

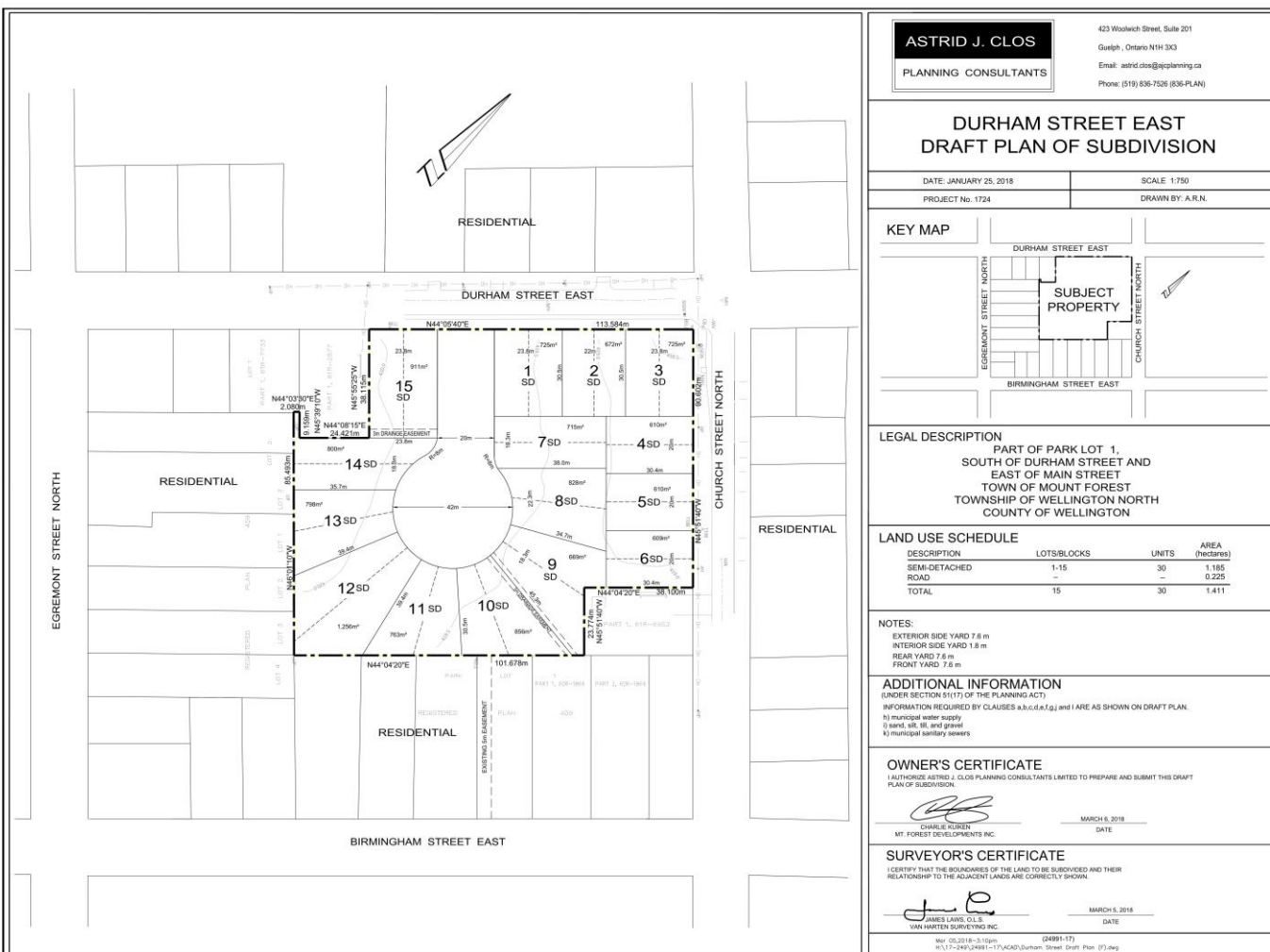
Figure 1 – Surrounding Land Use



#### 4. Development Proposal

The area subject to the Draft Plan of Subdivision is 1.411 hectares. The proposal includes 15 semi-detached lots (30 units) and a municipal road provided as a cul-de-sac. This proposed Draft plan of Subdivision is in compliance with the existing Medium Density Residential R2 Zoning on the subject property. 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 25, 2018)



## 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 GM Blue Plan Consulting Engineers as part of this submission, confirms that the proposed development within this settlement area will be serviced with municipal sewage and water services consistent with the Provincial Policy Statement.

The proposal for the subject property 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

### Places to Grow (2017)

The Growth Plan for the Greater Golden Horseshoe (2017) came into effect on July 1, 2017. *“This Plan applies to the area designated by Ontario Regulation 416/05 as the Greater Golden Horseshoe growth plan area. All decisions made on or after July 1, 2017 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise.”*(1.2.2)

Excerpts from the Growth Plan are included in this report. **Bolding** has been added for emphasis.

#### “1.2.1 Guiding Principles

*The policies of this Plan regarding how land is developed, resources are managed and protected, and public dollars are invested are based on the following principles:*

- Prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability.***
- Support a range and mix of housing options, including second units and affordable housing to serve all sizes, incomes, and ages of households.***

#### 2.2.2 Delineated Built-up Areas

1. *By the year 2031, and for each year thereafter, a minimum of 60 per cent of all residential development occurring annually within each upper- or single-tier municipality will be within the delineated built-up area.*

2. *By the time the next municipal comprehensive review is approved and in effect, and each year until 2031, a minimum of 50 per cent of all residential development occurring annually within each upper- or single-tier municipality will be within the delineated built-up area.*
3. *Until the next municipal comprehensive review is approved and in effect, the annual minimum intensification target contained in the applicable upper- or single-tier official plan that is approved and in effect as of July 1, 2017 will continue to apply.*
4. *All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:*
  - a) *encourage intensification generally to achieve the desired urban structure;*
  - b) *identify the appropriate type and scale of development and transition of built form to adjacent areas;*
  - c) *identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development;*
  - d) *ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;*
  - e) *prioritize planning and investment in infrastructure and public service facilities that will support intensification; and*
  - f) *be implemented through official plan policies and designations, updated zoning and other supporting documents.*

### **2.2.3 Urban Growth Centres**

1. *Urban growth centres will be planned:*
  - b) *to accommodate and support the transit network at the regional scale and provide connection points for inter- and intra-regional transit;*
  - d) *to accommodate significant population and employment growth.*

### **Outer Ring**

*The geographic area consisting of the cities of Barrie, Brantford, Guelph, Kawartha Lakes, Orillia, and Peterborough; the **Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe, and Wellington**; and the Regions of Niagara and Waterloo.*

The proposal is consistent with the Places to Grow policies approved and in effect as of July 1, 2017 in the Guelph Official Plan.

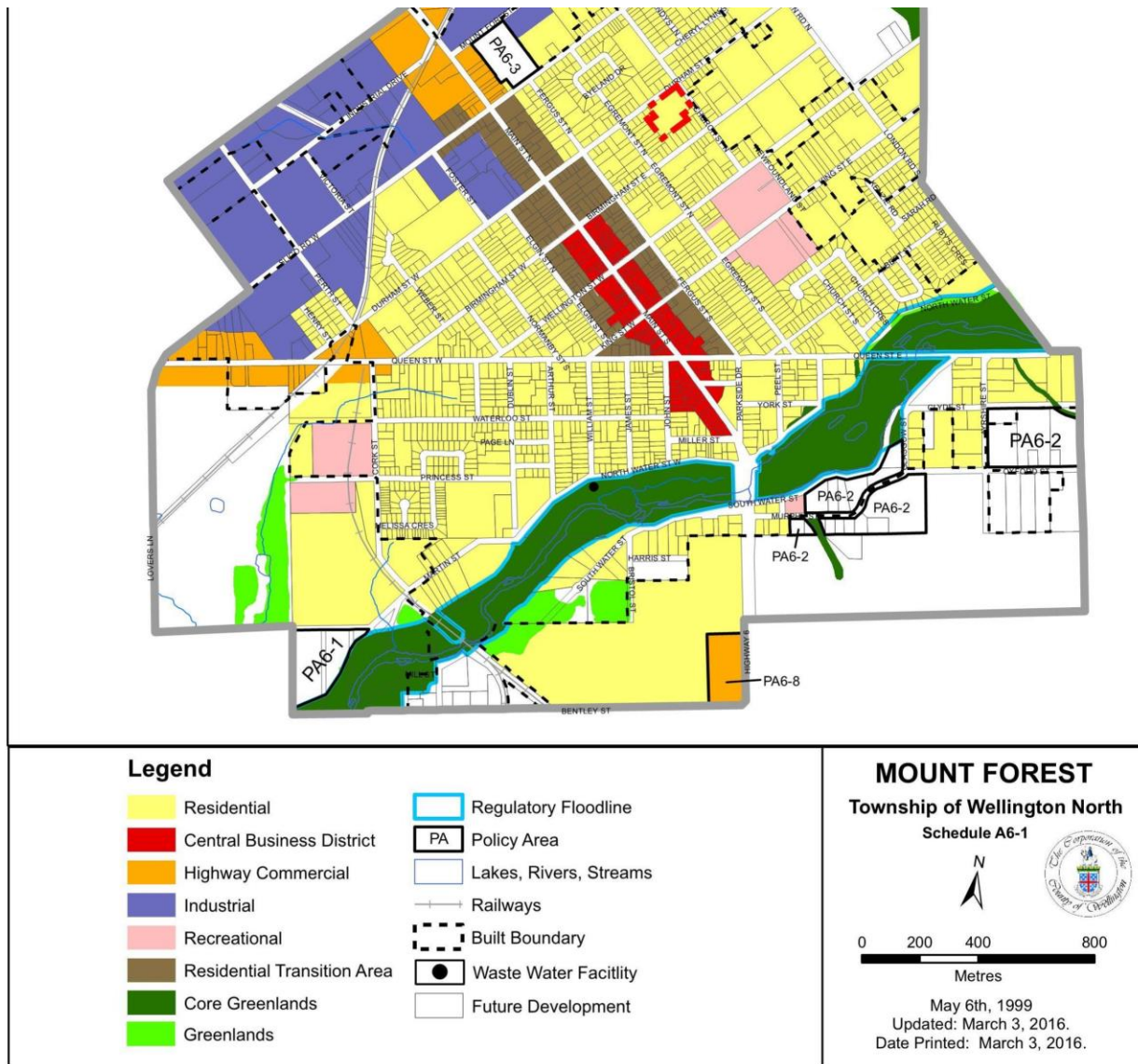
## **5.3 County of Wellington Official Plan**

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 goal 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 townhouses.

#### **“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:*

- 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

<b>8.3.12 Intensification Criteria</b> <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 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.
d) <i>the ability of roads or municipal infrastructure to accommodate the proposal;</i>	The Functional Servicing and Stormwater Management Report prepared by GM BluePlan 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.

County of Wellington Official Plan Policy	Policy Analysis
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 Functional Servicing and Stormwater Management Report prepared by GM Blue Plan Consulting Engineers determined that impact on the adjacent properties is minimized in relation to grading and drainage. A Tree Protection Plan has been prepared by MacKinnon & Associates.
g) <i>the conservation of significant cultural heritage resources</i>	There are no significant cultural heritage resources located on the subject property.

## 6. 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.

The proposed semi-detached lots in the Draft Plan of Subdivision are in compliance with the existing R2 Zone. The proposed lots meet the minimum required lot frontage of 18.3 m. A range of lot frontages are provided between 18.3 m to 23.8 m. The minimum required lot area of 550 m<sup>2</sup> is also met by the proposal. A range of lot areas are provided between 608 m<sup>2</sup> to 1,256 m<sup>2</sup>.

The minimum lot frontage for individual semi-detached lot in the R.2 Zone is 9 m. The corner lots have a proposed frontage of 23.8 m which includes a 9 m lot and a corner lot of 14.8m. The 14.8m allows an exterior side yard of 7.6 m to be provided in accordance with the R2 Zoning regulations.

Section 12.1 permits the proposed semi-detached lots. The following uses are permitted 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 5 - Township of Wellington North Zoning By-law



Legend:			
AGRICULTURAL ZONE	A	MIXED USE ZONE	MU1
UNSERVICED RESIDENTIAL ZONE	R1A	MAIN STREET MIXED USE ZONE	MU2
LOW DENSITY RESIDENTIAL ZONE	R1B	AGRICULTURAL COMMERCIAL ZONE	AC
LOW DENSITY RESIDENTIAL ZONE	R1C	INDUSTRIAL ZONE	M1
MEDIUM DENSITY RESIDENTIAL ZONE	R2	RURAL INDUSTRIAL ZONE	RIN
HIGH DENSITY RESIDENTIAL ZONE	R3	EXTRACTIVE INDUSTRIAL ZONE	EI
ESTATE RESIDENTIAL ZONE	ER	INSTITUTIONAL ZONE	IN
MOBILE HOME PARK ZONE	MH	OPEN SPACE ZONE	OS
CENTRAL COMMERCIAL ZONE	C1	FUTURE DEVELOPMENT ZONE	FD
HIGHWAY COMMERCIAL ZONE	C2	NATURAL ENVIRONMENT ZONE	NE
NEIGHBOURHOOD COMMERCIAL ZONE	C3		
SHOPPING CENTRE COMMERCIAL ZONE	C4		
HAMLET COMMERCIAL ZONE	C5		

**MOUNT FOREST**  
**Township of Wellington North**  
**Schedule 'A'**  
**Map 3**

**Scale:**  
0 100 300 700 metres

Updated: June 2013.

Figure 6 – Zoning Compliance Chart

<b>Medium Density Residential R2 Zone</b>			
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 <sup>2</sup>	608 m <sup>2</sup>	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 <sup>2</sup>	303 m <sup>2</sup>	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)			Yes
Minimum Exterior Side Yard 7.6 m (12.2.2.7)	7.6 m	7.6 m	Yes
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
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)			



Zoning Regulation	Required	Provided	Compliance
Minimum Floor Area per dwelling unit two or more storey	92.9 m <sup>2</sup>	92.9 m <sup>2</sup>	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)			

## 7. **Conclusion**

This Planning Report has been prepared in support of a Draft Plan of Subdivision application for the property with frontage on Durham Street East and Church Street North in the Township of Wellington North (Mount Forest).

The Draft Plan of Subdivision application proposed for this property is consistent with the Provincial Policy Statement and Growth Plan. The proposed development will be municipally serviced and is intensification 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,

[Original Signed and Stamped]

\_\_\_\_\_  
Astrid Clos, MCIP, RPP

March 13, 2018

\_\_\_\_\_  
Date



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0  
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ONLY (*garyc@wellington.ca*)

June 13, 2018

County of Wellington  
Planning and Development Department  
74 Woolwich Street  
Guelph, Ontario  
N1H 3T9

ATTENTION: Linda J. Redmond, Manager of Planning & Environment

Dear Ms. Redmond,

RE: Application for a Draft Plan of Subdivision – File 23T-18001  
Part of Park Lot 1, South of Durham St and East of Main St  
Roll No. 2349000001024010000  
Geographic Town of Mount Forest  
Township of Wellington North (Mount Forest Developments Inc. – Charlie Kuiken)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the Draft Plan of Subdivision in accordance with the SVCA's mandate, the SVCA Environmental Planning and Regulations Policies Manual, Approved May 16, 2017, and the Memorandum of Agreement between the Authority and the County of Wellington relating to Plan Review. SVCA staff has been involved with the pre-submission consultation process, and visited the property on May 30, 2018 to review the existing site conditions. In preparing these comments, SVCA staff has reviewed the following supporting material:

- Durham Street East Draft Plan of Subdivision, prepared by Astrid J. Clos Planning Consultants, signed by James Laws, O.L.S. of Van Harten Surveying Inc. on March 5, 2018, and by Charlie Kuiken of Mount Forest Developments Inc. on March 6, 2018; and,
- Mount Forest Developments Inc. Durham / Church St. Subdivision Functional Servicing & Stormwater Management Report, prepared by Gm BluePlan, dated February 2018.

The proposed Draft Plan of Subdivision is acceptable to SVCA staff, and the following comments are offered.

### **Natural Hazards**

In the opinion of SVCA staff, the property is not affected by any natural hazard features, and is not designated Core Greenlands or Greenlands in the Wellington County Official Plan (OP) and is not zoned Natural Environment (NE) in the Township of Wellington North Zoning By-law 66-01.



### **Watershed Member Municipalities**

Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,  
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,  
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,  
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

## **Natural Heritage**

In the opinion of SVCA staff, the natural heritage features and areas affecting the property include potentially significant wildlife habitat, and potentially the significant habitat of endangered species and threatened species.

### Significant Wildlife Habitat

While there is no County-wide mapping of significant wildlife habitat, it has come to the attention of SVCA staff that significant wildlife habitat may be located on or adjacent to the property. Section 5.5.1 of the Wellington County OP states, in part, that development and site alteration shall not be permitted within significant wildlife habitat unless it has been demonstrated that there will be no negative impacts to the habitat or its ecological functions. SVCA staff is of the opinion that suitable significant wildlife habitat is unlikely to exist on the subject property, and therefore SVCA staff is not recommending the preparation of an Environmental Impact Assessment for this development proposal.

### Habitat of Endangered Species and Threatened Species

It has come to the attention of SVCA staff that habitat of endangered species and threatened species may be located on or adjacent to the subject property. Section 2.1.7 of the Provincial Policy Statement (PPS 2014) indicates that development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the applicant to ensure the habitat of endangered and threatened species policy referred to in the PPS has been appropriately addressed. The Ministry of Natural Resources and Forestry (MNRF) should be contacted for information on how to address this policy.

## **Stormwater Management**

The Functional Servicing & Stormwater Management Report is acceptable to SVCA staff.

## **Recommended Conditions of Draft Plan Approval**

The following Conditions of Draft Plan Approval are recommended by SVCA staff:

1. That prior to any grading or construction on site, and prior to Final Approval of the subdivision by the County, the owner shall prepare the following studies/reports, completed to the satisfaction of the Saugeen Valley Conservation Authority:
  - a) Final Stormwater Management Report;
  - b) Lot Grading Plan; and,
  - c) Sediment and Erosion Control Plan.

County of Wellington  
Planning and Development Department  
File 23T-18001 (Mount Forest Developments Inc. – Charlie Kuiken)  
June 13, 2018  
Page 3 of 3

2. That the Subdivision Agreement between the Owner and the County of Wellington contain provisions with wording acceptable to the Saugeen Valley Conservation Authority relating to the Final Stormwater Management Report, Lot Grading Plan, and Sediment and Erosion Control Plan.

### **SVCA Regulation**

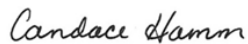
The property is not subject to the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). Permission from the SVCA pursuant to Ontario Regulation 169/06, as amended, is not required for development on the property.

### **Conclusion**

All of the plan review functions listed in the Agreement have been assessed by SVCA staff for this proposal. The Draft Plan of Subdivision is acceptable to SVCA staff.

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

Sincerely,



Candace Hamm  
Environmental Planning Coordinator  
Saugeen Conservation

CH/

cc: Karen Wallace, Clerk, Township of Wellington North (via e-mail)  
Astrid Clos, Astrid J. Clos Planning Consultants, Agent (via e-mail)  
Steve McCabe, Authority Member, SVCA (via e-mail)



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0  
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

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

July 10, 2018

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-18001  
Part of Park Lot 1, South of Durham St and East of Main St  
Roll No. 2439000001024010000  
Geographic Town of Mount Forest  
Township of Wellington North (Mount Forest Developments Inc.)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the proposed Draft Plan of Subdivision in accordance with the SVCA's mandate, the SVCA Environmental Planning and Regulations Policies Manual, Approved May 16, 2017, and the Memorandum of Agreement between the Authority and the County of Wellington relating to Plan Review. SVCA staff provided comments to the County of Wellington for this Draft Plan of Subdivision on June 13, 2018, a copy of which was sent to the Township of Wellington North. Please refer to that letter for the SVCA staff comments pertaining to this development proposal. The proposed Draft Plan of Subdivision is acceptable to SVCA staff.

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

Sincerely,

*Candace Hamm*

Candace Hamm  
Environmental Planning Coordinator  
Saugeen Conservation

CH/

cc: Karen Wallace, Clerk, Township of Wellington North (via e-mail)  
Astrid Clos, Astrid J. Clos Planning Consultants, Agent (via e-mail)  
Linda Redmond, Manager of Planning & Environment, County of Wellington (via e-mail)  
Steve McCabe, Authority Member, SVCA (via e-mail)





June 14, 2018

PLN: 18-55

File Code: R14

Sent by: mail & email

Linda Redmond  
Manager of Planning and Environment  
County of Wellington  
74 Woolwich Street  
Guelph, ON N1H 3T9

Dear Ms. Redmond

Re: **23T-18001, Mount Forest Developments Inc.**  
**Part of Park Lot 1, South of Durham St and East of Main St. Town of Mount Forest, now Township of Wellington North**

Planning staff at the Upper Grand District School Board has received and reviewed the above noted application for a plan of subdivision to permit the development of 30 semi-detached units in Mount Forest.

Please be advised that the Planning Department **does not object** 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 to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ARC/INFO export or DWG format containing parcel fabric and street network
- The developer shall agree in the subdivision agreement that adequate sidewalks, lighting and snow removal (on sidewalks and walkways) will be 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 shall reach an agreement regarding the supply and erection of a sign (at the developer's expense and according to the Board's specifications) affixed to the permanent development sign advising prospective residents about schools in the area
- The developer shall agree 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 maintained 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,

A handwritten signature in blue ink that reads "E. Bumbaco". The signature is fluid and cursive, with a large initial "E" and a long, sweeping tail.

Emily Bumbaco  
Planning Technician  
[emily.bumbaco@ugdsb.on.ca](mailto:emily.bumbaco@ugdsb.on.ca)

cc – Astrid Clos, Agent (*by email*)  
Karren Wallace, Clerk, Wellington North

File no. 23T-18001

We live at 210 Church St. north in  
Mount Forest and wish to be notified  
of the decision of the proposed  
Draft Plan of Subdivision file no. 23T-18001

Thank-you

Phyllis Ellis  
~~Phyllis Ellis~~





**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](mailto:wnp@wellingtonnorthpower.com)

[www.wellingtonnorthpower.com](http://www.wellingtonnorthpower.com)

July 11, 2018

RECEIVED

JUL 16 2018

TWP. OF WELLINGTON NORTH

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

Dear Mr. D Jones

**Re: Public Meeting Monday July 23, 2018  
Draft Plan of Subdivision File 23T-18001**

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

1. All electrical distribution system plans must be meet Wellington North Power standards for design and construction. Please contact Wellington North Power for a copy of the standards.
2. All electrical plans must be reviewed and approved by Wellington North Power.
3. The applicant is required to enter into a Construction Agreement with Wellington North Power.

Sincerely,

WELLINGTON NORTH POWER INC.  
Jim Klujber, CEO / President

**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](http://www.bmross.net)

File No. 18171

August 8, 2018

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

**Re: Mt. Forest Developments Inc.**  
**Durham Street East Subdivision (Draft Plan 23T-18001)**  
**15 semi lots (30 semi units)**  
**Review of Functional Servicing & Stormwater Management Report**

We have completed our technical review of the conceptual grading, drainage/SWM and servicing scheme for the proposed Mt. Forest Developments Inc. subdivision at the southwesterly corner of Durham Street and Church Street in the community of Mount Forest. The Report was prepared by GM BluePlan, dated February 2018, which we received on July 18, 2018. It is our opinion the proposed conceptual road, grading, drainage, and servicing design demonstrates this subdivision can be suitably serviced in accordance with the Township's Municipal Servicing Standards, subject to a review of future detailed engineering submissions that should be included as a condition of Draft Plan approval.

Based on the submitted information and pre-consultation with GM BluePlan in late-2017, we provide the following additional comments for Township and Developer awareness:

- As per consultation with SVCA, this subdivision lies within the overall catchment area of an existing communal stormwater management (SWM) detention pond owned and operated by the Township, that is located north of Irwin Lytle Drive. Therefore, a separate Block in this subdivision for SWM is considered unnecessary.
- However, that SWM facility may need some modifications to provide the desired peak storm discharge rate control, given current overall catchment land uses and the proposed higher density subdivision.
- The surplus capacity of the Church Street storm sewer, which conveys storm runoff to the existing detention pond, will need to be checked.
- To address the foregoing matters, future detailed engineering submissions will need to include calculations to determine what, if any, supplemental controls will be required to address peak runoff rate control. The current conceptual information submitted indicates this is unlikely, but detailed calculations will be required to confirm. Should supplemental measures be necessary, it is our opinion this could likely be achieved by, for example, an

oversized storm sewer (“Superpipe”) buried beneath the roadway and controlled by a downstream orifice.

- The proposed Oil Grit Separator manhole STC, for quality control, may need to be installed at Church Street and sized appropriately to accommodate runoff from all of the subdivision (i.e. to include the lots fronting on Durham Street and Church Street), along with applicable extraneous runoff.
- The extent of rear yard storm sewer, inlet basins, and easements (including possibly an additional side yard drainage or access easement) will need to be more extensive than shown on the submitted conceptual figures, in order to adhere to Township Standards.
- The Township’s normal practice is to require the control of all surface runoff, with conveyance to a suitable outlet(s). The developer will need to demonstrate this is being achieved, in future detailed submissions.
- Servicing will be required on Durham Street and Church Street for the lots that front on those roadways, as well as the installation of sanitary and storm sewer on Durham Street and storm sewer on Church Street (i.e. for private drain/sump pump connections).
- Due to the deeper storm sewer installation that will be required to service the rear yard areas of the subdivision, the shown conceptual sewer design will result in conflicts between sanitary services and the storm sewer, based on the Township’s standard 2.4m minimum sewer and service cover depth. Much of this is expected to be resolvable by further deepening the storm sewer and/or raising the proposed road and sanitary sewer grades. However, some of the sanitary services on Durham Street may have as low as 1.8m of cover, and this may preclude the ability to have gravity servicing of basements for those lots.
- There is some uncertainty about the mid-block size of watermain on Durham Street. The submission indicates daylighting will be completed during the design, to check. It may be necessary to upgrade some of the Durham Street watermain.
- There is sidewalk on Durham Street, and sidewalk is proposed along the new road.
- No phasing is shown. Any phasing should require Township approval.
- The geotechnical report indicates the surficial 1.5 to 2.0m depth of native soil is “loose.” Recommendations are provided to address this condition, including highest founding elevations. Please keep this in mind when reviewing future Building Permit applications.

If you have any questions, please contact us.

Yours very truly

B. M. ROSS AND ASSOCIATES LIMITED

Per



Frank Vanderloo, P. Eng.

FCV:fcv