

NOTICE

Notice for this public meeting was mailed to property owners within 120 m and required agencies and posted on the property on October 16, 2017 pursuant to the provisions of the Planning Act.

PRESENTATIONS

Curtis Marshall, Senior Planner, reviewed his comments dated October 27, 2017.

PLANNING OPINION

The purpose of the application is to amend the current Residential (R2) zoning to establish a minimum residential development density on the property. This rezoning is a condition of severance applications B62-65/17 that were granted provisional approval by the Wellington County Land Division Committee.

Planning Staff have no concerns with the application as the rezoning of the property to establish a minimum residential development density implements the Greenfield area policies of the Official Plan and is consistent with Provincial Policy.

LOCATION

The subject property is legally described as Part Lot 71, Concession 3, with frontage on Wellington Street E, Mount Forest. The property is approximately 2.02 hectares (5.0 acres) in size and is currently vacant.

PROPOSAL

The purpose and effect of the proposed amendment is to amend the current Residential (R2) zoning to establish a minimum residential development density on the property. This rezoning is a condition of severance applications B62-65/17 that were granted provisional approval by the Wellington County Land Division Committee. The rezoning is required to ensure that a minimum residential density is achieved across the remaining property in accordance with the County Official Plan (when the property is developed in the future).

PROVINCIAL PLANNING POLICY

The subject property is considered to be 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.

COUNTY OFFICIAL PLAN

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

Development of Greenfield Areas

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 encourages the efficient use of land through increased densities in designated Greenfield areas of urban centres.

Section 3.3.1 identifies targets and states “the designated greenfield area of the County will be planned to achieve an overall minimum density of not less than 40 residents and jobs per hectare. This application is located within a Greenfield area and will contribute and support this target.

According to Section 4.4.4, the County in Greenfield areas will encourage increased densities and a broader mix of housing. New developments will be required to achieve densities which promote the overall greenfield density target of 40 persons and jobs per hectare and specifically strive to attain at least 16 units per gross hectare (6.5 units per gross acre) in newly developing subdivisions. The introduction of medium density housing types in new subdivisions and other Greenfield areas is encouraged.

ZONING BY-LAW

The subject lands are currently zoned Residential (R2).

Permitted uses include:

- Single detached dwellings
- Semi-detached dwellings
- Duplex dwellings
- Triplex dwellings
- Fourplex dwellings
- Four Unit Street Townhouses

PLANNING DISCUSSION

Consent Applications B62-65/17

In July 2017, four severance applications (B62-65/17, single detached dwellings) on the Reeve’s property were conditionally approved by the County Land Division Committee.

Due to the large lot sizes proposed, the four severance applications achieved a density of 8.57 units per hectare (4 units per acre) which is below the target of 16

units per gross hectare (6.5 units per gross acre) in the Official Plan. An air photo showing the severances and the retained parcel is provided in Figure 2.

County Planning Staff provided comments on the applications recommending that an additional lot be introduced to increase the number of proposed lots to five, which would achieve a density of 12.3 units per gross hectare (5 units per gross acre) and provide a more efficient use of land and services and. The applicant confirmed that their preference was to propose four new lots.

In light of the reduced density proposed, the Township of Wellington North requested a condition of approval which requires that the retained property be rezoned to establish a minimum residential density in accordance with the Official Plan. The intent is that notwithstanding the creation of the four (4) larger lots, the target density in the Official Plan still needs to be achieved across the entire property. Effectively, the lower density of the four larger lots needs to be made up on the remainder of the property (retained parcel).

Minimum Residential Density Requirement

In order to achieve an overall density of 16 units per gross hectare (6.5 units per gross acre) for residential development across the entire 2.428 hectare (5.99 acre) property (severed and retained lands), a total of 38.8 units are required. If four units are subtracted from the total for the proposed new lots (B62-65/17), 34.8 units would need to be constructed on the remainder of the property (2.02 hectares or 5.0 acres, retained parcel) to achieve the Official Plan density target. For practical purposes the result is 34 actual dwelling units.

Draft Zoning By-law Amendment

A site specific draft Zoning By-law amendment has been prepared for public review and Council's consideration, and is attached to this report.

The draft By-law includes a requirement that a minimum of 34 units be constructed on the retained property to ensure that the target density is achieved across the entire property. Further clarification is also provided in the By-law stating that accessory apartments do not count towards the required number of units.

CORRESPONDENCE FOR COUNCIL'S REVIEW

Jim Klujber, Chief Operating Officer, Wellington North Power Inc.

- Contact prior to completion of building plans to request electrical service layout details and requirements.

Candace Hamm, Environmental Planning Coordinator, Saugeen Valley Conservation Authority

- Amendment is acceptable; however, it is recommended that the floodplain be zoned Natural Environment (NE) so that the natural hazards on the property are identified.

REQUEST FOR NOTICE OF DECISION

The by-law will be considered at the regular Council meeting following the Public Meeting. Persons wishing notice of the passing of the By-law must submit a written request.

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

Mary Reeves, co-applicant was present to answer questions regarding this application. She stated that they are not planning on doing anything with the rear portion until the plans for the front portion is completed.

COMMENTS/QUESTIONS FROM COUNCIL

Council was supportive of the application and preferred the Natural Environment (NE) zoning be completed as part of a housekeeping zoning amendment by-law.

ADJOURNMENT

RESOLUTION 012

Moved by: Councillor Yake

Seconded by: Councillor McCabe

THAT the Public Meeting of November 6, 2017 be adjourned at 2:29 p.m.

CARRIED

CLERK

MAYOR