



WESTON CONSULTING

planning + urban design

The County of Prince Edward
Planning Serves Department
332 Main Street, 2nd Floor
Picton, ON
K0K 2T0

May 05, 2022
Weston File 10793

Attn: Matthew Coffey, Planning Coordinator, Approvals

**RE: Zoning By-law Amendment Application
North of Millennium Trail, West of Belleville Street
Wellington, Prince Edward County**

Weston Consulting is the planning consultant for 2238052 Ontario Ltd., the registered owner of the lands located at Lot 191 & Parts of lots 10, 188, 195, 196, 196B, north of Millennium Trail, fronting on the West side of Belleville Street, in Wellington, Prince Edward County. Further to our previously provided Phased Work Plan, Weston consulting on behalf of the owner is requesting Redline Revision to the Approved Draft Plan of Subdivision (Municipality File Number 13-T-19-501), and Zoning Relief from the Zoning By-law Amendment Z26-19 through a Minor Zoning By-law Amendment Application to change the current zones to facilitate the proposed development for Phase 1A (herein referred to as the “subject lands”) for a residential development.

Background

On August 24, 2010, an Official Plan Amendment No. 40 (“OPA No. 40”) was adopted by Council to permit the development of a multi-residential golf course subdivision on the subject lands. OPA 40 contains site-specific policies for the development of Country Club Estates of Wellington. Following the OPA, a Zoning By-law Amendment and Plan of Subdivision were requested to facilitate the development known as the Country Club Estates of Wellington on the subject lands, which were approved by the Local Planning Appeal Tribunal (LPAT).

The Country Club Estates of Wellington comprise of 105 hectares land, legally described as Part of Lot 191 and Parts of Lots 10, 195, 196B, 188, 197 of Registered Plan No. 8 in the Village of Wellington, County of Prince Edward. The Country Club Estates of Wellington was draft approved for a total of 460 residential units in the subdivision, comprised of townhouses, semi-detached homes, apartment units and single detached family homes, as well as a golf course and public open spaces in 2020. The Phased Work Plan was submitted to the County on January 28, 2022. Phase 1 of the work plan includes two components Phase 1A and Phase 1B. The enclosed submission materials have been prepared to address Zoning relief required for Phase 1A.

Site Context

The subject lands are irregularly shaped with a cumulative approximate gross area of 16.537 hectares (40.86 acres). The subject lands are currently vacant. The area surrounding the subject lands generally consists of agricultural uses in the north, east, and west, directions. To the south is the Village of Wellington, comprised of commercial and residential land uses. The subject lands are located within the Wellington Urban Centre Secondary Plan, where recent development activity and updated Official Plan policies indicate the County of Prince Edward intends to intensify the area.

Planning Applications

The proposed development does not comply with the current zone of the lands which are zoned Urban Residential Type Two "R2-7-H" and Urban Residential Type Three "R3-36-H" according to Zoning By-law No. 1816-2006 regulations. A Zoning By-law Amendment is therefore required to permit the range of buildings, and specific zoning regulations on the subject lands. The following rationale provides justification for the proposed development.

Planning Policy Framework

Provincial Policy Statement 2020 (PPS)

The proposed development encourages efficient development and dwelling patterns by introducing a range of building typologies. The development will contribute to the existing building stock in the County by providing multiple housing types including single-detached, semi-detached, and townhouse units. The proposed uses will diversify the County's housing stock, which consists of primarily single-detached dwellings. Based on our review of the applicable policies of the PPS, it is our opinion that the proposed development and site-specific zoning request is consistent with the PPS as it introduces residential built-form and land use patterns that support efficient development patterns, and a range of housing types.

Prince Edward County Official Plan (2021) and Wellington Urban Centre Secondary Plan

The subject lands are located within the Urban Centre of the Village of Wellington, and will increase the housing supply within the settlement area, providing an opportunity for growth while contributing to the economy and overall vitality. The proposed development achieves these objectives by intensifying vacant lands within Wellington. The proposed development would contribute to the new growth, which is the primary focus of the County Official Plan for Urban Centres as indicated in Section 2.5. The proposed development is compatible with the existing residential development on the south and respects the existing pattern of the community. The proposed development also took into consideration and incorporated the relevant policies of Wellington Secondary Plan OPA 40. The provision of affordable housing is one segment of the

housing supply that the current Official Plan policies (Sections 3.3.2 and 3.3.3) are aimed at creating. The proposed uses will diversify the housing stock, and support the affordable housing strategies for the ageing population, while also providing new housing options for future residents. The supporting studies ensure that adequate mitigation measures will be taken in order to preserve the natural heritage system, and promote sustainable growth. In our opinion the proposed site-specific Zoning By-law Amendment conforms to the Official Plan and Secondary Plans.

Prince Edward County Zoning By-law 1816-2006 (2019) and Zoning By-law Amendment No. Z6-19

Currently, the subject lands are zoned as Urban Residential Type 2, exception 7 (R2-7-H), Urban Residential Type 3, exception 36 (R3-36-H), and are partially zoned as Future development (FD), and Open Space (OS) according to Zoning By-law Amendment Z6-19. The proposed single-detached dwelling require minor relief from the current zones of the lands which are zoned Urban Residential Type two and Urban Residential Type 3 under Zoning By-law No. Z6-19. The current zone does not support lot frontage and lot area for proposed single-detached dwellings. A new zone (Urban Residential Type four- R4) has been recently introduced by the County staff and was adopted by the Council in March 2022. The R4 provides reduced lot area and increasing lot coverage for different types of dwellings including single-detached, semi-detached, and townhouse dwellings. The proposed development meets the requirements of this zone and is being sought in favour of the previously submitted Minor Variance application. Consequently, the zoning by-law amendment application seeks approval to amend Zoning By-law Z6-19 from the site-specific Urban Residential Type two (R2-7-H) and Urban Residential Type three (R3-36-H) zones to permit the proposed development (refer to Appendix A) and established R4 zoning for Phase 1A. The proposed zone will provide for greater utilization and function of the site, without adversely impacting the compatibility with the existing surrounding residential area.

The enclosed supporting documents, are submitted in accordance with the comments received from the staff on February 14, 2021, and meeting the County staff on April 28, 2022, with the are as follows:

	Document*	Consultant
1.	Redline Draft Plan	Weston Consulting
2.	Draft Zoning By-law Amendment	Weston Consulting
3.	Zoning By-law Amendment Justification Letter (this correspondence)	Weston Consulting
4.	Application forms	Weston Consulting
5.	Application fees	Kaitlin Corp.
6.	Draft Survey	B. Roger Pickard Surveying Ltd.

We request that these materials be reviewed and that notice of complete application be provided as soon as possible. We trust that the above-noted documents are sufficient to facilitate a detailed and expeditious review of our applications and the first engineering supervision. We request that the enclosed materials be scheduled for the month of June Planning Approvals meeting as

discussed in our earlier meeting. Please contact Ryan Guetter at ext. 241 or Katie Pandey at ext. 335 if you have any questions.

Yours truly,

Weston Consulting

Per:



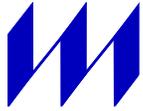
Ryan Guetter, BES, MCIP, RPP
Executive Vice President



Katie Pandey, MAES, MCIP, RPP
Associate

- c. 2238052 Ontario Ltd.
Devon Daniell
Michael Michaud, Manager of Planning, Prince Edward County
Peter Moyer, Director, of Development Services, Prince Edward County

Appendix A- Zoning Analysis



Appendix A- Zoning Analysis

Table 1: Urban Residential Type Four (R4) Zone- Single-detached dwelling zone requirements

Provision	Section	Required Under Zoning by-law XX-2022 and Comprehensive Zoning By-law 1816-2006	Proposed	Zoning Relief required? (Yes/No)
Permitted Uses	12A- i	Single-detached dwelling	Single-detached dwelling	No
Minimum Lot Area	12A- i (a)	Single-detached dwelling: 240 sq. m	362 sq.m	No
Maximum Lot Coverage	12A- i (h)	55%	<55 %	No
Minimum Lot Frontage	12A- i (b)	9 m	11 metres	No
Minimum Front Yard	12A- i (c)	<ul style="list-style-type: none">• 5 m to the front wall of the dwelling• 5.5 m to the front wall of an attached or detached garage	The proposed development meets the requirements.	No
Minimum Interior Side Yard	12A- i (f)	The minimum total interior side yard setback is 1.8 metres with a minimum of 0.6 metres permitted on one side. Where there is a corner lot on which only one interior side yard is located, the minimum required interior side yard setback equals the minimum required for at least one yard.	The proposed development meets the requirements.	No
Minimum Corner Side Yard Setback	12A- i (g)	2.5 m	The proposed development meets the requirements.	No
Minimum Rear Yard	12A- i (d)	6 m	The proposed development meets the requirements.	No

Parking Requirement	12A- iv	Parking spaces shall be a minimum of 2.6m by 5.5m and may not be side by side unless outside of a two car garage, and any portion of a front yard not occupied by a parking space shall be used for soft landscaping	The proposed development meets the requirements.	No
	5.1.1 i)	2 spaces per dwelling unit	The proposed development meets the requirements.	No
Balcony and Porch Projection	12A- vii	balconies and porches may project to within 0 metres of a corner lot line.	The proposed development meets the requirements.	No

Table 2: Open Space Zone - OS

Provision	Section	Required Under Zoning by-law 1816-2006	Proposed	Zoning Relief required? (Yes/No)
Permitted Uses	30.1	Please see Section 30.1	Park	No
Minimum Lot Area	30.3.1	No minimum lot area or lot frontage shall be required for any lot.	-	No
Minimum front yard	30.3.2	15 metres	N/A	No
All other yards, minimum	30.3.3	7.5 metres	N/A	No
Maximum Lot Coverage (all buildings and structures)	30.3.4	35%	N/A	No
Minimum Landscaped Open Space	30.3.5	35%	The proposed development meets the requirements.	No
Maximum Height of Buildings	30.3.6	10 m	N/A	No

Table 3: Urban Residential Type Four (R4) Zone- Semi-detached and Townhouse dwelling zone requirements

Provision	Section	Required Under Zoning by-law XX-2022 and Comprehensive Zoning By-law 1816-2006	Proposed	Zoning Relief required? (Yes/No)
Permitted Uses	12A- ii	Townhouse dwelling Semi-detached dwelling	Townhouse dwelling Semi-detached dwelling	No
Minimum Lot Area	12A- ii (a)	137 sq. m	181.5m	No
Minimum Lot Frontage	12A- ii (b)	5.5 m	5.5 m	No
Minimum Front Yard Setback	12A- ii (c)	- 3 m to the front wall of the dwelling - 5.5 m to the front wall of an attached garage	- 6.05 m to the front wall of the dwelling - 4.37 m to the front wall of the dwelling	No
Minimum Interior Side Yard	12A- ii (e)	1.5 m	>1.5 m	No
Minimum Corner Side Yard	12A- ii (f)	2.5 m	4 m	
Maximum Lot Coverage	12A- ii (h)	65%	<65%	No
Minimum Rear Yard	12A- ii (d)	6 m	7.55 m	No
Maximum Height of Buildings	12A- ii (g)	14 m	14m	No
Parking Requirement	12A- iv	Parking spaces shall be a minimum of 2.6m by 5.5m and may not be side by side unless outside of a two-car garage, and any portion of a front yard not occupied by a parking space shall be used for soft landscaping	The proposed development meets the requirements.	No
	5.1.1 i)	1.5 spaces per dwelling unit	The proposed development meets the requirements.	No
Balcony and Porch Projection	12A- vii	balconies and porches may project to within 0 metres of a corner lot line.	The proposed development meets the requirements.	No