
PLANNING JUSTIFICATION REPORT

IN SUPPORT OF

ZONING BY-LAW AMENDMENT
APPLICATION

PREPARED FOR

Sterling Homes (380 Wellington PEC) LP, Sterling Homes (380 Wellington PEC) Inc., Sterling Homes (Cleminson West) LP, Sterling Homes (Cleminson West) GP Inc., Sterling Homes (Cleminson East) LP & Sterling Homes (Cleminson East) GP Inc.

380 Wellington Main Street & 0 Cleminson Street
Prince Edward County

January 2023
GSAI File #945-004

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Planning Justification Report

Sterling Homes (380 Wellington PEC) LP, Sterling Homes (380 Wellington PEC) Inc.,
Sterling Homes (Cleminson West) LP, Sterling Homes (Cleminson West) GP Inc., Sterling
Homes (Cleminson East) LP & Sterling Homes (Cleminson East) GP Inc.

Zoning By-law Amendment

380 Wellington Main Street & 0 Cleminson Street

Prince Edward County

1 / INTRODUCTION

Glen Schnarr & Associates Inc. ('GSAI') has been retained by Sterling Homes (380 Wellington PEC) LP, Sterling Homes (380 Wellington PEC) Inc., Sterling Homes (Cleminson West) LP, Sterling Homes (Cleminson West) GP Inc., Sterling Homes (Cleminson East) LP and Sterling Homes (Cleminson East) GP Inc. (collectively, the 'Owner') to assist with planning approvals to implement redevelopment of the lands municipally addressed as 380 Wellington Main Street and 0 Cleminson Street, in Prince Edward County (the 'Subject Lands' or the 'Site'). The Subject Lands are an assembly of three (3) lots located on the east and west sides of Cleminson Street, north of Wellington Main Street. Collectively, the Site is legally described as:

LT 59A, 210A PL 8 WELLINGTON HILLIER;
PRINCE EDWARD;

PT LT 210F, PL 8 WELLINGTON HILLIER;
PRINCE EDWARD;

PT LT 200, PL 8 WELLINGTON HILLIER;
PRINCE EDWARD

The Site is currently vacant. Small forested areas are also present.

This Planning Justification Report ('PJR' or 'Report') has been prepared on behalf of the Owner in support of a Zoning By-law Amendment (the 'Amendment') application to facilitate redevelopment of the Subject Lands. More specifically, the proposed development is to facilitate a compact, low to medium density residential development that integrates with the surrounding Wellington Centre community. The proposed Amendment has been prepared to implement density that supports compact, pedestrian-oriented development, in an appropriate location.

This Report demonstrates that the proposal and corresponding Amendment serve to implement the Provincial policy directions which support compact, pedestrian-oriented development in proximity to amenities and community services. This Report also demonstrates that the in-effect local permissions provided by the County of Prince Edward Comprehensive Zoning By-law No. 1816 – 2006 ('By-law 1816 – 2006') are outdated with respect to the Subject Lands.

This Report outlines the nature of the proposed development and presents a comprehensive assessment and justification for the proposed changes to By-law 1816 – 2006 in relation to the current policy and regulatory framework and existing physical conditions.

1.1 / PROPOSED ZONING BY-LAW AMENDMENT

The Subject Lands are subject to the County of Prince Edward Comprehensive Zoning By-law No. 1816 – 2006 ('By-law 1816 – 2006'), as amended, which currently zones the Site as 'Rural 1 (RU1)'. The current zoning reflects existing conditions, but not the proposed development. A site-specific Zoning By-law Amendment ('ZBA') is required.

The proposed ZBA seeks to rezone the Site in its entirety to an 'Urban Residential Type Three (R3)' zone category and implement site-specific exceptions. More specifically, the ZBA seeks to implement the following site-specific permissions:

- To rezone the Site from 'RU1' to 'R3 – XX';
- To permit a selection of uses;
- To permit site-specific lot standards;
- To permit site-specific building envelope standards; and,
- To permit a site-specific landscaping standard.

A draft Zoning By-law Amendment ('ZBA') has been prepared and a copy is provided in **Appendix I** of this Report.

This Report presents an analysis of the proposed ZBA and demonstrates its consistency and conformity with the Provincial Policy Statement (2020), the Prince Edward County Official Plan (2021) and the Wellington Urban Centre Secondary Plan (2015).

Notwithstanding Section 45(1)(3) of the *Planning Act* and in accordance with Section 45(1)(4) of the *Planning Act*, it is requested that at the time of rendering a decision on the application, County Council also resolve to allow the submission of a minor variance application during the two (2) year period after the Zoning By-law Amendment ('ZBA') has been passed. This is being requested to allow for the resolution of any unforeseen issues that may arise during the detailed design stage of the project, particularly during the processing of the future Site Plan Control Approval ('SPA') application.

2 / PROCESS & ENGAGEMENT

The proposed strategy for consulting with the public with respect to the Application will follow the requirements of the *Planning Act*, as amended, for statutory meetings as well as Prince Edward County's Zoning By-law Amendment process.

It is anticipated that the Owner, in collaboration with County Staff, will host the statutory Public Meeting with nearby residents and provide Notices concerning advancements related to the proposed development. This communication program will assist in better informing local stakeholders and manage the implementation of the planning and redevelopment of the Subject Lands.

We note that a Pre-Consultation request was submitted to the County. Subsequently to this Request, a Complete Application Requirements Letter, prepared by County Staff, dated November 15, 2021, was received. This Letter identifies the required materials for a 'complete' application.

It is noted that prior to formal submission of the Application, a pre-submission Community Meeting was held on August 24, 2022. During this Community Meeting, a brief overview of the proposal was provided and participants were given an opportunity to ask questions and raise any areas of concern. The feedback received from this Meeting has informed the proposed development and its components.

3 / SITE & CONTEXT

This Section of the Report provides an analysis of the Subject Lands in relation to the surrounding Wellington Centre community.

3.1 / SITE CONTEXT

As demonstrated in **Figure 1** on the next page, the Subject Lands are located on the east and west side of Cleminson Street, north of Wellington Main Street. Collectively, the Subject Lands have a total area of approximately 7.58 hectares (18.73 acres), with a frontage of 22.6 metres on Wellington Main Street and a frontage of 113.2 metres on Cleminson Street.

3.2 / AREA CONTEXT

The Subject Lands are located within the Wellington Center community. As demonstrated in **Figure 1** on the next page, surrounding uses are as follows:

NORTH

The Millennium Trail is immediately north. Further north is an Employment Area comprised of low-rise industrial structures, surface parking areas and the terminus of Cleminson Street. Active agricultural fields are also present to the east, west and north of the Employment Area.


P:\945-004\4. Drawings\2022 09 September\PJR Figures Sept 22 22.dwg



FIGURE 1
AERIAL CONTEXT PLAN

380 WELLINGTON MAIN STREET & 0 CLEMINSON STREET
TOWN OF WELLINGTON, PRINCE EDWARD COUNTY

LEGEND

 Subject Lands



Scale NTS
OCTOBER 14, 2022

SOUTH

An established Neighbourhood and Wellington Main Street are immediately south. The Neighbourhood is predominantly comprised of low-rise dwellings. Lake Ontario is situated south of the Neighbourhood.

EAST

A series of low-rise residential dwellings, fronting on Consecon Street are immediately east. Further east is the mixed-use core of the Wellington Centre community. This area features a range of uses, including low-rise residential dwellings, low-rise commercial structures, public parks and a public school.

WEST

A forested area and a continuation of the established Neighbourhood are immediately west. This segment of the Neighbourhood contains a series of low-rise residential dwellings. A series of low-rise commercial structures, fronting onto Wellington Main Street are also present.

3.3 / SURROUNDING DESTINATIONS

As demonstrated in **Figure 2** on the next page, the Subject Lands are well-served by a multitude of recreational and commercial amenities. There are several greenspaces located within walking distance of the Subject Lands, including Wellington Community Gardens, Wellington Park, Plage Wellington and Wellington Beach. The Subject Lands are also located within a comfortable walking distance of retail areas along the Wellington Main Street corridor. This retail area includes a diversity of uses and services which support the day-to-day needs of residents.

3.4 / TRANSIT CONTEXT

The Subject Lands are served by limited transit services. A summary of these is provided below.

LOCAL PUBLIC TRANSIT

The Subject Lands are serviced by a public transit service, operated by County Transit. County Transit provides on-demand transit services., Monday to Friday. The on-demand services operate along Wellington Main Street, including directly in front of the Subject Lands. This service provides connectivity between the communities of Picton, Wellington, Trenton and Belleville.

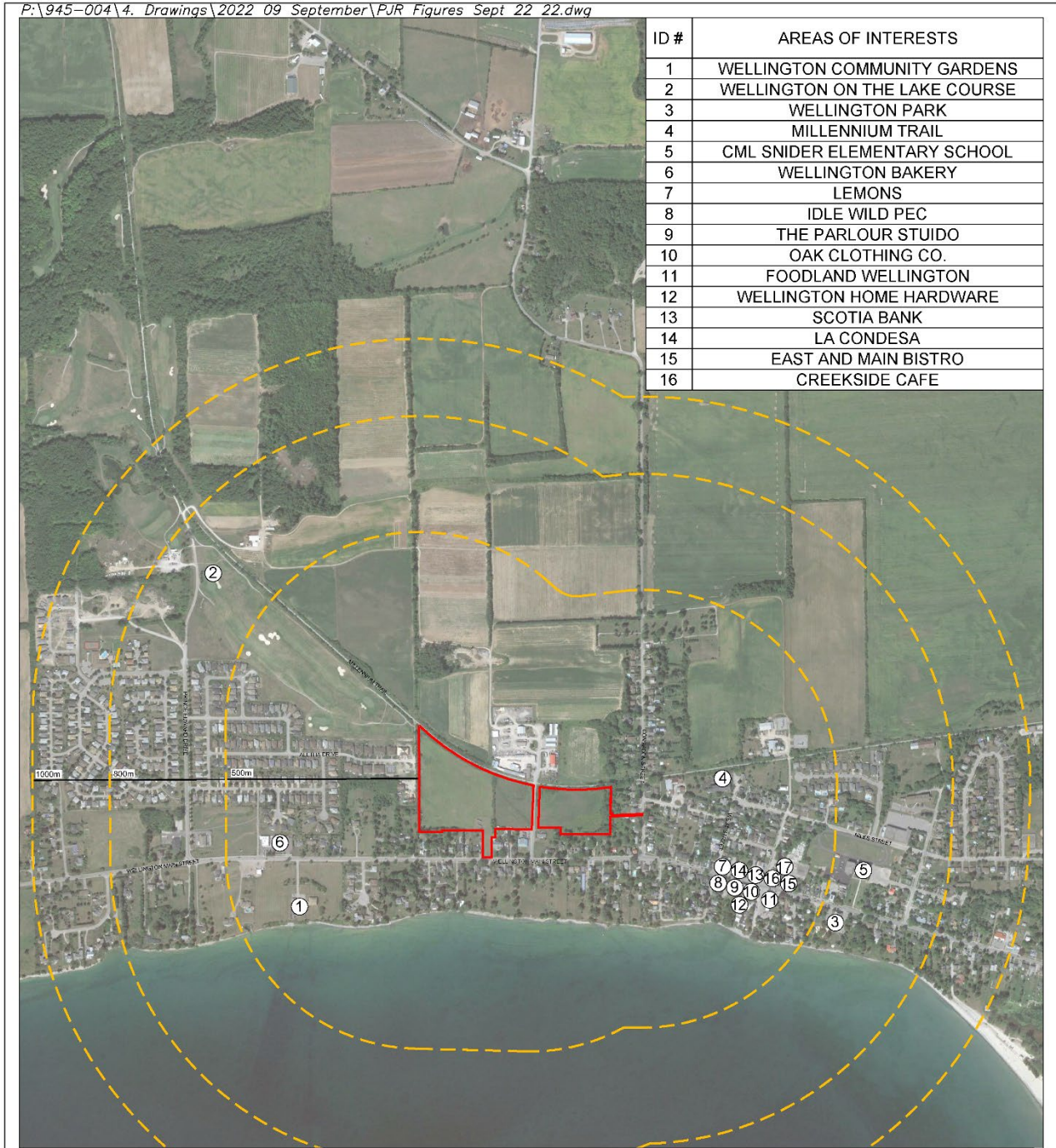


FIGURE 2
SURROUNDING DESTINATIONS

380 WELLINGTON MAIN STREET & 0 CLEMINSON STREET
TOWN OF WELLINGTON, PRINCE EDWARD COUNTY

LEGEND

- ▭ Subject Lands
- - - - Buffer



Scale NTS
OCTOBER 14, 2022

ROAD NETWORK

Wellington Main Street is classified as an 'Arterial Road' with an ultimate Right-of-Way ('ROW') of 30 metres by the in-effect Prince Edward County Official Plan, while Cleminson Street is classified as an 'Activity Road' with an ultimate ROW that is not specified. The Subject Lands are surrounded by and have frontage on both Wellington Main Street and Cleminson Street. The current approximate widths of Wellington Main Street and Cleminson Street are 18.4 metres and 13.8 metres, respectively.

Additionally, Wellington Main Street is identified as a 'Tourism Corridor' by the in-effect Prince Edward County Official Plan. This classification recognizes that Wellington Main Street and lands fronting onto it are suitable locations for contextually appropriate and compatible development to occur.

4 / THE PROPOSAL

This Section of the Report provides a summary of the proposed development and the supporting studies.

4.1 / THE PROPOSAL

The proposed development is the result of careful planning and design undertaken by the Project Team, including consideration of the Provincial and local policy frameworks for managing and directing growth, the evolving physical landscape of Prince Edward County and the Wellington Centre community context.

The proposed development contemplates a low to medium density, mixed-use development comprised of varying built forms arranged in development blocks. More specifically, the proposal seeks the introduction of a low-rise mixed use structure along with single detached and townhouse built forms. Overall, a total of 241 dwelling units of varying size and configurations are to be provided across the development blocks.

As further demonstrated on the Conceptual Site Plan (see **Figure 3** on the next page), the proposed development will provide for a 3-storey, mixed-use structure as well as a mixture of low-rise townhouse, including street-oriented, rear-lane and back-to-back, built forms, and detached dwelling forms. The development has been organized around a new private road network and a network of privately owned, publicly accessible spaces ('POPS').

It is anticipated that all residential units will have undivided ownership as these units are to be contained within a Parcel of Tied Land ('POTL'). A future Part Lot Control Exemption application will be advanced to facilitate the legal creation of these POTLs. We further note that many of these POTLs will have access from a



THESE DRAWINGS ARE NOT TO BE SCALED:
ALL DIMENSIONS SHALL BE TAKEN FROM THE DIMENSION LINES
UNLESS OTHERWISE SPECIFIED AND INDICATED OTHERWISE
BY THE DRAWING NOTES

PROJECT COORDINATOR:

DATE: 17 NOV 2022

SCALE: 1:1000

PROJECT NO: 21051

LEGEND:

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ISSUES OR REVISIONS:

NO.	ISSUE / REVISION	DATE	BY
1	ISSUE / REVISION		
2	ISSUE / REVISION		

SITE STATISTICS		
MASTER CONCEPT	GFA	
SITE AREA	7557.675 m ²	7.56 Ha
RL TOWNS	25	29485.15 m ²
BACK TO BACK TOWNS	54	57333.82 m ²
FL TOWNS	124	234921.38 m ²
SINGLE DETACHED (36FT)	34	127867.20 m ²
MIXED USE (RESIDENTIAL)	2	4421.38 m ²
TOTAL NO. OF UNITS	241	454028.93
DENSITY	32 UPH	
TOTAL PAVEMENT AREA	4477.87 m ²	0.45 Ha
LANDSCAPE AREA	23073.16 m ²	2.31 Ha
PARKING STATIS		
PROPOSED VISITOR PARKING SPACES	55	55
REQUIRED VISITOR PARKING	55	55
PROPOSED RESIDENTS PARKING SPACES	688	688
REQUIRED RESIDENT PARKING	375.5	375.5

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OWNER: STERLING CORPORATION

PROJECT LOCATION: WELLINGTON ST. PRINCE EDWARD COUNTY

PROJECT NAME: CONCEPT PLAN

DATE: 17 NOV 2022	SCALE: 1:1000
DRAWN BY: RND	CHECKED BY: RND
PROJECT NO: 21051	DRAW NUMBER: COMBINED

private common-element condominium road, while a selection will have access from a public road.

Landscaping and streetscaping enhancements are to be provided. This includes parkettes, landscaped open spaces and streetscape treatments to provide for high-quality, inviting, pedestrian-oriented environments. A total of five (5) parkettes, as Privately Owned, Publicly Accessible Space ('POPS'), of varying size are to be provided, in appropriate locations to be directly accessible from the street. A network of pedestrian pathways are also to be provided.

A total of 743 parking spaces are to be provided. Of this, approximately 55 dedicated visitor spaces are to be provided via a combination of surface parking areas. We note that each dwelling unit has at least one (1) parking space provided via an integrated garage. Access is to be provided via new private road network with connections at Wellington Main Street and Cleminson Street.

Overall, the proposed development has been designed to integrate with the surrounding Wellington Centre community. This includes consideration being given to the existing and proposed built form in the surrounding area as well as the development vision established by the Prince Edward County Official Plan and the Wellington Centre Secondary Plan. The proposal has, to the greatest extent possible, provided an appropriate interface with and transition to the Wellington Centre community.

An overview of the proposed development components is provided in **Table 1** on the right.

Table 1 / Summary of Proposed Development Statistics

<i>Development Characteristic</i>	<i>Description</i>
Total Site Area	7.58 hectares (18.73 acres)
Proposed Residential Units	241
Apartment Units	2
Detached Dwellings	34
Rear-Lane Townhouse Units	25
Street-Oriented Townhouse Units	126
Back-to-Back Townhouse Units	54
Proposed Density	32 units per hectare
Proposed Parking Spaces	743 spaces, including 55 visitor spaces
Proposed Parkette Area	4,477.27 square metres (5.9% of lot area)
Parkette 1	2,585 square metres
Parkette 2	500 square metres
Parkette 3	448 square metres
Parkette 4	538.36 square metres
Parkette 5	405.91 square metres

4.2 / SUPPORTING STUDIES

In order to ensure the proposed development fully addresses all policy and technical requirements, a number of required supporting studies have been completed. Each are summarized below.

4.2.1 / FUNCTIONAL SERVICING & STORMWATER MANAGEMENT REPORT

A Functional Servicing Report ('FSR') has been prepared by SCS Consulting and is provided under separate cover in support of this proposal. The FS – SWM Report, dated January 2023, was undertaken to analyze and assess the existing servicing infrastructure and capacities in order to identify a proposed servicing scheme for the proposed development.

Overall, the FSR found that municipal services (water and wastewater) are available and capable of accommodating the proposed development, subject to upgrading.

Section 3 of the Report identifies that passive landscaping, grassed swales and other measures are recommended to accommodate best stormwater management practices. The FSR concludes that the proposed development is appropriate from a functional servicing and stormwater management perspective.

4.2.2 / PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

A Phase One Environmental Site Assessment ('ESA' or 'Assessment') have been prepared by Envirovision Inc. and is provided under separate cover in support of this proposal. An ESA for 0 Cleminson Street lands has been prepared and a second, separate Phase One ESA for the 380 Wellington Main Street lands have been prepared. The ESA was undertaken to identify Potentially Contaminating Activities ('PCAs') that may be present on the Site as well as determine whether there are any Areas of Potential Environmental Concern ('APECs') due to the presence of PCAs on the Site or within 250 metres.

Based on aerial photographs, historical records, interviews and existing conditions, no PCAs were identified on the Subject Lands as a result of the area's development history. The Subject Lands were found to have been used for agricultural purposes since at least 1930.

Given the presence of PCAs on surrounding lands, a Phase Two ESA was prepared. Based on an analysis of eighteen (18) boreholes, four (4) monitoring wells and testing, the Site was found to be below the Ministry of the Environment, Conservation and Parks ('MECP') standards. Therefore, no further investigation activities are warranted.

4.2.3. / STAGE 1 & 2 ARCHAEOLOGICAL ASSESSMENT

A Stage 1 & 2 Archaeological Assessment ('Assessment') has been prepared by Archaeological Consultants Canada ('ACC') and is provided under separate cover in support of this proposal. The Assessment, dated June 6, 2022, was undertaken to evaluate the archaeological potential of the Subject Lands and recommend appropriate strategies.

The Assessment reviewed historical records, previous archaeological fieldwork and current land conditions. Overall, Stage 1 of the Assessment determined that the Subject Lands had archaeological potential. As such, a Stage 2 Assessment was required and was completed.

During Stage 2 fieldwork, no artifacts or other archaeological resources were identified. As such, no further assessment is required. An accompanying Ministry Clearance Letter is provided in support of the proposed development.

4.2.4. / TRANSPORTATION IMPACT STUDY

A Transportation Impact Study ('TIS' or 'Study') has been prepared by Nextrans Consulting Engineers and is provided under separate cover in support of this proposal. The TIS, dated November 2, 2022, was undertaken to assess the traffic impacts of the proposed development on the nearby road network, assess the proposed on-site circulation and, if required, provide recommendations for enhancement to the road network in order to accommodate the proposed development.

Overall, the Study found that under existing conditions, all intersections within the study area would have suitable capacity and would operate at an acceptable level of service. As a result of both the proposed development and future growth in background traffic, the Study found that no improvements are required.

The Study also provided an analysis of the on-site circulation patterns. Overall, it was concluded that the proposed circulation pattern is desirable and appropriate.

5 / POLICY CONTEXT

This Section of the Report provides an overview and analysis of the relevant Provincial, Regional and local policies and regulations that apply to the Subject Lands. This Section also provides a rationale for how the proposed development and proposed Amendments align with and serve to better implement the in-effect policy and regulatory framework.

5.1 / PROVINCIAL POLICY STATEMENT, 2020

The Provincial Policy Statement ('PPS'), 2020 was issued under Section 3 of the *Planning Act*, as amended, and updated on May 1, 2020. The PPS provides policy direction on matters of provincial interest related to land use planning and development with the goal of enhancing the quality of life for all Ontarians. The *Planning Act*, as amended, requires that decisions affecting a planning matter be 'consistent with' the policies of the PPS.

Overall, the PPS provides Provincial policy direction related to Building Strong Healthy Communities (Section 1.0), the Wise Use and Management of Resources (Section 2.0) and Protecting Public Health and Safety (Section 3.0). When considered together, the PPS strongly encourages developments that provide for long-term prosperity, environmental health and social well-being, while also making the best use of available land, infrastructure and resources as well as facilitating economic growth.

An analysis of the applicable PPS policies that apply to the Subject Lands and how the proposed development, together with the corresponding Amendments, are consistent with these is provided below.

1.0 / Building Strong Healthy Communities

Section 1 of the PPS establishes the Provincial policy framework on how growth and development is to be managed. Accordingly, the policies outline the need for efficient land use and development patterns so that strong, livable, healthy and resilient communities that protect the environment and public health are attained. This is to be achieved by directing growth and development to appropriate locations. The following policies apply to redevelopment of the Subject Lands.

'1.1.1. Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long-term;*
- b) accommodating an appropriate and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial)... recreation, park and open space and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health or safety concerns;*
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) promoting the integration of land use planning, growth management, transit-supportive development,*

intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;

- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*
- h) promoting development and land use patterns that conserve biodiversity; and*
- i) preparing for the regional and local impacts of a changing climate.'*

The Subject Lands are located within a Settlement Area, as defined by the PPS, and are on full municipal services. The proposal supports the Provincial objectives for healthy, liveable and safe communities in the following ways:

- by proposing low to medium density development on lands that are currently underutilized;
- by locating a mixture of residential and employment uses, including but not limited to a selection of retail and service-oriented non-residential units, within the Wellington Centre community on a site designated for redevelopment and intensification by the Prince Edward County Official Plan;

- by introducing 241 residential dwelling units of varying size and configurations in an area well-served by surrounding uses and amenities;
- by introducing development forms that will integrate with the surrounding environment, will serve to implement the development vision established by local policies for Wellington Centre as a vibrant, compact, complete community;
- by introducing development forms that supports public health and safety through active public frontages and landscaped open spaces;
- by making better, higher use of land and planned infrastructure networks; and,
- by incorporating contextually appropriate low impact development strategies, including additional plantings and landscaped open spaces in order to lessen the amount of hardscape surfaces in response to a changing climate and to promote biodiversity.

1.1.3 Settlement Areas

As stated above and in accordance with the PPS, the Subject Lands are located within a Settlement Area. As such, the following policies apply.

'1.1.3.1. Settlement areas shall be the focus of growth and development.'

'1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;*
- b) 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;*
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) prepare for the impacts of a changing climate;*
- e) support active transportation;*
- f) are transit-supportive, where transit is planned, exists or may be developed; and*
- g) are freight-supportive.*

:Land use patterns within settlement areas shall also be based on 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.'

'1.1.3.4. Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.'

The Subject Lands are located within a Settlement Area. As such, the proposed development has been planned and designed to facilitate a high-quality, compact built form that makes efficient use of land, infrastructure and

public service facilities. It will provide for development that includes a mixture and range of uses, at an appropriate location, at an appropriate density, to support the daily needs of residents.

Additionally, the provision of various landscaped areas will advance climate change goals. Finally, as further described in the accompanying Functional Servicing and Stormwater Management Report ('FS – SWM Report'), the proposal can be accommodated by planned improvements to the municipal infrastructure networks.

1.5 Public Spaces, Recreation, Parks, Trails & Open Space

'1.5.1. Healthy, active communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
- b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and where practical, water-based resources'*

The proposed development has been carefully planned and designed to provide for a series of landscape and public realm enhancements. This includes the provision of five (5) POPS parkette areas and landscaped open spaces across the Site.

Overall, the landscaped areas have been planned and designed to provide safe, comfortable and convenient access for residents, visitors and the public to enjoy. Additionally, the proposed parkettes have been strategically located to facilitate space for the use and enjoyment of residents and visitors, be directly visible and accessible from the street and to foster social interaction. Furthermore, the proposed development is to provide for a network of pedestrian pathways that offer safe, comfortable and convenient access across the Site and beyond. Overall, the Site has been planned and designed to implement vibrant and inviting, pedestrian-oriented streetscapes, capable of accommodating pedestrian activity and the daily needs of residents, visitors and community members.

1.6.6. Sewage, Water & Stormwater

'1.6.6.1. Planning for sewage and water services shall:

- a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:

 - 1. municipal sewage services and municipal water services.'**

'1.6.6.2. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of services.'

As further demonstrated in the accompanying FS – SWM Report, the proposed development will make better use of planned improvements to municipal infrastructure services. Furthermore, the proposal can be serviced by the municipal sewage and water systems, subject to upgrades.

'1.6.6.7. Planning for stormwater management shall:

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long-term;*
- b) minimize, or where possible, prevent increases in contaminant loads;*
- c) minimize erosion and changes in water balance and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;*
- d) mitigate risks to human health, safety, property and the environment;*
- e) maximize the extent and function of vegetative and pervious surfaces; and*
- f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency and low impact development.'*

As demonstrated in the accompanying FS-SWM Report, the proposed development has incorporated a range of sustainable development strategies, including the provision of additional plantings, minimizing the extent of pervious surfaces and providing for landscape

enhancements. Further opportunities for enhanced stormwater management will be explored during the detailed design stage.

1.7. Long-Term Economic Prosperity

'1.7.1. Long-term economic prosperity should be supported by:

- a) promoting opportunities for economic development and community investment-readiness;*
- b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;*
- c) optimizing the long-term availability and use of land, resources, infrastructure and public facilities;*
- d) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;*
- e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and conserving features that help define character...;*
- g) providing for an efficient, cost-effective, reliable multimodal transportation system that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people;*
- k) minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature'*

As demonstrated on the Conceptual Site Plan, the proposal has been planned and designed to provide non-residential uses that will provide local employment opportunities and will support Wellington Centre as a complete community where residents are able to live, work, play and shop within the community. The proposal will also facilitate housing choice and high-quality built forms that are compatible with the surrounding community. The proposed landscape and streetscape improvements will also provide ecological benefits.

1.8. Energy Conservation, Air Quality & Climate Change

'1.8.1. Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:

- a) promote compact form and a structure of nodes and corridors;*
- e) encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;*
- f) promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure.'*

5.2 / PRINCE EDWARD COUNTY OFFICIAL PLAN, 2021

The proposal will facilitate a compact, mixed-use development, at an appropriate location along the Wellington Main Street corridor, at an appropriate density. Based on the Site's locational characteristics and as further discussed in the accompanying Transportation Impact Study ('TIS'), the proposed development will support compact development, the use of nearby active transportation networks and energy conservation objectives.

SUMMARY / CONFORMITY STATEMENT

The Provincial Policy Statement ('PPS'), 2020 outlines a series of guiding policies meant to direct land use planning and development across Ontario. As such, the PPS focuses on ensuring growth and development is directed to appropriate locations, with an emphasis on development occurring in areas well-served by infrastructure while not adversely affecting protection of the natural environment.

The above analysis demonstrates that the proposed development conforms to the PPS by facilitating development, at an appropriate location, that will make better use of existing land, resources and infrastructure. It is our opinion that the proposal and corresponding Amendment are consistent with the policies of the PPS.

The Prince Edward County Official Plan ('OP'), as amended, was adopted by Prince Edward County Council in February 2021 and approved by the Province of Ontario, with modifications, in July 2021.

The in-effect OP (July 2021) identifies where and how the County is to grow up to the year 2038 based on a County Structure (Schedule 1) comprised of various components, including the Wellington Urban Centre. The Subject Lands are located within the Wellington Urban Centre component of the County Structure and are designated 'Urban Centre' (see **Figure 4**).

The following is an analysis of the applicable in-effect OP policies and an evaluation of how the proposed development conforms to these policies.

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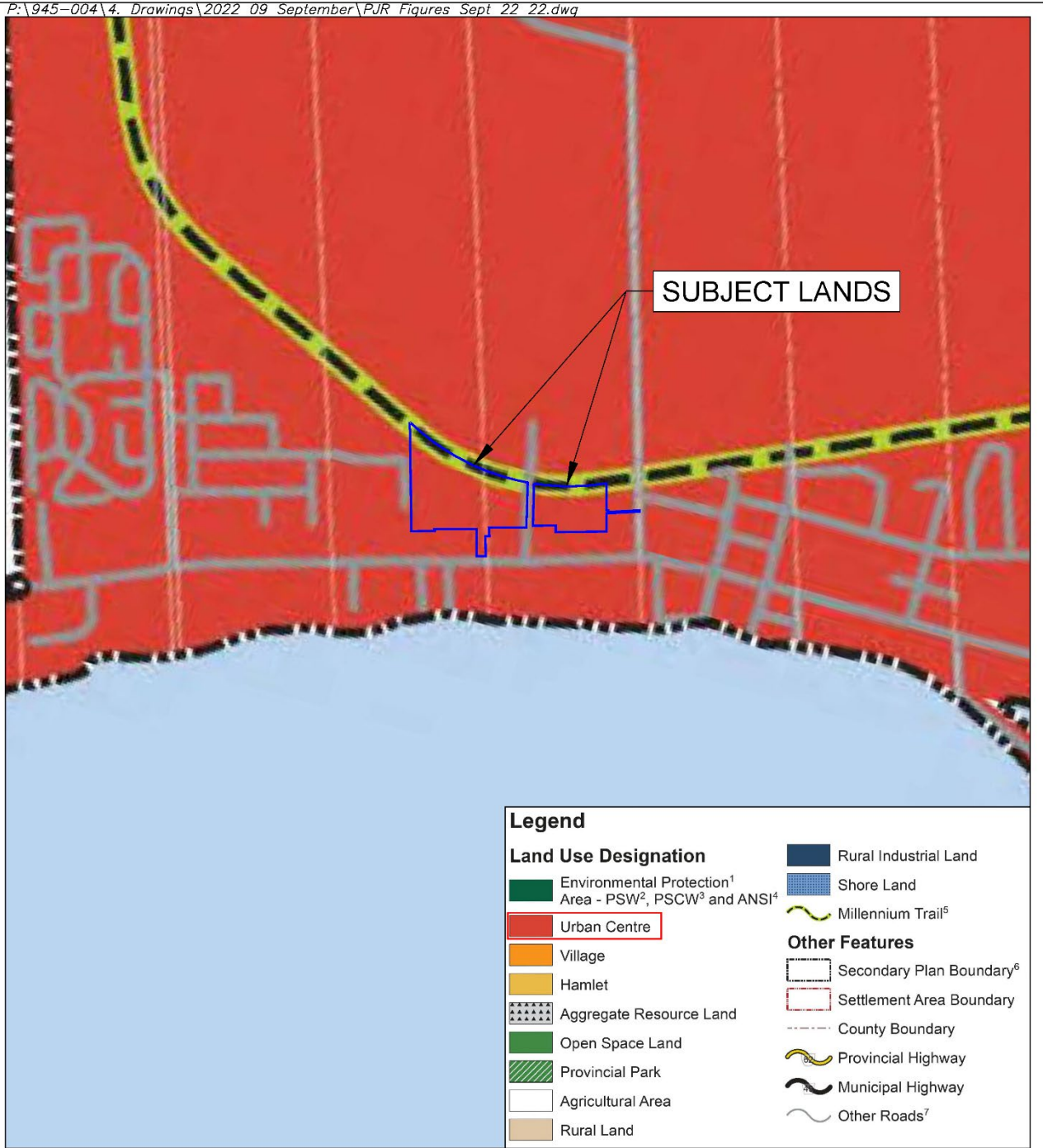


FIGURE 4
OFFICIAL PLAN OF PRINCE EDWARD COUNTY - SCHEDULE A-3 LAND USE PLAN

380 WELLINGTON MAIN STREET & 0 CLEMINSON STREET
TOWN OF WELLINGTON, PRINCE EDWARD COUNTY

LEGEND

Subject Lands



Scale NTS
OCTOBER 14, 2022

2.0 / County Context and Future Direction

Section 2 of the OP establishes the policy framework on how growth and development is to be managed. Accordingly, the policies direct that growth and development is to occur in appropriate locations. The following policies apply to redevelopment of the Subject Lands.

infrastructure service systems / facilities that are appropriate for the local context;

- iii. *The County shall ensure the orderly progression of growth with the Urban and Rural Settlement Area boundaries ...'*

2.4 Growth Management

'2.4.1. Approach

- b) *It is anticipated that growth opportunities in the County over the next 25 years will include:*
 - i. *All types of urban development focused within the Urban Centres and Villages;'*

As demonstrated in Figure 3 on the page above, the Subject Lands are located within Wellington Centre, an Urban Settlement Area of the County. As such, the Subject Lands are an appropriate and desirable location for development to occur.

The proposal complies with the above-noted growth management policy objectives by facilitating development in an appropriate location, at an appropriate density. Furthermore, the proposal will provide for a mixture of uses and built forms that are complimentary to and will integrate with the surrounding community. It will also facilitate development that is a logical, natural and cost-effective extension of the established community immediately adjacent to the Site. Overall, the proposal and corresponding Amendment will enable development to occur that makes better, higher use of land and infrastructure given the proposal will be on full municipal services.

'2.5 Policies

- a) *This Plan accommodates growth in various locations throughout the County. Notwithstanding this flexibility, the identified Urban Centres shall be the primary focus for new growth.*
- b) *When reviewing development proposals within the Urban and Rural Settlement Areas, the County will consider the following criteria:*
 - i. *New development shall be compatible with the local context;*
 - ii. *New development shall occur in proximity to existing development and shall have a mix of uses and densities to allow for the efficient use of*

3.0 / Shaping the County - General Development Policies

Section 3 of the OP establishes the policy framework on development is to be managed. The following policies apply.

3.1.7. Parks, Open Space and Trails Network Policies

'3.1.7.2. The County shall recognize both municipally and non-municipally owned components of the identified parks, open space and trails network as part of a cohesive system, and will work with its partners at Quite Conservation, Ontario Parks, the Ministry of Natural Resources and Forestry, and other provincial and federal agencies, and private land owners/organizations to coordinate and integrate network planning, expansion, enhancement and maintenance.'

'3.1.7.6. The priority for the enhancement and expansion of the parks, open space and trails network within the County through the development approval process shall be on:

- b) Providing an adequate supply, distribution, and variety of parkland to meet the needs of residents;*
- d) Creating connections between Settlement Areas, tourist destinations and recreation areas to support active transportation and community development.'*

The proposed development has been carefully planned and designed to provide for a series of landscape and public realm enhancements. This includes the provision of five (5) parkettes of varying size, landscaped open spaces and a network of pedestrian pathways.

Overall, the parkettes, landscaped open spaces and pedestrian pathways have been planned and designed to provide safe, comfortable and convenient access for residents, visitors and the public to enjoy. As demonstrated on the accompanying Site Plan, the landscaped areas, parkettes and pedestrian pathways have been strategically located to facilitate space for the use and enjoyment of residents and visitors and to foster social interaction. Furthermore, the proposed development is to provide for a network of pedestrian pathways that offer safe, comfortable and convenient access across the Site and beyond. This includes new connections and access points to the adjacent Millennium Trail which supports pedestrian activity and access to active transportation networks.

We note that as contemplated and in accordance with current legislative changes, including Bill 23, the proposed development represents an over dedication of parkland. More specifically, the five (5) parkettes, which are intended to be provided as POPS, exceeds the legislative requirement for public parkland at the alternative rate of 1 hectare per 600 residential units. Overall, this over dedication is contemplated to provide for a high-quality, attractive development where residents and visitors are able to enjoy these spaces.

'3.1.7.13. To meet the needs of small-sized businesses (particularly those with 10 or fewer employees) the Municipality will promote the development of small and medium format commercial uses, multi-tenanted commercial facilities and flexible use space options.'

The proposal has been planned and designed to provide a range of local non-residential uses that will provide local employment opportunities on the ground level of the mixed-use structure, near Wellington Main Street. This will contribute to the creation of Wellington Centre as a complete, vibrant community where residents are able to live, work, play and shop within the community.

3.3 Livable Community

'3.3.3.1. The County shall promote greater housing diversity by requiring a mix of housing types, sizes and densities and encouraging a mixture of tenures and affordability which will accommodate changes in community needs over time. The County shall promote development within the identified Settlement Areas.'

'3.3.3.4. This Plan establishes a County-wide target for the provision of affordable housing at 25 percent of all new housing units. Further, this Plan anticipates that the target for affordable housing will be met primarily within the Urban Centres of Picton, Wellington and Rossmore, as set out in

their individual Secondary Plan policies that require a minimum 33 percent of all new housing be affordable.'

'3.3.3.14. Affordable housing shall be supplied in a variety of housing types (bachelor apartment units, one-bedroom units, townhouses, single detached, etc.), provide for a range of family sizes and be encouraged to be represented in all neighbourhoods within Settlement Areas.'

The proposed development, through the introduction of 241 units of varying size and configurations, will contribute to the provision of a range and mix of housing opportunities. Furthermore, the proposal achieves the above-noted housing policies by supporting the provision of greater housing choice for current and future residents of varying household size, income level and life stage. Furthermore, the diversity of housing and built forms contemplated, including back-to-back townhouses and street-oriented townhouses, will enable affordable housing options to be provided.

We note that Section 5.3 of the OP defines 'compatible development' as follows:

'compatible development is development that may not necessarily be the same or even similar to existing development, but that nonetheless enhances the character of the existing community, and avoids creating any undue, adverse impacts on adjacent properties.'

As is further discussed below, it is our opinion that the proposed development and corresponding

Amendment will facilitate contextually appropriate, compatible development to occur on the Subject Lands.

3.3.7. Design Policies

'3.3.7.1. Development patterns and the detailed design of the public and private public throughout the County shall contribute positively towards the quality of place experience that has attracted residents, visitors and businesses to Prince Edward County, to ensure the County remains an attractive place to live, work and play in the decades to come.'

'3.3.7.2. Development patterns and the detailed design of the public and private realm throughout the County will support the creation of healthy, complete and accessible communities for people for all ages. This includes providing safe pedestrian and cycling facilities, and convenient access to fresh food, other goods, services and amenities in proximity to where people live and work.'

'3.3.7.3. The principle of compatible development will be applied to all applications for development to ensure the sensitive integration of new development with existing built forms and landscapes in a way that contributes to the character of the local area and enhances the image and character of the County.'

'3.3.7.4. Within the framework of compatible development, the County shall support and encourage contemporary architecture and design approaches that interpret and enrich living culture. Particular attention shall be paid to the following design considerations when evaluating any application for development:

- a) Building height will generally be compatible with the prevailing building heights in proximity to the development;*
- b) Building massing will be compatible with the prevailing forms of the surrounding buildings with respect to the visible volume and scale of the building from the street;*
- c) The siting, scale and massing will not interfere with the provision of adequate privacy conditions for adjacent residential buildings and their outdoor amenity areas;*
- d) The siting, building design and landscape design will protect and enhance cultural and natural heritage features on or adjacent to the development site; and*
- e) Buildings will be oriented to the street with setbacks that are consistent with other buildings in the area.'*

'3.3.7.5. New development may deviate from the prevailing quality and / or character of the existing development where doing so will make an enhancing contribution to the unique quality of place and character of the County.'

The proposal supports the above-noted policy objectives by providing a high-quality, compact, mixed-use development that has been planned and designed to provide for an appropriate transition to and integration with the surrounding community. As demonstrated on the accompanying Site Plan, the proposal contemplates the introduction of various development blocks and built forms with heights of 2 to 3 storeys. Each development block and built form are appropriately situated within the Site to accommodate landscaped open spaces, sufficient setbacks and development forms that frame the street. The structures are to feature a range and mixture of architectural detail to facilitate high-quality, refined built forms that are complimentary to and compatible with the character of the surrounding community.

A series of landscape and public realm enhancements are to be provided. This includes the parkettes, landscaped open spaces as well as a network of pedestrian pathways. Collectively, these components will facilitate an optimal site design, and opportunities for social interaction and a complete community.

'3.3.7.8. The County shall support and encourage green design initiatives that enhance opportunities for active transportation by:

- a) Providing for mixed-use development in Settlement Areas so that services and amenities can be accessed within easy walking or cycling distance; and*
- b) Developing or expanding active transportation facilities including bicycle parking, sidewalk*

connectivity, sidewalk curb ramps, pathways and trails.'

Given the Subject Lands' locational attributes, it is well-served by the County's existing active transportation network. Furthermore, the proposal will facilitate a compact, mixed-use development, at an appropriate location along the Millennium Trail so that residents and visitors are within a comfortable walking distance of destinations, services and amenities to meet daily needs.

As further discussed in the accompanying Functional Servicing and Stormwater Management ('FS – SWM') Report, proposal contemplates a variety of sustainable design features. Opportunities to provide additional sustainable design features will be further explored during the detailed design stage.

3.4.3. Water and Sanitary Sewer Services Policies

'3.4.3.2. Higher order forms of servicing, including full municipal or private communal water and sanitary sewer services are the preferred form of service, in accordance with the servicing hierarchy policies of the Provincial Policy Statement, 2020 (PPS).'

'3.4.3.3. In general, new development will focus growth first within the Urban Centres....'

'3.4.3.1.1. Municipal sewage services and municipal water services are the preferred form of servicing for new growth opportunities within the Picton and Wellington Secondary Plan Areas. Intensification and redevelopment within Picton and Wellington shall be on municipal sewage

*services and municipal water services,
wherever feasible.'*

As stated throughout this Report, the Subject Lands are located within Wellington, an identified Urban Centre. As such, the proposed development is in an appropriate location. As further discussed in the accompanying FS – SWM Report, the development will be on full municipal services. As such, the proposed development will make better use of planned improvements to municipal infrastructure services and is consistent with the Provincial servicing hierarchy.

'3.4.4.1. The Municipality shall require appropriate stormwater management facilities and outlets for new developments that mitigate the impacts of stormwater quality and quantity. Stormwater Management Plans shall be required for any new development with large amounts of impervious area.'

'3.4.4.4. An application for new development within any Urban Centre, Village or Hamlet shall be accompanied by a Stormwater Management Plan'

As demonstrated in the accompanying FS-SWM Report, the proposed development has incorporated a range of stormwater management and sustainable development strategies, including the provision of additional plantings, minimizing the extent of previous surfaces and providing for landscape enhancements. Opportunities for enhanced stormwater management techniques will be explored during the detailed design stage.

4.0 / The County Land Use Designations

Section 4 of the OP establishes the policy framework for how lands are to be used. More specifically, the OP establishes policies based on eleven (11) land use designations. As demonstrated in **Figure 4**, the Subject Lands are currently designated 'Urban Centre'. The following policies apply.

'4.1.1. A key element in defining the municipal quality of life and quality of place is the diversity and charm of the various Settlement Areas scattered throughout the countryside. Each Settlement Area is unique in its mixture of land uses, and its range of housing opportunities. The Settlement Areas also have a distinct role in the Municipality as centralized locations for housing and for service commercial and tourist-related attributes....'

'4.1.2. The hierarchy of Settlement Areas is comprised of Urban Settlement Areas and Rural Settlement Areas. Schedule 'A': Land Use Designations identifies each of the Settlement Areas, as follows:

a) The Urban Centres of Picton, Wellington and Rossmore are Urban Settlement Areas;'

*'4.1.2. Urban Centres Designation
It is the intent of this Plan to facilitate the evolution of Picton, Wellington and Rossmore as healthy, vibrant and complete communities. It is also the intent of this Plan to recognize that a Secondary Plan, with a detailed policy framework, is in effect for each of the three Urban Centres.'*

As demonstrated in Figure 3 above, the Subject Lands are designated 'Urban Centre' by the in-effect OP. Section 5.3 of this Report provides a detailed evaluation and analysis of the applicable Wellington Centre Secondary Plan policies and how the proposal conforms to these policies. Overall, the proposal has been planned and designed to facilitate a compact, high-quality, refined development that will support Wellington Centre as a vibrant, complete community.

4.5.2. Tourism Corridors

'4.5.2.2 The Tourism Corridors identified include those existing roads in the County which have a historic or scenic value for tourists and travelling visitors. Along the Tourism Corridors, it is the intent of the County to carefully manage development regarding the location, siting and landscaping of new development).'

In accordance with Schedule F-1 of the in-effect OP, Wellington Main Street is classified as a municipal Tourism Corridor. As such, the proposed development provides for an appropriate and compatible development along a Tourism Corridor through the provision of landscaped open spaces and a private roadway connection to Wellington Main Street that is visually consistent with other vehicular entrances in the surrounding community.

SUMMARY / CONFORMITY STATEMENT

The Prince Edward County Official Plan ('OP') guides land use planning and development across the County. The above analysis demonstrates that the proposed development conforms to the policies and objectives of the OP by providing for a high-quality, compact, mixed-use, pedestrian-oriented development that facilitates a range and mixture of residential and non-residential uses at an appropriate location and density. The proposal also directs better utilization of land, resources and infrastructure to facilitate a development that will contribute to Wellington as a complete community. Furthermore, the proposed development will result in a built form that is consistent and compatible with the envisioned evolution of the Wellington community. Therefore, it is our opinion that the proposed development conforms to the applicable policies and objectives for Wellington Urban Centre lands of the Prince Edward County Official Plan.

5.3 / WELLINGTON CENTRE SECONDARY PLAN, 2015

The Wellington Centre Secondary Plan ('SP'), as amended, identifies the long-term framework for managing growth and development across the former Wellington, now Wellington Centre, community. The SP further implements the policies of the Prince Edward County Official Plan ('OP').

For the purpose of this Report, the May 2015 Office Consolidation of the SP was reviewed and evaluated. The following is an analysis of the applicable in-effect SP policies and an evaluation of how the proposed development conforms to these policies.

2/ Land Use

Section 2 of the SP establishes the policy framework for how lands are to be used. More specifically, the SP establishes policies based on eight (8) land use designations. As demonstrated in **Figure 5**, the Subject Lands are further designated 'Village Residential Area'. The following policies apply.

Section 2.4 of the SP directs that growth is intended to be directed to two residential land use categories – Village Residential Areas and Neighbourhood Development Areas. Furthermore, designated 'Village Residential Area' lands are intended to accommodate compatible development through infill and intensification. The SP also directs that development occurring on designated 'Village Residential Area' lands is to maintain and enhance the established Neighbourhoods and is to be planned as an extension of the Neighbourhood.

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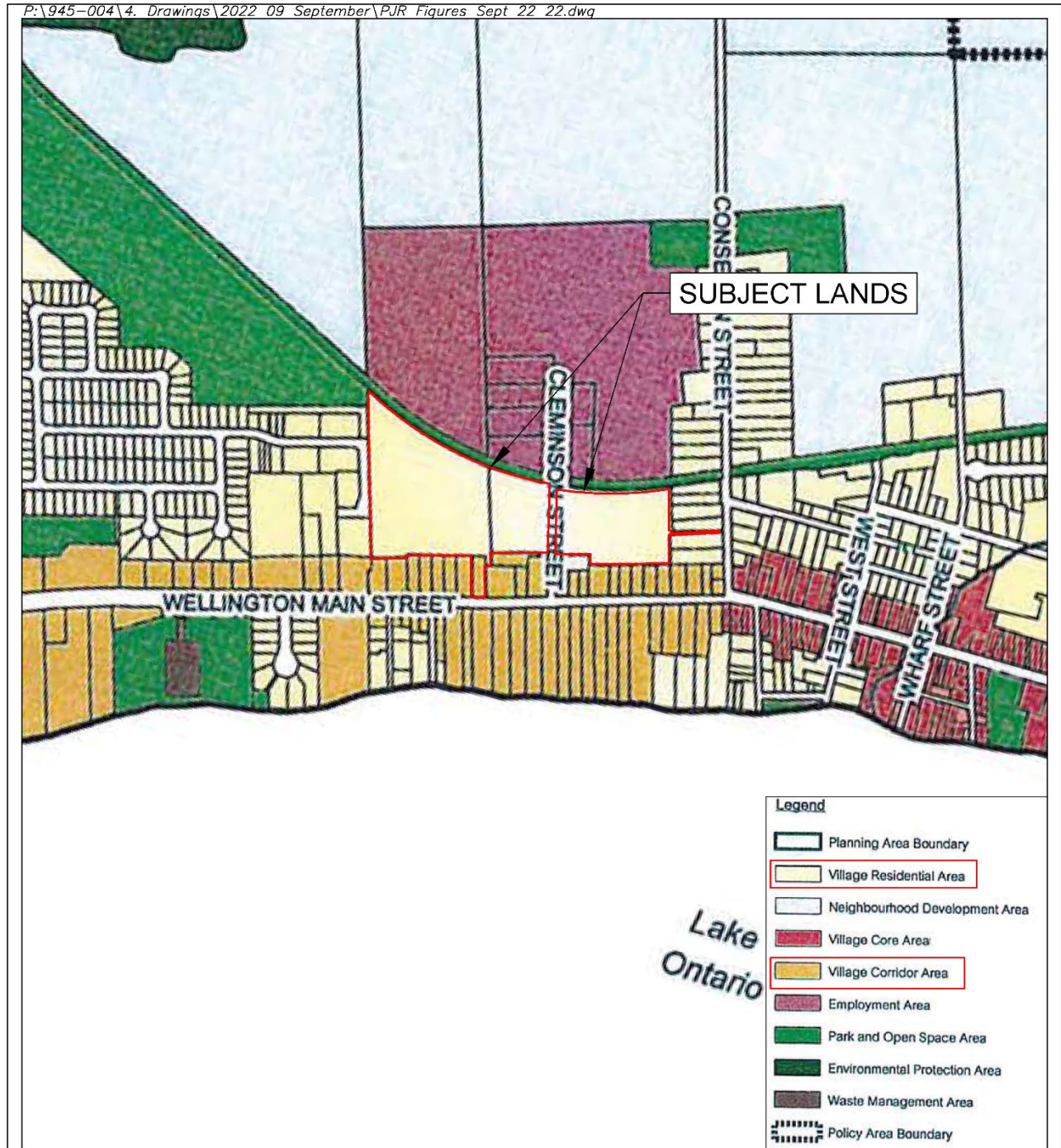


FIGURE 5
WELLINGTON URBAN CENTRE SECONDARY PLAN - SCHEDULE A LAND USE PLAN

380 WELLINGTON MAIN STREET & 0 CLEMINSON STREET
TOWN OF WELLINGTON, PRINCE EDWARD COUNTY

LEGEND
[Red outline] Subject Lands

Scale NTS
OCTOBER 14, 2022

It is our opinion that the proposed development does just this as it contemplates built forms that are complimentary to and compatible with those in the surrounding community. It will be a logical and compatible extension of the surrounding established Neighbourhood.

It is the intent of the SP to:

1. *Support a diverse range of housing types at a range of residential densities that meet the existing and future needs of the community;*
2. *Encourage the creation of complete neighbourhoods that meet the everyday needs of residents and make the most of existing municipal infrastructure;*
3. *Support the intensification of existing neighbourhoods south of the Millennium Trail by encouraging compatible infill development and the extension of these neighbourhoods into surrounding undeveloped areas within the Urban Centre.'*

It is the policy of Council to:

'2.4.1.1.1 Maintain and enhance the built form and character of existing neighbourhoods in Wellington.'

'2.4.1.1.2 Permit a mix of residential unit types in existing neighbourhoods, including single detached, semi-detached, duplex, triplex, townhouse and apartment...'

'2.4.1.1.4 ... Neighbourhood-scale commercial uses are also permitted, including home-based business and neighbourhood-serving convenience retail. Neighbourhood-scale community and commercial uses should ideally have direct access to a collector street. Permitting such uses will encourage the creation of complete neighbourhoods.'

'2.4.1.2.1. Ensure that new neighbourhood development on greenfield lands occurs as an extension of the surrounding existing village fabric and blends the built form and character of existing neighbourhoods in Wellington.'

'2.4.1.2.2 Permit a mix of residential unit types in new neighbourhood development, including single detached, semi-detached, duplex, triplex, townhouse and apartment. Secondary and accessory units, provided no more than two units exist on one lot, shall also be permitted.'

'2.4.1.2.3. Require a minimum residential density of 14.5 units/net hectare (6.0 units/net acre) in new neighbourhood development with a preferred target residential density of 25 units/net hectare (10 units/net acre). Permit a maximum residential density of 37 units/net hectare (15 units/net acre) in new neighbourhood development. ...'

'2.4.1.2.5 ...Neighbourhood-scale community and commercial uses should ideally have access to a collector street.'

'2.4.1.26. Ensure that new neighbourhood development connects with existing neighbourhoods by means of streets, sidewalks, walkways or bicycle paths and open space. Such connections will provide access to schools, parks, shopping and work places and integrate new development in the existing village fabric. Connections shall encourage modes of active transportation and facilitate the safe separation of pedestrian and vehicular traffic...'

The Subject Lands are an appropriate and desirable location for development to occur given its proximity to the Millennium Trail and location within the existing Wellington community. It will provide for a natural, compatible and cost-effective extension of the existing Wellington Centre community. The proposed development will facilitate contextually appropriate development through a compact, mixed-use, pedestrian-oriented built form that will introduce new residential and neighbourhood-scale commercial uses. This combination of uses and diversity of high-quality, refined, compatible built forms will contribute to the achievement of Wellington as a vibrant, complete community. Additionally, the proposal will provide for a range and mixture of low-rise residential dwellings that respects a site-wide density of approximately 32 units per net hectare.

As discussed in the accompanying FS – SWM Report and Transportation Impact Study ('TIS'), there is sufficient capacity in the municipal water and sewage systems to accommodate the proposal, subject to upgrades. Similarly, there is sufficient capacity in the existing road network to accommodate the proposal.

Overall, it is our opinion that the proposed development has been planned and designed to implement the above-noted Village Residential Area principles and policy objectives.

3 / Community Facilities & Services

Section 3 of the SP establishes the policy framework for how community facilities and services are to be managed. The following policies apply.

3.1. Transportation & Circulation

It is the intent of the SP to:

4. *Encourage active transportation in Wellington by providing safe and barrier-free access, human-scaled built environments, pedestrian-oriented streetscapes and amenities, and a network of connected destinations'*

It is the policy of Council to:

'3.1.1.3. Accommodate and integrate both motorized and active modes of transportation system planning and construction in Wellington...'

'3.1.1.6. Mandate a more grid-like pattern of streets in the planned of new development as a means of encouraging compact development, providing more direct and accessible routes for pedestrians and cyclists, and distributing vehicle traffic more evenly.'

As demonstrated on the accompanying Site Plans, the proposed development has been organized around a new compact, private road network. The proposed site design will facilitate a compact development form as well as opportunities for the pedestrian pathways to provide safe, comfortable, convenient access for residents and visitors across the Site and beyond. Furthermore, the proposal contemplates new trail connections thereby further supporting the existing active transportation network and the ability for Wellington residents to be within a comfortable walking distance of the Village Core, services and facilities to meet daily needs.

'3.2.1. Require that all new development in Wellington, including lot creation, proceed on full municipal water and sewer services.'

As stated in the accompanying FS – SWM Report, the development will be on full municipal services.

4/ Quality of Place

Section 4 of the SP establishes the built form policy framework. The following policies apply.

'4.1.3. Ensure that the design of new development and redevelopment is visually compatible with the surrounding neighbourhood, including its cultural and natural heritage features. Elements of compatibility to be considered include:

- a) Siting, scale, and design of new development in relation to the characteristics of the surrounding neighbourhood, such as: scale, massing, setbacks, access, landscape treatment, building materials, exterior design elements, and lighting;*
- b) Protection and enhancement of cultural and natural heritage features by means of siting, building design and landscape design; and*
- c) Architectural style, street pattern, and site arrangement, where such style or arrangement represents a defining component of the surrounding neighbourhood or the historic or cultural significance of the area '*

4.1.1. Residential Design

'4.1.1.1. Ensure that infill development reflects the scale, function, and character of existing development. Intensification should integrate with the existing low-rise fabric of the neighbourhood.'

'4.1.1.3. Consider slightly taller buildings of three and four storeys in the extension of existing neighbourhoods and in new neighbourhoods, but locate such buildings together on interior streets away from existing low-rise development. Intensification using three and four storey buildings in existing neighbourhoods should occur at the periphery of these areas and at major intersections.'

'4.1.1.4. Encourage the extension of existing neighbourhoods in the Village Residential Area and new neighbourhoods within the Neighbourhood Development Area based on a grid-like pattern of streets so as to provide a strong circulation network. Such a network should link local residents with important community elements, amenities, and adjacent neighbourhoods and provide sufficient access for both vehicular and active modes of transportation.'

The Subject Lands are located at the periphery of the Wellington community, on lands designated 'Urban Residential Area'. This location and designation, collectively, identify the Site as an appropriate and desirable location for intensification to occur. Overall, the proposed development will provide for contextually appropriate intensification through a compact, pedestrian-oriented built form that will introduce a range of residential and neighbourhood-oriented commercial uses. Additionally, the proposal will provide for high-quality built forms, at heights that are permitted, that will provide for a refined architectural design that is complimentary to and compatible with the existing character of the established neighbourhood. It will also provide for a compact development form that has incorporated a new fine-

grain, grid-like private road network and pedestrian pathways to facilitate safe, comfortable, convenient travel patterns across the Site and beyond.

Based on the above, it is our opinion that the proposed development conforms to the above-noted principles and policy objectives.

4.3 Housing

It is the intent of the SP to:

2. *Provide for and promote a full range of housing in terms of form, tenure and affordability to meet the current and future needs of residents in Wellington'*

It is the policy of Council to:

'4.3.5. Work toward achieving a target of 33 percent of new housing to be developed as affordable to households within the lowest 60 percent of local income distribution, as determined by the Province from time to time.'

'4.3.9 Encourage opportunities for affordable housing in older established neighbourhoods as a means of maintaining and improving older housing stock in Wellington.'

The proposal supports the above-noted policy objectives through the provision of 241 new dwelling units of varying sizes and configurations which will facilitate housing choice for current and future

residents of the Wellington community. Furthermore, the provision of units of varying size and configurations will support the provision of affordable housing options.

SUMMARY / CONFORMITY STATEMENT

The Wellington Urban Centre Secondary Plan ('SP'), as amended, guides land use planning and development across the Wellington Centre community. The above analysis demonstrates that the proposed development conforms to the policies and objectives of the SP by providing for a high-quality, compact, mixed-use, pedestrian-oriented development that facilitates a range and mixture of residential and neighbourhood-focused commercial uses at an appropriate location and density. Furthermore, the proposed development will result in a built form that is permitted and is consistent and compatible with the envisioned evolution of the Wellington community. Therefore, it is our opinion that the proposed development conforms to the applicable policies and objectives of the Wellington Urban Centre Secondary Plan.

5.4 / ZONING

The Prince Edward County Comprehensive Zoning By-law No. 1816-2006 ('By-law 1816 – 2006') currently zones the Subject Lands as 'Rural 1 (RU1)' (see **Figure 6**). The RU1 Zone permits a range of residential uses but does not permit the proposed development. A site-specific Zoning By-law Amendment ('ZBA') is requested to re-zone the Ste to 'Urban Residential Type Three (R3)' with site-specific provisions.

A draft Zoning By-law Amendment has been prepared and a copy is provided in Appendix I of this Report. Specifically, the ZBA seeks to introduce the following site-specific permissions to the proposed R3 Zone:

- To permit a range of uses, including a secondary suite on each lot;
- To permit revised lot standards;
- To permit a site-specific building envelope;
- To permit a site-specific landscaping standard.;


Table 2 on page 34 summarizes the proposed site-specific exceptions to the R3 Zone and the rationale for these exceptions.



FIGURE 6
COUNTY OF PRINCE EDWARD
COMPREHENSIVE ZONING BY-LAW 1816-2006

380 WELLINGTON MAIN STREET & 0 CLEMINSON STREET
TOWN OF WELLINGTON, PRINCE EDWARD COUNTY

LEGEND

 Subject Lands



Scale NTS
OCTOBER 14, 2022

Table 2 / Summary of Requested R3 Exceptions & Rationale

<i>REQUESTED EXCEPTION</i>	<i>RATIONALE</i>
<i>Modified Use Permissions</i>	To implement the desired range of complimentary uses that are appropriate for a mixed-use development, including permission for each lot to accommodate a secondary suite to support attainable housing options
<i>Modified Lot Standards and Building Envelope</i>	To implement the desired built forms, while maintaining appropriate compatibility and transition to the surrounding Wellington community
<i>Modified Landscaping Permission</i>	In efforts to accommodate the desired built form and sustainable building strategies, a site-specific landscaping standard is requested. The requested standard will enable the provision of parkette areas and landscaped open space areas. As demonstrated on the accompanying Site Plans, a variety of landscape enhancements are to be provided. These enhancements, coupled with the requested landscaping standard, will enable a development that is well-designed, appropriate and desirable

6 / SUMMARY & CONCLUSION

As outlined above, together with the supporting studies, the proposed development and associated Zoning By-law Amendment ('ZBA', the 'Amendment'), represent an appropriate development for the Subject Lands that is in keeping with the policies and intent of the Prince Edward County Official Plan and the Wellington Urban Centre Secondary Plan. Furthermore, based on the existing physical context and surrounding community, a technical assessment of the proposal as well as an analysis of the proposal within the current policy and regulatory context of the Province, County and community, we conclude the following:

1. The proposed Zoning By-law Amendment represents appropriate development on the Subject Lands given the existing use of the Site and surrounding context;
2. The proposal provides an appropriately designated and compatible development for the Wellington Urban Centre community that will contribute to a compact, mixed-use, pedestrian-oriented development, the provision of local employment opportunities, the provision of new housing options, the provision of parkland and open space and the achievement of Wellington as a vibrant, complete community;
3. The proposed Amendment is consistent with the Provincial Policy Statement, 2020;
4. The proposal conforms to the policy directions of the in-effect Prince Edward County Official Plan;
5. The proposal conforms to the policy directions of the in-effect Wellington Urban Centre Secondary Plan;
6. The proposal can be adequately serviced by planned improvements to municipal services;
7. The proposed development will not create any adverse impacts to the surrounding area; and,
8. The proposal is in keeping with the character and planned context of the Wellington community, it provides an opportunity for compact, high-quality intensification within the Wellington Urban Centre. Additionally, the proposal upholds the overall County Structure set out in the Prince Edward County Official Plan and further implements the development objectives as identified by the Wellington Urban Centre Secondary Plan.

Accordingly, we conclude that the proposed Amendment is appropriate, represents good planning and implements the County and community vision for the Subject Lands.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Jim Levac, MCIP, RPP
Partner

Stephanie Matveeva, MCIP, RPP
Associate



Sterling Homes (380 Wellington PEC) LP, Sterling Homes (380 Wellington PEC) Inc.,
Sterling Homes (Cleminson West) LP; Sterling Homes (Cleminson West) GP Inc.;
Sterling Homes (Cleminson East) LP; Sterling Homes (Cleminson East) GP Inc.
380 Wellington Main Street & 0 Cleminson Street, Prince Edward County
PLANNING JUSTIFICATION REPORT

APPENDIX I / Draft Zoning By-law Amendment

Draft Zoning By-law Amendment

BY-LAW No. XXX-20XX

To amend Comprehensive Zoning By-law 1816-2006 as amended, with respect to the lands municipally known as 380 Wellington Main Street and 0 Cleminson Street

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass Zoning By-laws; and

WHEREAS Council of Prince Edward County has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

Whereas Council of Prince Edward County, at its meeting on ____, 20XX, determined to amend the Comprehensive Zoning By-law 1816-2006 with respect to lands known municipally in the year 20XX as 380 Wellington Main Street and 0 Cleminson Street;

The Council of the Prince Edward County hereby enacts as follows:

1. The lands subject to this By-law are outlined by heavy black lines on Schedule 1 attached to this By-law.
2. Comprehensive Zoning By-law 1816-2006, as amended, is hereby further amended by adding to Section 12.5 so it reads:

R3-X Zone

Notwithstanding any provisions of this By-law to the contrary, within the R3-X Zone, the following provisions shall apply:

- i. Permitted uses shall include detached dwellings, townhouse dwellings, apartment dwellings and secondary suites.
- ii. Minimum Lot Area:
 1. Street townhouse dwelling - 194 sq m
 2. Rear lane townhouse dwelling – 194 sq m
 3. Back-to-back townhouse dwelling – 94 sq m
 4. Detached dwelling – 380 sq m
 5. Shall not apply to apartment dwellings
- iii. Minimum Frontage:
 1. Street townhouse dwelling - 7.0 m
 2. Rear lane townhouse dwelling – 7.0 m
 3. Back-to-back townhouse dwelling – 6.5 m
 4. Detached dwelling – 10.9 m

- iv. Minimum Front Yards shall be as shown on Schedule 2 attached to this By-law and:
 - 1. Street townhouse dwelling - 4.0 m
 - 2. Rear lane townhouse dwelling – 3.5 m
 - 3. Back-to-back townhouse dwelling – 4.5 m
 - 4. Detached dwelling – 5.5 m
- v. Minimum Rear Yards shall be as shown on Schedule 2 attached to this By-law and:
 - 1. Street townhouse dwelling - X m
 - 2. Rear lane townhouse dwelling – 2.5 m to the garage face
 - 3. Shall not apply to back-to-back townhouse dwellings
 - 4. Detached dwelling – 7.5 m
- vi. Minimum interior Side Yards shall be as shown on Schedule 2 attached to this By-law and:
 - 1. Shall not apply to a street townhouse dwelling on the attached side
 - 2. Street townhouse dwelling on unattached side – 1.5 m
 - 3. Shall not apply to a rear lane townhouse dwelling on the attached side
 - 4. Rear lane townhouse dwelling on the unattached side – 1.5 m
 - 5. Shall not apply to a back-to-back townhouse dwelling on the attached side
 - 6. Back-to-back townhouse dwelling on the unattached side – 1.4 m
 - 7. Detached dwelling – 1.2 m and 0.6 m where a private garage is located
- vii. Minimum Exterior Side Yard shall be as shown on Schedule 2 attached to this By-law and:
 - 1. Street townhouse dwelling – 1.55 m
 - 2. Rear lane townhouse dwelling – 1.5 m
 - 3. Back-to-back townhouse dwelling – 1.4 m
 - 4. Detached dwelling – 7.5 m
 - 5. Apartment dwelling – 3.0 m
- viii. A maximum lot coverage shall not apply to buildings and structures within the R3-X Zone:
- ix. A minimum landscaped open space shall not be provided;
- x. A maximum pf 4,400 square metres of parkettes will be provided;
- xi. The lots, buildings, structures and uses within the R3-X Zone may front upon and obtain access from a private road.
- xii. A shared parking standard of 743 spaces for all uses on the lot shall be permitted.
- xiii. None of the provisions of Comprehensive Zoning By-law 1816-2006 shall apply to prevent a sales office on the lot.
- xiv. Despite any future severance, partition or division of the lot as shown on Schedule 1, the provisions of this By-law shall apply as if no severance, partition or division occurred.

ENACTED AND PASSED this _____ day of _____, 202X.

Mayor
(Corporate Seal)

Clerk

CORPORATION OF THE COUNTY OF PRINCE EDWARD
WARD OF HILLIER
SCHEDULE '1'

BY-LAW NO. _____

THIS IS SCHEDULE '1' TO BY-LAW NO. _____ AMENDING
COMPREHENSIVE ZONING BY-LAW NO.1816-2006, AS AMENDED, FOR
THE COUNTY OF PRINCE EDWARD

PASSED THIS _____ DAY OF _____ 2022

Anne Kantharajah, Deputy Clerk

Steve Ferguson, Mayor

380 WELLINGTON MAIN STREET & 0 CLEMINSON STREET
PRINCE EDWARD COUNTY

