



P L A N N I N G  
J U S T I F I C A T I O N  
R E P O R T

16880 LOYALIST PARKWAY  
WELLINGTON, PRINCE EDWARD COUNTY

DECEMBER 2023  
FILE # 11211

# TABLE OF CONTENTS

1. INTRODUCTION . . . . .	4
2. PURPOSE OF REPORT . . . . .	6
3. SITE DESCRIPTION AND CONTEXT . . . . .	8
3.1 Description of Subject Lands . . . . .	9
3.2 Neighbourhood Context . . . . .	10
3.3 Recent Development Activity . . . . .	11
4. PROPOSED DEVELOPMENT . . . . .	14
4.1 Description of Development Proposal . . . . .	15
5. SUPPORTING MATERIALS . . . . .	16
5.1 Archaeological Assessment . . . . .	17
5.2 Functional Servicing and Stormwater Management Report . . . . .	18
5.3 Geotechnical and Hydrogeological Investigation Report . . . . .	19
5.4 Tree Preservation Plan . . . . .	19
5.5 Environmental Impact Study . . . . .	20
5.6 Traffic Impact Study . . . . .	20
6. POLICY CONTEXT . . . . .	22
6.1 Planning Act, R.S.O. 1990 (as amended 2019) . . . . .	23
6.2 Provincial Policy Statement, 2020 . . . . .	26
6.3 Prince Edward County Official Plan (2021) . . . . .	29
6.4 Wellington Urban Centre Secondary Plan . . . . .	37
6.5 Prince Edward County Comprehensive Zoning By-law . . . . .	41
7. APPLICATION SUBMISSION SUMMARY . . . . .	42
7.1 Zoning By-law Amendment Application . . . . .	43
7.2 Draft Plan of Subdivision . . . . .	44
8. PUBLIC CONSULTATION STRATEGY . . . . .	46
9. PLANNING ANALYSIS AND JUSTIFICATION . . . . .	48
9.1 Policy Context . . . . .	49
9.2 Compatibility, Height and Density . . . . .	49
10. CONCLUSION . . . . .	50

# LIST OF FIGURES

Figure 1: Aerial Photo of Subject Property . . . . .	9
Figure 2: Surrounding Uses . . . . .	10
Figure 3: Surrounding Development Activity . . . . .	12
Figure 4: Draft Plan of Subdivision . . . . .	15
Figure 5: Prince Edward County Official Plan Schedule A-3 Land Use Designations . . . . .	29
Figure 6: Schedule 'E' Transportation & Infrastructure . . . . .	34
Figure 7: Schedule "A", Wellington Urban Centre Secondary Plan. . . . .	37
Figure 8: Zoning Map . . . . .	41

# LIST OF TABLES

Table 1: Surrounding Development Applications . . . . .	11
Table 2: Section 51(24) of Planning Act . . . . .	24

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# 1. INTRODUCTION

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Weston Consulting has been retained by Wellington Lakeside Ltd. to provide planning advice and assistance for the property located at 16880 Loyalist Parkway, Wellington (herein referred to as the “subject property”).

This Report has been prepared in support of an application for Zoning By-law Amendment and Draft Plan of Subdivision. This report provides planning analysis and justification in support of the proposed residential development consisting of 34 townhouse units, 22 single detached dwellings and park.

The report provides planning analysis and justification for the proposal in accordance with good planning and provides a basis for the advancement of the planning applications through the planning process.

## 2. PURPOSE OF REPORT

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The purpose of this Report is to outline the nature of the proposed development and to evaluate the Zoning By-law Amendment and Plan of Subdivision in the context of the applicable planning policy framework, followed by Site Plan Approval and Common Element Condominium. The Report evaluates the merits of the proposed development through consistency with the Provincial Policy Statement ('PPS'), conformity to the Prince Edward County Official Plan, Wellington Urban Centre Secondary Plan, and Prince Edward County Zoning By-law. This Report provides the analysis and justification for the proposed development in accordance with good planning principals and provides the basis for the advancement of the development applications through the planning process.

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## 3. SITE DESCRIPTION AND CONTEXT

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### 3.1 DESCRIPTION OF SUBJECT LANDS

The subject property is located on the south side of Loyalist Parkway and east side of Lewisville Drive. The subject property is approximately 3.97 hectares (9.8 acres) in area with an approximate frontage of 162.97 metres on Loyalist Parkway. The subject property is currently surrounded by a variety of residential and agricultural uses.

The property is legally described as follows:

PT LT 8 CON 1 HILLIER AS IN PE26092 S OF HWY #33 LYING E OF PL 7; PRINCE EDWARD



Figure 1: Aerial Photo of Subject Property

## 3.2 NEIGHBOURHOOD CONTEXT

Land uses within vicinity of the subject lands are as follows:

**North:** North of the subject property includes Loyalist Parkway, a County Road, further north include residential neighbourhoods, agricultural uses, and open space

**East:** To the east, are predominantly residential uses. Further east is the Wellington Wastewater Treatment Plant and Wellington's urban centre.

**South:** Lake Ontario is south of the subject property.

**West:** To the west, are predominantly residential uses and further west are agricultural uses.



Figure 2: Surrounding Uses

### 3.3 RECENT DEVELOPMENT ACTIVITY

Table 1 and Figure 3 below provides a summary of the development applications active and approved within a 2-kilometre radius of the subject property. These applications demonstrate the land use and built-form changes that are currently occurring and being proposed within the surrounding area. These applications demonstrate that residential developments are being proposed within the surrounding area.

Table 1: Surrounding Development Applications

County File Number		Location	Type of Application	Description of Proposal	Approval Status
1	Z3-23	380 Main Street	Zoning By-law Amendment	Residential development comprised of 240 dwelling units of varying sizes and configurations	Under review
2	SP06-22 Z18-22	230 Niles Street	Site Plan Control and Zoning By-law Amendment	36-unit apartment building with 4 townhouse units.	
3	13-T-19-502 Z14-22	West of Belleville Street	Plan of Subdivision and Zoning By-law Amendment	Large scale residential community consisting of 79 single detached dwellings, 4 blocks of townhomes.	



Figure 3: Surrounding Development Activity

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## 4. PROPOSED DEVELOPMENT

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## 4.1 DESCRIPTION OF DEVELOPMENT PROPOSAL

The proposed development is a residential subdivision contemplating 55 residential units. The proposed built forms are various in range, including 22 single-detached dwellings on various lot sizes and frontages ranging from 10.79 metres for lots closer to Loyalist Parkway and 31.35 metres for the lots on the southern portion along the lakeshore. In addition, the proposal contemplates an 18-metre public access from Loyalist Parkway to serve the subdivision. The townhouse block will be condominiumized and the private driveway will be provided from the public road though the site.

The proposed development envisions an 8.5m potential access to Skiff Cove Road on the east and 6-metre-wide walkway to connect proposed public park on the site to the lakeshore area. A setback of 21m from Top of Bank has been incorporated into the design for single-detached lots on the south of the property.

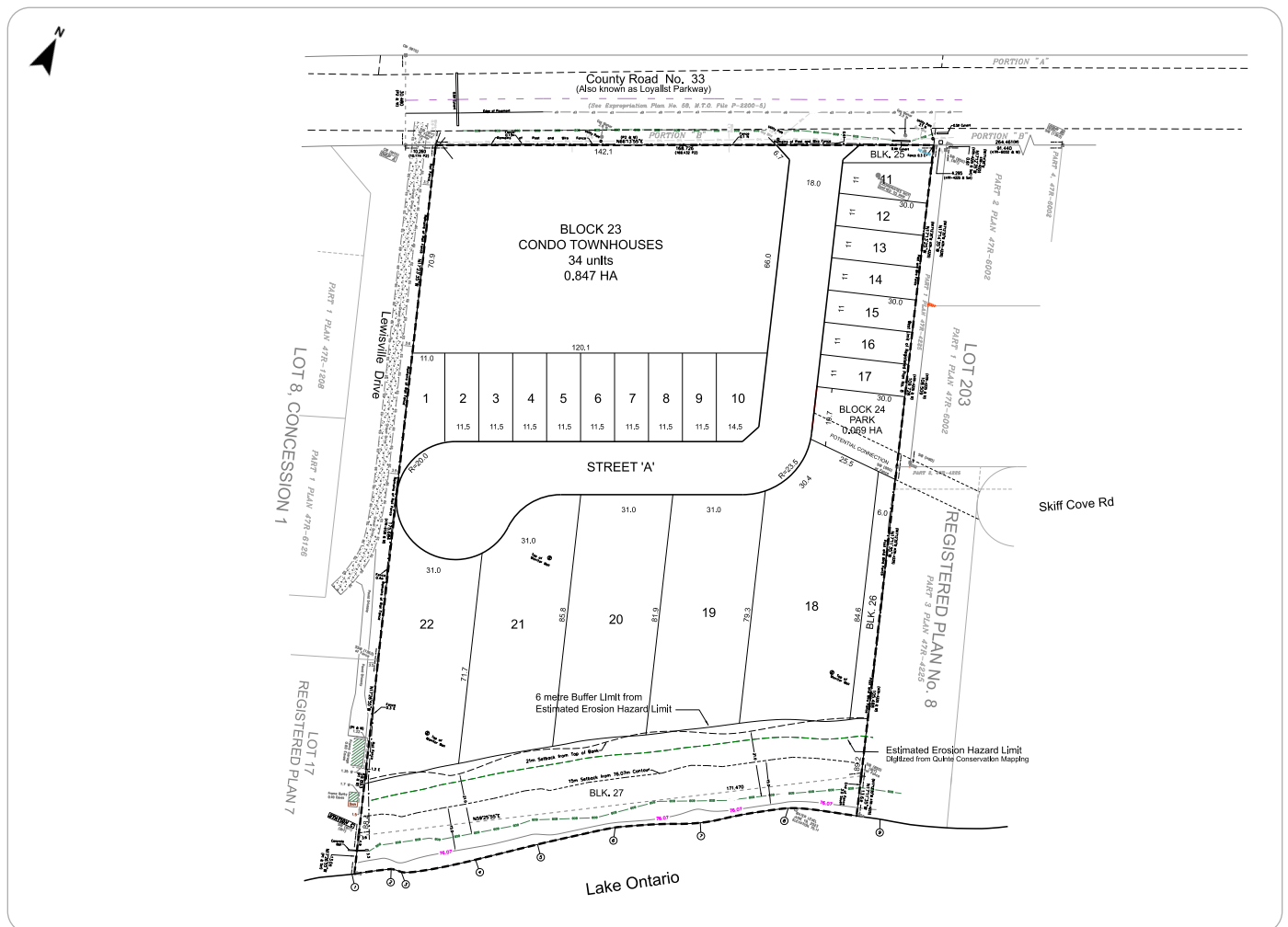


Figure 4: Draft Plan of Subdivision

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## 5. SUPPORTING MATERIALS

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## 5.1 ARCHAEOLOGICAL ASSESSMENT

A Pre-Consultation meeting was held in early 2023 with County staff to discuss the proposed development and determine the required studies, plans and other supporting materials required in support of the proposed development applications. In accordance the previous discussion with staff, the following provides a brief summary of the submitted supporting studies and reports.

An Archeological Assessment Stage One report dated June 2023, has been prepared by Archaeological Consultants Canada. Stage 1 background research indicates that the subject property has general archaeological potential due to the following factors:

- Proximity to the historically significant Danforth Road/Loyalist Parkway
- Proximity to the historic Town of Wellington
- Proximity to two historical homesteads
- Proximity to Lake Ontario

The Report recommends that Stage 2 archaeological assessment in the form of a pedestrian survey be conducted on the agricultural field. Stage 2 archaeological assessment in the form of a test pit survey should be conducted in all areas where ploughing is not possible. Archeological Assessment Stage 2 is in the process and will be provided to County staff and finally to Ministry for registration. Stage 2 Archeological Assessment can be a condition of Subdivision Agreement.

## 5.2 FUNCTIONAL SERVICING AND STORMWATER MANAGEMENT REPORT

A Stormwater Management Report and Functional Servicing Report dated November 2023 have been prepared by Forefront Engineering Inc. in support of the proposed development. Stormwater Management report recommends that the proposed development proceed with the mitigation measures summarized in the following and discussed in the report to address stormwater quality, and erosion concerns on the site:

- The development is to be designed in accordance with the Ministry of the Environment, Conservation and Parks, and Quinte Conservation Guidelines.
- Stormwater runoff within the Loyalist Parkway development should be directed to an oil grit separator storm management facility prior to outletting to the west swale onsite and out to Lake Ontario. A CLI-ECA approval from Prince Edward County is required for the storm sewers and oil grit separator prior to construction.

The Stormwater Management Planning and Design Manual recommends that for Enhanced protection oil grit separators be sized to capture and treat a minimum of 90% of the total runoff volume that occurs on a long-term average basis and remove 80% of suspended solids as required by Enhanced protection (Level 1). For the proposed development a catchment area of 2.23 ha is proposed to outlet to the oil grit separator (OGS). The OGS is proposed to provide quality control at the downstream end of the storm sewer system prior to discharging flows to the outlet swale.

The proposed onsite storm sewer network will outlet to an oil grit separator. The proposed oil grit separator will provide 80% suspended solids removal capturing an annual 96% of the total runoff volume over a long-term average basis. Therefore, the site achieves Enhanced quality treatment targets.

Final detailed design details of enhanced swales, major overland flow paths, entrance culverts, the storm sewer system, and the treatment device are to be provided at the final detailed design.

The Servicing Report proposes a 200 mm watermain throughout the new street, within the property, providing both domestic consumption and fire protection. Connections to the existing system include extending the 200 mm diameter watermain on Loyalist Parkway at Mary Avenue to the subject development and connection.

The proposed watermain meets the following minimum design criteria:

- Minimum pipe diameter of 200 mm;
- Minimum depth of cover of 1.80 m;
- Minimum of three valves at a 'tee' intersection and four valves at 'cross' intersections;
- Minimum of 0.5 m vertical separation between the sewer and watermain, and 2.5 m of horizontal separation;
- Hydrants are located at a maximum spacing of 150 m and within 75 m of each dwelling entrance; and
- Minimum service pipe diameter of 25mm.

In addition, a municipal-owned and operated sewage pump station (SPS) is proposed along Loyalist Parkway (Main Street) at the entrance to the development located on a block to be conveyed to the County. A forcemain is proposed to be extended along Loyalist Parkway (Main Street) within the municipal approximately 500 m with a connection to the existing maintenance hole on Main Street at the intersection of Prince Edward Drive.

The Servicing report recommends that the pump station, forcemain, and gravity sanitary sewers should provide provision for future residential flow from the Skiff Cove Road residential neighbourhood to the east of the site. This can take the form of provision for upsizing the pump impeller size in the future.

The report concludes that the upgraded sanitary and water supply infrastructure as proposed in the MSP is capable of and will effectively service the Loyalist Parkway development.

## 5.3 GEOTECHNICAL AND HYDROGEOLOGICAL INVESTIGATION REPORT

A Hydrogeological and Geotechnical Investigation and Slope Assessment Report dated July 2023, has been prepared by GHD Limited.

### Hydrogeology

The following is a summary of findings of Hydrogeology and groundwater testing:

- Based on the test hole investigation, groundwater is hydraulically discontinuous across the Site with limited volume in locations where groundwater was observed at the overburden and bedrock interface.
- Groundwater flow direction is toward the south and Lake Ontario.
- Based upon the water balance calculations, with downspout disconnection there would be minimal impact to the local groundwater regime from a quantity perspective.

### Slope Assessment

- Based on the results of the site evaluation the existing slope might have a slight potential for slope instability.

### Geotechnical

- The native soils encountered at the Site are generally suitable for reuse as backfill to raise site grades, as trench backfill during installation of buried services, or as pavement subgrade provided, they are free of organic material, and are within the optimum moisture content.

The report concludes that the results of hydrogeological and geotechnical investigation support a proposed residential development to be constructed upon the 3.98-ha parcel expected to consist of single-detached homes, condo townhouse units and an internal road.

## 5.4 TREE PRESERVATION PLAN

A Tree Preservation Plan, prepared by Forefront Engineering Inc. and dated November 2023, has been provided. This plan illustrates the location of trees on the site, with a concentration along the lot boundary. The Tree Inventory enclosed with the plan indicates a total of 50 trees on the site, with 38 of them in good condition. Maximum efforts will be made to preserve the trees in good condition.

## 5.5 ENVIRONMENTAL IMPACT STUDY

An Environmental Impact Assessment dated October 2023, has been prepared by Cambium Inc. to assess the environmental impacts of the proposed development.

The report concludes that negative impacts associated with the proposed development and site alteration can be appropriately minimized, provided that the recommendations outlined in Section 8 of the report are followed. In addition, the report indicates that the proposed development can be carried out in a way that will not adversely impact natural heritage and hydrologic features and function identified on or adjacent to the subject property.

Overall, the report supports the proposed development and states that the proposal complies with applicable provincial policies.

## 5.6 TRAFFIC IMPACT STUDY

A Traffic Impact Study dated June 2023, has been prepared by Jewell Engineering to determine and summarize the impact of a proposed residential development in the Village of Wellington in Prince Edward County.

The findings of the Study shows that the intersection of Couty Road 33 and Prince Edward Dr continues to operate with acceptable levels of service and minimal delay/queueing throughout the 2034 planning horizon under background traffic conditions, during AM and PM peak hours. The results of the Synchro analysis indicate that all approaches operate at a level of service A or B, even in the peak periods with the highest traffic volumes.

In conclusion, the report states that the proposed development, comprising of 56 units total is expected to generate 35 trips in the AM peak period and 44 trips in the PM peak period, and the existing road network is sufficient to accommodate the additional trips generated by the proposed development, provided that line of sight concerns are addressed.

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## 6. POLICY CONTEXT

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## 6.1 PLANNING ACT, R.S.O. 1990 (AS AMENDED 2019)

The following sections outline and analyze the relevant statutory policy documents to determine whether the proposed development is supported by the planning framework, and whether the proposed development represents good planning. The following documents have been reviewed and considered in this evaluation:

- Planning Act, 1990
- Provincial Policy Statement, 2020
- Prince Edward County Official Plan (2021)
- Wellington Urban Centre Secondary Plan
- Prince Edward County Comprehensive Zoning By-law No. 1816-2006

In consideration of the proposed land use planning applications, Section 2 of the Planning Act must be considered as it provides the general direction for all land use planning decisions made in the Province of Ontario.

### Section 2 Provincial Interest

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as:

- (a) the protection of ecological systems, including natural areas, features and functions;
- (c) the conservation and management of natural resources and the mineral resource base;
- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (h) the orderly development of safe and healthy communities;
- (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (o) the protection of public health and safety;
- (p) the appropriate location of growth and development;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.
- (r) the promotion of built form that,
  - (i) is well-designed,
  - (ii) encourages a sense of place,

The policies and direction of Section 2 of the Planning Act inform the Provincial Policy Statement, thereby ensuring that consistency with the PPS equates to having regard for Section 2. The Provincial Policy Statement is given consideration in Section 5.2 of this Report. It is our opinion that the proposed development has appropriate regard to the above provisions of the Planning Act.

**Section 51(24)**

In consideration of a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to:

Table 2: Section 51(24) of Planning Act

Criteria	Conformity
(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;	The Subdivision Plan has regard to the relevant matters of provincial interest as referred to in Section 2 of the Planning Act, including: the conservation of significant archaeological features (Stages 1 Archaeological Assessments has been completed); efficient use and conservation of energy (amenities within walking distance, active transportation and transit); adequate provision and efficient use of land and transportation (transit/active transportation), water and wastewater services (see FSR); and orderly development of a safe and healthy community.
(b) whether the proposed subdivision is premature or in the public interest;	The proposed subdivision is necessary to facilitate the development of a residential proposal consisting of 56 residential units. Supporting technical studies have been prepared to assess the appropriateness of the subdivision and addresses all potential issues. The proposed subdivision is not premature and is in the public interest.
(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	The proposed subdivision is intended for residential uses, conforming to Prince Edward County Official Plan.
(d) the suitability of the land for the purposes for which it is to be subdivided;	The proposed subdivision is well-suited for the land, aiming to subdivide one property into 22 lots and introduce a townhouse block comprising 34 units. To preserve the distinctive lakeshore design, larger-scale dwellings are strategically placed nearer to Lake Ontario. Additionally, the townhouse block is positioned along Loyalist Parkway, ensuring improved access and integration within the overall layout.

(d.1) If any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;	No affordable housing units are being proposed within this plan of subdivision application.
(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;	The quantity, width, location, proposed grades and elevations, as well as the alignment of proposed public road within the site, align with the in Prince Edward County road requirements . An assessment of road capacity for the trip generated from the subdivision has been conducted through a Traffic Impact Study. Additionally, the Plan of Subdivision includes provisions for road dedications, where appropriately contributing to the support of the ultimate planned roadways in the surrounding area.
(f) the dimensions and shapes of the proposed lots;	The lots are appropriately sized and configured to suit the proposed development and are compatible with the surrounding lot fabric.
(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;	There are no restricted areas that imply limitations on the intended purposes.
(h) conservation of natural resources and flood control;	The proposed development provides for a 6-metre buffer from the Erosion Hazard Limit which has been confirmed as suitable by Conservation Authority, and a further buffer from the Flood Hazard Limit.
(i) the adequacy of utilities and municipal services;	The Stormwater Management and Functional Servicing Reports have been prepared that indicate that the subject property will be adequately serviced by public stormwater management and servicing facilities.
(j) the adequacy of school sites;	The property is within 4-minute drive from CML Snider school.
(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	The Subdivision Plan integrates a public road right of way, within the property.
(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and	The proposed development will optimize the available supply, means of supplying, efficient use and conservation of energy where applicable through gentle intensification.
(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).	Not applicable. Site Plan application is not anticipated.

## 6.2 PROVINCIAL POLICY STATEMENT, 2020

The current version of the Provincial Policy Statement (PPS) came into effect on May 1, 2020 and provides policy direction on matters of provincial interest related to land use planning and development. The PPS requires that all land use planning decisions “shall be consistent with” the policies outlined in the PPS. These policies will promote efficient land use planning and growth management to create and maintain strong communities, a healthy environment and to promote long-term economic growth. The PPS also encourages the efficient use of existing infrastructure and public service facilities in planning for an appropriate range and mix of land uses throughout the Province. The subject property is within a Settlement Area.

### Building Strong Healthy Communities

Section 1.0 of the PPS provides direction related to “Building Strong Healthy Communities” and is applicable to the subject lands. It generally encourages a variety of land uses within communities and encourages initiatives that make efficient use of land and infrastructure to promote strong, livable, healthy and resilient communities.

Section 1.1.1. Policies from this section state:

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 affordable and market-based range and mix of residential housing types (including single detached, additional residential units, multi-unit housing, affordable housing, and housing for older persons)[...];
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;

- 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.

The proposed development takes into consideration the policies of Section 1.1.1 of the PPS, as it contemplates townhouse and single detached dwelling units, which will assist in creating a mix of housing types within the surrounding area and County. The proposed development avoids development land use patterns which may cause environmental or public health and safety concerns by providing for an appropriate buffer from the Erosion Hazard Limit and Flood Hazard Limit fronting onto Lake Ontario.

### Section 1.4 Housing

Section 1.4 of the PPS provides policies for developing an appropriate range and mix of housing options to meet the needs of various people.

1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and

- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans. Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

The proposed development contemplates 56 residential units to support growth, residential intensification, and supply for Prince Edward County.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- c) directing development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and

The proposed development will support Prince Edward County in accommodating residential growth. The inclusion of 56 residential units to this area and on the subject lands demonstrates appropriate residential intensification along a County Road, Loyalist Parkway Highway 33. The proposed increased density for the subject lands provides for an efficient use of the land, infrastructure, and public service facilities.

## Section 1.6 Infrastructure and Public Services Facilities

Section 1.6 of the PPS emphasizes that infrastructure and public services facilities shall be provided in an efficient manner, and able to meet current and projected needs.

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; and
- b) ensure that these systems are provided in a manner that:
  1. can be sustained by the water resources upon which such services rely;
  2. prepares for the impacts of a changing climate;
  3. is feasible and financially viable over their lifecycle; and
  4. protects human health and safety, and the natural environment;
- c) promote water conservation and water use efficiency;
- d) integrate servicing and land use considerations at all stages of the planning process; and
- e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. [...]

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; 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;
- c) mitigate risks to human health, safety, property and the environment;
- d) maximize the extent and function of vegetative and pervious surfaces; and
- e) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

## Summary

It is our opinion that the proposed development is consistent with the Provincial Policy Statement. The subject lands are located within a Settlement Area where development is encouraged to be located which utilizes land, infrastructure and public service facilities and provides for compact development with a range of dwelling types. The proposed development will offer townhouse units in an area that is predominantly single detached dwellings in the surrounding neighbourhood. The location of the proposed development will allow the future residents to utilize and optimize existing municipal services, and recreational uses.

1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

The proposed development will optimize existing water, storm and sewage infrastructure as detailed in the Functional Servicing Report and Stormwater Management Report prepared by Forefront Engineering. The Reports conclude that the proposed development can be serviced with the proposed upgrades. The proposed development provides a mix of residential unit types and density in close proximity to the urban centre of Wellington to minimize vehicle trips and support active transportation and current and future use of transit.

## 6.3 PRINCE EDWARD COUNTY OFFICIAL PLAN (2021)

The Prince Edward County Official Plan was adopted by Council November 25, 1993. The Official Plan was partially approved by the Minister of Municipal Affairs on January 23, 1998, and subsequently approved by the Minister of Municipal Affairs on December 23, 1998. The 2021 plan is the most recent version of the Official Plan and is inclusion of all the policies and Official Plan Amendments that were approved up to 2011. The subject lands are designated as Urban Centre as illustrated in Schedule 'A-3' (Land Use Designations).

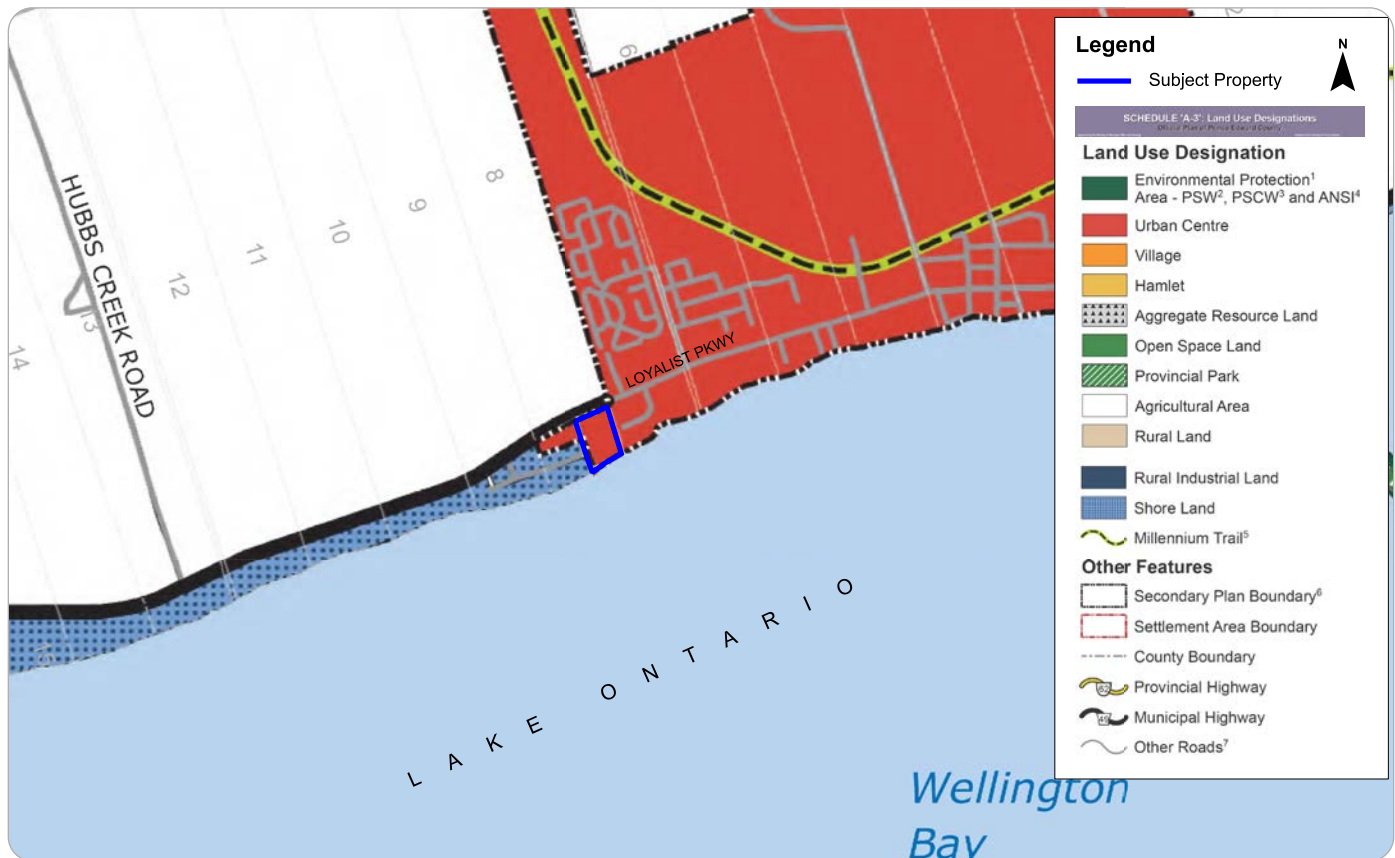


Figure 5: Prince Edward County Official Plan Schedule A-3 Land Use Designations

## 2.3 – A Vision for Prince Edward County

Part II of the Official Plan establishes the vision for the future of the County. The vision helps the County in guiding and assessing land use changes and development trends. The section below provides an overview of the County's vision as it relates to the proposed development.

*As the County grows over time, new development will reinforce the County as a special and unique place. New development will be reviewed through the lenses of sustainability, agriculturally-focused, diverse cultural and economic fabric and healthy, complete communities. All new development will be compatible with its surrounding context, champion the protection of rural habitats and the natural environment and, where possible, reduce the climate impact of our decisions. The people of Prince Edward County will be healthy and prosperous, and enjoy a diversity of housing options ranging in affordability, with opportunities for meaningful and well-paid employment.*

The proposed development represents a gentle intensification within the Urban Area of Prince Edward County. It includes the establishment of a park and pedestrian walkway, contributing to sustainability efforts and mitigating climate impacts. The inclusion of a diverse range of housing types is designed to accommodate residents of all income levels and ages, fostering inclusivity within the community.

### 2.3.1 Principles

*In all areas of the County, the creation of healthy, livable, resilient, and where appropriate, complete communities will be embraced by establishing and implementing solutions for:*

- *maintaining access to health care and community services and facilities, that are community based, accessible and affordable;*

The proposed development includes a range of uses to support the community and provide access to amenities.

- *encouraging and supporting the growth and prosperity of businesses and their ability to generate employment opportunities;*

The proposed development includes a hotel and golf course to contribute to providing employment opportunities.

- *providing opportunities for affordable housing;*
- *educational opportunities, including skills training and post-secondary facilities;*
- *providing recreational programs and events;*
- *ensuring safe and accessible built environments that provide opportunities and infrastructure for active transportation, recreation and social interaction; and*
- *providing access to local, healthy food.*

*The County's Urban Centres and Villages will become revitalized as complete and inclusive communities that include a diversity of housing options, commercial amenities, community facilities and services, and employment opportunities close to where people live*

The proposed development is located within the County's Urban Centres and provides a mix of housing options to contribute to the County's goal of supporting the community and providing residents to access to nearby amenities. The increase in housing supply will generate further commercial and employment opportunities within the urban area by attracting new residents to the area.

## 2.4 Growth Management

2.4.1 Approach states that *It is anticipated that growth opportunities in the County over the next 25 years will include: All types of urban development focused within the Urban Centres and Villages;*

The proposed development supports the policy of focusing growth and development within this area as it proposes 56 number of housing units. The proposed development will integrate with the existing area in Wellington.

## 2.5 Policies

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;*

The proposal will be integrated with the existing local context of Wellington.

- ii. *New development shall occur in proximity to existing development and shall have a mix of uses and densities that allow for the efficient use of infrastructure service systems/facilities that are appropriate for the local context;*

The proposal includes a mix of residential unit types.

- iii. *The County shall ensure the orderly progression of growth within the Urban and Rural Settlement Area boundaries and shall link the approval of new development to the protection of the Natural Heritage System, the conservation of Cultural Heritage Resources and timely provision of the appropriate infrastructure systems/facilities; and,*
- iv. *The scale and nature of new development applications on a property that includes or is adjacent to a natural heritage feature and area identified in this Plan or in the Zoning By-Law will determine if the application will be accompanied by an Environmental Impact Study. An EIS will ensure that the natural heritage feature and area and its associated ecological functions are protected from any negative impact related to the proposed development.*

The proposed development will be integrated with the existing by proposing of a mix of residential units. A number of the proposed residential units will be of similar lot sizes to the surrounding area, exhibiting a similar built form. The subject property includes natural heritage features to the south, abutting Lake Ontario. An Environmental Impact Study (EIS) has been prepared in support of the proposed development and is summarized in Section 5 of this report.

## 3.3 Livable Community

*Housing is vital to the creation of healthy, sustainable, and complete communities. Residents of all ages, income levels and physical abilities rely on a range and mix of housing types to offer a meaningful place to grow and a safe and secure place to live. An appropriate range of housing choices contributes to the overall health and well-being of communities.*

*By creating a multitude of housing opportunities, the supply of housing available within the County can more effectively respond to local housing needs and changes in demand particularly as the existing population ages*

The proposal provides new residential over 50 residential units including townhouses and single detached dwellings. This mix of housing units can assist the County to ensure that housing is provided for current, and new residents of all ages based on demand.

### 3.3.2.1 Housing Objectives

- *Promote the development and sustainability of an appropriate and adequate mix of housing by fostering a range of types, tenure and affordability which can accommodate the broad needs of residents over time, regardless of age, income level, ability or household type.*

- *Facilitate the development of housing that is affordable for low- and moderate-income households while maintaining an appropriate supply of land in the County to accommodate residential growth.*
- *Encourage and promote housing for seniors, including housing with support facilities that enable seniors to age in place*
- *To ensure good long-term occupancy housing availability while responding to the needs for short term occupancy roofed accommodations of the travelling public and migrant workers.*
- *Work with the private sector, the not-for-profit sector, and all levels of government, community agencies and other stakeholders in the implementation of the County's housing policies*

The proposed development provides housing in various built-forms to ensure that housing needs are met for people at various stages of their lives. The proposal contemplates dwellings in the form of single-detached and townhouses. The proposed development will greatly contribute to increasing and diversifying the housing stock in Wellington and provide a range of housing options for all residents.

### **3.3.2.2 Cultural Heritage Objectives**

*Maintain and enhance the heritage character of the built environment in a way that contributes to the high quality of place experience that is so integral to local economic development.*

The proposed development includes a park and walkway to the Lake Ontario shoreline. This amenity helps to provide unique character to the built environment of the proposed development. It should be noted that Archeological Assessment Stage 2 has indicated proximity to archeological potentials; however Stage 2 is being prepared to confirm this.

## **3.4 Infrastructure**

### *3.4.3 Water and Sanitary Sewer Services Policies*

*3.4.3.8 The extension of municipal sewer and water services shall only take place within lands designated Urban Settlement Areas as identified on Schedule 'A': Land Use Designations.*

The subject property is located within the lands designated as Urban Settlement Areas, per Schedule 'A'.

*Any provision and/or major expansion of water and sanitary sewage systems may be subject to an Environment Assessment. That process involves a detailed assessment of treatment options with full public participation and consideration of environmental, social and economic impacts. The growth designations and servicing options outlined in this Plan may be subject to change given the results of the required Environmental Assessment*

An Environmental Impact Study has been prepared which indicates that the proposed development has minimal impacts on the environment.

### *3.4.3.1 Servicing Policies for Picton and Wellington Urban Centres*

*Development within the Picton and Wellington Urban Centres shall be designed and constructed in accordance with a Functional Servicing Plan or Plans, submitted at the time of application, dealing with sewage and water systems. These Plans shall be prepared to provide for the continuous, orderly extension of services in a cost-effective manner, to the satisfaction of the Municipality.*

The subject property is located within Wellington Urban Centre. A Functional Servicing Report and Stormwater Management Report have been prepared and are enclosed for these development applications.

### 3.4.3.1 Stormwater Management Policies

*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 major development with large amounts of impervious area. Stormwater management will be undertaken in accordance with the Province's Stormwater Management Plan and Design Manual, or its successor.*

*An application for new development within any Urban Centre, Village or Hamlet shall be accompanied by a Stormwater Management Plan that:*

- a) Evaluates stormwater management on a 'watershed' based approach;*
- b) Incorporates an integrated treatment approach to minimize stormwater management flows and reliance on end-of-pipe controls through measures including source controls, lot-level controls, LID's and conveyance techniques, such as grass swales, where appropriate;*
- c) Identifies the specific location of permanent end of pipe facilities, the areas they will service, and considerations for their size, shape and design criteria;*
- d) Evaluates, at appropriate geographic scales, predicted changes in the water balance between pre-development and post-development conditions, and evaluates how such changes will be minimized;*
- e) Evaluates, at appropriate geographic scales, anticipated changes in phosphorus loadings between pre-development and post-development, and evaluates how this can be minimized;*
- f) Offers specific direction on how end of pipe stormwater management works shall be designed, to satisfy, at a minimum, the enhanced protection level specified by the Municipality; and*
- g) Identifies criteria and circumstances upon which interim stormwater facilities may be considered or precluded.*

Stormwater Management details are discussed in Section 5.3 of this Report. Treatment approaches to minimize stormwater management flows have been incorporated into the report.

### 3.4.5 Transportation Policies

*The transportation system, for purposes of road allowance protection, is shown on Schedule 'E': Transportation & Infrastructure and includes roads in settlement areas. The transportation system is intended to provide for the efficient and safe passage of pedestrians and cyclists, the operation of an efficient public transit system and provide for the balanced usage of motor vehicles. Provincial Highways are subject to Provincial requirements and permits in addition to the other policies of this Plan.*

The subject property fronts onto Loyalist Parkway, a county road. All required permits will be obtained at an appropriate stage.

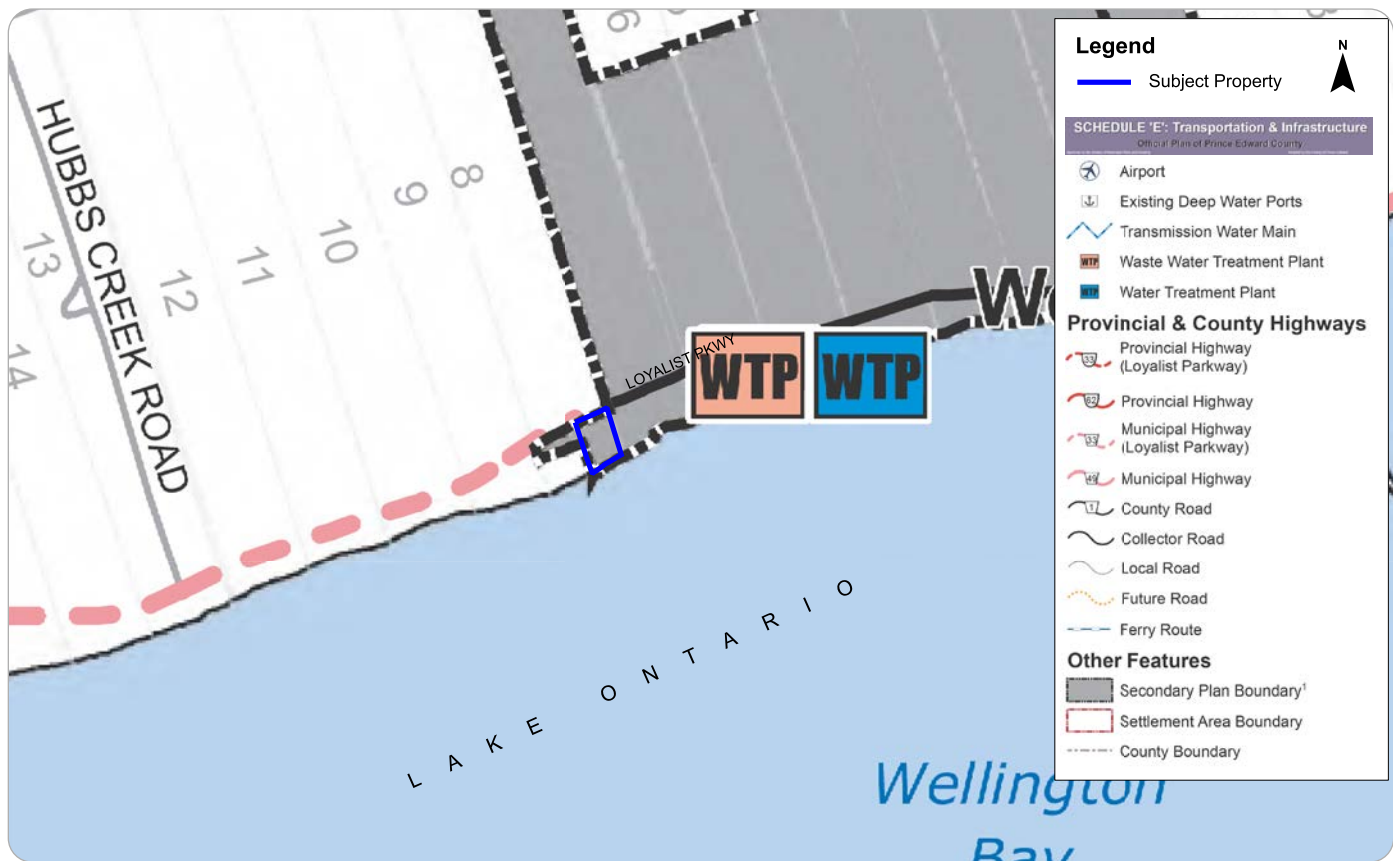


Figure 6: Schedule 'E' Transportation & Infrastructure

*The Municipality will work in partnership with private developers, adjacent municipalities, the Ministry of Transportation and the Province to provide a transportation system that integrates a range of travel modes to move people and goods.*

*Where new roads are proposed, the Municipality shall ensure that the location and design of the intended road pattern is coordinated with existing and future development areas.*

*Section 3.4.5.1 Policies for Demand Management, Public Transit & Active Transportation*

*To promote active living and sustainable tourism, the Municipality shall support walking and cycling as attractive modes of transportation by:*

- a) *Using a complete streets approach to the design of new streets and the reconstruction, repair and maintenance of any right-of-way within the Municipality;*
- b) *Requiring the development of high-quality bicycle and pedestrian facilities in public road allowances in new developments to the Municipality's satisfaction, and ensuring those facilities create linkages to key destinations, and the sidewalk and trail systems, where appropriate; Page 81 Official Plan 3.4 Infrastructure*

- c) *Ensuring developments are planned, designed and developed to ensure the safety and efficient movement of cyclists and pedestrians;*
- d) *Prioritizing safety considerations for pedestrians and cyclists when designing new or upgraded intersections;*
- e) *Minimizing vehicle crossings of multi-use trails, and implementing appropriate safety standards for crossing that cannot be avoided;* and f) *Adopting mandatory bicycle parking requirements for all commercial, institutional, industrial, and multi-unit residential uses through the implementing Zoning By-law.*
- f) *Including supportive infrastructure for active transportation within any development.*

*Streetscape elements that improve the pedestrian and cycling experience may be encouraged, particularly within Settlement Areas.*

*Pedestrian circulation will generally be on sidewalks or multi-use trails adjacent to roads and may be separated from the road by landscaping. Exceptions may be considered where insufficient road allowance widths exist, or other terrain constraints exist. Landscaping may not be required in Settlement Areas.*

The proposed development enhances pedestrian experience by promoting streetscape elements tailored to pedestrians and cyclists. This is achieved through the introduction of a pedestrian walkway connecting the proposed park to the lakeshore area. In doing so, the development actively contributes to fostering a healthier and more sustainable community, diminishing dependence on motorized vehicles.

#### 4.1 Settlement Areas

*The extension of municipal sewer and water services shall take place only within lands designated Urban Settlement Areas as identified on Schedule 'A': Land Use Designations. Any construction of water and sanitary service infrastructure between communities is for the strict purpose of efficient operation without the obligation to connect or approve development for use of the infrastructure. Strip development along major roadways, beyond Settlement Areas, within the County will not be supported.*

#### 5.1 Plan Administration

##### 5.1.3 Land Division

*The Municipality shall support proposals for land division that:*

- a) *Contribute positively to the Municipality's unique rural character;*
- b) *Create opportunities for local economic development;*
- c) *Support the fiscal well-being of the municipality;*
- d) *Do not fragment the Environmental Protection designation and natural*
- e) *heritage features and areas; and*
- f) *Where possible, incorporate features that promote environmental sustainability and healthy living.*

The proposed development includes a park and a walkway to the Lake Ontario shoreline, assisting in promoting active lifestyles to explore and travel to nature. The proposed development is in close proximity the urban centre of Wellington with many local businesses and amenities. The addition of new residents will support the local economy. The proposed development protects all natural heritage feature areas. An Environmental Impact Study was prepared in support of the proposed development and is summarized under Section 5.0 of this report.

### *Plans of Subdivision or Condominium*

*To provide for their review, applications for plans of subdivision and plans of condominium shall include the information as described in Section 51.18 of the Planning Act of Ontario, RSO.1990, C.P. 13, as amended.*

The proposed development of 56 residential units includes a townhouse block and single detached dwellings. The single detached dwellings proposed will require a Plan of Subdivision. The townhouse block will require a Plan of Condominium.

*Prior to approving a plan of subdivision or plan of condominium, the Municipality must be satisfied that the proposed development:*

- a) Can demonstrate serviceability via municipal water and sanitary sewer, to the municipality's satisfaction, or by communal or private well and waste water disposal system where municipal services are not planned or existing;*
- b) Can be supplied with other municipal services such as fire protection, road maintenance, waste disposal, and community facilities and services, without adversely affecting the Municipality's finances;*
- c) Has been designed to integrate compatibly with the transportation system, adjacent existing and planned land uses, the Natural Heritage System, cultural heritage resources and hazardous lands in such a way that protects and enhances the Municipality's special quality of place;*
- d) Provides a mix of housing types and tenures including affordable housing options, wherever feasible;*
- e) Provides opportunities for healthy living, including but not limited to access to green space and active transportation facilities;*
- f) Addresses issues of energy conservation and sustainability; and*

- g) Meets the design policies of this Plan, any area-specific urban design guidelines, and the applicable development standards and regulations of the Municipality.*

*Applicants of a proposed subdivision may be required to prepare studies in accordance with the requirements of this Plan to assess the impacts, financial or otherwise, of the proposal and identify mitigation strategies.*

*Draft approval of plans of subdivision or plans of condominium will include conditions which must be satisfied prior to final approval of the plan of subdivision or condominium. Such conditions may be required to be satisfied within an initial specified time period of three years, or draft approval may be withdrawn by the Municipality. Conditions of approval may be changed prior to final approval.*

Townhouses will be condominiumized. Road maintenance, waste disposal and snow removal will be managed by a condominium corporation. Technical studies have been diligently prepared to support the Subdivision Plan.

### **Summary**

In summary, the proposed development meets the intent of the Prince Edward County Official Plan by providing a mix of housing units to assist in meeting the County's housing supply, protecting natural heritage features, and being supported by adequate servicing infrastructure.

## 6.4 WELLINGTON URBAN CENTRE SECONDARY PLAN

On December 17, 2013 the Council of Prince Edward County approved and adopted Official Plan Amendment No. 62, which revised the Official Plan for Prince Edward County by replacing the 1980 Secondary Plan with the Wellington Urban Centre Secondary Plan. The Secondary Plan was approved by the Ministry of Municipal Affairs on May 14, 2015.

The subject lands are designated *Village Residential Area* as identified on Schedule A: Secondary Plan Land Use Map.

### Part Two: Land Use

#### 2.4.1 Village Residential Area

*The Village Residential Area is the predominant land use area south of the Millennium Trail. This area includes existing neighbourhoods where minor infilling and intensification is encouraged. It also includes the undeveloped areas surrounding the existing neighbourhoods where new development will occur as an extension of the village fabric.*

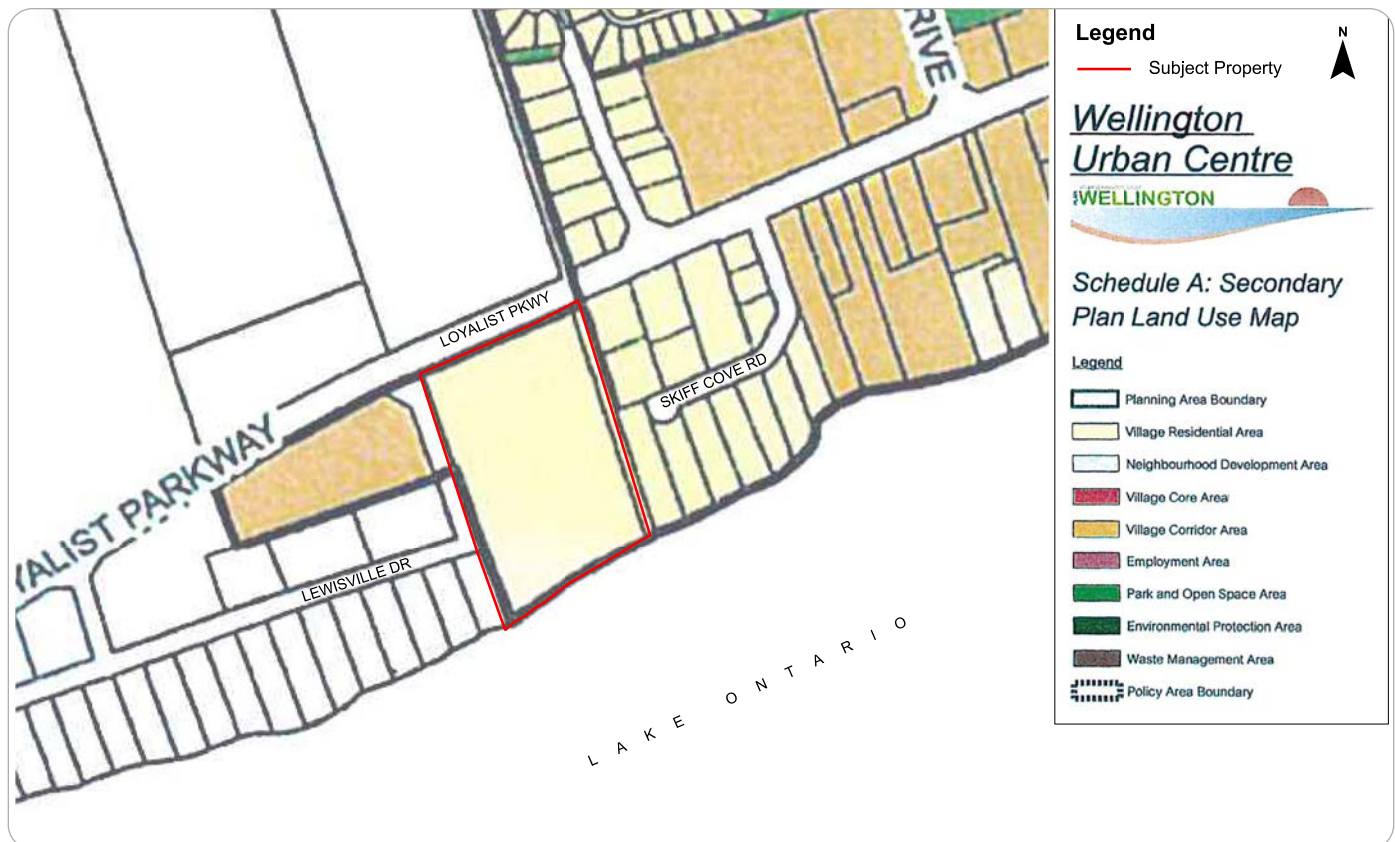


Figure 7: Schedule "A", Wellington Urban Centre Secondary Plan.

*The policies of this area permit all residential uses at all densities. Neighbourhood-scale non-residential uses intended to serve the local neighbourhood, including schools, libraries, places of worship, home-based business, and convenience retail, are also permitted. These uses are permitted as a means of creating and encouraging complete neighbourhoods that include a balance of facilities and services to meet the everyday needs of residents and make the most of existing municipal infrastructure. All development in the Village Residential Area must maintain and enhance existing neighbourhood and be consistent with the village design policies of Section 4.1 of this Plan.*

The proposed development strategically contributes to infill development and intensification by envisioning the creation of 56 residential units, incorporating both single detached dwellings and townhouses. This diverse mix of residential units not only addresses the demand for housing but also aligns with the goal of establishing complete communities within the County. By integrating residential uses and public park in close proximity to amenities, the development enhances the overall livability and convenience for residents, fostering an integrated community fabric.

*It is the intent of the Secondary Plan 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 intensification in the Village Residential Area as a means of creating complete neighbourhoods that maximize the use of existing municipal services and facilities, encourage the provision of affordable forms of housing, provide a broader mix of everyday uses in close proximity, and encourage active modes of transportation.*
- 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.*

The proposed development proposes 56 residential units within an existing Urban Centre area which is currently underutilized. The subject property has direct access to existing municipal services and infrastructure.

#### **2.4.1.2 Extension of Existing Neighbourhoods**

- 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. Higher density may be permitted in exchange for the provision of community benefits consistent with the policies of Subsection 5.1.1.4 of this Plan with respect to height and density bonusing.*

The proposed development contemplates a density of greater than 16 units per net developable area, which exceeds the minimum density requirements.

- 4. Permit a mix of neighbourhood-scale community uses in new neighbourhood development, including schools, places of worship, libraries, community centres, parks, and day cares. 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.*

The proposed development includes neighbourhood scale park block, which is a permitted use in the Village Residential Area.

6. *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 (refer to Section 3.1.4). The removal of any existing connection with surrounding neighbourhoods is strongly discouraged.*

A potential access connection to Skiff Cove Road is proposed to promote connectivity of the site to neighbouring residential uses.

#### **2.4.1.3 Residential Intensification**

4. Consider the following when evaluation applications intensification in the Village Residential Area:

- a) *Proposed development is consistent with the policies of the Village Residential Area and the relevant goals and policies of this Plan;*
- b) *Proposed property, site, or area is suited for intensification in the context of the surrounding neighbourhood;*
- c) *Existing municipal services and proposed stormwater management measures can accommodate the additional development;*
- d) *Existing street network can accommodate the additional development;*
- e) *Proposed development is compatible with the built form and character of the surrounding neighbourhood with respect to height, massing, landscape, and streetscape;*
- f) *Proposed development provides adequate privacy, sunlight, and views of the sky for existing and new residents; and*
- g) *Proposed development is consistent with the village design policies of Section 4.1 of this Plan.*

The proposed development is consistent with the policies of the Village Residential Area by proposing over 50 residential units consisting of single-detached dwellings and townhouses, and a park block. The subject property is well-suited for intensification, with careful consideration given to maintaining lot sizes in harmony with the established neighborhood. This approach ensures a cohesive and compatible integration of the new development into the existing built form and character, promoting a sense of continuity and visual harmony.

Additionally, the development's compatibility extends to existing municipal services and the street network, both of which are well-equipped to accommodate the proposed expansion.

### **Part Three: Community Facilities and Services- Services and Utilities**

#### *Implementing Policies*

*Council shall:*

1. *Require that all new development in Wellington, including lot creation, proceed on full municipal water and sewer services, as appropriate.*
3. *Base the timing and priority of development in Wellington on the following principles of serviceability and location:*
  - a) *There is a logical extension of municipal services to contiguous development areas such that large undeveloped tracts of land do not have to be crossed;*
  - b) *A compact form and pattern of development is maintained;*
  - c) *The impacts on any environmental features are avoided (where possible), minimized, and adequately mitigated;*
  - d) *The provision of all municipal services proceeds in an economically viable manner; and*
  - e) *Priority is given first to reserving servicing capacity for infilling, intensification, and redevelopment*

The proposed development will be supported by municipal water and sewer services. The proposed development maintains a compact form of the Wellington Urban Centre. An Environmental Study has been diligently conducted, revealing minimal adverse impacts resulting from the proposed development.

#### **Part Four: Quality of Place**

##### *4.3 Housing*

*Council Shall:*

- 1. Maintain the ability to accommodate future residential growth for a minimum of 10 years through intensification, redevelopment, and land designated and available for residential development. Refer to Sections 2.4 and 2.5 of this Plan regarding development in residential and mixed-use areas.*

The proposed development assists the County in providing residential growth by proposing 56 residential units through the means of intensification in an area designated for residential development, the Village Residential Area.

- 2. Maintain available servicing capacity to provide a minimum three-year supply of residential units in draft approved and registered plans, or in cases of residential intensification and redevelopment, land appropriately zoned and available for development, as required by the Provincial Policy Statement.*

The proposed development assists the County in providing a minimum three-year supply of residential by units by proposing 56 residential units through residential intensification through draft plan of subdivision and zoning by-law amendment applications.

##### **4.6 Parks and Open Space**

**Council Shall:**

- 1. Provide for a range of park types, recreation facilities, and open space areas in Wellington and their equitable distribution across the community to ensure access to a diversity of recreation opportunities.*
- 2. Provide for both active and passive elements within all parks, as appropriate, to meet the recreation needs of all ages and interests.*

The proposed development incorporates a 0.046-hectare park, strategically designed to offer diverse recreational opportunities and leisure amenities. This thoughtful inclusion aims to cater to the varied needs of residents, spanning all age groups and interests within the community.

- 7. Require parkland dedication for residential development and redevelopment equivalent to 5 percent of the subject land area, and/or dedication at a rate of one hectare per 300 units.*

The Parkland dedication has changed based on the new Bill 23, which supersedes this policy of the Prince Edward Official Plan. This will be calculated following the approval of the Subdivision Plan.

#### **Summary**

It is our opinion that the proposed development satisfies the policies of the Wellington Urban Centre Secondary Plan. The proposed development is designed to be integrated with the built form, linking to municipal services and infrastructure. The current composition of Wellington's housing stock will be diversified further to provide residents with multiple options for which dwelling style and size is most suitable. Overall, the proposal maintains the goals and policies of the secondary plan by providing the necessary density and growth in compact form and preserving the natural environment.

## 6.5 PRINCE EDWARD COUNTY COMPREHENSIVE ZONING BY-LAW

The subject property is within the Prince Edward County Comprehensive Zoning By-law No. 1816-2006 and is zoned Rural 1 (RU1). The RU1 zone permits one single detached dwelling, home business, rural home business, private home day care, bed and breakfast establishment group home, agriculture, commercial greenhouses, farm and more. A Zoning By-law Amendment is required to facilitate the proposed development. Please see Section 7.1 for further information.

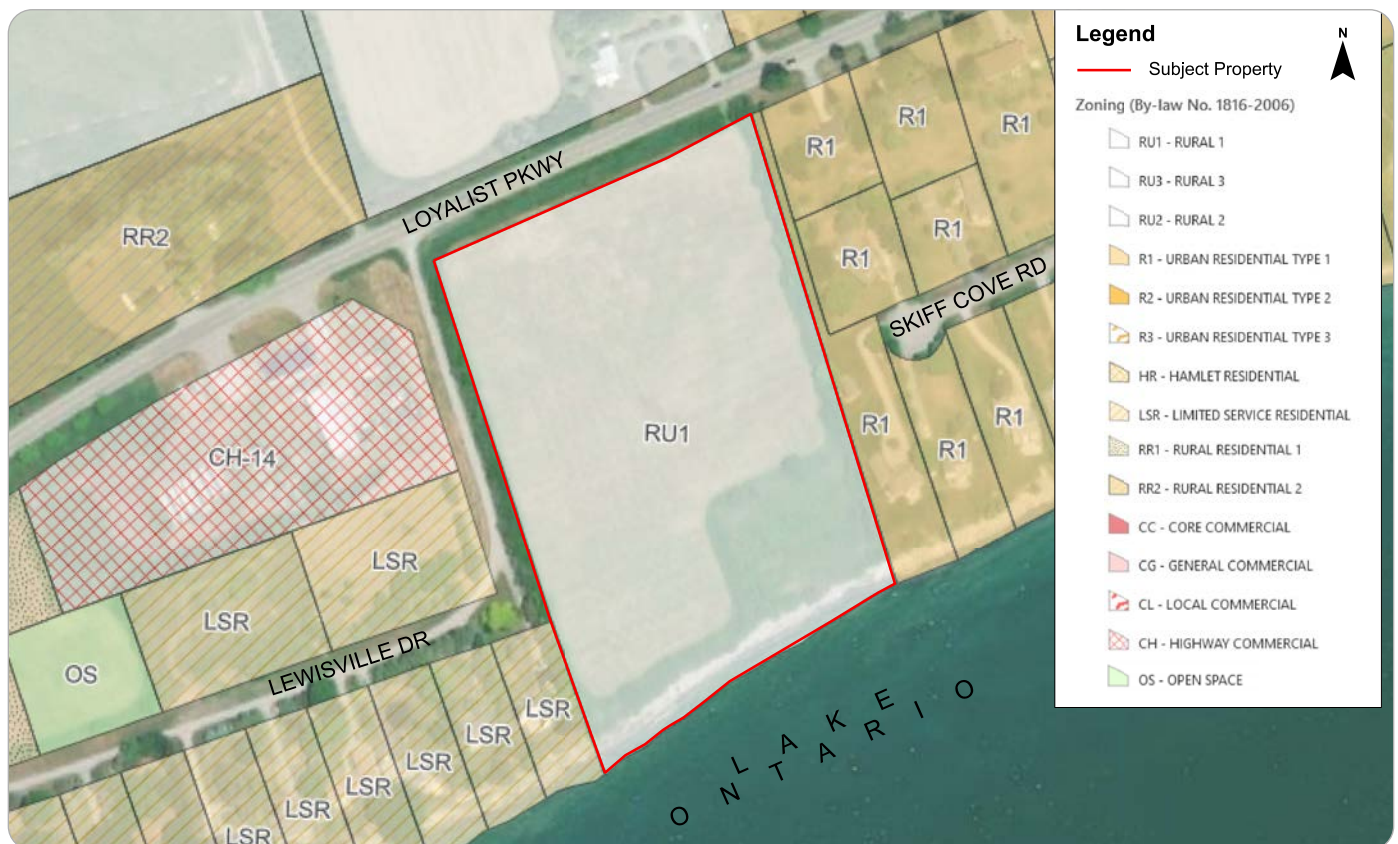


Figure 8: Zoning Map

## 7. APPLICATION SUBMISSION SUMMARY

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## 7.1 ZONING BY-LAW AMENDMENT APPLICATION

A Zoning By-law Amendment application is being submitted to facilitate the proposed residential development. It is recognized that a future Site Plan Approval and Draft Plan of Condominium applications will be required to fully implement the proposed development and will be submitted at the appropriate time.

The Zoning By-law Amendment is required to rezone the subject Urban Residential Type 4 (R4) and Urban Residential Type 2(R2) Zone, which is in compliance with Official Plan designation.

The following are site-specific provisions to R4 and R2 zones General Provisions of Zoning by-law 84-63 which have been indicated in the Draft ZBA:

### Urban Residential Type 4 (R4)

#### 12A.ii. Minimum Lot Area

- a) townhouse dwelling: 137 m<sup>2</sup> per dwelling unit  
Proposed: 160 sq.m  
  
Minimum Lot Frontage
- b) townhouse dwelling :5.5 m  
Proposed: 5.5m
- c) Minimum Front Yard: 3.0 m for dwelling unit  
Proposed: 5.5m
- d) Minimum Corner Side Yard: 2.5 m  
Proposed: Conforms
- e) Minimum Interior Side yard:1.5 m  
Proposed: 1.5m
- d) Minimum Rear Yard: 6m  
Proposed: 7m

- h) Maximum Lot Coverage :65 %  
Proposed: 50%

- g) Maximum Height of Buildings: 14 m  
Proposed: 3-storeys- conforms

### Urban Residential Type 2 (R2)

#### 11.3.2 Minimum Lot Frontage

- i. single detached dwelling 13 m (43 ft.)  
Proposed: 11m

#### 11.3.3 Minimum Front Yard 7.5 m (24.6 ft.)

- Proposed: 3m to the porch and 7m to the main building

#### 11.3.4 Minimum Exterior Side Yard 7.5 m (24.6 ft.)

- Proposed: 1.2m

#### 11.3.5 Minimum Interior Side Yard

- i. single detached dwelling for each partial or additional storey above the first 1.2 m (3.9 ft.) plus 0.6 m (2 ft.)  
Proposed: 1.2m

#### 11.3.6 Minimum Rear Yard 7.5 m (24.6 ft.)

- Proposed: 7m

#### 11.3.7 Maximum Lot Coverage (all buildings and structures) 35%

- Proposed: 50% including Deck and Shed

#### 11.3.8 Minimum Landscaped Open Space 30%

- Proposed: 35%<sup>m</sup>

#### 11.3.9 Maximum Height of Buildings 10 m (33 ft.)

- Proposed: 3 storey

## 7.2 DRAFT PLAN OF SUBDIVISION

In addition, a Draft Plan of Subdivision is also being submitted to facilitate this development, which specifics on how the land will be subdivided, indicating the size, shape, and number of lots or parcels.

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## 8. PUBLIC CONSULTATION STRATEGY

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As required as part of a “complete application” under the Planning Act for Official Plan Amendment and Zoning By-law Amendment, a public consultation strategy is required to be established and outlined upon application submission. A public consultation strategy has been developed for this proposal and will be initiated following the submission of the above-noted applications. The following strategy will be employed to provide notice of all meetings/consultations to ensure the active engagement of all stakeholders at various points in the planning process:

- After receiving confirmation from Staff advising that the application is complete, a “Public Notice” sign advising that applications for a Zoning Bylaw Amendment has been applied for will be posted on the subject lands by the applicant. The wording on the sign will be prepared by Staff;
- Staff will send out notice of the applications and the intention to Schedule a Community Consultation Meeting to consider the applications to all property owners within 120 metres (400 feet) of the subject property at least 20 days prior to the meeting date and within 15 days of the applications being determined to be complete;
- A Preliminary Report prepared by Staff will be prepared for information purposes with the Recommendation that a Community Consultation Meeting be held;
- Notice of the meeting is to be placed by Staff in the local newspaper publications and on the Municipality of Prince Edward County's website as well as a mail out to all property owners within 120 metres of the subject lands;
- This Community Consultation Meeting will be held at a local institution in the evening or virtually via the internet to ensure accessibility in terms of location and timing. Additionally, it is important to note that it is the prerogative of the ward councillor to expand the circulation radius of the notice;

- Input from the Community Consultation Meeting will be considered and revisions may be made to the plans, as appropriate, for a re-submission;
- It may be determined by the Applicant that an additional Open House is to be organized for members of the local community. If determined, same procedures for notification of the Community Consultation Meeting will be followed ;
- A statutory Public Meeting will be held by the Planning and Development Committee to consider the applications and the Public Meeting Report. Staff will notify all property owners within 120 metres (400 feet) of the subject lands of the Public Meeting at least 20 days prior to the meeting date. At the Public Meeting, any person will be provided the opportunity to express concerns or opinions regarding the applications.

It is our understanding that the above public consultation strategy is appropriate and in compliance with the requirements under the Planning Act. Weston Consulting is committed to the facilitation of public engagement efforts with the public throughout the application process.

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## 9. PLANNING ANALYSIS AND JUSTIFICATION

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## 9.1 POLICY CONTEXT

The subject property is located within an existing Settlement Area in the Provincial Policy Statement where development is encouraged to be located which utilizes land, infrastructure and public service facilities and provides for compact development with a range of dwelling types. The subject property is designated to be within the Urban Area of the Prince Edward County Official Plan and Village Residential by the Wellington suitable and permissible for residential uses contemplated by the proposed development.

## 9.2 COMPATIBILITY, HEIGHT AND DENSITY

The subject property is located within an existing residential neighbourhood that includes single detached dwellings varying in lot size and built form. The proposed development include 56 residential units comprised of a townhouse block and single detached dwellings on individual lots. The proposal conforms to the surrounding area by contemplating residential uses of a similar density, height, lot size and built form.



## 10. CONCLUSION

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Based on our review of the site, context, planning policy and supporting materials, it is our opinion that the proposed development and associated applications for Zoning By-law Amendments and Plan of Subdivision are based on good planning principles. The proposed development for 56 residential units will provide residential density to a current under-utilized land. The subject lands are located along Loyalist Parkway with close proximity to community services and will be connected to existing municipal services. It is in our opinion that the proposed development and associated planning applications should proceed through the process prescribed by the *Planning Act*.



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