



Planning Justification Report

Wellings of Picton Golf Course Villas Phase 2

15 Wellings Drive, Picton, ON

Site Plan Amendment

Prince Edward County

February 2019

Prepared for:

Wellings Community Holdings Inc

Prepared by:

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1.0 INTRODUCTION AND BACKGROUND

This Report has been prepared in support of an application for Site Plan Amendment Approval on behalf of Nautical Lands Community Holdings Inc for the property located at 15 Wellings Drive, Picton.

The purpose of the application is to permit the development of a 24,314 square metre portion of the subject site, considered Phase 3 on the Site Plan. The proposed access is from Highway 49 by a Private Road. The parcel is located north of the Wellings of Picton Seniors apartment and adjacent to the Golf Course. The proposed development consists of 50 seniors bungalow townhouse villas, provided a diverse mix of residential seniors residents within the Wellings of Picton Community.

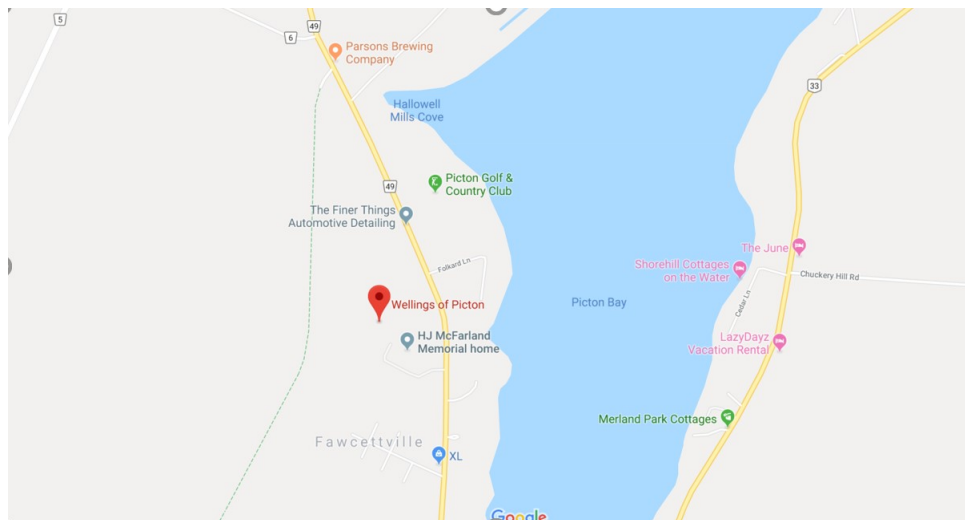
The subject lands were purchased in 2016 and have merged title with the Phase 1 lands.

2.0 LOCATION, SURROUNDING USES AND DEVELOPMENT PROPOSAL

2.1 Site Location

The site is located on the west side of Highway 49, north of Wellings Drive and east of Millennium Trail in Prince Edward County.

Figure 1- Site Location



2.2 Site Context and Surrounding Uses

The surrounding uses (Figure 2) include seniors residence and long term care facility to the south, open space (Millennium Trail to the West), and residential and tourist commercial (Picton Golf Course) to the north.

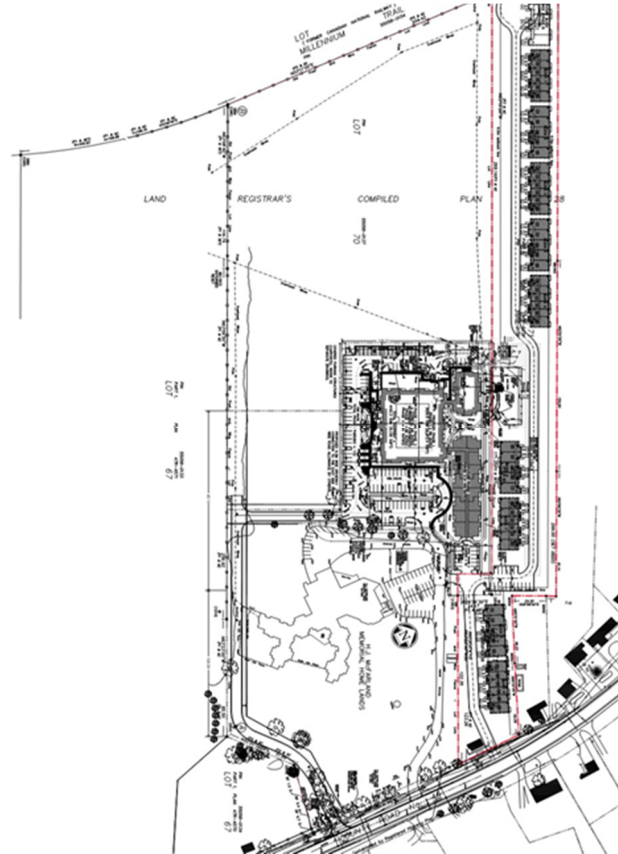
Figure 2- Surrounding Land Uses



2.3 Development Proposal

Nautical Lands Community Holdings is seeking to develop a 24,314 square metre portion of the Site for 50 seniors bungalow townhouse villas, with access from Highway 49 by a Private Road and located north of the Wellings of Picton Seniors apartment and adjacent to the Golf Course. This is considered Phase 3 on the Site Plan. Each dwelling unit will have a driveway or garage for parking. Although, this proposed site plan adds the townhouse villas, the number of units for the 3 phases remain the same.

Figure 3- Site Plan



In the original site plan proposed a second phase with 115 units. The revised Site Plan proposal is for 3 Phases. Phase 3 will be built prior to Phase 2. The proposed unit count for Phase 2 is 64 units. The site proposal for Phase 3 is for 50 townhouse villas. The proposed unit count for Phases 2 and 3 is 114 units combined.

3.0 PRE-APPLICATION CONSULTATION

A pre-consultation meeting was held with County Staff on October 2, 2018. Based on this meeting and subsequent discussions with County Staff, NLG has prepared a Site Plan Application in order to permit the proposed development. Along with the application the County requested the following reports and studies:

- Planning Justification Report
- Storm Water Management Report
- Sanitary Sewer Reassessment Report
- Traffic Impact Study

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- Tree Assessment Report
- An Environmental Phase 1 Study

Additionally, the County requested the following drawings

- Site Plan
- Elevations
- Engineering Drawings

4.0 SUPPORTING DOCUMENTS AND DRAWINGS

Figure 4 - Supporting Materials

Reports	Prepared by
Phase one Environmental Site Assessment	Pinchin
Sanitary Sewer Effluent Review	Jewell Engineering
Traffic Impact Study	Jewell Engineering
Site Servicing Plan	Jewell Engineering
Storm Water Report	Jewell Engineering
Storm Water Plan	Jewell Engineering
Grading Plan	Jewell Engineering
Tree Preservation Report	County Arborists
Site Plan	NLGC
Landscape Plan	NLGC

Storm Water Management

Jewell Engineering has prepared the design for the storm water management. The storm water management for the proposed development has been designed such that the post development will have equal peak flows to the pre-development site. This will be facilitated with 2 storm water management systems. One will be located at the entrance of the site, the other at the rear of the development. Prior to the storm water entering the system, it shall pass through a grit separator, which will provide a quality control of 80% TSS removal. Once the flows are controlled they will travel into the Hwy 49 ditch system and subsequently into the Millennium Trail ditch system.

Traffic Impact Study

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Jewell Engineering prepared a Traffic Analysis along Highway 49. They reviewed the current traffic and anticipated traffic with the proposed development. The main criteria reviewed was the stopped traffic at the entrance of the site. Site distances and speed were taken into consideration. The study concluded that the site will operate safely with a good level of service. Although there is slightly reduced visibility to the north, and additionally signage is to be introduced along Highway 49 advising motorists of the access road ahead.

Servicing

Jewell Engineering has reviewed the water and municipal sewer capacity for the Wellings of Picton site. The site will be serviced via Municipal water and sewage system. A proposed 200mm watermain complete with hydrants, isolation valves and independent services to each resident is to be installed. The watermain will be connected to the Highway 49 Municipal watermain which is also 200mm sizing.

With respect to the sanitary sewage system, the site will be serviced via a gravity sewer system along with a small diameter low pressure forcemain system. It is required to utilize both types of systems due to the elevation and grade restrictions. With the Phase 1 Wellings of Picton project servicing for 88 units was approved. For the 88 units, the sewage flows were based on 1.75 persons/unit with a domestic flow usage of 225L/day/person. A review of the actual flows from the water and sewage meter readings for Phase 1 have been reviewed to assist in determining the projected flows with the proposed Phase 2 development. This was projected out to full capacity of both Phase 1 and 3 – the addition of the townhouse units. The estimated projected flows at full capacity would be around 107L/person/day. From the real number calculations, Jewell Engineering determined that upon a complete buildout of Phase of Phase 1 that the original sewage allocation would not be completely utilized, and this would provide capacity for Phase 3.

Tree Preservation Report

County Arborists inspected the site on February 14, 2019. It was determined that there were no endangered or protected woody plants. The landscape plan prepared by NLGC will add additional landscaping for the Wellings Community.

5.0 POLICY AND REGULATORY FRAMEWORK

5.1 PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement 2014 (PPS) under Section 3 of the Planning Act Sets out key Provincial interests with regard to land use planning. It came into effect on April 30th 2014 and applies to planning decision made on or after that date. The goal of the PPS is to achieve livable and resilient communities. Decisions made by all approval authorities in the Province of Ontario must be consistent with the policies of the Statement.

The proposal for the Wellings of Picton at 15 Wellings Drive is consistent with the policies in the PPS, notably:

Section 1.0 Building Strong Healthy Communities

The proposal adds an additional housing style for senior's in the community.

Section 1.1.1 Healthy liveable and Safe Communities are sustained by:

The addition of a seniors townhouse villas development:

- a) promotes efficient development,*
- b) provides a residential mix of housing for seniors,*
- c) does not cause any safety or environmental concerns*
- d) will enhance development within Prince Edward County by a variety of housing types*
- e) the development will be cost effect and cost efficient services will be provided and enhanced*
- f) the design caters to older persons, and provides accessibility for seniors within the community and within the individual suites*
- g) all infrastructure for the development exists and will be enhanced with the development*
- h) there will be landscaping and pathways to enhance the community and close proximity to Millennium Trail*

Section 1.1.3 Settlement Areas

The proposed development supports Section 1.1.3 of the PPS. The location of the proposed development is within a serviced area, and an age place community. Provided an additional mix of housing types would offer more flexibility for seniors.

Section 1.4 Housing

The PPS speaks to appropriate range of housing and mix of housing types and densities required to meet projected requirements of current and future residents.

The proposed development supports Section 1.4 of the PPS. The development will provide housing for seniors. It will be comprised of bungalow townhouse villas which is a different house type than what is found in the community.

Section 3.0 Protecting Public Health and Safety

Ontario's long term prosperity, environmental health and social well-being depend on reducing the potential for public cost or risk to Ontario's residents from natural or human made hazards.

An Environmental Site Assessment has been completed, along with the reports from Jewell Engineering. The reports verify that the proposed development will have no risk to public health and safety.

Section 4.0 Implementation and Interpretation

The PPS applies to all planning related matters in the Province of Ontario. It requires that all decisions "be consistent with" the policies with the statement (Section 4.2). Official Plans shall identify provincial interests and set out appropriate land use designations to ensure that the PPS's objectives are achieved. Zoning By-laws can provide further provisions to implement the PPS. The Provincial Policy Statement ensures that the lands in Ontario are well managed.

The proposed development is compliance with The County of Prince Edward Official Plan and Zoning By-law 1816-2006 and By-law Amendment 3742-2016 passed on March 16, 2016 for the subject parcel. The proposed seniors townhouse development is in compliance with the land use designations and is sensitive to the matters outlined in the Provincial Policy Statement.

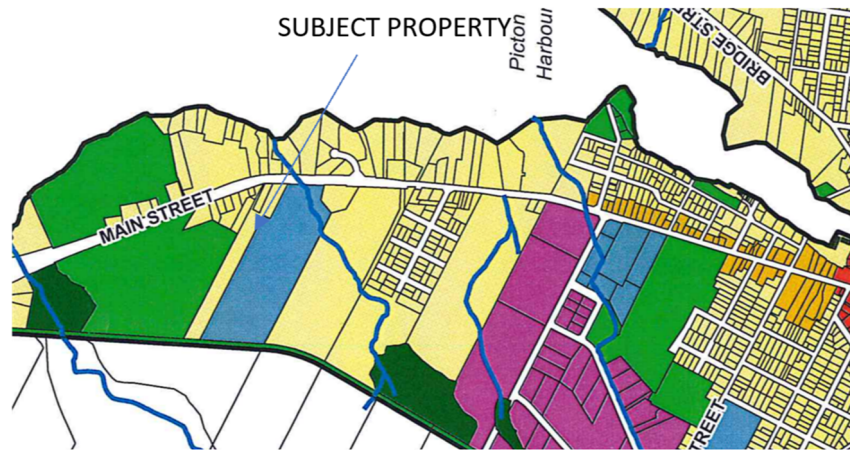
5.2 THE COUNTY OF PRINCE EDWARD OFFICIAL PLAN AND SECONDARY PLAN

An Official Plan (OP) is a land use planning and policy document. It establishes land use designations and policies for development. The County of Prince Edward adopted the OP on November 25, 1993.

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A Secondary Plan supports the Official Plan and sets out land use policy for site specific area. OPA No. 63 was approved on July 7, 2015 and establishes land use designations for the Picton Urban Centre.

Figure 3- Official Plan Designation



The proposed development is partially located on the Town Residential Area and the Institutional Area (Figure 3 Official Plan Designations).

Institutional Area

2.12.4 The Institutional Area are to be developed with a mix of uses centred around the age in place concept permitting such uses as a hospital, nursing home, medical clinic, seniors home, medium density residential uses such as townhomes and low rise apartments and quadrplexes. These lands to be developed with increased densities with medium density residential uses of 60 units per net hectare and seniors buildings of 100 units per net hectare

Town Residential Area

2.4.1 The Town Residential Area permits a mix of residential uses including single detached dwellings, townhouse, and apartment dwellings

2.4.2 Extensions of residential have a minimum residential density of 17.3 units per net hectare and a maximum of 37 units per net hectare. Higher density may be permitted in exchange for the provision of community benefits consistent with the policies of the Secondary Plan with respect to bonusing.

The proposed development is consistent with the Official Plan and Secondary Plan. The area of the proposed development for Phase 3 is 2.431 hectares and the number of units proposed are 50. For the Town Residential Area a maximum density of 37 units per

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hectare is permitted. Additionally, the entire land area of the subject site is 4.16 hectares and the total units proposed for all 3 Phases are 202 units. Phase 1 and part of Phase 2 fall within the Institutional Area permitting higher densities and Phase 3 falls mostly within the Town Residential Area designation. The proposed development complies with the density requirement set out in the Secondary Plan

5.3 THE COUNTY OF PRINCE EDWARD ZONING BY-LAW 1816-2006

The subject lands are I-29-H1 and I-29-H2. The zoning permits the use of seniors housing on the subject lands. The Holding Zone will have to be removed in order to permit the development. The current development is being built within the approved densities in accordance with the Zoning By-law and Official Plan.

The Zoning By-law requires:

- Front yard setback of 5m
- Side yard setback of 6m
- Rear yard Setback of 9m
- Maximum Lot Coverage of 45%
- Minimum Open Space of 30%

The proposed development meets or exceeds the required setbacks and provisions as set out in the Zoning By-law. The proposed development complies with the Zoning By-law.

6.0 CONCLUSION

The proposed development supports the policies within the Provincial Policy Statement. It will bring residential housing for seniors, it will provide employment and will not have a negative impact on the environment.

The development is good planning and will enhance the community providing a diverse mix of residential and additional housing types for seniors within an age in place community.

Based on the applicable policies, guidelines and studies presented within this report and included in the Site Plan Application package the proposed development represents good planning.

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The SPA is consistent with the Provincial Policy Statement intent and objectives; is in conformity with the Prince Edward County Official Plan and Secondary Plan for the area and complies with the Zoning regulations as set out by the County of Prince Edward Zoning By-law. As outlined throughout this report, it is our opinion that the proposed development represents good planning and should proceed through the process prescribed by the *Planning Act*.