

October 17, 2024

GSAI File: 945-004

In Memoriam, Founding Partner:
Glen Schnarr

Ms. Pam Thompson
Secretary – Treasurer
Committee of Adjustment
County of Prince Edward
Planning Services
280 Main Street
Suite 201
Picton, ON K0K 2T0



RE: Minor Variance Application
Sterling Homes (380 Wellington PEC) LP, Sterling Homes (380 Wellington PEC) Inc., Sterling Homes (Cleminson West) GP Inc., Sterling Homes (Cleminson East) LP, Sterling Homes (Cleminson East) GP Inc.
380 Wellington Main Street, Prince Edward County

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants to Sterling Homes (380 Wellington PEC) LP, Sterling Homes (380 Wellington PEC) Inc., Sterling Homes (Cleminson West) GP Inc., Sterling Homes (Cleminson East) LP, Sterling Homes (Cleminson East) GP Inc. (collectively, the 'Owner') of the lands municipally known as 380 Wellington Main Street and 0 Cleminson Street, in Wellington, in Prince Edward County (the 'Subject Lands' or 'Site'). On behalf of the Owner, we are pleased to provide this Minor Variance Application to facilitate the creation of compact single detached homes.

In support of the Application, please find attached the following materials:

- A copy of the signed Committee of Adjustment Application Form;
- A copy of the Plan of Survey, prepared by Elliott and Parr Surveying, dated April 29, 2022;
- A copy of the Conceptual Development Plan, prepared by RN Designs, dated August 22, 2024;
- A copy of the Conceptual Lot Siting Schedule, prepared by RN Design;
- A copy of the Conceptual Rendering, prepared by RN Design;
- A copy of the Variance Sketch, prepared by GSAI, dated August 20, 2024; and,
- A copy of the Council approved By-law.



Payment of full fees will be made prior to circulation. A copy of the application fee cheque is included with the hard-copy submission package.

SITE & CONTEXT

The Subject Lands are an assembly of three (3) parcels, collectively located on the north side of Wellington Main Street, south of Millennium Trail. It is located within the established Wellington community of the County.

The area surrounding the Subject Lands is a well-established, evolving segment of the Wellington community comprised of various low-rise built forms of varying sizes and designs as well as commercial structures with frontage along Wellington Main Street.

By way of context, the Subject Lands were subject to a recent Zoning By-law Amendment application (County File No. Z3-23). This application culminated in the Subject Lands being re-zoned to a site-specific R3 zone. The site specific provisions that regulate development on the Subject Lands are outlined in the accompanying By-law, adopted by County Council in March 2024. The By-law provisions were based on a Conceptual Development Plan for the Site that will enable the construction of a range of low-rise townhouse and detached residential built forms. In an effort to better address community concerns and its commitment to the Rate Payers Association, the Owner has since developed a revised Conceptual Development Plan that would introduce a selection of compact single detached dwellings in lieu of townhomes along the eastern property line. This change will have the effect of creating consistent visual breaks between the homes versus the townhouse typology. This revised concept requires minor modifications to the in-effect zoning permissions.

OFFICIAL PLAN & ZONING

The Subject Lands are designated 'Urban Centre' by the in-effect Prince Edward County Official Plan and are further designated 'Village Residential Area' by the in-effect Wellington Centre Secondary Plan. There are no applicable Area Specific Policies.

The Site is subject to the Comprehensive Prince Edward County Zoning By-law 1816-2006 ('By-law 1816-2006'), as amended, and is zoned 'Special Urban Residential Type 3, Hold (R3-78-H)'. A range of townhouse and detached dwellings are permitted. Exception 78 establishes the site-specific development standards for the Site, based on built form.

PROPOSAL

The Owner is seeking permission to permit zoning deviations for certain detached lots along the western property line. Overall, the proposed development has been planned and designed to comply with the applicable zoning regulations and previous approvals, to the greatest extent possible.

The following are the variances for which the Owner is seeking approval:

1. **Section 12.5.78.iv.4, By-law 1816-2006**
A minimum lot area of 365 square metres is required.
A minimum lot area of 230 square metres is requested.
2. **Section 12.5.78.v.4, By-law 1816-2006**
A minimum lot frontage of 10.9 metres is required.
A minimum lot frontage of 8.2 metres is requested.
3. **Section 12.5.78.ix.4, By-law 1816-2006**
A minimum exterior side yard of 4.5 metres is required.
A minimum exterior side yard of 2.5 metres is requested.

MINOR VARIANCE TESTS

Section 45(1) of the *Planning Act*, as amended, identified four tests which must be satisfied in order for the Committee to approve this Application. Those tests are as follows:

1. The variance maintains the general intent and purpose of the Official Plan.
2. The variance maintains the general intent and purpose of the Zoning By-law.
3. The variance is desirable for the appropriate development or use of the land.
4. The variance is minor in nature.

In my opinion, the requested variances are supportable and meet the four tests under the *Planning Act*. More specifically, the proposed residential use and built form are permitted by the County Official Plan, the Wellington Centre Secondary Plan and the in-effect By-law. Furthermore, the requested permissions are to recognize a more efficient site design that responds to community concerns. The requested deviations are a minor departure from existing permissions and will not adversely impact the Site or surrounding lands. The requested permissions are also desirable for the Subject Lands, the Wellington community and the County.

As described above, the requested variances satisfy the four tests of Section 45(1) of the *Planning Act* and represent good planning.



Yours very truly,
GLEN SCHNARR & ASSOCIATES INC.

Jim Levac, MCIP, RPP
Partner

Stephanie Matveeva, MCIP, RPP
Associate