

Position: 43.71129, -80.40892 | Zoom Level: Zoom Level : 17



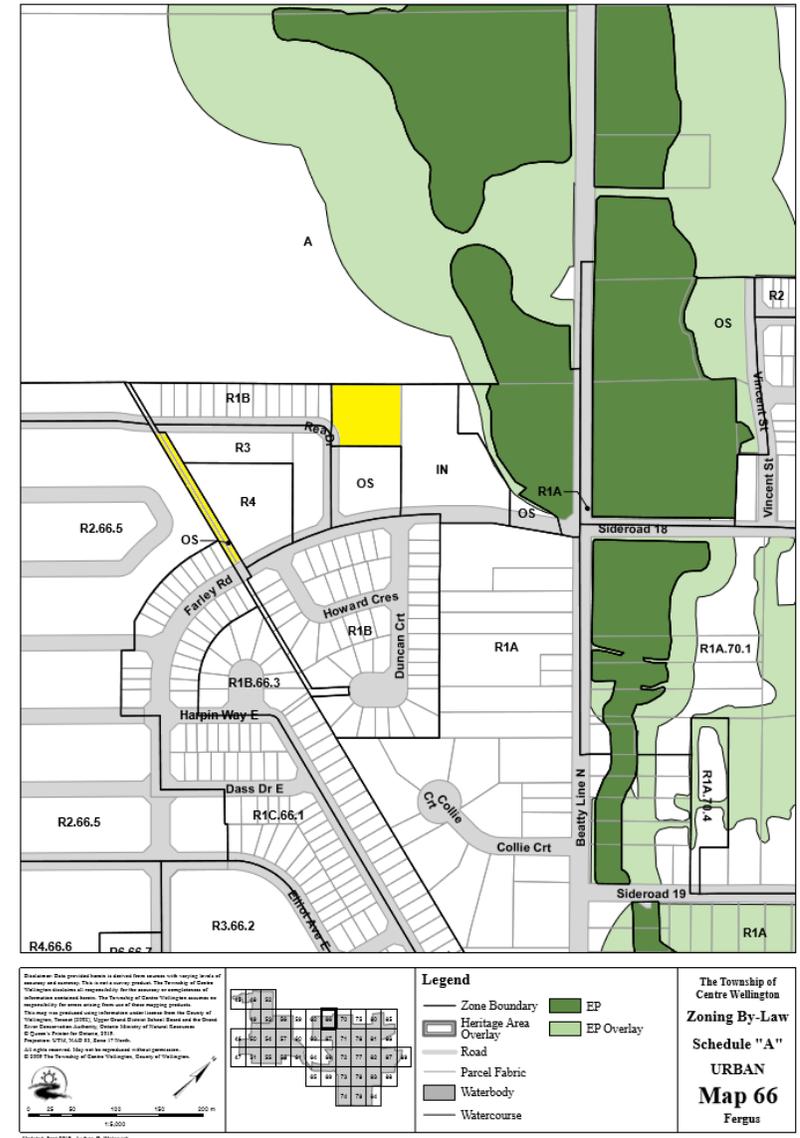
Proposed Zone Change Beatty Hollow Subdivision

The purpose of the zone change is to amend the zoning:

On Block 19 from Institutional (IN) to Residential (R3) to permit a 14-unit cluster townhouse development

On Part of Blocks 21 and 22 from the Open Space (OS) Zone to Residential (R4) Zone and to be consolidated with Block 15 and developed as part of apartment project

On other Part of Blocks 21 and 22 from Open Space (OS) Zone to Residential (R3) Zone and to be consolidated with Block 15 and developed as part of On-Street Townhouse block.



History: Beatty Hollow Subdivision

Draft plan approval in February of 2013.

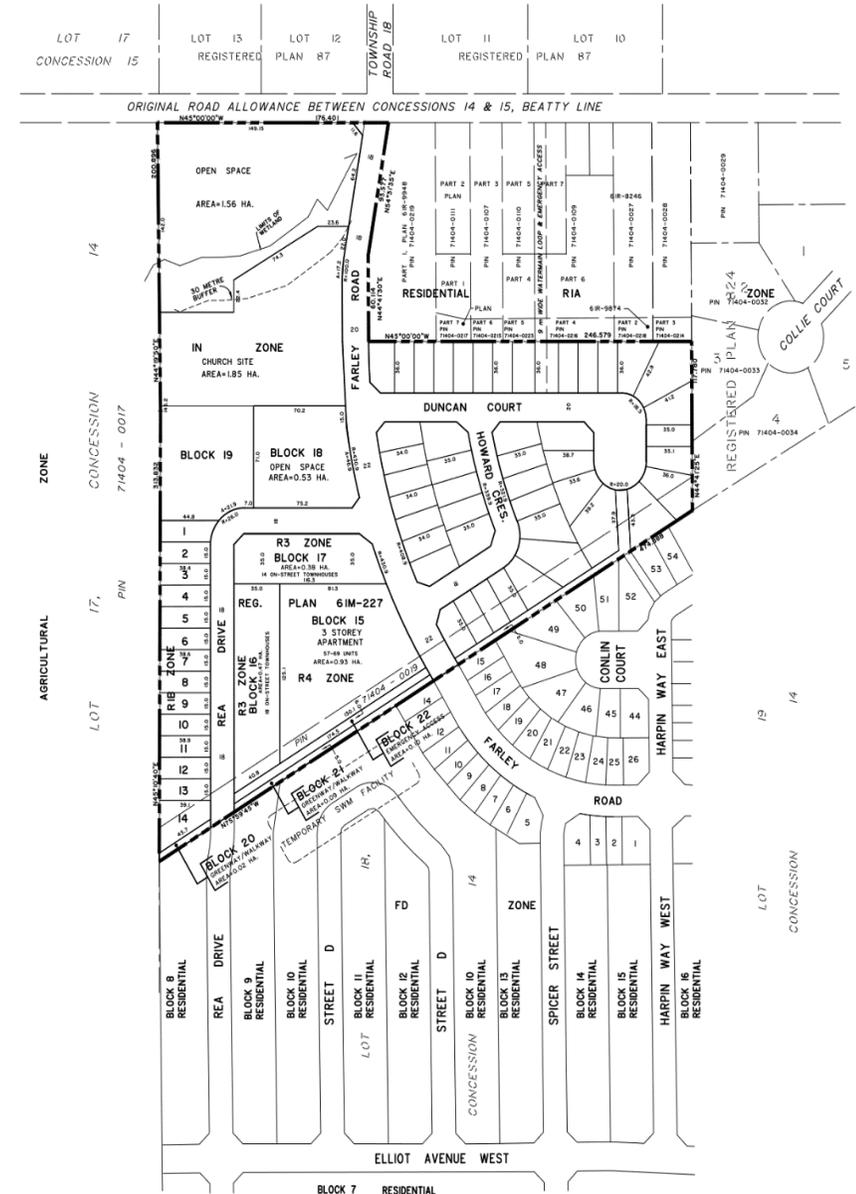
The entire draft plan has been registered in 3 separate phase.

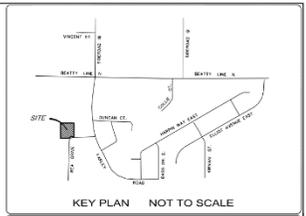
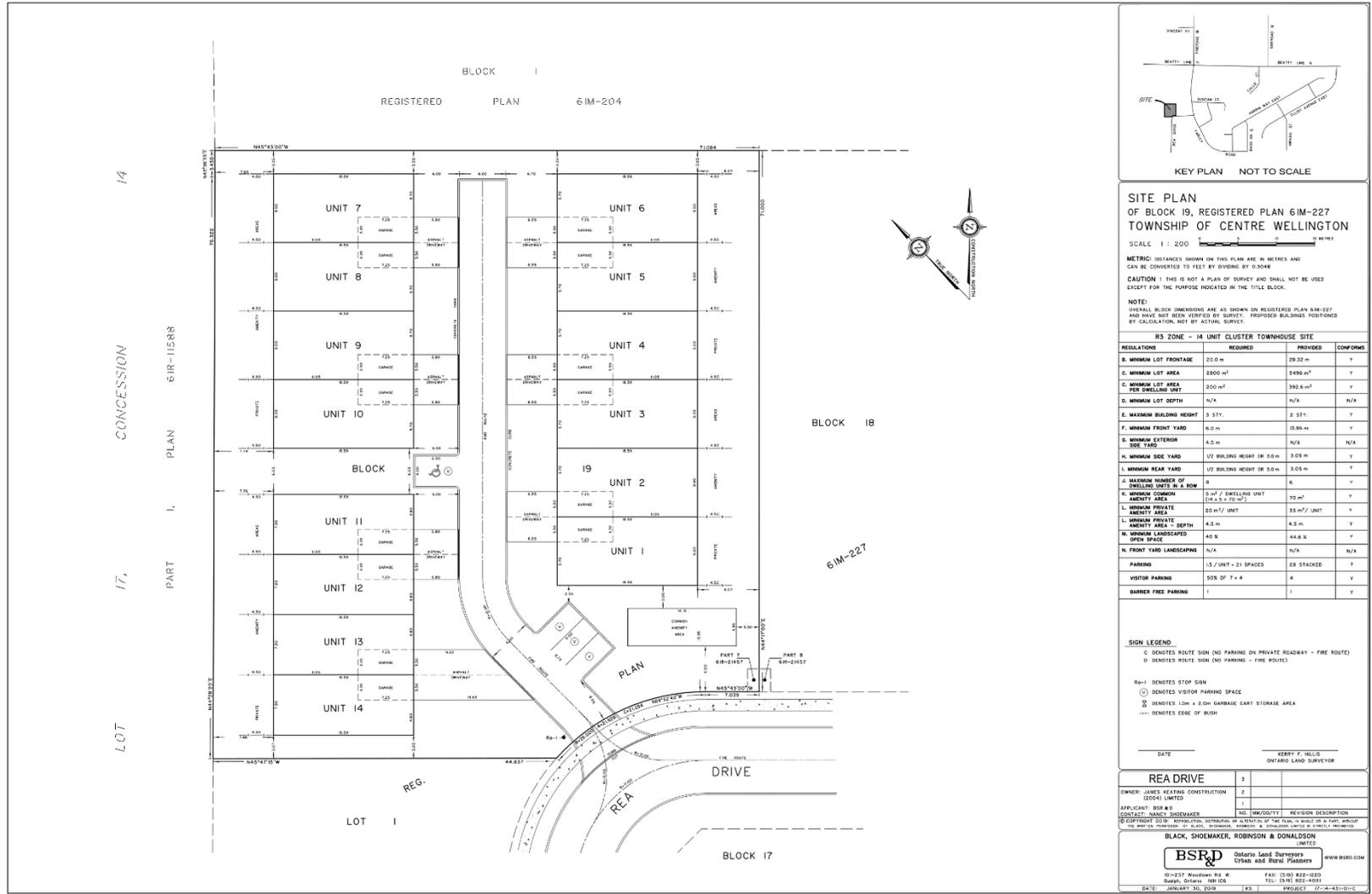
In 2017, Grace Christian Fellowship church determined that the lands they owned exceeded their needs. A lot line adjustment was completed in 2017.

Block 19 was conveyed to James Keating Construction Limited.

Subsequent to the registration of the final phase of this plan:

- Township determined that they did not need to hold title to Blocks 21 and 22 on the plan.
- These blocks are located at the westerly end of the subdivision.
- These lands were to accommodate a temporary watermain loop and a temporary/emergency access between Rea Drive and Farley Drive.
- The Township has now secured an easement over these blocks for infrastructure.
- The temporary/emergency access is not required as Sorbara has proceeded with the Storybrook East subdivision and the developments are now connected.





SITE PLAN
OF BLOCK 19, REGISTERED PLAN 6IM-227
TOWNSHIP OF CENTRE WELLINGTON

SCALE 1 : 200

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION : THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

NOTE:
OVERALL BLOCK DIMENSIONS ARE AS SHOWN ON REGISTERED PLAN 6IM-227 AND HAVE NOT BEEN CHECKED BY SURVEY. PROPOSED BUILDINGS POSITIONED BY CALCULATION, NOT BY ACTUAL SURVEY.

R3 ZONE - 14 UNIT CLUSTER TOWNHOUSE SITE

REGULATIONS	REQUIRED	PROVIDED	CONFORMS
B. MINIMUM LOT FRONTAGE	23.0 m	28.32 m	Y
C. MINIMUM LOT AREA	2800 m ²	5495 m ²	Y
D. MINIMUM LOT AREA PER DWELLING UNIT	200 m ²	392.6 m ²	Y
E. MINIMUM LOT DEPTH	N/A	N/A	N/A
F. MAXIMUM BUILDING HEIGHT	3 STY.	2 STY.	Y
G. MINIMUM FRONT YARD SIDE YARD	6.0 m	0.36 m	Y
H. MINIMUM SIDE YARD	4.5 m	N/A	N/A
I. MINIMUM REAR YARD	1/2 BUILDING HEIGHT OR 3.0 m	3.05 m	Y
J. MAXIMUM NUMBER OF DWELLING UNITS IN A ROW	8	6	Y
K. MINIMUM COMMON ARESETY AREA	5 m ² / DWELLING UNIT (24.5 x 20 m ²)	30 m ²	Y
L. MINIMUM PRIVATE ARESETY AREA	20 m ² / UNIT	35 m ² / UNIT	Y
M. MINIMUM PRIVATE ARESETY AREA - DEPTH	4.5 m	4.5 m	Y
N. MINIMUM LANDSCAPED OPEN SPACE	40 %	44.8 %	Y
O. FRONT YARD LANDSCAPING	N/A	N/A	N/A
PARKING	15 / UNIT - 21 SPACES	28 STACKED	Y
VISITOR PARKING	SIZES OF 7 x 4	4	Y
BARBER FREE PARKING	1	1	Y

SIGN LEGEND

C DENOTES ROUTE SIGN (NO PARKING ON PRIVATE ROADWAY - FIRE ROUTE)
D DENOTES ROUTE SIGN (NO PARKING - FIRE ROUTE)

Re-1 DENOTES STOP SIGN
⊙ DENOTES VISITOR PARKING SPACE
⊞ DENOTES 1.5m x 2.0m GARBAGE CART STORAGE AREA
--- DENOTES EDGE OF BUSH

DATE: _____
KERRY F. HELLIS
ONTARIO LAND SURVEYOR

NO.	DESCRIPTION	DATE
1	REA DRIVE	3
2	OWNER: JAMES KEATING CONSTRUCTION (2024) LIMITED	2
3	APPLICANT: BSR&D	1

CONTACT: NANCY SHOEMAKER INC. (416) 291-7777 | REVISION DESCRIPTION
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BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED
BSR&D Ontario Land Surveyors & Other Land Professionals
60-257 Woodbine Rd. W. Suite 104, Oakville, ON L6M 1G5
Tel: (905) 822-4031 Fax: (905) 822-4030
Date: January 30, 2024 4:51 PROJECT: 17-14-141-01-C

14-unit cluster townhouse project



Provincial Policy Statement, 2014

The zone change application is consistent with the PPS.

Settlement areas are to be the focus of growth.

Importance of “intensification” as an effective tool for managing growth within settlement areas.

The subject property is:

- Is located within the “the settlement area boundary”
- Promotes housing intensification;
- Maximizes the efficient use of land, resources and infrastructure.

The proposed development is consistent with the Provincial Policy Statement 2014

Growth Plan for the Greater Golden Horseshoe, 2019

The vast majority of growth will be directed to settlement areas that:

- Have a delineated built boundary;
- Have existing or planned municipal water and wastewater systems; and
- Can support the achievement of complete communities

New development in greenfield areas will be planned, designated, zoned and designed in a manner that supports the achievement of complete communities. The minimum density target will be planned to achieve an overall minimum density of not less than 40 residents and jobs per hectare.”

The subject lands:

- Are located within the within the settlement area boundary;
- Will support an increase in residential densities in this area; and.
- Will utilize the use existing infrastructure while creating a development that is at a scale that is compatible with the existing neighbourhood.

The proposed development conforms with the policies set out in the 2019 Growth Plan.

COUNTY OF WELLINGTON OFFICIAL PLAN

The proposed development is located within the Urban System as an “Urban Centre”.

- Majority of Growth is to occur within the urban centre
- Encourage efficient cost effective development patterns;
- Take advantage of capacities in existing and planned water, waste water, utilities and transportation systems;
- Identify and promote opportunities for growth through intensification and redevelopment
- Encourage more efficient use of land through increased densities in designated Greenfield areas of urban centres;

The zone change will:

- comply with the minimum density set by the County of Wellington
 - provide additional housing on this property
 - result in a cost effective development pattern, taking advantage of existing infrastructure and
 - provide a choice of housing options within the subdivision.
- **The proposed development conforms with the policies set out in the 2019 Growth Plan.**

Township of Centre Wellington Official Plan

Lands are designated Residential. Policies are similar to County policies:

The zone change will:

- result in a density of 25 units per hectare thereby complying with the minimum density set by the Township.

All development will:

- Include adequate on-site landscaping and screening, on-site amenities, parking, stormwater drainage;
- Include services that are available and adequate for this development.
- Be located on local and major collector road designed to accommodate this scale of development.
- Be compatible with the mixed density residential development that has been approved for this area.
- **The proposed development conforms with the policies set out in the 2019 Growth Plan.**

Conclusion:

Cluster townhouses will result in

- a moderate and limited intensification, that is sensitive, gradual and generally fit with the existing planned character of the area. It will also optimize the use of existing infrastructure.

Blocks 21 and 22 were not required by Township.

- The maintenance of a watermain loop and temporary/emergency access between Rae Drive and Farley Road would be more appropriately recognize through an easement.
- Reasonable to add these blocks to the abutting Blocks 15 and 16 and to zoning accordingly.
- Limited impact on adjacent land uses as the difference in apartment setback can be buffered at ground level and will be indistinguishable from original plan layout in terms of height impacts.

The proposed zone change conforms with the policies set out in the Township of Centre Wellington Official Plan, the County of Wellington Official Plan, the Growth Plan and the Provincial Policy Statement.

