

PLANNING REPORT – 16/14

TO: MAYOR AND COUNCIL

FROM: KELSEY LANG, PLANNING ASSOCIATE

MEETING DATE: April 4, 2016

SUBJECT: ZONING BY-LAW AMENDMENT 01/16 – Charleston Homes – Bonarrow Meadows – Complete Application

LOCATION & WARD: 5155 Fourth Line – Ward 3

ATTACHMENTS: 1 – LOCATION MAP

SUMMARY:

Charleston Homes Ltd has submitted a Zoning By-law Amendment application, along with other applications, to develop a portion of the lands located at 5155 Fourth Line, and the lands located at 5156 Wellington Rd 27 with 212 units made up of detached and street fronting townhouse dwellings.

The Zoning By-law Amendment application requests a Special Provision to facilitate smaller lots, the rezoning of land to medium density residential to facilitate street townhouses, and the rezoning of land to open space for the stormwater management and pumping station areas. This report reviews the submission and recommends declaring the application complete.

RECOMMENDATION:

It is recommended that:

1. The Township proceed with the required notice of a complete application as per s. 34 (10.7) (a) of the Planning Act and Ontario Regulation 545/06;
2. The Zoning By-law Amendment application, together with the Notice of Complete Application, be circulated to the required agencies for comment as per the Planning Act; and
3. The Township Planners proceed with preparing a preliminary Planning Report.

PLANNING BACKGROUND:

In every Zoning By-law Amendment (ZBA) application, there are a series of times when an application will appear before Council. These occurrences include:

- Declaring an application complete,
- Receiving a Planning Report and considering if a Public Meeting should be held,
- Holding a Public Meeting, and
- Considering passing the By-law.

This report represents the first step in this process, and signifies that we have been provided with an application that contains enough information that we can begin analyzing the proposal and circulating the application for agency comments. This is a legislated step and is necessary for staff and agency to review the application.

PROPOSAL:

Charleston Homes Ltd has submitted a Zoning By-law Amendment application, a Subdivision application, and a Consent application to develop a portion of the lands located at 5155 Fourth Line, and the lands located at 5156 Wellington Rd 27, together known as the subject lands.

The subject lands are proposed to be developed with 212 units made up of detached and street fronting townhouse dwellings. The Subdivision application and the Consent application have been submitted to the County, and the Township will act as a commenting agency on these applications.

The Zoning By-law Amendment application requests a Special Provision to facilitate 12.2 m and 11 m lots, the rezoning of land to medium density residential to facilitate street townhouses, and the rezoning of land to open space for the stormwater management and pumping station areas.

WELLINGTON COUNTY OFFICIAL PLAN:

The subject lands are designated as Residential, and within the Urban Centre in the Wellington County Official Plan. The Residential designation permits a variety of residential densities, and has requirements for greenfield development.

TOWNSHIP OF GUELPH/ERAMOSAZONING BY-LAW 57/1999:

The subject lands are zoned as Village Residential Low Density (R1) with a Holding Provision (H). The R1 zone permits detached dwellings in low density context.

MATERIALS SUBMITTED:

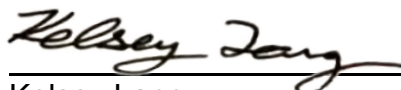
The following materials were submitted on March 10, 2016:

- Draft Plan of Subdivision prepared by Astrid J. Clos Planning Consultants dated February 5, 2016.
- Environmental Impact Study prepared by Natural Resource Solutions and dated March 2016.
- Functional Servicing and Stormwater Management Report prepared by Braun Consulting Engineers dated February 2016,
- Geotechnical Investigation prepared by Chung & Vander Doelen Engineering Ltd. dated February 25, 2016
- Phase One Environmental Site Assessment prepared by Chung & Vander Doelen dated October 26, 2015.
- Preliminary Hydrogeological Assessment prepared by Banks Groundwater Engineering Limited dated February 22, 2016.
- Planning Report prepared by Astrid J. Clos Planning Consultants dated March 9, 2016.
- Stage 1, 2, & 3 Archaeological Assessment prepared by Archaeological Research Associates Ltd. dated October 20, 2015.
- Traffic Impact Study prepared by Paradigm Transportation Solutions Ltd. dated March 2016.

CONCLUSION:

The application has been reviewed in terms of the Planning Act requirements for a complete application (Regulation 545/06, Schedule A) and the applicable provisions of the Zoning By-law. The application is **deemed to be complete**.

Respectfully Submitted By:




Kelsey Lang
Planning Associate

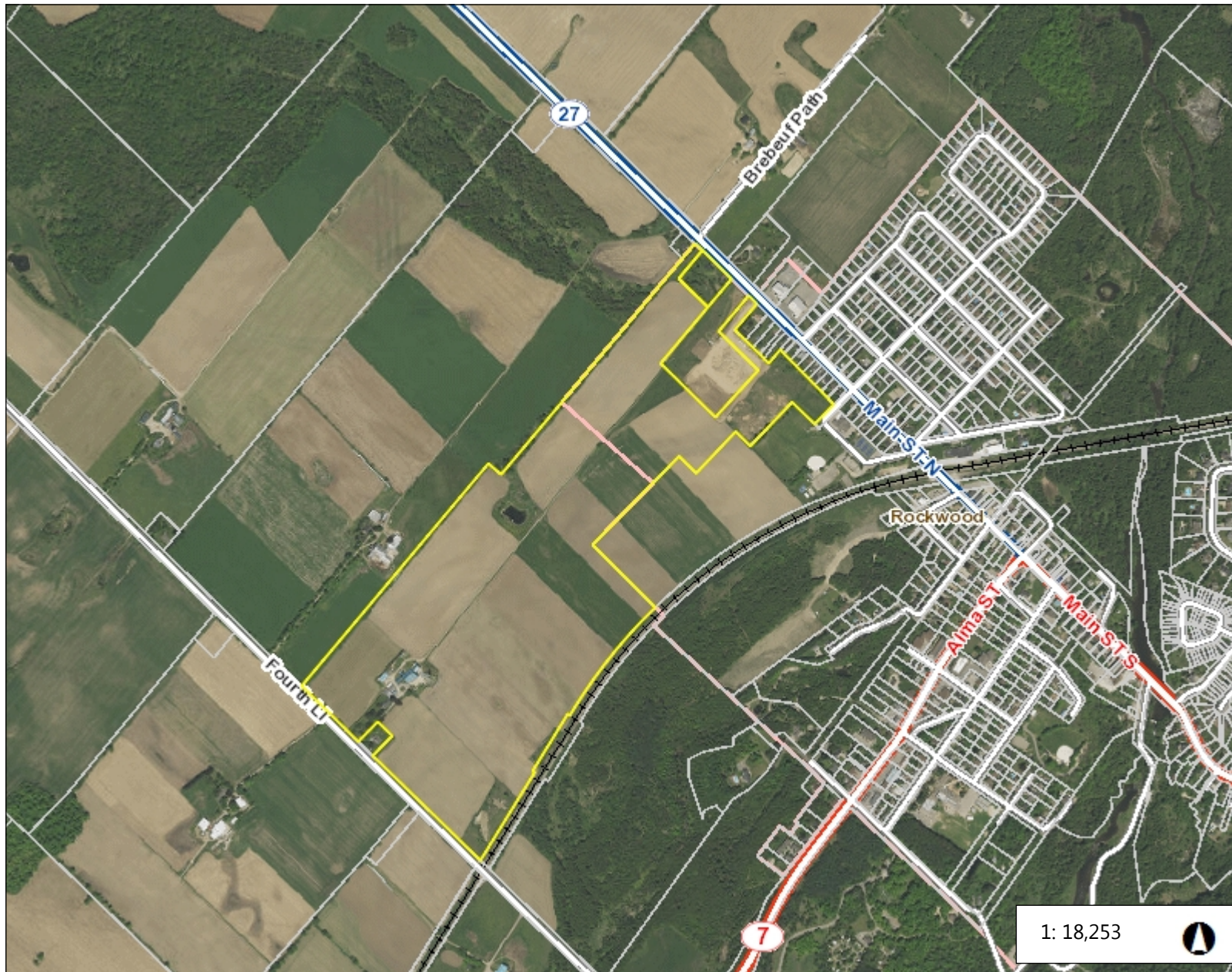
Reviewed By:

Ian Roger, P Eng
CAO

Reviewed and Approved By:



Dan Currie, RPP, MCIP
MHBC Planning



Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- Railways
- Urban Centres and Hamlets
- Municipalities
- RoadsLookup

1: 18,253



0.9 0 0.46 0.9 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2014

Notes