


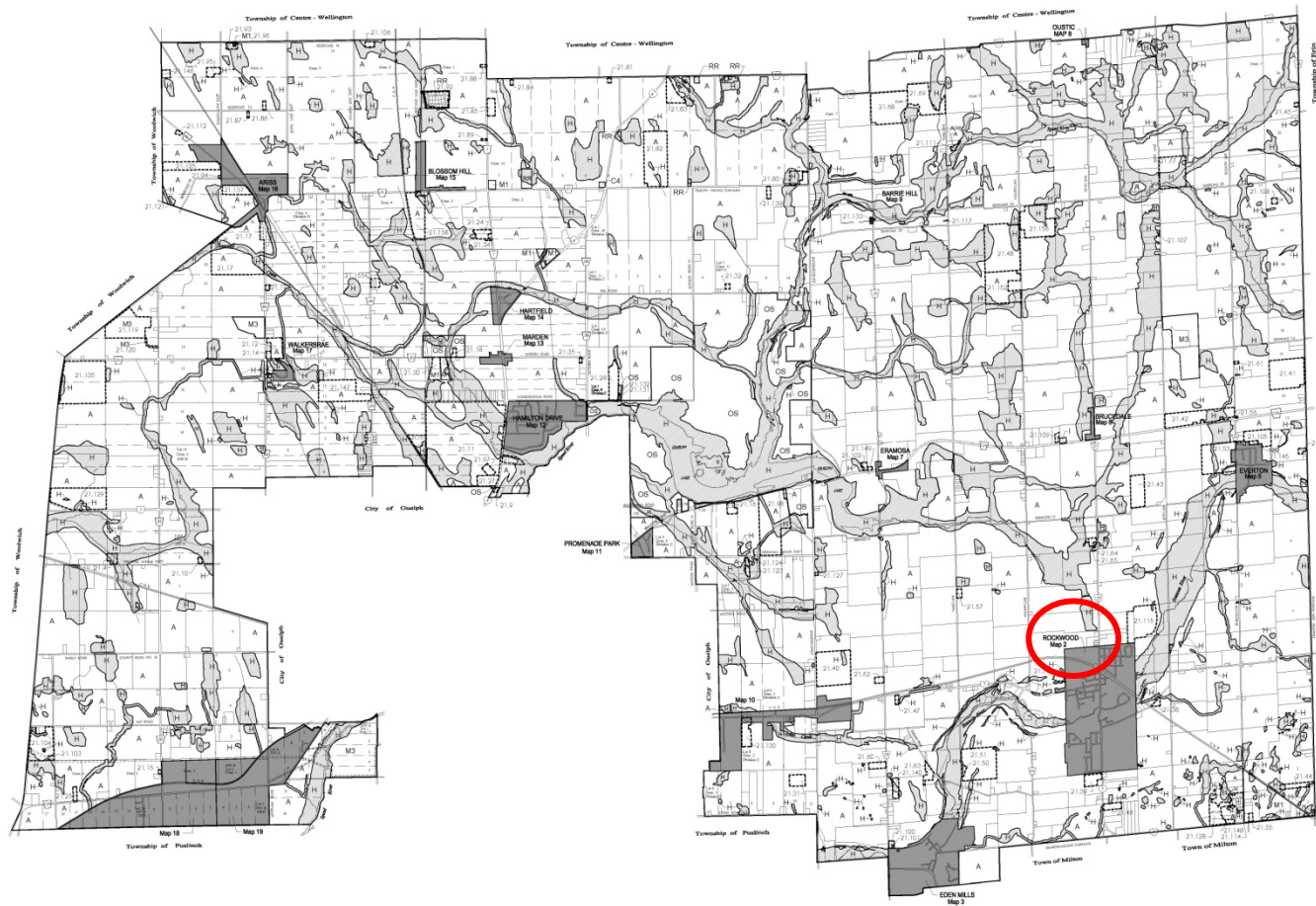
# **Zoning By-law Amendment: ZBA 01/16 – 5155 Fourth Line Charleston Homes**

Presented by Kelsey Lang, Planning Associate

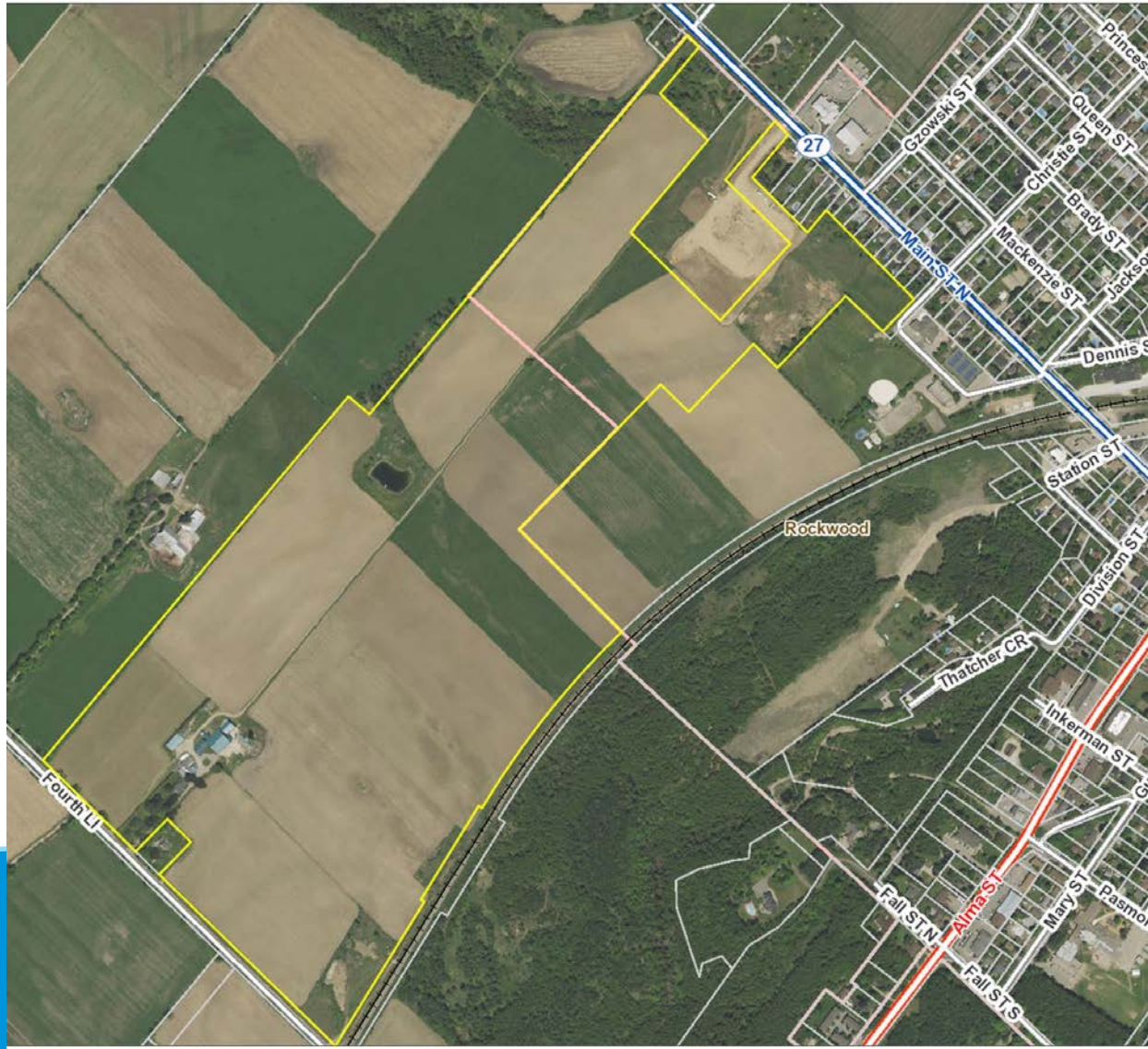
May 16, 2016



# Location

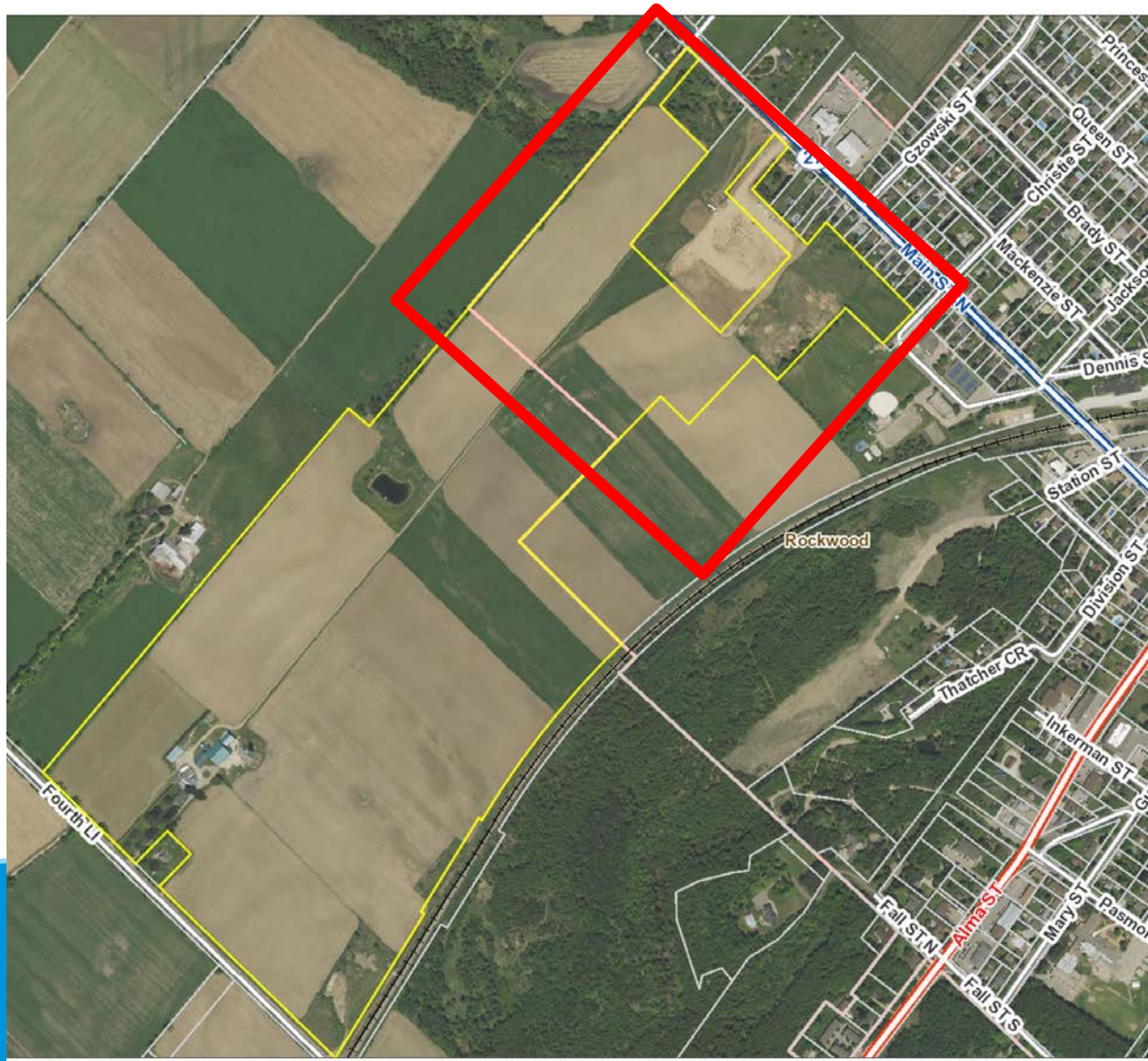


# Location





# Location

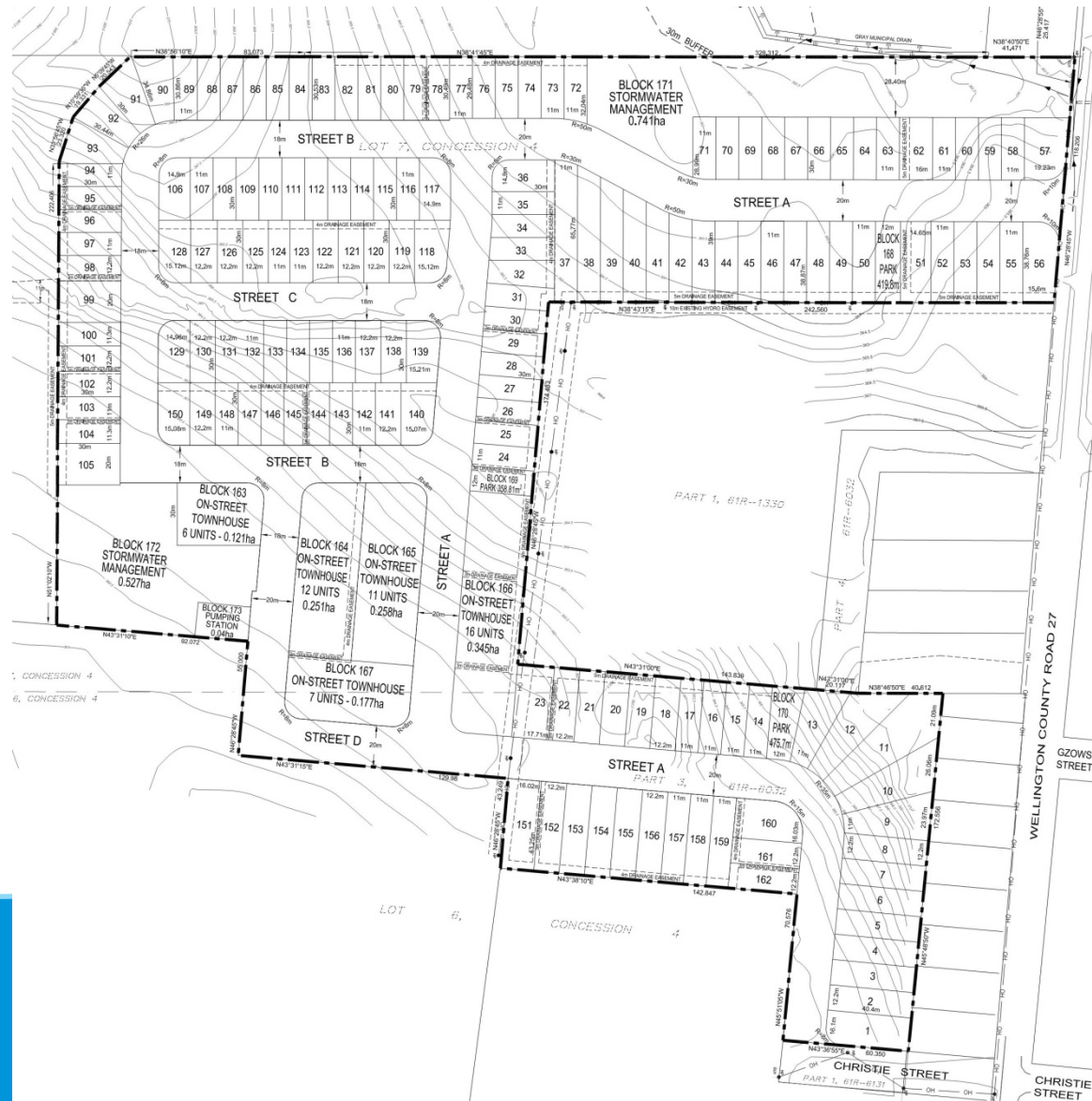


# Proposal

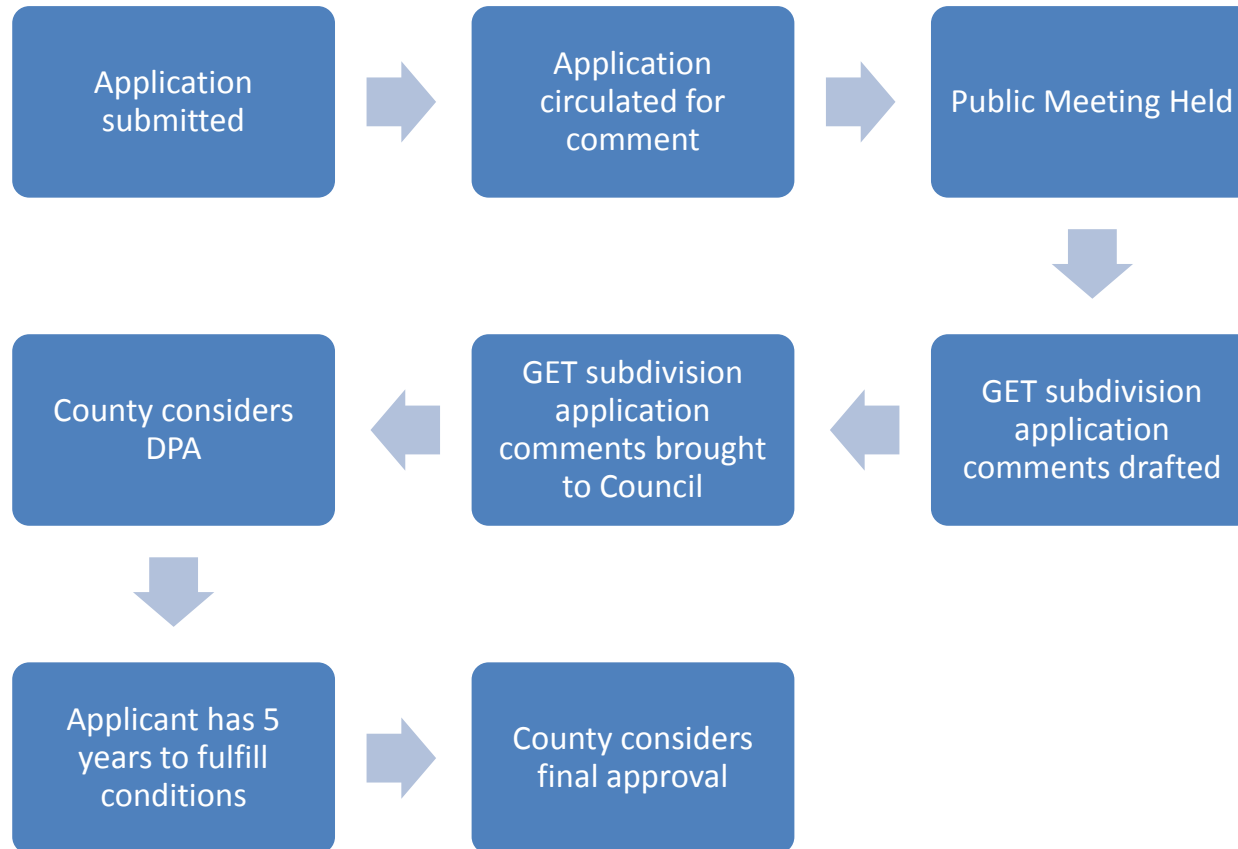
Charleston Homes Ltd has submitted a Zoning By-law Amendment application, along with a consent application and a subdivision application, to develop a portion of the lands located at 5155 Fourth Line, and the lands located at 5156 Wellington Rd 27 with 214 units made up of detached and street fronting townhouse dwellings.

# Proposal

The Zoning By-law Amendment application requests the removal of the Holding Provision, and 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.

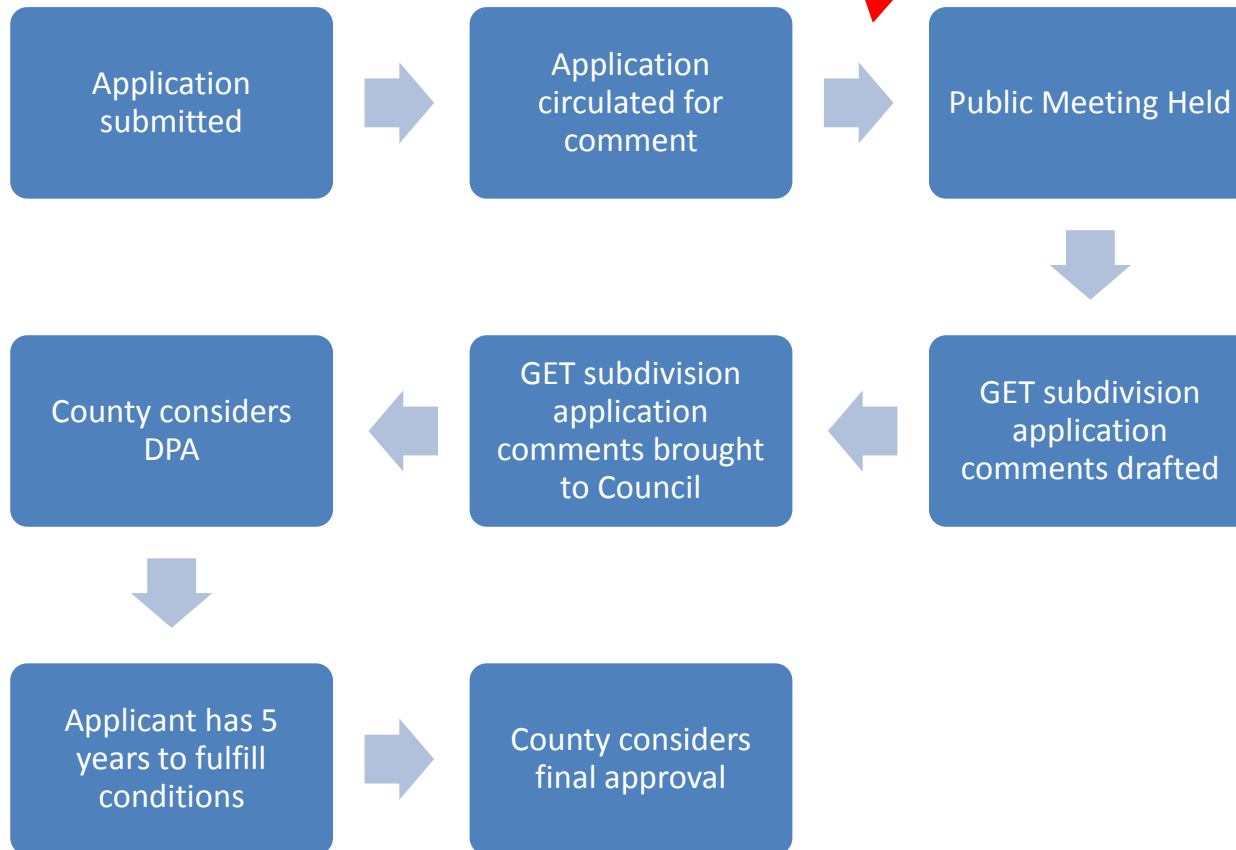


# Subdivision Process





# Subdivision Process



# Planning Context

## **Wellington County Official Plan:**

Residential, and within the Urban Centre

The Residential designation permits a variety of residential densities, and has requirements for greenfield (ie: new suburban) development.

# Planning Context

## **Township Zoning By-law 57/1999:**

Village Residential Low Density (R1) with a Holding Provision (H).

The R1 zone permits detached dwellings in a low density context.

Holding Provisions are established on properties to ensure that certain requirements are met before the property is developed. The purpose of the Holding Provision for these lands was to restrict development until the Township has been assured that the site can function as proposed to be developed.

# Agency Comments

A significant number of comments have been received, and the full text is included in the report.

Comments have been received from:

- CN Rail
- RJ Burnside
- GRCA
- GET Department of Parks and Recreation
- Wellington County Engineering Dept.
- Wellington Catholic District School Board
- GET Director of Public Works
- Wellington Source Water Protection Risk Management Official



# Planning Analysis

The following items have been identified and are being discussed with the applicant:

- Proposed Lots 56 & 57 and their relation to Wellington Rd 27
- Wellington Rd 27 urbanization
- Traffic Impact Study
- Street naming
- Sidewalks.
- Street E ROW.
- Park blocks
- Christie St entrance.

# Planning Analysis

The following items have been identified and are being discussed with the applicant:

- Trails
- The placement of street trees
- Sewage capacity numbers
- Rear yard drainage easements
- Drainage and storm water outlet
- Source Water Protection Vulnerable Area
- Proposed Zoning Regulations
- Tree Compensation

These issues will be discussed in more detail at the public meeting.

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# Recommendation:

1. That the Township of Guelph/Eramosa proceed with the required notice of a public meeting as per s. 34 (13) and s. 51 (20) (b) of the Planning Act and Ontario Regulation 545/06; and
2. That the Township of Guelph/Eramosa conduct a public meeting on June 27th at the Township Offices, pursuant to the Planning Act, to consider the request to amend the Township of Guelph/Eramosa Zoning By-law 57/1999 and consider the proposed Draft Plan of Subdivision.