

THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON

BY-LAW 2008-059

A By-law to adopt Amendment No. 2 to the Municipal Official Plan for the Township of Centre Wellington, in order to change the designation of lands from "Highway Commercial" and "Core Greenlands" to "Residential" and "Core Greenlands"

The Council of the Corporation of the Township of Centre Wellington, pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, does hereby enact as follows:


1. THAT Amendment Number 2 to the Municipal Official Plan for the Township of Centre Wellington, consisting of the attached maps and explanatory text, is hereby adopted.
2. THAT this By-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST AND SECOND TIME THIS 14th DAY OF JULY 2008.


Head of Council – Joanne Ross-Zuj


Clerk – Marion Morris

READ A THIRD TIME AND FINALLY PASSED THIS 14th DAY OF JULY 2008.


Head of Council – Joanne Ross-Zuj


Clerk – Marion Morris

***AMENDMENT NO. 2 TO THE MUNICIPAL
OFFICIAL PLAN FOR THE TOWNSHIP OF
CENTRE WELLINGTON***

July 14, 2008

**AMENDMENT NUMBER 2
TO THE
TOWNSHIP OF CENTRE WELLINGTON MUNICIPAL OFFICIAL PLAN**

INDEX

PART A - THE PREAMBLE

The Preamble provides an explanation of the proposed amendment including the purpose, location, and background information, but does not form part of this amendment.

PART B - THE AMENDMENT

The Amendment describes the changes and/or modifications to the Township of Centre Wellington Municipal Official Plan which constitute Official Plan Amendment Number 2.

PART A - THE PREAMBLE

PURPOSE

The purpose of this amendment is to change the land use designation of the subject land from “Highway Commercial” and “Core Greenlands” to “Residential” and “Core Greenlands”. The effect of the amendment is to permit residential use. The County of Wellington intends to construct one or more apartment buildings on the property. The initial development will consist of an apartment building containing 55 dwelling units.

LOCATION

The subject lands are located on the north side of Gordon Street, just east of St. David Street North (Highway 6), in the former Town of Fergus as shown on the map. The legal description of the land is Part Lots 1, 2, 3 and 4, Plan 207, formerly in the Township of Nichol, now in the Township of Centre Wellington, being Part 2 according to Reference Plan 61R3734.

The subject land is located within the Fergus Urban Centre. The site is adjacent to Highway Commercial uses to the west and south, and residential and open space uses to the east.

BASIS

The County of Wellington received an allocation of funds from the Canada-Ontario Affordable Housing Programme to build affordable, rental housing. The County is in the process of acquiring the subject lands to facilitate the construction of a new apartment building. The proposed development will house a number of different types of households including seniors, single persons, persons with disabilities and a small number of families with children. Households of the proposed building will earn a maximum income in the range of \$25,000 to \$28,100 (in 2007). The proposed rents to be charged are \$506 for a one-bedroom unit, and \$586 for a two-bedroom unit (2007 rates) and represent 80% of “average market rents”.

The site is designated “Highway Commercial” and “Core Greenlands” in the Municipal Official Plan for Centre Wellington. The Official Plan Amendment aims to redesignate the “Highway Commercial” lands to “Residential” designation to permit the housing development; and, to refine the “Core Greenlands” designation based on updated flood plain mapping.

Planning Policies

The housing policies of the Municipal Official Plan encourage the production of a wide range of housing, including affordable housing where servicing is available and where the proposed development is appropriate to site conditions and neighbouring developments. The establishment of a new apartment building requires the consideration of Section E.1.2 of Municipal Official Plan to assess the planning impacts of the proposal. The County has prepared a Planning Impact Report that addresses the policies of Section E.1.2., in addition to other issues.

The County Official Plan provides for conversion of lands designated “Highway Commercial” to “Residential” use through a comprehensive review that demonstrates that the lands will not be required to accommodate commercial employment over the long term and that there is a need for the conversion. The County’s Planning Impact Report demonstrates that these criteria are met

and reviews other applicable Township, County and Provincial policies that pertain to this development proposal.

The County has mapped the adjacent locally significant wetland area and will ensure that an appropriate setback is maintained. The County will work with the Township and the Grand River Conservation Authority to identify and protect areas required for flood protection. Fill will likely be required across the site.

To date, Gamsby and Mannerow have submitted a Phase 1 Environmental Site Assessment in support of this application. The County is working with the Township and the Grand River Conservation Authority to define additional technical reports that are required in support of site plan approval for this application.

Development Concept

The proposed development initially includes a 3 storey, 55 unit apartment building at a density of 12 units per acre over the portion of the site to be designated "Residential". The property is large enough to accommodate additional housing units in the future but there are no plans for additional units at this time.

The proposed building will be located toward the Gordon Street frontage for good visibility. The driveway for the proposed development will be located based on appropriate engineering considerations. Parking on the site is to be located between the apartment building and a commercial plaza on west side of the site.

The development will be serviced with full municipal services (sanitary and water) that are located along the Gordon Street frontage of the site.

Landscaping will be an important component of the development concept. The County will incorporate tree planting along Gordon Street, adjacent to a proposed stormwater management area on the south east portion of the site; and, adjacent to existing commercial buildings. In addition, the County will look for opportunities to work with the Township to enhance the wetland area to the east and ensure that appropriate setbacks to the wetland area are maintained.

Other Approvals

Rezoning of the subject property is also required and has been requested of the Township together with the application for Official Plan Amendment. The proposed development will be required to go through the Site Plan Approval process, where design issues and other site plan related matters will be dealt with in more detail.

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the relevant policies of the Township of Centre Wellington Municipal Official Plan and the County of Wellington Official Plan.

PART B - THE AMENDMENT

All of this part of the document entitled Part B - The Amendment, consisting of the following text constitutes Amendment No. 2 to the Township of Centre Wellington Municipal Official Plan.

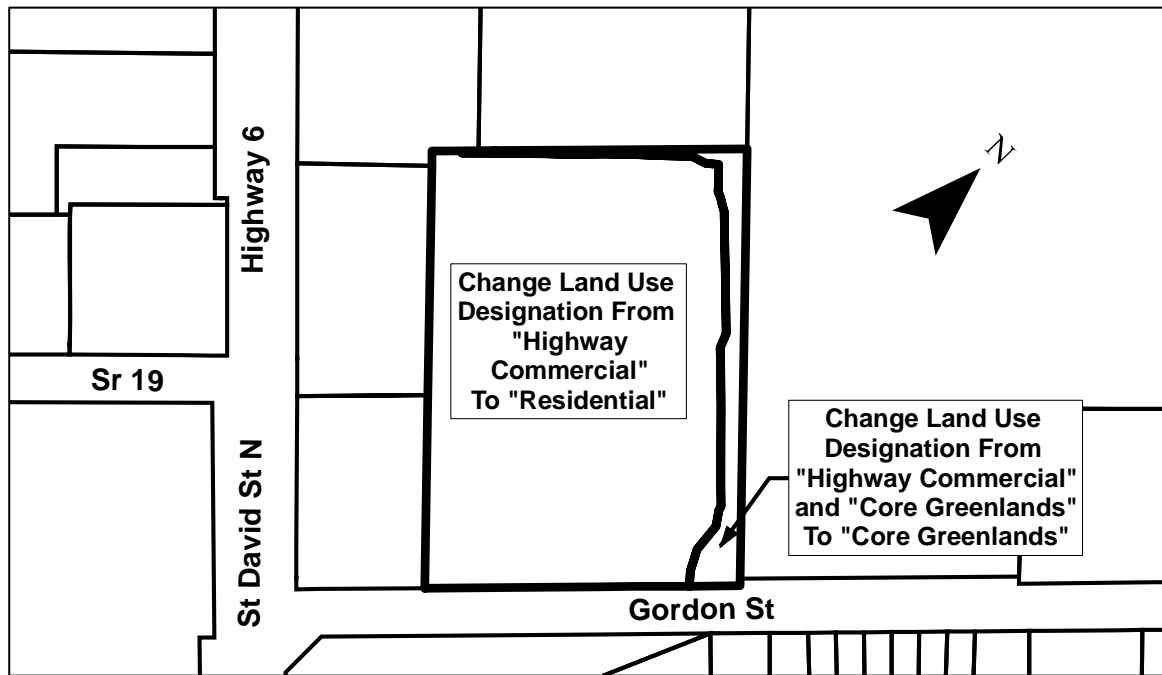
DETAILS OF THE AMENDMENT

The Municipal Official Plan of the Township of Centre Wellington is hereby amended as follows:

1. THAT Schedule A1 be amended by changing the land use designations of the affected land from "Highway Commercial" and "Core Greenlands" to "Residential" and "Core Greenlands" in accordance with the attached Schedule "A" which forms part of this Amendment.

THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON

SCHEDULE "A"
OF
OFFICIAL PLAN AMENDMENT NO. 2



THIS IS SCHEDULE "A" OF AMENDMENT NO. 2 TO THE TOWNSHIP OF CENTRE WELLINGTON MUNICIPAL OFFICIAL PLAN DATED THIS 14TH DAY OF JULY, 2008