

#2023-2023



March 16, 2023

Project: 19-14-038

Mr. Brett Salmon
 Township of Centre Wellington
 1 MacDonald Square
 ELORA, Ontario
 N0B 1S0

Dear Mr. Salmon:

**Re: Proposed Zone Change
 77 McQueen Boulevard
 Township of Centre Wellington (Fergus)
 Owner: Westminister Hills Ltd.**

Please find enclosed a completed "Application for Amendment to the Zoning By-law" and a cheque in the amount of \$7,121.00 to cover the Township's processing fees. Also enclosed is the executed Deposit Agreement and a cheque in the amount of \$2,400.00.

The subject lands are currently zoned Institutional (IN). During the design of the overall subdivision plan, this block was intended to accommodate a 100 suite retirement community. Current market conditions indicate more independent residential apartment units are required throughout the Township. As such, the owners of this property are seeking a zoning by-law amendment to the R4 Zone to permit a 100-unit apartment building.

The Provincial Policy Statement 2020, A Place to Grow 2020, The County's Official Plan and the Township's Official Plan all place an emphasis on increasing residential development, affordability and density in settlement areas that can provide full municipal services. More recently Bill 23 was passed by the Province for the stated purpose of providing more housing, built faster.

The Township's Official Plan designates these lands for residential development. Within this designation, apartment buildings are identified as an appropriate form of development to a maximum density of 35 units per hectare. Higher densities should be in Greenfield areas and along arterial or collector roads. The Official Plan also acknowledges that low rise apartment units will provide affordable housing opportunities for the Township. This property is located within the Greenfield area of Fergus and at a size of 1.35 hectares, this site could accommodate 100 apartment units. The property is also located on a designated collector road being McQueen Boulevard. A plan of the subject lands and surrounding land uses is also attached to this application.

During discussions with the Township, it was agreed that from a planning policy perspective, this proposed zone change would be an appropriate form of development. The only concern identified with this proposal was the capacity of the downstream sanitary sewer.

To address the downstream capacity, GM BluePlan reviewed the original sanitary sewer design for the subdivision. The 100-suite retirement community was estimated to accommodate a population of approximately 150 persons whereas the 100-unit apartment building was estimated to accommodate approximately 173 person. The persons per unit was based on calculations provided by Watson & Associates as part of the County's Phase 2 Municipal Comprehensive Review Report: Land Needs. Figure E-2 from their report is attached to this letter. Based on this information, GM BluePlan concluded that the increase in population of approximately 23 persons could be accommodated in the sanitary sewer capacity to the sanitary pumping station.

Triton Engineering completed an on-site pump-test at the Tower Street Pumping Station and concluded that both the water supply reserve capacity and the wastewater treatment system is sufficient to accommodate the proposed development. It should be noted that Triton's use of 3.09 persons per unit is significantly higher than the figure provided by Watson and Associates in their Community Area Land Needs Analysis prepared for the County.

Based on existing planning policies and the attached background technical reviews of servicing capacity, we suggest this is an appropriate and reasonable zone change request. We encourage the Township to expedite this application.

Please call me if you have any questions. I would be pleased to meet with you to discuss further.

Yours very truly,

J.D. BARNES LIMITED
(Formerly Black, Shoemaker, Robinson & Donaldson Limited)

A handwritten signature in black ink, appearing to read "Nancy Shoemaker", with a long horizontal flourish extending to the right.

Nancy Shoemaker, BAA, RPP

Attachments

Copy: Ian Panabaker, Westminster Hills Ltd.

Surveying | Mapping | GIS

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