

September 25, 2020

File No: 18210

Township of Woolwich  
24 Church Street West  
P.O. Box 158  
Elmira, ON N3B 2Z6

Attention: Mr. Jeremy Vink, MCIP, RPP  
Manager of Planning

**Re: 1065 Old Scout Place  
Zoning By-law Amendment Application – Planning Justification with respect to  
site specific regulation requests**

Dear Mr. Vink:

We provide the below planning justification with respect to the following site-specific regulation requests for 1065 Old Scout Place. The following site specific regulations are being requested to facilitate the development of 12 townhouses at 1065 Old Scout Place, in addition to the request to change the zoning from Agricultural (A) to Residential – Multiple with Design Guidelines (R-7A).

- Whereas Section 11B.3.4 f) requires that the setback of the front wall of the garage shall be equal to or greater than the setback of the residential unit (except where noted in Section 11B.3.5 a), we request that: *the garage may extend in front of the front wall of the residential unit, up to 1.4 metres and that the garage may extend 0.3 metres in front of the porch.*
- Whereas Section 11B.3.4 g) requires a minimum front porch depth of 1.5 metres and that the front porch cover a minimum of 40% of the width of the residential unit (including the garage), we request that: *a minimum porch depth of 1.1 metres for internal units and a minimum porch width of 28% of the residential unit for Lots 1 and 12 be permitted.*
- Whereas Section 11B.3.5 a) permits a garage to extend up to 1.37 metres in front of the front wall of a residence, we request that: *a garage may extend up to 1.4 metres in front of the front wall of a residence.*
- Whereas Section 11.B.3.5 a) i) requires that the exterior width of the garage not exceed 50% of the width of the house, including the garage, we request

that: *the garage may exceed 50% the width of the house, including the garage.*

- Whereas Section 11B.3.5.b) stipulates specific regulations for porch width's less than 40%, we request that 11B.3.5.b) i) – iii) not apply to Lots 1 and 12 as a site specific regulation to permit a porch width of 28% has been requested.

It is our opinion that these regulations are appropriate for the following reasons:

- The proposed design provides for street fronting townhouses with a diversity of materials and architectural features that will provide for an attractive street presence. The requested site-specific regulations will permit townhouse units that address the street and will provide for a positive pedestrian realm along Old Scout Place.
- The following design considerations have been given to the double car garages: they are visually divided, have windows embedded into the door and are accentuated with decorative architectural masonry above and to the sides. As such, it is our opinion that the increased width of the garage and its projection of 1.4 metres in front of the residential unit/0.3 metres in front of the porch will not create any unwanted or negative impacts on the streetscape. As careful consideration has been given to the design of the double car garages, it is our opinion that an increase in the permitted width of the garage is reasonable and justifiable.
- The request to reduce the depth of the porches to 1.1 metres (for the internal/single car garage units) is reasonable as this is a minor reduction of 0.4 metres or 1.3 feet. The amenity area is proposed to be provided at the rear of the townhouse units.
- It is our opinion that a reduction in the number of lots/units to realize a porch that is 40% of the width of the double car garage units (e.g. to meet this regulation an increase in lot frontage and unit width may be required resulting in a reduction in units) would not meet the intent of the Provincial Policy Statement which encourages an efficient use of land and infrastructure.
- No negative impacts are anticipated as a result of the proposed site-specific regulations. The townhouse units have been well designed and include a variety of materials and rooflines which will provide for interest along the street and the site-specific regulations will not create any unwanted impacts.
- Will provide for a variation in the streetscape with different garage and porch widths;
- Allows for appropriate development in the built-up area.

Should you have any questions or require anything additional, please do not hesitate to contact me.

Yours truly,  
GSP Group Inc.

A handwritten signature in blue ink that reads "Sarah Code". The signature is written in a cursive, flowing style.

Sarah Code, MCIP, RPP  
Associate – Senior Planner