

**ADDENDUM REPORT**  
**To Planning Justification Report**  
**Ainley Draft Plan of Subdivision and Zone Change**



**6542 and 6560 Gerrie Road**  
**Part of Lots 17 and 18, Concession 12**  
**Township of Centre Wellington (Village of Elora)**  
**County of Wellington**

**Prepared By:**

**Black, Shoemaker, Robinson & Donaldson Limited**  
**April 2023**

## **Table of Contents**

1.0	INTRODUCTION AND PURPOSE .....	1
2.0	SUBDIVISION PLAN UPDATE .....	2
3.0	ADDITIONAL INFORMATION UPDATES .....	4
3.1	Heritage Impact Assessment (HIA).....	4
3.2	Addendum to the Environmental Impact Study .....	4
3.3	Tree Inventory and Preservation Plan .....	5
3.4	Update to Functional Servicing Report and Stormwater Management Report.....	5
4.0	THE POLICY AND REGULATORY CONTEXT .....	6
4.1	Provincial Policy Statement 2020 .....	6
4.2	Place to Grow-Growth Plan for the Greater Golden Horseshoe, 2020 .....	9
4.3	Township of Centre Wellington Comprehensive Zoning By-law (2009-045) .....	13
5.0	PLANNING CONSIDERATIONS .....	15
6.0	CONCLUSIONS.....	17

## **Figures**

Figure 1	Location Plan .....	1
Figure 2	Draft Plan of Subdivision .....	3
Figure 3	Proposed Zoning .....	14

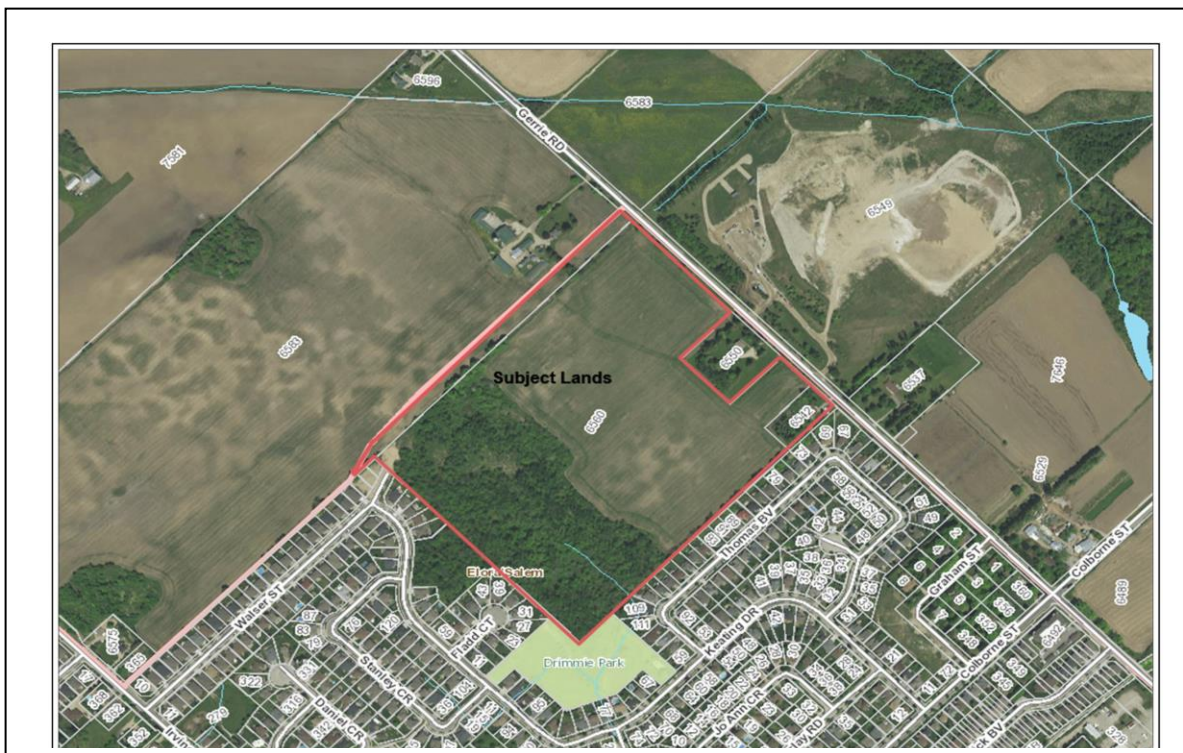
**1.0 INTRODUCTION AND PURPOSE**

James Keating Construction (2004) Limited owns land located in the Township of Centre Wellington within the Elora Urban Centre. The property is described as Part of Lots 17 and 18, Concession 12 in the Township of Centre Wellington. It is the owner’s intention to create a plan of subdivision that will accommodate a mixed density residential subdivision and amend the Township Zoning By-law to recognize the subdivision land uses.

Both the County of Wellington Official Plan and the Township of Centre Wellington Official Plan reference the need for a Planning Impact Assessment to measure various impacts and to propose methods of reducing and eliminating negative impacts.

A Planning Justification was prepared and submitted to the County and Township in July of 2019. A public meeting was held on January 27, 2021. As a result of comments received from Township and County staff, commenting agencies, and comments presented at the public meeting, slight revisions have been made to the draft plan of subdivision and zoning by-law amendment. This Addendum has been prepared to address these comments and changes to Provincial planning legislation.

Figure 1 identifies the subject lands. The property is located on the west side of Gerrie Road and north of Thomas Boulevard. It is opposite the Township’s waste transfer station which is located on the east side of Gerrie Road. According to the County of Wellington Official Plan, this property is located in the northeast quadrant of the Elora Urban Centre, adjacent to the “Built Boundary”.



**Figure 1: LOCATION PLAN**

## **2.0 SUBDIVISION PLAN UPDATE**

This application for a Draft Plan of Subdivision and Zone change will result in the creation of a mixed density residential development on lands that are currently vacant, save for one single detached residential dwelling. The plan will complete the existing residential node located between Colborne Street, Gerrie Road, Walser Street and Irvine Street, within the Elora-Salem Urban Centre.

The draft plan of subdivision will also create a neighbourhood park, while protecting and enhancing the wetland/open space feature located along the westerly part of the property, adjacent to the existing residential development along parts of Keating Drive, Fladd Court and Thomas Boulevard. Finally, the plan will accommodate the extension of Walser Street from Irvine Street to Gerrie Road. Both Walser Street and Gerrie Road are identified in the Township's Official Plan as existing and future collector roads.

Specifically, the plan will result in the creation of 101 single detached residential lots, one apartment block that will accommodate approximately 59 units, 18 on-street townhouse units, a cluster townhouse block that could accommodate approximately 65 units and a future development block that could accommodate an additional 4 single detached lots. Also included is a 0.7 hectare neighbourhood park abutting the apartment block, two stormwater management facilities and a large open space block that will include a locally significant wetland and woodland. The location of the open space block, larger stormwater management facility and park block allows for an integrated trail network within this part of the plan and also connecting with the adjacent subdivisions.

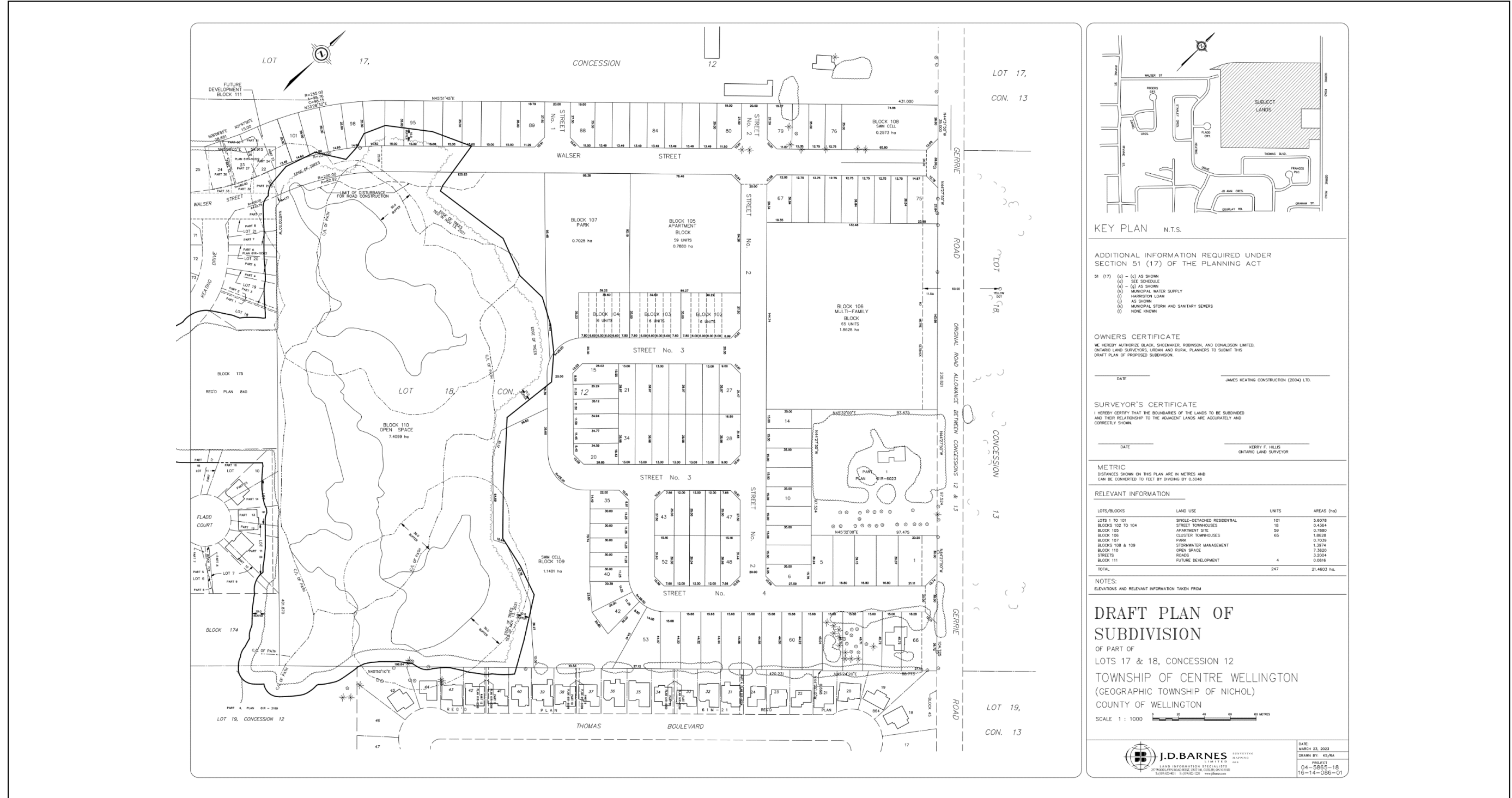
The major changes to the plan since the public meeting include:

- Increasing the width of the lots abutting the westerly property line of the dwelling located at 6550 Gerrie Road;
- Increasing the size of the townhouse block to ensure a 3.5 metre wide buffer abutting the northerly property line of the dwelling located at 6550 Gerrie Road.
- Reducing the depth of the lots along the south side of the Walser Street extension, that abut the northerly property line of the townhouse block to ensure increased buffering between the townhouse block and the existing dwelling at 6550 Gerrie Road.
- Including specialized regulations for the townhouse that will require:
  - Minimum Setback from Gerrie Road of 11.5 m,
  - A landscape buffer with a minimum width of 3.5 m adjacent to 6550 Gerrie Road, and
  - Bungalow units adjacent to 6550 Gerrie Road.
- Elimination of 12 single detached lots along the north side of street 3 and replacing with 18 on-street townhouse units.

The following additional information is being submitted at this time to address comments received from Township and County staff, commenting agencies, comments presented at the public meeting, comments from a site visit with Grand River Conservation Authority staff and comments received from the Peer Review consultants:

- A Heritage Impact Assessment
- An Addendum to the Environmental Impact Assessment
- A Tree Inventory and Preservation Plan
- An update to the Functional Servicing Plans and Stormwater Management Report

Figure 2 is the proposed Draft Plan of Subdivision.



**Figure 2: DRAFT PLAN OF SUBDIVISION**

### **3.0 ADDITIONAL INFORMATION UPDATES**

A brief summary of the major findings contained in the additional reports is outlined below.

#### **3.1 Heritage Impact Assessment (HIA)**

MHBC Planning Limited was retained to complete a Heritage Impact Assessment for this proposed subdivision that is adjacent to a listed heritage property located at 6550 Gerrie Road in the Village of Elora.

The purpose of the Heritage Impact Assessment was to evaluate the impacts of the proposed subdivision on the adjacent heritage property.

In summary, the existing dwelling located at 6550 Gerrie Road is representative of the Georgian architectural style. The property has potential to yield information as it is representative of the theme of early settlement and growth of Nichol Township (Centre Wellington) and is associated with the Gerrie family, for which the road is named after. The house is physically linked to the property due to its original orientation and the landscape features in the form of mature trees along the property lines.

The subject lands that are proposed to be developed are not of cultural heritage value or interest as they do not contain cultural heritage resources and are not part of a cultural heritage landscape.

The HIA has concluded that no adverse impacts are anticipated on the heritage property as a result of the proposed development. However, as a precaution, it is recommended that a temporary construction fence is installed along the base perimeter of the heritage property line to protect the trees and landscape features during construction.

More detailed information is contained in the Heritage Impact Assessment submitted under separate cover.

#### **3.2 Addendum to the Environmental Impact Study**

Addendum 2 to the Environmental Impact Study was prepared to address the Township's Peer Consultant (NRSI) comments. A response matrix is included in the Addendum to address specific comments.

The Addendum also includes recommendations to avoid the proliferation of cumulative impacts in the woodland as follows:

- The woodland should be fenced on sides adjacent to existing residential development.
- A brochure should be prepared that advises surrounding residents about what is entailed in the stewardship of the woodland, requesting that there be no dumping, off-trail walking, or damage to vegetation.
- Dogs should not be permitted off-leash in the woodland. Cats should be kept indoors.
- Clay collars should be used to reduce the potential for groundwater to be channeled away from the woodland.
- Impacts to bat habitat should be mitigated or compensated according to requirements of the Ministry of Environment, Conservation and Parks (MECP). Removal of bat habitat should be avoided during the bat activity season from April 1<sup>st</sup> to September 31<sup>st</sup>. Trees should be planted in order to provide

bat nursery habitat in the long term. Bat houses should be installed along the edge of the woodland using the “rocket box” design recommended by the Ontario Ministry of Environment, Conservation and Parks.

- Areas adjacent to the stormwater facilities should be re-planted with native trees to provide compensation and to reduce impacts on the woodland. Dense screening of cedars should be used to reduce penetration of light and drying winds into the woodland. The planting plans have been recommended in the EIS for the Walser Street Extension and the subdivision development, and these should be implemented as soon as possible after construction of the road and the stormwater facilities.
- Dense screening of cedars has been recommended for the Walser Street extension, as cedars are already a component of the woodland.
- The woodland trail should be constructed before the building lots are occupied.
- As noted in previous reports, snow dumping should be restricted to areas of the subdivision where there is a reduced chance that salt will enter the stormwater facility and migrate from there into the woodland.

For detailed information please see Addendum 2 provided under separate cover.

### **3.3 Tree Inventory and Preservation Plan**

The development area has been designed to avoid wetlands and mature natural vegetation as much as possible. The development will mainly occupy areas that were previously used as agricultural land. The total woodland area found on the Subject Property is 7.986 ha, with a total of 7.223 ha of woodland area being preserved on the Subject Property. The number of trees within the preserved woodland area is estimated to be 3100 trees  $\geq$  10 DBH. This estimate is likely conservative.

The total area planned for removal is 0.763 ha. The majority of tree removal relates to the required extension of Walser Street and the extension of the sanitary sewer from Thomas Boulevard, along the easterly edge of Drimmie Park and along part of the southerly boundary of the subject subdivision.

Tree compensation requires a total of 916 replacement trees of any size for removal within the woodland, a total of 76 trees of caliper size 50 mm to 70 mm for removal within the hedgerows / individual trees, and a total 70 trees of caliper size 50 mm to 70 mm for removal of municipality owned trees. A small number of additional trees is proposed to be added to compensate for a 0.008 ha loss of woodland buffer that will be removed to accommodate Street 3.

For trees removed within the Subject Property, it is believed the Subject Property is large enough in size to accommodate the replacement of trees directly on site.

For detailed information please see the Tree Inventory and Preservation Plan provided under separate cover.

### **3.4 Update to the Functional Servicing Plans and Stormwater Management Report**

These plans and report have been updated to address Township of Centre Wellington Engineering comments and Grand River Conservation Authority comments. Supplementary information includes updating infiltration rates, calculations for pre and post development volumes, changes in stormwater management design, additional information included on revised detailed design drawings and a

preliminary construction cost estimate. Response letters have also been prepared to address specific comments from Township Engineering and the Grand River Conservation Authority.

For detailed information please see plans and response letters provided under separate cover.

#### **4.0 PLANNING AND POLICY FRAMEWORK**

Since the preparation of the original Planning Justification report, both the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe have been amended. This policy section will deal only with these two documents. The County and Township Official Plans have not had significant changes to require a further review in this document.

#### **4.1 Provincial Policy Statement 2020**

The 2020 Provincial Policy Statement was approved by the Lieutenant Governor in Council, Order in Council No. 229/2020. This Provincial Policy Statement was issued under section 3 of the Planning Act and came into effect May 1, 2020. It replaces the Provincial Policy Statement issued April 30, 2014.

The 2020 Provincial Policy Statement reinforces and strengthens policies with respect to “settlement areas” being the focus of growth. It also establishes the importance of “intensification” as an effective tool for managing growth within settlement areas. In this regard, the following specific policies are of some relevance to the subject proposal:

##### **1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns**

###### **1.1.1 Healthy, liveable and safe communities are sustained by:**

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
- h) promoting development and land use patterns that conserve biodiversity; and
- i) preparing for the regional and local impacts of a changing climate.



1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years.....Within settlement areas sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.

**RESPONSE:** *The subdivision and zone change applications are consistent with Sections 1.1.1 and 1.1.2 of the PPS as it will result in the development of an undeveloped parcel of land adjacent to an existing, serviced residential community, within a designated Settlement area. The plan will accommodate an affordable and market-based range of housing types; while satisfying the objective of residential intensification. This application will promote a more efficient use of land and infrastructure and will preserve and protect a locally significant woodland and wetland.*

### 1.1.3 Settlement Areas

Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a. efficiently use land and resources;
- b. are appropriate for and efficiently use the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c. minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d. prepare for impacts of a changing climate;
- e. support active transportation; and
- f. are transit-supportive, where transit is planned, exists or may be developed.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

**RESPONSE:** *The proposed development is consistent with Section 1.1.3 of the PPS as the subject property is located within the urban boundary of the Village of Elora. It will result in an efficient use of land and existing infrastructure and will include an integrated trail system that will support an active transportation network throughout the abutting residential communities.*

### 1.4 Housing

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans....
- b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;
- f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

**RESPONSE:** *The draft plan of subdivision and zone change applications are consistent with Section 1.4 of the PPS. This application will include 101 single detached units, 4 future detached lots, approximately 59 apartment units, 18 on-street townhouse units and a cluster townhouse block with approximately 65 units. It is anticipated that the townhouse units and apartment units will fall within the County and Township's definition of affordability.*

*This subdivision will maximize the efficient use of land, resources and infrastructure. Roads and services are available and adequately sized to properly service this development. Parks and educational facilities are within walking distance of the site. Public sidewalks and off-street trail network will support an active transportation system.*

#### 1.5 Public Spaces, Recreation, Parks, Trails and Open Space

1.5.1 Healthy, active communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;
- b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;

**RESPONSE:** *The draft plan of subdivision and zone change applications are consistent with Section 1.5 of the PPS. This property is located within walking distance of Drimmie Park and a new park will form part of this development. It will also provide an important linkage between the subject lands and adjacent subdivisions via a trail network and sidewalks to be constructed along public streets. The property will be connected with the surrounding residential community by the extension of Walser Street and the locally significant woodland and wetland will be preserved and conveyed to the municipality.*

#### 1.6.6 Sewage, Water and Stormwater

Section 1.6.6.1 notes that planning for sewage and water services shall:

- a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:

1. municipal sewage services and municipal water services;
- b) ensure that these systems are provided in a manner that:
  1. can be sustained by the water resources upon which such services rely;
  2. prepares for the impacts of a changing climate;
  3. is feasible and financially viable over their lifecycle; and
  4. protects human health and safety, and the natural environment;
- c) promote water conservation and water use efficiency;
- d) integrate servicing and land use considerations at all stages of the planning process.

Section 1.6.6.2 states that municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

Section 1.6.6.6 notes that subject to the hierarchy of services provided in policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5, planning authorities may allow lot creation only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services...

According to Section 1.6.6.7, planning for stormwater management shall:

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;
- b) minimize, or, where possible, prevent increases in contaminant loads;
- c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;
- d) mitigate risks to human health, safety, property and the environment;
- e) maximize the extent and function of vegetative and pervious surfaces; and
- f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

**RESPONSE:** *The proposed development is consistent with Section 1.6.6 of the PPS. This property will be developed with full municipal services and the capacity is sufficient to accommodate this development. A stormwater management strategy has been created for the site, to prevent increases in contaminant loads; minimize changes in water balance and erosion and promote stormwater management best practices.*

***The proposed development of the subject lands is consistent with the policies set out in the 2020 Provincial Policy Statement.***

#### **4.2 A Place to Grow - Growth Plan for the Greater Golden Horseshoe, 2020**

The Growth Plan for the Greater Golden Horseshoe was prepared and approved by the Lieutenant Governor in Council, Order in Council No 641/2019 and came into effect on May 16, 2019. Amendment 1 (2020) to the Growth Plan for the Greater Golden Horseshoe 2019 was approved by the Lieutenant Governor in Council, Order in Council No 1244/2020 to take effect on August 28, 2020.

All decisions made on or after August 28, 2020 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise.

The subject property is located within the “Designated Greenfield Areas” set out in the Growth Plan. The following specific policies are of some relevance to the subject proposal:

Where and How to Grow

The Growth Plan emphasizes accommodation of forecasted growth in complete communities.

Managing Growth

Section 2.2.1 of the Growth Plan notes that the forecasted growth to the horizon of this Plan will be allocated based on the following:

- a) the vast majority of growth will be directed to settlement areas that:
  - i. have a delineated built boundary;
  - ii. have existing or planned municipal water and wastewater systems; and
  - iii. can support the achievement of complete communities;

Section 2.2.1.4 establishes policies that support the achievement of complete communities.

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
- c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;
- d) expand convenient access to:
  - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;
  - ii. public service facilities, co-located and integrated in community hubs;
  - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and
  - iv. healthy, local, and affordable food options, including through urban agriculture;
- e) provide for a more compact built form and a vibrant public realm, including public open spaces;
- f) mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and
- g) integrate green infrastructure and low impact development.

**PLANNING RESPONSE:** *The proposed development of the subject lands conforms with the policies set out in the 2020 Growth Plan. The mixed density subdivision has been designed with walkable street and integrated trail network connecting residents with adjacent neighbourhoods. The compact form will accommodate a mix of housing types. The comprehensive stormwater management strategy and protection and preservation of the natural heritage feature on the site will contribute to environmental sustainability.*

### 2.2.6 Housing

1. Upper and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:
  - a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:
    - i. identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents; and
    - ii. establishing targets for affordable ownership housing and rental housing;
  - b) identify mechanisms, including the use of land use planning and financial tools, to support the implementation of policy 2.2.6.1 a);
2. Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:
  - a) planning to accommodate forecasted growth to the horizon of this Plan;
  - b) planning to achieve the minimum intensification and density targets in this Plan;
  - c) considering the range and mix of housing options and densities of the existing housing stock; and
  - d) planning to diversify their overall housing stock across the municipality.

Municipalities will maintain at all times where development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units. This supply will include, and may exclusively consist of, lands suitably zoned for intensification and redevelopment.

**RESPONSE:** *The proposed subdivision will create a mix of single detached, apartment, on-street and cluster townhouse units. It will assist the Township and County in meeting forecasted growth targets for this municipality, while also addressing modest intensification objectives.*

### 2.2.7 Designated Greenfield Areas

Section 2.2.7 establishes policies for Designated Greenfield Areas. The following excerpts are relevant to this application:

1. New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:
  - a) supports the achievement of complete communities;
  - b) supports active transportation; and
  - c) encourages the integration and sustained viability of transit services.
2. The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows:
  - b) The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will plan to achieve within the horizon of this Plan a minimum that is not less than 40 residents and jobs combined per hectare.
2. The minimum density target will be measured over the entire designated greenfield area of each upper- or single-tier municipality, excluding the following:

- a) natural heritage features and areas, natural heritage systems and floodplains, provided development is prohibited in these areas;
- b) rights-of-way for: i. electricity transmission lines; ii. energy transmission pipelines; iii. freeways, as defined by and mapped as part of the Ontario Road Network; and iv. railways;

**PLANNING RESPONSE:** *The proposed subdivision conforms with the policies set out in the 2020 Growth Plan. The subdivision will create a mixed density residential development meeting the needs of a variety of households. A neighbourhood park and an integrated trail network addresses recreational opportunities within the subdivision. Schools and parks are in close proximity assisting in the creation of a complete community. The property will be developed at a density of 17.5 units per hectare ( $247 \div 14 = 17.5$ ) or approximately 48 residents per hectare ( $247 \times 2.71 / \text{per unit} \div 14 = 48$ )*

### 3.2.6 Water and Wastewater Systems

Municipalities should generate sufficient revenue to recover the full cost of providing and maintaining municipal water and wastewater system.

### 3.2.7 Stormwater Management

According to Section 3.2.7.2, proposals for large-scale development proceeding by way of a plan of subdivision, will be supported by a stormwater management plan.

### 4.2.2 Natural Heritage System

A Natural Heritage System for the Growth Plan has been mapped by the Province to support a comprehensive, integrated, and long-term approach to planning for the protection of the region's natural heritage and biodiversity. The Natural Heritage System for the Growth Plan excludes lands within settlement area boundaries that were approved and in effect as of July 1, 2017.

Beyond the Natural Heritage System for the Growth Plan, including within settlement areas, the municipality:

- a) will continue to protect any other natural heritage features and areas in a manner that is consistent with the PPS; and
- b) may continue to protect any other natural heritage system or identify new systems in a manner that is consistent with the PPS.

**RESPONSE:** *The existing municipal water and wastewater services are available and have capacity within the system to accommodate this development. A stormwater management design has been created for this development that incorporates a combination of lot level and centralized infiltration trenches to promote groundwater recharge of rooftop runoff and two end of pipe dry stormwater management facilities promoting infiltration and quantity control. The proposed development has been largely sited outside of the wetland and significant woodland boundaries. Avoidance, mitigation, numerous enhancement measures, and a monitoring program are recommended to avoid and mitigate negative impacts to the identified significant natural features located within the subdivision area.*

***The proposed development of the subject lands conforms with the policies set out in the Growth Plan.***

**4.3 Township of Centre Wellington Comprehensive Zoning By-law No. (2009-045)**

The subject lands are currently zoned for Agricultural (A), Open Space (OS), Environmental Protection (EP) and Environmental Protection Overlay.

In addition, a portion of the westerly side of the site within the EP area has been identified as being in the Wellhead Protection Area 2 and the remainder of the site is located within Wellhead Protection Area 3. The proposed development would accommodate land uses that are acceptable within these Wellhead Protection Areas.

A zoning amendment will be required to recognize this mixed density residential development and open space lands.

Specific zoning for this development will include Single Detached Residential (R1B), (R1C), as well as Specialized R1B and R1C zones, a Specialized (R3) Zone for a cluster townhouse development, an on-street townhouse Zone (R3) and an (R4) Zone to permit apartment dwellings. In addition to the residential zones, stormwater management facilities will be zoned Conservation Area (CA), park to be zoned (OS) and the wetland and natural heritage feature will be zoned Environmental Protection (EP).

The following table specifies the lots and blocks of the plan and the appropriate zoning.

Zoning	Land Use	Lot/Block
R1B	Detached Residential Minimum Lot Frontage - 14 m	Lots 2-14, 53-65, 89-101
R1B - ?	Detached Residential Minimum Lot Frontage - 14 m Minimum Setback from Gerrie Road – 11.5 m	Lots 1 & 66
R1C	Detached Residential Minimum Lot Frontage - 11 m	Lots 15-52, 67-74, 76-88 Block 111 (Future Development)
R1C-?	Detached Residential Minimum Lot Frontage - 11 m Minimum Setback from Gerrie Road – 11.5 m	Lot 75
R3	On-Street Townhouses Minimum Lot Frontage - 6 m	Blocks 102 - 104
R3-?	Cluster Townhouse Minimum Setback from Gerrie Road – 11.5 m, including landscape buffer with a minimum width of 8.4 m. 3.5 m wide buffer adjacent to 6550 Gerrie Road Bungalow units adjacent to 6550 Gerrie Road	Block 106
R4	Apartment	Block 105
OS	Park	Block 107
CA	Stormwater Management	Blocks 108 & 109 Conservation and Resource Management
EP	Wetland & Natural Heritage Features	Blocks 110

Figure 3 identifies the proposed zoning for the property.

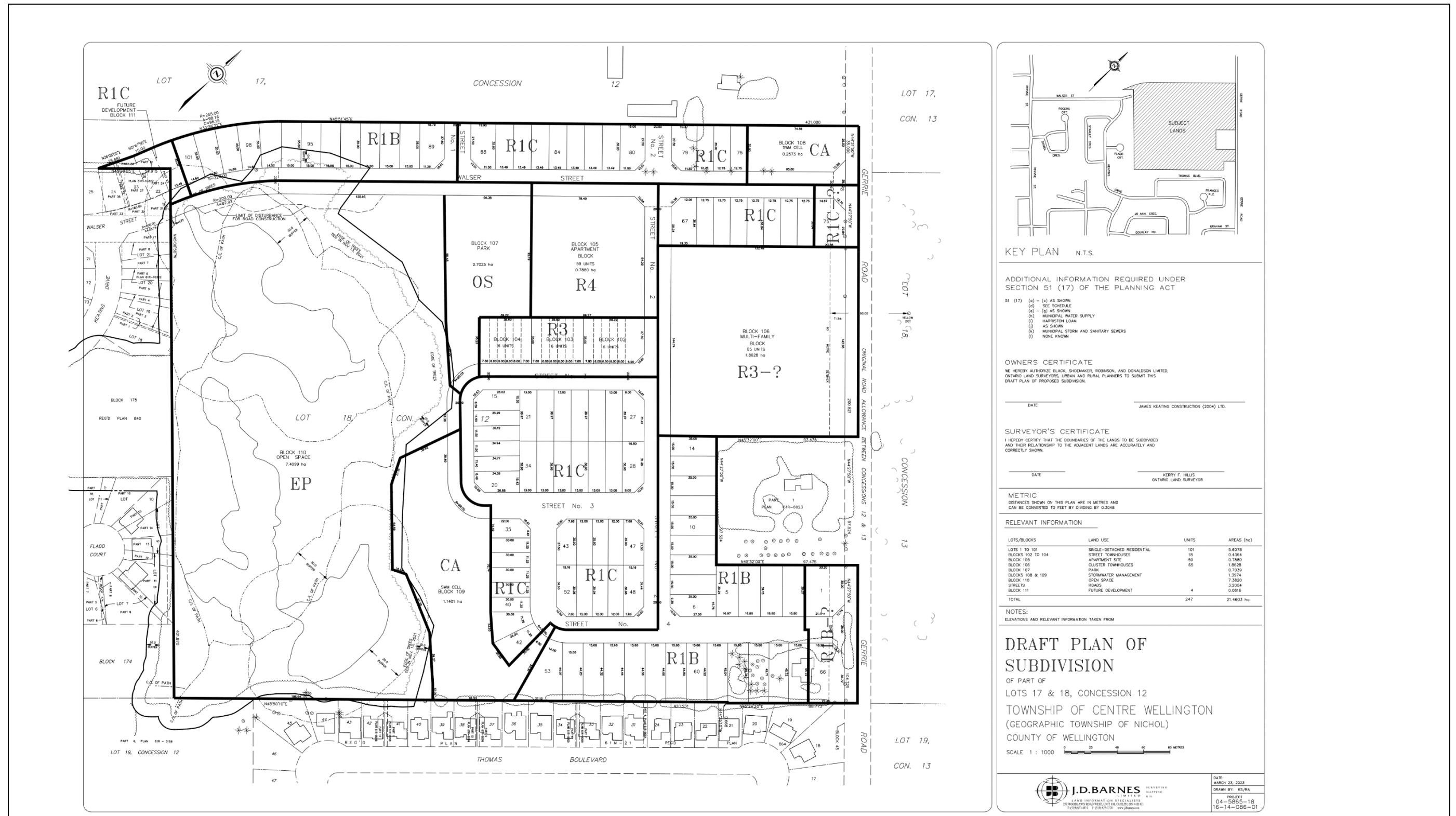


Figure 3: PROPOSED ZONING



## **5.0 PLANNING CONSIDERATIONS**

The appropriateness of the subject application is addressed in this section using the criteria established in the Official Plans for the County of Wellington and Township of Centre Wellington.

a) *The needs taking into account other lands in the area.*

According to the Official Plan for the County of Wellington, additional lands will be developed for residential purposes in Centre Wellington to accommodate the population targets set by the Province under the Places To Grow Act. The Plan anticipates approximately 1,925 new households between 2016 and 2041 within the Elora-Salem Urban Centre. Official Plan Amendment 120 anticipates 2,320 new households between 2021 and 2051. It is also a goal of the Official Plan to ensure an adequate supply of housing units both in terms of a variety of housing types and a variety of locations throughout the community.

The subject application proposes approximately 247 new households, which represents approximately 11% of the projected inventory for Elora-Salem Urban Centre.

Finally, approximately 57% of the units located within this subdivision will be of a multiple residential form, which provides a greater opportunity of achieving the minimum target of 25% set by the County for the provision of affordable housing.

b) *The appropriateness of the site taking into account the size and shape and the ability to accommodate the intensity of use.*

The property can easily accommodate the intensity of use anticipated by this draft plan of subdivision. The technical studies confirm there is sufficient land available to accommodate all servicing needs including stormwater management, as well as park land needs for future residents. In addition, the significant natural heritage features on the site can be adequately protected, including the provision of buffers.

The Official Plan notes that new developments in Greenfield areas should strive to attain a density of 6.5 units per acre. The proposed development will result in a density of approximately 7 units per acre (excluding the natural heritage feature and buffer). The proposed density is in-keeping with the spirit and intent of the Official Plan. The subdivision design was modified to provide larger lots adjacent to the existing house at 6550 Gerrie Road, adding on-street townhouse units internal to the plan, as well as providing an additional buffer and wider bungalow townhouse units adjacent to the northerly property line of 6550 Gerrie Road.

The Official Plan also encourages the introduction of medium density housing forms in greenfield areas and new subdivisions. Approximately 57% of the units to be created by this subdivision will be medium density housing.

c) *Adequacy of the proposed method of servicing the site*

Section 5.1 of this report addresses site services and traffic. The background reports prepared in support of this application also confirm that the site can be adequately serviced without impact on adjacent neighbours or the Township as a whole.

d) Compatibility

The proposed subdivision is consistent with the existing pattern of lot sizes and lot configurations found in the abutting Ville Lora Downs subdivisions and the Keating/Walser Dive subdivision abutting the southerly and westerly boundaries of this property.

Single detached dwellings are proposed along the southerly property line, adjacent to the abutting existing single detached dwellings on Thomas Boulevard. The plan also proposes to create single detached dwellings adjacent to the southerly and westerly sides of the existing dwelling located at 6550 Gerrie Road. Although a cluster townhouse block is planned along the northerly side of this dwelling, there is an existing hedgerow that will provide immediate buffer between this land use and the townhouse block. The townhouse block is also sized appropriately to provide an enhanced buffer area and bungalow townhouse units along this common property line. The apartment site is located along the collector road and away from existing single detached dwellings. The on-street townhouse units are located internal to the development and adjacent to the apartment block and park block. The cluster townhouse block, while adjacent to an existing single detached dwelling, will be zoned to require an additional buffer strip adjacent to the existing dwelling and will specify bungalow units along the common property line with the existing residential dwelling.

Every effort has been made to design a plan that meets the increased density sought by the Province and County, while also trying to be compatible with the existing adjacent neighbourhood.

Pedestrian movement will be directed to City sidewalks and a future trail system providing connectivity to adjacent subdivisions, natural areas and public parkland.

e) Impact on natural resources (agricultural and mineral aggregate)

The easterly portion of this site has been used for crop production, although it is designated as part of the Elora-Salem Urban Centre and planned for future development in the County's Official Plan. The lands to the north are currently being cropped and this activity will not be impacted by the development of this property for residential purposes.

Although the easterly portion of the site was previously quarried for sand, neither this property, nor adjacent lands have been identified as currently containing mineral aggregate material. Therefore, the use of this land for residential and public uses will not impact future mineral aggregate resources.

f) Impact on biodiversity and connectivity of natural features and area.

The site is unlikely to function as a linkage or buffer to significant habitat as it is relatively isolated in the landscape. The mosaic of wetland and forest vegetation along the westerly portion of the site will be preserved and is likely to retain its main function after development.

g) Exterior design

Detailed design of the townhouse and apartment sites, including building elevations and landscaping details will be addressed through Site Plan approval, although specialized regulations for the townhouse block are recommended to address buffering and height of units immediately adjacent to the existing dwelling at 6550 Gerrie Road.

h) Site contamination

A Phase 1 and Phase II Site Assessment confirms that there are no site contamination issues within the existing property.

i) Eliminating negative impacts

The subdivision has been designed so that the residential lands are buffered from the wetland and natural heritage features by stormwater management facilities and parkland, followed by a public road allowance.

A detailed mitigation strategy has been provided to address any impacts resulting from the extension of Walser Drive adjacent to the north side of a wetland pocket. Also, mitigation measures have been proposed for the extension of the sewer connection along the southwest edge of the natural vegetation block.

Enhanced tree planting throughout the subdivision is recommended, along with a planting strategy of native shrubs and trees along the edge of the natural vegetation block. Provision of a well-defined trail within the woodlot is recommended to establish the proper use of the natural area.

Finally, an alternative to road salt is being recommended for winter maintenance of roads within the subdivision.

j) Other planning consideration.

The location of this subdivision is contiguous to an existing developed community, and its development extends, augments, enhances and completes the community associated with the northeast quadrant of the Elora Urban Centre. This subdivision will also create diverse housing opportunities for different family types, life stages and income levels. Finally, this project also completes an important transportation link between Irvine Street and Gerrie Road. All concerns relative to the existing waste transfer station located along the opposite side of Gerrie Road have been addressed by way of increased building setbacks along Gerrie Road and will be implemented through specialized zoning provisions.

## **6.0 CONCLUSIONS**

The Growth Plan for the Greater Golden Horseshoe and the Provincial Policy Statement specifically recognize the need for urban municipalities to accommodate growth in a cost effective manner, minimizing land consumptive developments and encouraging a full range of housing types and densities. To this end, the proposal accomplishes these objectives.

Both the County and Township Official Plans also recognize this need to provide for a variety of housing forms. Accordingly, these Official Plans contain policies which establish criteria for evaluating such developments on a site specific basis, as well as a locational basis. In analyzing these policies, it is observed that this subdivision complies with the general guidelines and principles. This report concludes that the subject lands are well suited for the proposed subdivision and represents a compatible development for the area.

In terms of stormwater management, servicing, traffic impacts and environmental considerations, sufficient information has been reported to determine that the project complies with the Township's long range servicing strategy for this community and protection of natural heritage features.

The proposal represents an efficient use of land, sound planning principles and should not negatively impact adjacent neighbours. In summary, the proposal to construct a mixed density residential development on the subject property warrants approval based on appropriate and relevant land use planning principles.

Respectfully submitted

  
\_\_\_\_\_  
Nancy Shoemaker, B.A.A., R.P.P.



  
\_\_\_\_\_  
Date