

Planning Justification Report

**965 Gartshore Street
970 Gartshore Street & 101 Gregson Court
Township of Centre Wellington
County of Wellington**

Official Plan Amendment
Zoning By-law Amendment

Township of Centre Wellington

May 2023

Prepared by:
GSP Group Inc.
72 Victoria Street South, Suite 201
Kitchener, ON
N2G 4Y9



Contents

1.0	Introduction.....	1
1.1	Report Content and Structure.....	1
1.2	Background	1
	965 Gartshore Street	2
	970 Gartshore and 101 Gregson Court.....	3
1.3	Proposed Development.....	3
	965 Gartshore Street	3
	970 Gartshore Street and 101 Gregson Court.....	3
1.4	Supporting Studies	4
2.0	Site Description and Context	5
2.1	Site Location and Description	5
	965 Gartshore Street	5
	970 Gartshore Street and 101 Gregson Court.....	5
2.2	Surrounding Land Uses.....	6
	965 Gartshore Street	6
	970 Gartshore Street and 101 Gregson Court.....	6
3.	Proposed Development.....	7
3.1	Overview of Proposed Development	7
3.2	Overview of Required Applications	7
	3.2.1 Zoning By-law Amendment (965 Gartshore Street).....	7
	3.2.2 Official Plan Amendment (970 Gartshore Street & 101 Gregson Court) ..	8
	3.2.3 Zoning By-Law Amendment (970 Gartshore Street & 101 Gregson Court)	8
4.	Supporting Studies	9
4.1	Functional Servicing / Stormwater Management Report.....	9
4.2	Noise Impact Assessment	9
4.3	Arborist Report	10

4.4	Transportation Study	10
4.5	Archaeological Assessment.....	11
4.6	Cultural Heritage Evaluation Report	11
4.7	Preliminary Geotechnical Investigation	12
4.8	Building Condition Assessment	12
4.9	Environmental Impact Study	12
5.0	Hydrogeological Assessment	13
5.	Planning Policy Framework	15
5.1	Ontario Planning Act.....	15
5.2	Provincial Policy Statement	26
	Settlement Areas	27
	Managing and Directing Land Use	27
	Rural Areas.....	29
	Public Service Facilities	30
	Sewage, Water and Stormwater	30
	Natural Heritage.....	31
	Agriculture	32
	Cultural Heritage and Archaeological	34
6.0	Growth Plan for the Greater Golden Horseshoe (2020)	35
	Growth Management	35
	Employment.....	35
	Public Service Facilities	36
	Natural Heritage System.....	36
	Agricultural System.....	37
7.0	County of Wellington Official Plan.....	37
7.1	Land Use Designation	37
	7.2 Cultural Heritage	40
	7.3 Economic Development	41
	7.4 Water Sources	41

7.5	Greenlands System.....	42
7.6	Environmental Services.....	43
8.0	Township of Centre Wellington Official Plan	43
8.1	Land Use Designation	43
8.2	Cultural Heritage Resources	45
8.3	Natural Heritage	45
8.4	Municipal Servicing	46
9.0	Township of Centre Wellington Zoning By-law.....	46
9.1	965 Gartshore Street.....	46
9.2	970 Gartshore Street.....	50
9.3	101 Gregson Court.....	52
6.0	Conclusions.....	54
	Appendix No. 1	56
	Appendix No. 2.....	57
	Appendix No. 3.....	58
	Appendix No. 4.....	59

1.0 Introduction

1.1 Report Content and Structure

This Planning Justification Report has been prepared to provide a description of the proposed development at 965 Gartshore Street and future industrial uses at 970 Gartshore Street and 101 Gregson Court, as well as planning justification for the noted applications.

The objectives of this Report are as follows:

- To provide a description of the Site's existing conditions and its context within the Township of Centre Wellington, as well as the surrounding neighbourhood (Section 2);
- To outline the Proposed Development and required applications to facilitate the development (Section 3).
- To provide a summary of the technical reports prepared in support of the applications (Section 4).
- To provide an overview and analysis of the relevant provincial and local planning policies and guidelines relevant to the proposed applications (Section 6); and,
- To provide a planning opinion and justification supporting the proposed applications based on the suitability of the Site and the land use policy and regulatory framework (Section 6).

A draft Zoning By-law for the property municipally known as 965 Gartshore Street is included in this report as **Appendix No. 1**. **Appendix No. 2** contains the draft Zoning By-law for the property municipally located at 970 Gartshore Street. **Appendix No. 3** contains the draft Zoning By-law for the property municipally known as 101 Gregson Court.

1.2 Background

GSP Group Inc. ("GSP") has been retained by R.J Burnside & Associates Ltd., on behalf of the Township of Centre Wellington (here in referred to as the "Township") prepare a Planning Justification Report in support of a proposed municipal operations centre that includes a public works yard and administration building on the property municipally known as 965 Gartshore Street in the Township of Centre Wellington. The Planning Justification Report will also be prepared in support of proposed industrial uses on the properties located at 970 Gartshore Street and 101 Gregson Court in the Township of Centre Wellington.

965 Gartshore Street

Currently, the Township is operating from six public work facilities that are located across the municipality and include:

1. West Garafraxa Works Garage and office with separate salt/ sand storage building located at 8460 Wellington Road 19, Belwood.
2. Infrastructure Service Administration Office and Pilkington Garage located at 7444 Wellington County Rd, 21, Elora. These offices serve staff from Engineering, Infrastructure Services and Source Water Protection,
3. Elora West Roads Garage is located at 23 Park Road, Elora.
4. Fergus Water Services Shop and offices located at 295 Queen Street East, Fergus.
5. Fergus East Roads Garage and separate salt/sand storage building located at 600 Glengarry Crescent, Fergus.
6. Parks Barn, Farmhouse offices, and Greenhouses located at the Centre Wellington Community Sportsplex at 660 Belsyde Avenue, Fergus.

The Township recently conducted an Operations Centre Space Needs Assessment Study that concluded the current facilities are experiencing overcrowding and deficiencies based on the age and operation of these facilities. The report highlighted the need for additional capacity to maintain levels of service for the increasing population and employment growth in the Township. The preferred option was to build a new operations facility on a 20-acre site using a two phased construction approach.

On March 13, 2023, Report IS2023-05 was represented to Council by staff that outlined two options for future operations centre that included:

- Option 1: Based on space needs from 2021 Space Needs Assessment Study; and
- Option 2: Based on space needs form 2021 Space Needs Assessment Study; and also including current and forecasted future staff from the Planning & Development Department.

Township Council decided to proceed with Option 2 and accommodate the needs to future staff from the Planning & Development Department. To facilitate the proposed development, a Zoning By-law Amendment application is required for the property located at 965 Gartshore Street. The Zoning By-law Amendment proposes to rezone the property from an 'Agricultural (A)' zone to an 'Institutional (IN-XX)' zone with site-specific zoning regulations to facilitate accessory structures on the property.

970 Gartshore and 101 Gregson Court

The Township would like to add more available industrial land to the community. The Township currently owns two properties at 970 Gartshore and 101 Gregson Court that are located within an industrial area in north Fergus. The proposal is to rezone the properties to facilitate permit industrial land use on both properties. To facilitate the proposed land use, an Official Plan Amendment and Zoning By-law Amendment is required. The Official Plan Amendment proposes to redesignate the lands from Future Development to Industrial. The Zoning By-law Amendment proposes to change the existing zoning from a 'Future Development (FD)' zone to an 'General Industrial (M2)' zone to permit industrial-related uses on the property.

1.3 Proposed Development

965 Gartshore Street

The Township of Centre Wellington is proposing to develop a 20-acre property located municipally at 965 Gartshore Street to serve as the future location of a new municipal operations centre, works yard and administration centre (herein referred to the "future Public Works Site"). The future Public Works Site will consist of a 2-storey administration building, a storage bunker, vehicular storage structure, fuel storage area, material storage area and a greenhouse. The existing farmhouse will be maintained and repurposed for the proposed development. Other site features being proposed include a stormwater management facility, a landscape berm, 2.4 metre noise wall, community garden and community trail. Future phases of development may consist of an expansion to the administration building and vehicular storage area, as well as the addition of a salt storage shed.

The future Public Works Site will be accessible by four proposed entrances provided along Gartshore Street, including one full movement driveway, one inbound driveway and one outbound driveway. The proposed development will include 80 parking spaces for staff, in addition to 16 visitor parking spaces and 4 barrier-free spaces (see **Figure 1**).

970 Gartshore Street and 101 Gregson Court

The Township of Centre Wellington is proposing to change the land use on the properties located at 970 Gartshore Street and 101 Gregson Court (herein referred to as "future Industrial Sites"). The future Industrial Sites will have frontage onto both Gartshore Street and Gregson Court. There is also available municipal infrastructure to service future development on the properties.

Township of Centre Wellington
Operations Centre

Conceptual Site Plan
965 Gartshore St. Fergus
March 28, 2023

TOTAL SITE AREA:
8.426 ha (20.8 acres)

Operations Building:
Ph 1. 3,560 m² (38,321 ft²)
expansion:

Admin: 219m²
Ph 2: 1,476m²

Total Build-out: 5,255m²
(56,566 ft²)

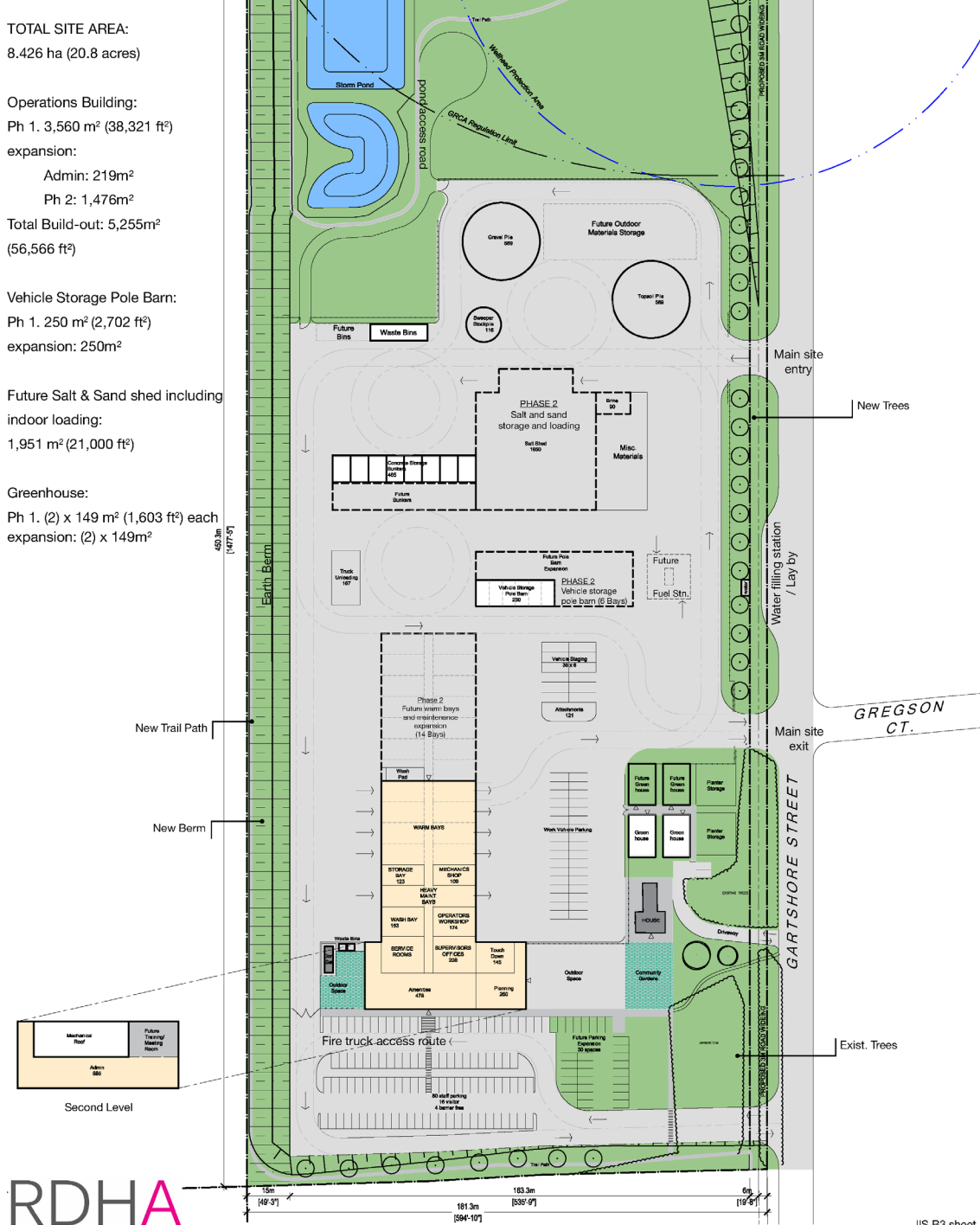
Vehicle Storage Pole Barn:
Ph 1. 250 m² (2,702 ft²)
expansion: 250m²

Future Salt & Sand shed including
indoor loading:
1,951 m² (21,000 ft²)

Greenhouse:
Ph 1. (2) x 149 m² (1,603 ft²) each
expansion: (2) x 149m²



SCALE - 1:1000



RDHA



Concept Plan
Source: GSP Group (2023)

JIS B3 sheet

Figure
1

1.4 Supporting Studies

This report should be read in conjunction with other reports/drawings prepared in support of the proposed applications:

- Concept Plan prepared by RDHA.
- Functional Servicing and Stormwater Management Report, dated April 2023, prepared by R.J Burnside & Associates Ltd.
- Traffic Impact Study (Final Revised), dated November 2022 (Revised May 2023), prepared by R.J Burnside & Associates Ltd.
- Arborist Report, dated February 2023, prepared by R.J Burnside & Associates Ltd.
- Cultural Heritage Evaluation Report, dated January 2023, prepared by Archaeological Research Associates Ltd.
- Stage 1 Archaeological Assessment, dated October 2022, prepared by Archaeological Research Associates Ltd.
- Preliminary Geotechnical Investigation, dated December 2022, prepared by JLP Services Inc.
- Building Condition Assessment, dated November 2022, prepared by R.J Burnside & Associates Ltd.
- Noise Impact Assessment, dated February 2023, prepared by R. J. Burnside & Associated Ltd.
- Environmental Impact Study (Revision 1), dated April 2023, prepared by R.J. Burnside & Associates Ltd.
- Hydrogeological Assessment, dated May 2023, prepared by R.J. Burnside & Associates Ltd.

These reports/studies have been summarized in Section 4 of this Report.

2.0 Site Description and Context

2.1 Site Location and Description

965 Gartshore Street

The property of the future Public Works Site is municipally known as 965 Gartshore Street and has a frontage on Gartshore Street. The Site is approximately 8.4 hectares (20.8 acres) in area with approximately 450 metres of frontage along Gartshore Street. The north end of site is within the Grand River Conservation Authority's (GRCA) regulation limit. The property is also located in a wellhead protection area (WHPA). The northeast corner of the site intersects with the WHPA-A while the remainder of the property is within WHPA-B.

The site has an overall high point near the northeast corner of the property. The site naturally drains east to west through an overland flow to an adjacent agricultural property.

The site is currently occupied with a two-storey residential farmhouse that includes a small addition (mud room). There is a small green house that is attached to the addition and to the main dwelling. Other structures on the site include a bank barn, concrete silo, and several outbuildings (meat shop, sheds, chicken coop, two (2) metal silos, storage building and pigsty). There are existing laneways that have evolved over the years that link the farm's structures together. There is also a tree-lined driveway leading to the main farmhouse dwelling.

970 Gartshore Street and 101 Gregson Court

The property municipally known as 101 Gregson Court is approximately 5,742 square metres (1.4 acres) in area and has frontage on both Gregson Court and Gartshore Street. The site is currently vacant and is characterized as a grassy field.

The property municipally known as 970 Gartshore Street is irregular in shape and has frontage on Gartshore Street, Gregson Court, and Glengarry Crescent. The site is approximately 57.8 acres (23.4 hectares) in area and is currently vacant. The property is largely characterized as a grassy field that also contains a large, wooded area with an identified wetland.

See **Figure 2** for the site location of 965 Gartshore Street, 970 Gartshore and 101 Gregson Court.



Site Location
Source: Google Earth (2023)

Figure
2

2.2 Surrounding Land Uses

965 Gartshore Street

The site is surrounded by agricultural lands directly to the west and southwest and bound by Gartshore Street to the northeast. Beyond Gartshore Street to the northeast are lands used for industrial purposes. There is a residential subdivision immediately south-east of the site.

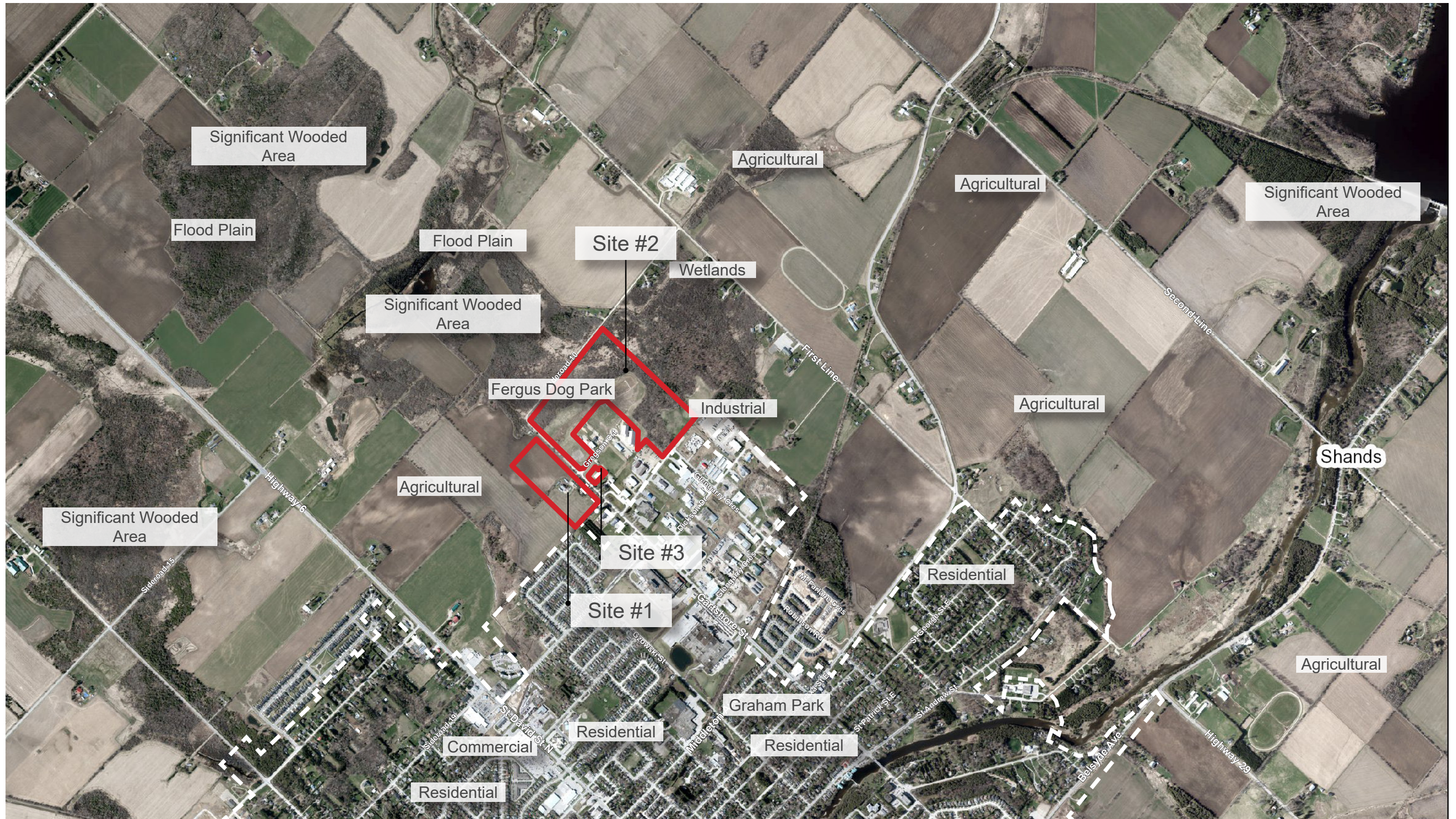
There are amenities within 800 metres, or a 10-minute walk, of the site. There is a Freshco (grocery store), Walmart and commercial food establishments including Wild Wings, Dairy Queen, and Guac Mexi Grill, all within walking radius from the Site. The site is also located close to Gibbons Drive Park.

The site is accessible from Gartshore Street which is a north-south arterial road under the jurisdiction of the County for the section south of Glengarry Crescent and under the jurisdiction of the Township north of Glengarry Crescent. Gartshore Street has a 2-lane urban cross section south of the Elora Cataract Trailway and has a rural cross section to the north.

970 Gartshore Street and 101 Gregson Court

The properties at 970 Gartshore Street and 101 Gregson Court are located across from each other separated by a municipal road (Gregson Court). The properties are surrounded by a wooded area and agricultural lands to the immediate north. Both properties are bound by Gartshore Street to the west. Further west beyond Gartshore Street is the proposed future Public Works Site. To the south and east the properties are surrounded by existing industrial uses.

See **Figure 3** for surrounding land uses.



3. Proposed Development

3.1 Overview of Proposed Development

The Township of Centre Wellington is proposing to develop a new operations Centre at 965 Gartshore Street. The proposed facility will occupy approximately 20 acres and will occur in two phases. Phase 1 of the facility will include an operations building with a gross floor area (GFA) of 3,560 m² (38,321 ft²). It will also contain a 250 m² (2,702 ft²) vehicle storage, pole barn and two 149 m² (1,606 ft²) greenhouses. Phase 2 includes a 1,476 m² (15,888 ft²) of additional GFA in the operations building as well as a 1,951 m² (21,000 ft²) salt and storage building including interior loading. Phase 2 will also include an additional 219 m² (2,357 ft²) of GFA to the operations building, and two additional greenhouses with 149 m² (1,603 ft²) of GFA.

Phase 1 of the operations facility will include 80 parking spaces for staff in addition to 16 visitor spaces and 4 barrier-free spaces. Phase 2 of the facility has been planned to accommodate 30 additional parking spaces.

Additionally, the Township would like to change the land use on the adjacent properties at 970 Gartshore Street and 101 Gregson Court to permit industrial-related uses on the property. Currently, there is a short supply of industrial land in the Township to attract new businesses to the community.

3.2 Overview of Required Applications

To facilitate the future Public Works Site, an application for a Zoning By-law Amendment is required. To facilitate the rezoning of future Industrial Sites, an Official Plan Amendment and Zoning By-law Amendment application is required. These applications are further detailed in the following sections.

3.2.1 Zoning By-law Amendment (965 Gartshore Street)

The future Public Works Site is zoned 'Agricultural' with an 'Environmental Protection Overlay' according to Schedule A, Map 80 of the Township Zoning By-law. The Zoning By-law Amendment proposed to rezone the site to a specialized 'Institutional' (IN-XX) zone. The Zoning By-law Amendment proposes to rezone the site as follows:

- Rezone the site on Map 80 from 'Agricultural' zone to an 'Institutional' zone with site-specific zoning regulations to facilitate accessory structures on the site.

A summary of the site-specific zoning regulations being proposed are detailed below:

- Relief from Section 4.2, Table 4B, Column B to permit accessory structures within the required front yard setback.

- Relief from Section 4.2, Table 4B, Column D to permit an accessory structure to have a maximum height of 13 metres.
- Relief from Section 4.2, Table 4B, Column E to allow accessory structures to be constructed prior to the main building.

A draft of the proposed Zoning By-law Amendment is included as **Appendix No. 1**

3.2.2 Official Plan Amendment (970 Gartshore Street & 101 Gregson Court)

The future Industrial Sites are currently located within the urban boundary of Fergus, and outside of the built-up area. The sites are currently designated Future Development in the Township Official Plan. To facilitate future industrial land use on the sites, an Official Plan Amendment is required to redesignate the portion of lands designated Future Development to Industrial.

3.2.3 Zoning By-Law Amendment (970 Gartshore Street & 101 Gregson Court)

The property at 970 Gartshore Street is currently zoned 'Future Development (FD)', 'General Industrial (M2)' with an Environmental Protection Overlay. The property at 101 Gregson Court is currently zoned 'Future Development (FD)'. To facilitate future industrial use on both properties, the 'Future Development (FD)' zone is proposed to be rezoned to a 'General Industrial (M2)' zone.

A draft Zoning By-law Amendment for these properties has been included in this report in **Appendix No. 2** and **Appendix No. 3**.

4. Supporting Studies

The following studies have been prepared in support of the proposed development at 970 Gartshore Street. For additional details on the summaries below, please consult the full reports.

4.1 Functional Servicing / Stormwater Management Report

A Functional Servicing and Stormwater Management Report, dated April 2023, was prepared by R.J. Burnside & Associates Ltd., in support of the future Public Works Site. The report concluded that:

- The proposed future Public Works Site will be able to be serviced using existing water and sanitary services within the Right-of-Way (the “ROW”).
- A new 150 mm watermain will be required to provide domestic and fire servicing, with a 200 mm sanitary sewer required to connect into the existing 250 mm sanitary line.
- The design of the site meets the requirements for site grading and stormwater management with a proposed wet pond on the west property line to outlet to Gartshore Street.
- The existing municipal infrastructure is sufficient and capable of supporting the proposed development.
- No external updates to the existing infrastructure will be required.

4.2 Noise Impact Assessment

A Noise Impact Assessment, dated February 2023, was prepared by R.J. Burnside & Associates Ltd., in support of the future Public Works Site. The report concluded that:

- The site will house snowplows, municipal works vehicles, materials such as salt and sand for winter maintenance, a front-end loader, a fuel depot, and all facilities needed to maintain the equipment. The site will also contain an administrative building that will have HVAC units and an emergency generator.
- Based on the predicted sound levels it was determined that noise mitigation measures are required for the future Public Works Site.
- The following noise mitigation measures were required to meet the applicable MECP noise standards:
 - An acoustic barrier along the south-west property line is proposed to mitigate the noise exceedances. The acoustic barrier is 2.6 m tall along the most southern property line.

- The norther 245 m of the south-west property line requires a shorter barrier of 2.2 m tall. Both barriers are proposed to sit atop a 2.5 m earth berm, constructed at a 3:1 slope within the 15m allowance.
- Acoustical barriers must be constructed in a structurally sound manner, designed to withstand wind and snow loading.
- The barrier must be constructed without cracks and surface gaps.
- Prior to Issuance of Building Permit an Acoustical Consultant should be retained to review the shop drawings of the required acoustic barriers.
- Prior to operations beginning at the site, an acoustic engineer should confirm that the acoustic barrier and berm have been properly constructed.

4.3 Arborist Report

An Arborist Report, dated February 2023, was prepared by R.J. Burnside & Associates Ltd., in support of the future Public Works Site. The report concluded that:

- A variety of planted deciduous and coniferous trees are found on the subject property.
- A total of 331 trees were individually assessed.
- A total of 247 trees included in the assessment are recommended for preservation. These trees are setback from the construction or can be protected and have a good or fair condition.
- Tree protection fencing is recommended to be installed to reduce impact to trees from construction where construction is proposed within the project site.
- A total of 84 trees are recommended for removal. These trees either conflict with the proposed development elements or significant impacts to root zones will occur due to the implementation of the plan or have been given a poor rating based on its condition on the date of inventory.
- There are a total of 10 trees recommended for removal based on being in poor/dead condition; there are a total of 71 trees recommended for removal due to conflicts with their location within the proposed new development; 2 Ash species to be removed due to the rapid spread of Emerald Ash Borer disease.
- As per the Township compensation requirements, 168 trees will need to be replanted on site to accommodate the trees currently noted for removal.

4.4 Transportation Study

A Transportation Study, dated March 2023 (Revised May 2023), was prepared by R.J. Burnside & Associates Ltd., in support of the future Public Works Site. The report concluded that:

- Under existing and future conditions, all intersections are and will operate with excess capacity.
- To minimize future queuing deficiency, it is recommended that the signal timing be optimized at this intersection.
- It is recommended that the Township continue to monitor traffic operations at this intersection, to confirm the signal optimization requirements.
- Phase 1 of the future Public Works Site will not result in any external intersection improvements.
- No additional lane requirements will be required because of site traffic. Access and circulation analyses confirms that the future Public Works Site can accommodate all expected design vehicles.

4.5 Archaeological Assessment

A Stage 1 Archaeological Assessment, dated October 17, 2022, was prepared by Archaeological Research Associates Ltd in support of the future Public Works Site. The report concluded that:

- The Stage 1 assessment determined that the study area comprises a mixture of areas of archaeological potential and areas of no archaeological potential. It is recommended that the identified areas of archaeological potential be subject to a Stage 2 property assessment.

4.6 Cultural Heritage Evaluation Report

A Cultural Heritage Evaluation Report (CHER), dated January 19, 2023, prepared by Archaeological Research Associates Ltd. In support of the future Public Works Site. The report concluded that:

- The property is an Ontario Farm and can be considered an evolved cultural heritage landscape as the property evolved over time to meet the functional needs of the farm, however, it contains a designed elements in its tree-lined driveway that was constructed to frame the farmhouse upon entry to the property.
- The structure of interest in the Cultural Heritage Landscape include: the Gothic revival farmhouse, the bank barn, and the poured concrete soil beside the barn, the laneway that evolved over the course of time linking the farm's structures, and the tree-lined driveway.
- A Heritage Impact Assessment (HIA) should be undertaken to identify impacts to the cultural heritage value and heritage attributes of the subject property. Further, the HIA should consider the adjacent properties that the Township has flagged for potential inclusion on the municipal heritage register.

4.7 Preliminary Geotechnical Investigation

A Preliminary Geotechnical Investigation, dated December 19, 2022, was prepared by JLP Services Inc., in support of the future Public Works Site. The report concluded that:

- The boreholes encountered a surficial deposit of topsoil, followed by discontinuous deposits of sandy silt till and silty sand.
- The groundwater level appears to range between 1.2 to 3.8 metres below grade, with the localized groundwater table considered to be a perched condition. Seasonal fluctuations of the shallow groundwater level should be anticipated.

4.8 Building Condition Assessment

A Building Condition Assessment, dated November 17, 2022, was prepared by R.J. Burnside & Associates Ltd., in support of the future Public Works Site. The report concluded that:

- The building at 965 Gartshore Street consists of a two-storey residential farmhouse structure. It appears that it may have been constructed in the late 1800s based on building materials and practices used to build it.
- It is recommended to mediate the moisture issues in the basement, a general excavation, waterproofing and weeping tile installation program will be required.
- A structural review should be completed to determine if any of the structural wood members in the basement and attic have suffered moisture related damage.
- The mudroom addition, the greenhouse structure and the covered porch should all be removed as they are not original to the structure, were constructed improperly and are in poor condition.
- The sheet metal roofing system is aged and will likely require replacement within the next 10 years.
- A significant masonry repair program will be required to properly restore the clay brick veneer.
- The windows can remain in service well beyond the 10-year horizon of the assessment.
- Other recommendations for furnace, air conditioning, wood fireplace, ceiling fans, plumbing, electrical, life safety system are further detailed in the report.

4.9 Environmental Impact Study

An Environmental Impact Study, dated April 2023, prepared by R.J. Burnside & Associates Ltd., in support of the future Public Works Site. The report concluded that:

- Portions of the County of Wellington’s Natural Heritage System are found on the north area of the site and require characterization and demonstration that no negative impacts to the features and functions will result from the development.
- The following features are, or may be, present within 120 metres of the future Public Works Site:
 - Irvine Creek Wetland Complex
 - Colonial Waterbird Nesting Area
 - Significant Wildlife Habitat, Bat Maternity Colonies, Turtle Wintering Areas, Colonially – Nesting Bird Breeding Habitat, Deer yarding Areas, Deer Winter Congregation Areas, Amphibian Breeding Habitat (Woodland), Terrestrial Crayfish, Special Concern and Rare Wildlife Species and Habitat of endangered and threatened species.
- A 30 metres buffer has been applied to the Irvine Creek PSW. A total area of 228 m² will be impacted by grading on the site. Enhancement in this area is recommended.
- A list of proposed mitigation measures is contained in Table 8.1 of the EIS.
- The proposed development is to replace croplands and the rural residential farm operations with a public works yard and administration building. Retention of trees within the tree collection, south hedgerow and around the rural residential area is proposed. Development is buffered from the natural heritage functions of the wetland, so impacts are not anticipated if mitigation measures are implemented.

5.0 Hydrogeological Assessment

A Hydrogeological Assessment, dated May 2023, prepared by R.J. Burnside & Associates Ltd., in support of the future Public Works Site has included that:

- The water table on the property ranges from 1 to 4 m below surface across the subject lands.
- Should excavations during construction or servicing extend below the water table the local soils may need to be dewatered.
- If dewatering is above the regulated threshold, a standard Permit to Take Water (PTTW) process applies. Thresholds less than 400,000 L/d can proceed under the Environmental Activity Sector Registry (ESAR) process.
- In both cases, a scientific study must review the potential for environmental impacts and provide mitigation and monitoring measures to the satisfaction of the MECP or other review agency.
- Dewatering, if required, is expected to be limited to the shallow overburden and bedrock wells are not expected to be impacted (water wells within 500 m were

reviewed). It is recommended that the scientific study required for PTTW or EASR should include an assessment of the potential zone of influence for dewatering and within that zone, identify any wells that require monitoring during the dewatering process.

- Prior to or during construction, all inactive wells within the development footprint need to be property decommissioned by a licensed water well contractor to Ontario Regulation 903.

5. Planning Policy Framework

The following section sets out the relevant planning policy framework to assess the appropriateness of the proposed Official Plan Amendment and Zoning By-law Amendments in the context of provincial and local policies and regulations.

5.1 Ontario Planning Act

The *Planning Act* R.S.O. 1990, c.P.13 establishes the policy-led land use planning system for Ontario that outlines matters of provincial interest as part of municipal planning decisions and provides for statutory planning processes in Ontario.

Section 2 of the *Planning Act* identified the breadth of matters considered as being provincial interest which a municipality must “have regard to” in carrying out its responsibility under the Planning Act. These matters are general in nature and broad in range. These matters are captured in more detail through the policy statements and provincial plans issued under Section 3 of the *Planning Act* and through the Official Plan of the City of Guelph which are reflected in subsequent section of this Planning Justification Report.

Section 3(5) of the Planning Act requires that decisions of municipal councils regarding the exercise of authority concerning planning matters, including decisions on Planning Act applications:

- (a) Shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and
- (b) Shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.

The 2020 Provincial Policy Statement was issued under Section 3(5) and is applicable and relevant to the consideration of the proposed application. The 2020 Growth Plan for the Greater Horseshow, 2017 Greenbelt Plan, 2017 Oak Ridges Moraine Conservation Plan, and 2017 Niagara Escarpment Plan were also issued under Section 3(5). The 2020 Growth Plan for the Greater Golden Horseshow applies to all the sites.

The information and materials to be provided by an application under subsection 22(4) of the *Planning Act* includes the following for an Official Plan Amendment application with regard to the future Industrial Sites:

	Planning Act Requirement	Information Provided
1.	The name, address, telephone number and if applicable, the email address of the applicant.	GSP Group c/o Valerie Schmidt 201 – 72 Victoria Street South Kitchener, ON N2G 4Y9 vschmidt@gspgroup.ca 519-569-8883
2.	The name of the municipality or planning board that is being requested to initiate the amendment to its official plan.	Township of Centre Wellington
3.	The date of the request to the municipality or planning board	May 23, 2023
4.	The name of the official plan requested to be amended.	Township of Centre Wellington Municipal Official Plan
5.	A description of the subject lands, including such information as the municipality, or the geographic township in unorganized territory, concession and lot numbers, reference plan and part numbers, and street names and numbers.	970 Gartshore Street 101 Gregson Court
6.	If known, the approximately area of the subject land, in metric units.	970 Gartshore Street Area – approx. 60.4 acre (24.4 hectares) 101 Gregson Court Area – 1.4 acres (0.6 hectares)
7.	Whether the requested amendment changes, replaces or deletes a policy in the official plan.	No.
8.	If the answer to section 7 is yes, the policy to be changed, replaced or deleted.	Not applicable.
9.	Whether the requested amendment adds a policy to the official plan.	No
10.	The purpose of the requested amendment.	To amend the land use designation from Future Development to Industrial to recognize the MDS setback no longer applies to the properties.

10.1	In the case of a requested amendment to a lower-tier municipality's official plan, the current designation of the subject land in the upper-tier municipality's official plan and an explanation of how the amendment conforms with the upper-tier municipality's official plan.	<p>The County of Wellington Official Plan designates both properties as part of the Fergus Urban Centre. On property at 970 Gartshore Street, the properties is also designated as Core Greenlands and Greelands.</p> <p>The lands to be redesignated to Industrial are located with the Urban Centre which permits a full range of land use opportunities including industrial.</p>
11.	The current designation of the subject land in the official plan and the land uses that the designation authorizes.	<p>The current land use designation on the property at 970 Gartshore Street is Industrial, Future Development, Core Greenlands and Greenlands.</p> <p>The current land use designation on the property at 101 Gregson Court is Future Development.</p> <p>Future Development permits existing uses and non-intensive agricultural operations.</p>
12.	Whether the requested amendment changes or replaces a designation in the official plan.	The requested amendment is proposing to change a designation in the official plan.
13.	If the requested amendment changes or replaces a designation, the designation to be changed or replaced.	The requested amendment is to change the land use on both properties from Future Development to Industrial. All other land use designations will remain.
14.	The land uses that the requested official plan amendment would authorize.	The amendment would request an Industrial land use on the properties.
15.	Whether water will be provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body, or other means.	Water will be provided by a publicly owned and operated system.

16.	Whether sewage disposal will be provided to the subject land by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, a privy or other means.	Sewage disposal will be provided by a publicly owned and operated system.
17.	If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, (a) a servicing options report; and (b) a hydrogeological report.	Not applicable.
18.	Whether the subject land or land within 120 metres of it is the subject of an application by the applicant under the Act for, (a) a minor variance or a consent; (b) an amendment to an official plan, a zoning by-law or a Minister's zoning order; or (c) approval of a plan of subdivision or a site plan.	Yes. Zoning By-law Amendment is being proposed at 965 Gartshore Street.
19.	If the answer to section 18 is yes, the following information about each application: (a) its file number; (b) the name of the approval authority considering it; (c) the land it affects; (d) its purpose; (e) its status; and (f) its effect on the requested amendment	The adjacent property at 965 Gartshore Street is subject to a Zoning By-law Amendment to facilitate the development of a public works facility. The amendment is being processed simultaneously. No file number has been assigned.
20.	If a policy in the official plan is being changed, replaced or deleted or if a policy is being added, the text of the requested amendment.	Not applicable.

21.	If the requested amendment changes or replaces a schedule in the official plan, the requested schedule and the text that accompanies it.	Included as part of the Planning Justification Report.
22.	If the requested amendment alters all or any part of the boundary of an area of settlement in a municipality or establishes a new area of settlement in a municipality, the current official plan policies, if any, dealing with the alteration or establishment of an area of settlement.	Not applicable.
23.	If the requested amendment removes the subject land from an area of employment, the current official plan policies, if any, dealing with the removal of land from an area of employment.	Not applicable.
24.	An explanation of how the requested amendment is consistent with the policy statements issued under subsection 3 (1) of the Act.	See Planning Justification Report.
25.	Whether the subject land is within an area of land designated under any provincial plan or plans.	Yes, Growth Plan for the Greater Golden Horseshoe.
26.	If the answer to section 25 is yes, an explanation of how the requested amendment conforms or does not conflict with the provincial plan or plans.	See Planning Justification Report.
26.1	A proposed strategy for consulting with the public with respect to the request.	Participate in the Statutory Public Meeting.
27.	An affidavit or sworn declaration by the applicant certifying that the information required under this Schedule and provided by the applicant is accurate.	See Appendix No. 4.

The information and materials to be provided by an application under subsection 34(10.1) of the *Planning Act* includes the following for a Zoning By-law Amendment application for all the future Public Works Site and future Industrial Sites:

	Planning Act Requirement	Information Provided
1.	The name, address, telephone number and if applicable, the email address of the applicant.	GSP Group c/o Valerie Schmidt 201 – 72 Victoria Street South Kitchener, ON N2G 4Y9 vschmidt@gspgroup.ca 519-569-8883
2.	The date of the request to the municipality or planning board	May 23, 2023
4.	If known, the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject lands.	None.
5.	The current zoning of the subject land.	970 Gartshore Street – Future Development (FD Zone), General Industrial (M2 Zone) and Environmental Protection (EP). 101 Gregson Court – Future Development (FD) Zone. 965 Gartshore Street – Agricultural (A) Zone.
6.	The nature and extent of the rezoning requested.	970 Gartshore Street – to amend the zoning from FD to M2 to permit industrial use of the property. 101 Gregson Court – to amend the zoning from FD to M2 to permit industrial use of the property. 965 Gartshore Street – to amend the zoning from Agricultural (A) to Institutional (IN-XX) to permit a public works site on the property and to recognize site-specific provisions

		to facilitate accessory structures on the property.
7.	The reason why the rezoning is requested.	970 Gartshore Street - to permit industrial use of the property. 101 Gregson Court – to permit industrial use of the property. 965 Gartshore Street – to permit a public works facility on the property and to recognize site-specific provisions to facilitate accessory structures on the property.
8.	If the subject land is within an area where the municipality has pre-determined the minimum and maximum density requirements or the minimum and maximum height requirements, a statement of these requirements.	Not applicable.
9.	A description of the subject land, including such information as the municipality, concession and lot numbers, registered plan and lot numbers, reference plan and part numbers and street names and numbers.	970 Gartshore Street 101 Gregson Court 965 Gartshore Street
10.	The frontage, depth and area of the subject land, in metric units	970 Gartshore Street Frontage – approx. 82 metres Depth – approx. 345 metres Area – approx. 60.4 acre (24.4 hectares) 101 Gregson Court Frontage – approx. 67 metres Depth – approx. 68 metres Area – 1.4 acres (0.6 hectares) 965 Gartshore Street Frontage – 445 Depth – 181 metres

		Area – 20.8 ac (8.4 ha)
11.	If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, details of the official plan or official plan amendment that deals with the matter.	Not applicable.
12.	If the application is to remove land from an area of employment, details of the official plan or official plan amendment that deals with the matter.	Not applicable.
13.	If the subject land is within an area where zoning with conditions may apply, an explanation of how the application conforms to the official plan policies relating to zoning with conditions	Not applicable.
14.	Whether access to the subject land will be, (a) by a provincial highway, a municipal road that is maintained all year or seasonally, another public road or a right of way; or (b) by water.	Subject lands will be accessible through a municipal road (Gartshore Street and Gregson Court).
15.	If access to the subject land will be by water only, the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road.	Not applicable.
16.	The existing uses of the subject land.	970 Gartshore Street - vacant 101 Gregson Court – vacant 965 Gartshore Street – former agricultural uses. Currently, not being farmed.
17.	Whether there are any buildings or structures on the subject land.	965 Gartshore Street – farmhouse, barn, silo and accessory structures are on the site.

18.	<p>If the answer to section 17 is yes, the following information for each building or structure:</p> <p>(a) the type of building or structure; and</p> <p>(b) in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area.</p>	<p>See Building Condition Assessment Report submitted as part of the application and further outlined in the Planning Justification Report.</p>
19.	<p>The proposed uses of the subject land.</p>	<p>970 Gartshore Street & 101 Gregson Court – industrial uses. No development is proposed at this time.</p> <p>965 Gartshore Street – institutional uses (public works yard and administration building)</p>
20.	<p>Whether any buildings or structures are proposed to be built on the subject land.</p>	<p>965 Gartshore Street. Phase 1 includes an operations building, vehicle storage pole barn and greenhouse.</p> <p>Phase 2 includes expansion to the operations building; future salt and sand shed and two additional greenhouses.</p> <p>970 Gartshore Street & 101 Gregson Court – no buildings proposed.</p>
21.	<p>If the answer to section 20 is yes, the following information for each building or structure:</p> <p>(a) the type of building or structure; and</p> <p>(b) in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area.</p>	<p>Please refer to concept plan.</p>

22.	<p>If known,</p> <p>(a) the date the subject land was acquired by the current owner;</p> <p>(b) the date any existing buildings or structures on the subject land were constructed; and</p> <p>(c) the length of time that the existing uses of the subject land have continued.</p>	<p>a) Approx. October 2021 (965 Gartshore Street)</p> <p>a) Unknown – 101 Gregson Street and 970 Gartshore Street</p> <p>b) 965 Gartshore – existing building dated back to 19th century.</p> <p>b) No buildings at 101 Gregson Street and 970 Gartshore Street</p> <p>c) Unknown.</p>
23.	<p>Whether water will be provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body or other means.</p>	<p>Water will be provided by a publicly owned and operated system.</p>
24.	<p>Whether sewage disposal will be provided to the subject land by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, a privy or other means</p>	<p>Sanitary sewage system will be provided by a publicly owned and operated system.</p>
25.	<p>If the application would permit development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed,</p> <p>(a) a servicing options report; and</p> <p>(b) a hydrogeological report.</p>	<p>Not applicable.</p>
26.	<p>Whether storm drainage will be provided by sewers, ditches, swales or other means</p>	<p>Stormwater management facility being proposed at 965 Gartshore Street.</p>

		No development proposed at 970 Gartshore Street or 101 Gregson Court.
27.	<p>If known,</p> <p>(a) whether the subject land has ever been the subject of an application under the Act for approval of a plan of subdivision or for a consent;</p> <p>(b) if the answer to clause (a) is yes, the file number and status of the application;</p> <p>(c) whether the subject land has ever been the subject of an application under section 34 of the Act; and</p> <p>(d) whether the subject land has ever been the subject of a Minister's Zoning Order and, if known, the Ontario Regulation number of that order.</p>	<p>a) Unknown</p> <p>b) N/A</p> <p>c) Unknown</p> <p>d) No</p>
28.	<p>A sketch showing, in metric units,</p> <p>(a) the boundaries and dimensions of the subject land;</p> <p>(b) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;</p> <p>(c) the approximate location of all natural and artificial features (<i>for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks</i>) that,</p> <p>(i) are located on the subject land and on land that is adjacent to it, and</p> <p>(ii) in the applicant's opinion, may affect the application;</p> <p>(d) the current uses of land that is adjacent to the subject land;</p>	Concept plan provided.

	(e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way; (f) if access to the subject land will be by water only, the location of the parking and docking facilities to be used; and (g) the location and nature of any easement affecting the subject land.	
29.	An explanation of how the application for an amendment to the zoning by-law is consistent with policy statements issued under subsection 3 (1) of the Act.	See Planning Justification Report.
30.	Whether the subject land is within an area of land designated under any provincial plan or plans.	Yes, subject to the Growth Plan for the Greater Horseshoe
31.	If the answer to section 30 is yes, an explanation of how the application conforms or does not conflict with the provincial plan or plans.	See Planning Justification Report.
31.1	A proposed strategy for consulting with the public with respect to the application.	Attend the Statutory Public Meeting.
32.	An affidavit or sworn declaration by the applicant that the information required under this Schedule and provided by the applicant is accurate.	See Appendix No. 4.

5.2 Provincial Policy Statement

The 2020 Provincial Policy Statement (“PPS) established the policy direction for land use planning on matters of Provincial Interest. The PPS directs the majority of growth and development to existing serviced settlements and has imposed boundaries around settlement areas to limit sprawl, protect farmland, increase servicing efficiency and reduce greenhouse gas emissions.

Settlement Areas

Section 1.1.3.1 of the PPS directs settlements areas to be focus of growth and development. Policy 1.1.3.2 states that land use patterns within settlement area 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 efficiently.*
- d) *Prepare for the impacts of a change climate;*
- e) *Support active transportation.*
- f) *Are transit-supportive, where transit is planned, exists or may be developed; and*
- g) *Are freight-supportive.*

Response: The future Industrial Sites are located within the Urban Centre of Fergus and located just outside of the Built Boundary. The redesignation of the land use and rezoning of the properties at 101 Gregson Court and 970 Gartshore will enable the properties to be used for industrial uses. The future Industrial Sites will be able to connect to municipal and sewer infrastructure and will provide further options for industrial growth in the Township. The location of the future Industrial Sites is strategically located to the urban population. Once development is proposed on the properties, as part of Site Plan Control, the developer will be encouraged to minimize negative impacts to air quality and climate change and promote energy efficiency in the building design. Based on the reasons above, it is my opinion that the applications in support of the future Industrial Sites are consistent with Section 1.1.3 of the PPS.

The property at 965 Gartshore is located outside of the Fergus Urban Centre and not considered to be in a settlement area. Therefore, this section of the PPS does not apply to the future Public Works Site.

Managing and Directing Land Use

Section 1.1.1 of the PPS seeks the establishment of “healthy, livable, and safe communities” through:

- 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 spaces 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 that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- 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.*

Response: The future Public Works Site is located on underutilized agricultural land located just outside of the Township's Urban Centre. The Township evaluated potential sites for the future Public Works Site and determined the location at 965 Gartshore Street was the most favorable location based on its flat topography; location to existing industrial area; low risk of soil and/or groundwater contamination; its proximity to the urban population and central location for service delivery; and the site can be economically serviced through existing watermain and sanitary sewer.

The future Industrial Sites will provide an opportunity for economic growth in the Township. The properties are in close proximity to the urban population and strategically located within an existing industrial area. Furthermore, the properties can also be serviced through existing municipal services.

For these reasons, it is my opinion that the applications for the future Public Works Site and future Industrial Sites are consistent with Policy 1.1.1 of the PPS which provides for an

opportunity for intensification and development due to its underutilized states, and ability to efficiently make use of existing municipal infrastructure and services.

Rural Areas

Rural Areas are defined in the Provincial Policy Statement as: “*a system of lands within municipalities that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and resource areas*”.

Section 1.1.4.1 of the PPS directs that healthy, integrated, and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;*
- e) using rural infrastructure and public service facilities efficiently;*
- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;;*
- h) conserving biodiversity and considering the ecological benefits provided by natures;*
- i) and providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.*

Response: The future Public Works is located outside of the Urban Centre and on lands designated as Prime Agricultural in the County of Wellington Official Plan and zoned Agricultural in the Township Zoning By-law. The future Public Works Site will be able to connect to water and sewage from the existing watermain and sanitary sewer connection at the site. The proposed stormwater management pond will meet the stormwater needs of the proposal as outlined in the Functional Servicing Report prepared by R. J. Burnside & Associates Limited. The rural character of the future Public Works Site will be preserved with the tree-lined laneway and farmhouse to maintain the rural character of the area. The future Public Works Site will also contribute towards the local economic base and create employment opportunities for the local population, as well as support nearby secondary businesses. An ecological evaluation of the property concluded that the Proposed Development is buffered from the natural heritage functions of the identified wetland, so impacts are not anticipated if mitigation measures are implemented as per the EIS prepared for the site. Based on the above reasons, it is my opinion that the proposed application for 965 Gartshore Street is consistent with Section 1.1.4.1 of the PPS.

970 Gartshore Street and 101 Gregson Court are located within the settlement area of Fergus. Therefore, the Rural Area policies of the PPS do not apply to the future Industrial Sites.

Public Service Facilities

Policy 1.6 of the PPS states that public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs. Planning for public service facilities shall be coordinated to be financially viable and available to meet current needs and project needs (Policy 1.6.1 of the PPS). Before developing new public service facilities, the use of existing infrastructure should be optimized; and opportunities for adaptive re-use should be considered (Policy 1.6.3 of the PPS). Furthermore, public service facilities should be strategically located to support the efficient delivery of emergency management services, and to ensure the protection of public health and safety (Policy 1.6.4 of the PPS). Policy 1.6.5 directs public service facilities to be in community hubs to facilitate service integration and access to active transportation.

Response: The Proposed Development for the future Public Works Site is the recommended option that will accommodate current and long-term space needs at a relatively low estimated capital cost. There is a need for additional capacity to maintain levels of service for the increasing population and employment growth in the Township. The future Public Works Site can be serviced with existing municipal water and sewage infrastructure and is located close to the urban population. Site amenities include a trail path around the perimeter of the site to promote active transportation. Community gardens are also provided for community use and enjoyment. The farmhouse on the future Public Works Site will be preserved and repurposed through the proposed development. The site is in a strategic location to provide efficient service to Township residents. For these reasons, it is my opinion that the Proposed Development is consistent with Policy 1.6 of the PPS.

The properties at 970 Gartshore Street and 101 Gregson Court are not proposing a public service facility, therefore, Policy 1.6 of the PPS does not apply.

Sewage, Water and Stormwater

Policy 1.6.6.1 of the PPS states 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; and*
 2. *private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible;*
- 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*

Policy 1.6.6.2 of the PPS 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.

Section 1.6.6.7 states that 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 applications are consistent with Policy 1.6.6.1, 1.6.6.2 and 1.6.6.7 of the PPS. The future Public Works Site and future Industrial Sites will be serviced by existing connections to municipal services in the Township. The future Public Works Site will be designed with a stormwater management facility on-site. There is no proposed development for the future Industrial Sites at this time, therefore stormwater management will be determined through Site Plan Control. It is my opinion that the proposed applications are consistent with Section 1.6.6 of the PPS.

Natural Heritage

Section 2.1.1 of the PPS states natural features and areas shall be protected for the long term.

Section 2.1.8 of the PPS states “*development and site alteration shall not be permitted on adjacent lands to the natural features and area identified in policies 2.1.4, 2.1.5 and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and its has been*

demonstrated that there will be no negative impacts on the natural features or on their ecological functions.”

Section 2.2.2 of the PPS states that *“Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrological functions will be protected, improved or restored.”*

Response: Portions of the County of Wellington’s Natural Heritage System are found in the north area of the future Public Works Site. Based on the findings of the Environmental Impact Study (“EIS”) prepared by R.J. Burnside & Associates, a 30-metre buffer has been applied to the identified wetland (Irvine Creek PSW). The proposed development at 965 Gartshore Street is buffered from the natural heritage functions of the wetland, so impacts are not anticipated if mitigation measures are implemented as per the EIS.

There is no proposed development on the future Industrial Sites. There is a wetland identified on Appendix 3 of the County of Wellington Official Plan on the property at 970 Gartshore. If future development is proposed within 120 metres of the identified natural heritage, an Environmental Impact Study will be required as part of Site Plan Control.

For the reasons stated above, it is my opinion that the applications are consistent with Policy 2.1 of the PPS.

Agriculture

Policy 2.3 of the PPS directs that prime agricultural areas should be protected for the long-term use for agriculture.

As per Policy 2.3.3.1 of the PPS permitted uses and activities in prime agricultural areas include agricultural uses, agricultural-related uses and on-farm diversified uses.

Section 2.3.3.3 of the PPS states that new land uses shall comply with the minimum distance separation formulae.

Section 2.3.6.1 b) of the PPS states that planning authorities may only permit non-agricultural uses in prime agricultural area for limited non-residential uses, provided the following are demonstrated:

- 1. the land does not comprise a specialty crop area;*
- 2. the proposed use complies with the minimum distance separation formulae;*
- 3. there is an identified need within the planning horizon provided for in the policy 1.1.2 for additional land to be designated to accommodate the proposed uses; and*

4. *alternative locations have been evaluated, and*
 - i. *there are no reasonable alternative locations which avoid prime agricultural areas;*
 - ii. *there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural land.*

Response: The future Public Works Site is located outside of the Township Urban Centre and designated Prime Agricultural in the County of Wellington Official Plan. The future Public Works Site is in conformity with each of the relevant PPS policies. As outlined in the Ministry of Agriculture Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, in prime agricultural areas, non-agricultural uses may be permitted provided they meet the criteria outlined in Policy 2.3.6.1 b) of the PPS.

The future Public Works Site is not identified as a specialty crop area. Specialty crop areas consist of crops such as tender fruits, grapes, vegetable crops, greenhouse crops and crops from agriculturally developed organic soil. The agricultural fields previously planted and harvested were soybeans.

The future Public Works Site is not within 500 metres of a current agricultural operation and therefore the Minimum Distance Separation setbacks contained in the Ministry of Agriculture, Food and Rural Affairs guidelines do not apply.

As per Policy 1.1.2 of the PPS, nothing limits the planning for infrastructure, public service facilities and employment areas beyond a 25-year time horizon.

The Township of Centre Wellington conducted a Space Needs Assessment that outlined the findings of overcrowding and deficiencies of the Township's aging works and operation facilities. The report highlighted the need for additional capacity to maintain levels of service for the increasing population and employment growth in the Township. The study provided eight potential solutions with high level cost estimates, with options ranging from do nothing, to expanding the existing facilities, to building a new facility in phases. The evaluation assessed the eight potential options against a series of eight scored criteria. The highest scoring option was to build a new operations facility on a 20-acre centrally located site using a two phased construction approach. The Space Needs Assessment recommended that the Township's Operations Facility be located on a 20-acre site to provide sufficient room for future growth. The site should also be located close to the geographic and population centre of Centre Wellington. There was an option to build a new combined Operations Centre with the County of Wellington on a shared site. However, the County's Elora garage is only 5.2 acres, half of which is already being used by the County. Given the inadequacy of the site, the conflicting timelines, the unsuitable location, and the high cost, it was

determined that it was not feasible or cost effective for the Township to have a combined Operations Centre on a shared site with the County.

Based on the reasons provided below, it is my opinion that the future Public Works Site has satisfied the criteria in Policy 2.3.6.1 of the PPS to permit a non-agricultural use in a prime agricultural area. The future Public Works Site is also consistent with Policy 2.3.3.3 of the PPS.

Cultural Heritage and Archaeological

Policy 2.6 of the PPS directs significant building heritage resources and significant cultural heritage landscapes to be conserved. The Policy also prohibits development and site alteration on lands containing archaeological resources or areas of archeological potential.

Response: A Cultural Heritage Evaluation (“CHER”) was completed and found that the subject property meets the criteria outlined in O. Reg. 569/22. The property is considered to have Cultural Heritage Value or Interest (CHVI). The property is an Ontario Farm and can be considered an evolved cultural heritage landscape as the property evolved over time to meet the functional needs of the farm, however it contains designed elements in its tree-lined driveway that was constructed to frame the farmhouse upon entry to the property. The structures in the Cultural Heritage Landscape (CHL) include:

- The Gothic Revival farmhouse
- The bank barn and poured concrete silo beside the barn
- The laneways that evolved over the course of time linking the farm’s structures
- The tree-lined driveway

Since there is a proposed development for the property at 965 Gartshore Street, the evaluation recommends that a Heritage Impact Assessment (HIA) should be undertaken to identify impacts to the cultural heritage value and heritage attributes of the subject property and should consider the adjacent properties that the Township has flagged for potential inclusion on the municipal heritage register: 6611 and 6581 Highway 6, 968 St. David St. North and 950 Gartshore Street.

A Stage 1 Archaeological Assessment was also conducted on the property that determined there was a mixture of areas of archaeological potential. It is recommended that the identified areas of archaeological potential be subject to a Stage 2 property assessment. The Stage 2 Assessment was not complete at the time of writing this report but will be a requirement as part of the future Site Plan Application for the property. The HIA will also be completed and submitted as part of the Site Plan Application that is required for the Proposed Development. It is my opinion that the applications are consistent with Policy 2.6

of the PPS that no development or site alteration will be permitted until the archaeological resources and areas of archaeological potential have been fully evaluated.

For the future Industrial Sites, there is no development proposed at the time of writing this report. Any future development on the properties will require an Archaeological Assessment as part of the Site Plan Control process.

6.0 Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Horseshoe (the “Growth Plan”) builds on the policy directions contained in the PPS and in this regard, is intended to function as a policy framework for achieving strong and prosperous communities by managing growth in the Greater Horseshoe (GGH) Region. The policies contained in the Growth Plan guide land uses, transportation, and infrastructure with the goal of enhancing the quality of life of residents. All decisions made within the GGH that affects planning matters are to conform to the policies in the Growth Plan.

Growth Management

Policy 2.2.1 of the Growth Plan directs growth be directed to settlement areas that have a delineated built boundary; have existing or planned municipal water and wastewater and can support a complete community. The Policy also supports the achievement of complete communities by supporting a diverse mix of land uses, including residential and employment uses and convenient access to stores, services, and public service facilities.

Response: The future Public Works Site and future Industrial Sites can both be serviced with existing municipal water and sewage. The applications are consistent with Policy 2.2.1 of the Growth Plan by providing employment uses and public service facilities as part of a complete community.

Employment

Policy 2.2.5 of the Growth Plan promotes economic development by:

- a) *Making more efficient uses of existing employment areas and vacant and underutilized employment lands and increasing employment densities.*
- b) *Ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan.*

Response: The proposed applications are consistent with Policy 2.2.5 of the Growth Plan as the future Industrial sites will make efficient use of underutilized land and create

opportunities for employment in the Township. The future Public Works Site is located outside of the settlement area, so this policy does not apply.

Public Service Facilities

Policy 3.2.8 of the Growth Plan directs public service facilities to be co-located in community hubs and integrated to promote cost-effectiveness. New public service facilities should be located in settlement areas that are accessible by active transportation.

Response: The future Public Works Site is located just outside of the settlement area of Fergus. Despite its location outside of the Urban Area boundary, it is strategically located near the urban population. A public use trail and community gardens will be provided on the site to encourage community members to the site. For these reasons, it is my opinion that the future Public Works Site is consistent with Policy 3.2.8 of the Growth Plan.

The future Industrial Sites are not proposing any public service facilities so this policy does not apply.

Natural Heritage System

Policy 4.2.2 of the Growth Plan states that within the Natural Heritage System for the Growth Plan new development or site alteration needs to demonstrate no negative impacts on key natural heritage features. Policy 4.2.4 of the Growth Plan states that outside of settlement areas, a proposal for new development or site alteration within 120 metres of a key natural heritage feature will require a natural heritage evaluation.

Response: Based on EIS prepared by R.J. Burnside & Associates, a 30-metre buffer has been applied to the Irvine Creek PSW. The proposed development at 965 Gartshore Street is buffered from the natural heritage functions of the wetland, so impacts are not anticipated if mitigation measures are implemented as per the EIS prepared for the site.

There is no proposed development on the future Industrial Sites. There is a wetland identified on Appendix 3 of the County of Wellington Official Plan at 970 Gartshore. If future development is proposed within 120 metres of the identified natural heritage, an Environmental Impact Study will be required as part of Site Plan Control.

Based on the reasons provided above, it is my opinion that the proposed applications are consistent with Policy 4.2.2 and Policy 4.2.4 of the Growth Plan.

Agricultural System

Section 4.6.2 of the Growth Plan sets out policies to ensure agricultural and non-agricultural uses remain compatible. Where mitigation is required, measures will be incorporated as part of the non-agricultural use and “*where appropriate, this should be based on an agricultural impact assessment.*”

Section 4.2.6.8 of the Growth Plan states “*prime agricultural areas identified in upper- and single-tier official plans that were approved and in effect as of July 1, 2017 will be considered the agricultural land base for the purposes of this Plan.*”

Response: The proposed application conforms to Section 4.2.6.2 of the Growth Plan. There are no land use compatibility issues with the proposed future Public Works as the site is surrounded by non-agricultural uses including residential and industrial uses. Furthermore, there was no municipal requirement for an Agricultural Impact Assessment to be completed in support of the proposed Zoning By-law Amendment application.

7.0 County of Wellington Official Plan

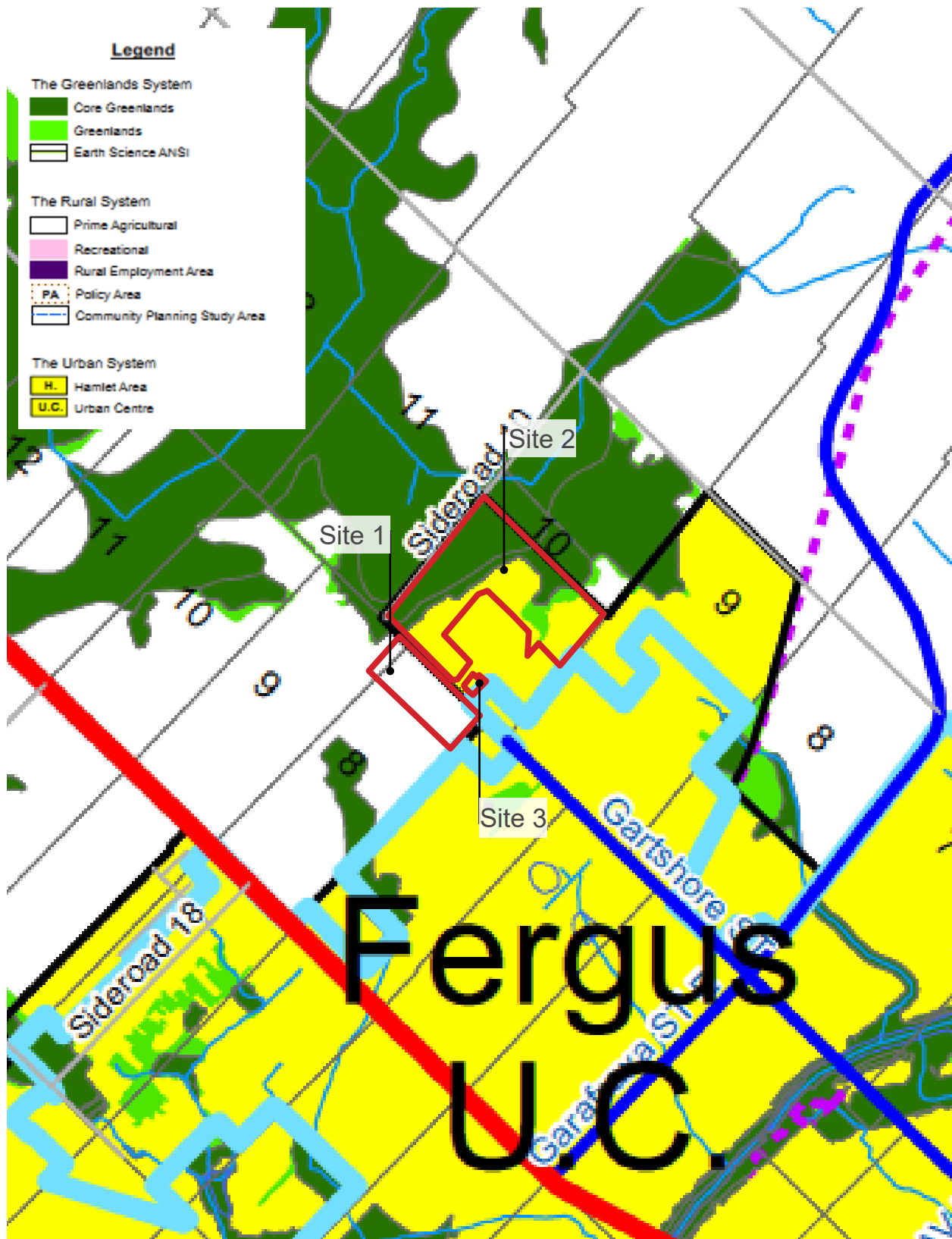
The County of Wellington Official Plan (“County OP”) was first adopted in 1998 with changes being made since its inception and was recently updated June 1, 2018. The County OP policies are the basis on which the County and local council make decisions on land use planning matters. Local municipalities have the option to develop their own more detailed policies for all or parts of their community, and as such The Township of Centre Wellington adopted its own Official Plan in 2003 which provides more detailed planning policies for land use within the boundaries of the Urban Centre. Accordingly, for the rural areas of the Township of Centre Wellington the County Official Plan applies.

7.1 Land Use Designation

970 Gartshore and 101 Gregson Court

According to Schedule A1 of the County OP, the property municipally known as 970 Gartshore Street is within the Fergus Urban Centre and designated Core Greenlands and Greenlands. The property at 101 Gregson Court is also designated as part of the Urban Centre of Fergus (**Figure 4**). According to Section 7.5 of the County Official Plan, permitted use in the Urban Centre includes a range of land use opportunities including residential, commercial, industrial, and institutional.

Response: The future Industrial Sites are both located within the Fergus Urban Centre and can be serviced with available municipal servicing. The sites are intended to be developed in the future for industrial uses. The uses proposed are permitted under the Urban Centre designation. Therefore, no amendment to the County Official Plan is required to facilitate



the proposed land use. Any future development at 970 Gartshore will need to comply with the policies associated with the Core Greenland and Greenland designations in the County Official Plan. It is my opinion that land use proposed on the future Industrial Sites conforms to the County of Wellington Official Plan policies.

965 Gartshore Street

According to Schedule A1 of the County OP, the property municipally known as 965 Gartshore Street is designated Prime Agricultural in the County Official Plan. Permitted uses in the Prime Agricultural Area include community service facilities. Section 6.4.9 of the County Official Plan states that ensure that prime agricultural land is only used for community services facilities, the establishment of new community service may only be allowed through a zoning by-law amendment that addresses the requirements of Section 4.3.3 of the County OP.

Section 4.3.3 of the County OP states the limited non-residential uses may only take place in prime agricultural areas if the need for the use can be demonstrated and provided that there are no reasonable alternative locations which avoid prime agricultural areas with lower priority agricultural lands. The following table outlines the criteria to satisfy this Section of the County OP.

Section 4.3.3 Criteria	Response
<p>Need</p> <ul style="list-style-type: none"> • projected population for the local municipality and county or growth allocated by broader studies • public health or safety considerations • existing vacant land already designated for the proposed use • potential for infilling existing areas • previous rates of land consumption • availability and efficiency of servicing 	<p>The province recently approved substantial growth through the County’s Municipal Comprehensive Review. As a result, the Township of Centre Wellington is being allocated the most growth during the next planning horizon. As outlined in the Space Needs Assessment, the current operation facilities are overcrowded and are deficient with the age of the buildings. To accommodate the anticipated growth and continue to provide efficient service to the community, a new operations centre is required. It was recommended in the study that the site would have to be approximately 20-acres in area to accommodate future needs and growth.</p>

<ul style="list-style-type: none"> • need for a variety of opportunities to encourage economic development and satisfy housing and business demand 	<p>The future Public Works Site can be serviced with existing municipal water and sanitary services. It will also create opportunities for future employment growth.</p>
<p>Alternative Locations</p> <ul style="list-style-type: none"> • impacts on agricultural land and operations • location requirements of the proposed use • degree of land fragmentation in the area • Canada Land Inventory classification <ul style="list-style-type: none"> iii) Compliance with minimum separation distances established for livestock operations. 	<p>In the Spaces Needs Assessment, the Township evaluated different options to accommodate the need for a new facility and future growth. The site at 965 Gartshore Street was selected as the preferred option. The site will not impact any agricultural land and operations. The property lies immediately adjacent to the Fergus Urban Centre and is surrounded by residential and industrial uses to the immediate south and east. The preservation of the farmhouse and tree-lined laneway will contribute towards the cultural heritage landscape north of the site. It is also located next to the Urban Centre and will enable the Township to provide a high level of service delivery to the residents. The property is also size adequately to provide the new operations centre and accommodate future growth.</p>

Response: The future Public Works Site is permitted under the Agricultural designation in the County OP. Based on the criteria in Section 4.3.3 of the County Official Plan, it is my opinion that the Township has demonstrated through the Space Needs Assessment that there is a need for a new operations facility based on the current facility deficiencies and the projected growth that the Township is going to experience in the next planning horizon. The Township has also demonstrated that other sites were evaluated when determining the optimal site for the new facility. The location of the future Public Works Site will not impact current agricultural land or operations; is strategically close to the Urban Centre and will maintain the rural character of the surrounding area. It is my opinion that the proposed land use is permitted and that an Official Plan Amendment to the County OP is not required to facilitate the proposed development.

7.2 Cultural Heritage

Cultural heritage and archaeological resources form an important part of the community fabric. In conjunction with the Ontario Heritage Act, the Official Plan contains policies for the protection and enhancement of cultural heritage resources including built heritage, cultural heritage landscapes and archaeological resources.

As per Section 4.1.5(j) of the Official Plan, if the County has determined a proposed development has an area of archaeological potential, an assessment of the property will be required to identify archaeological resources. Any resources identified and determined to be significant will be conserved.

Response: A Cultural Heritage Evaluation (“CHER”) was completed and found that the subject property meets the criteria outlined in O. Reg. 569/22. The property is considered to have Cultural Heritage Value or Interest (CHVI). The property is an Ontario Farm and can be considered an evolved cultural heritage landscape as the property evolved over time to meet the functional needs of the farm, however it contains designed elements in its tree-lined driveway that was constructed to frame the farmhouse upon entry to the property.

Since there is a proposed development for the property at 965 Gartshore Street, the evaluation recommends that a Heritage Impact Assessment (HIA) should be undertaken to identify impacts to the cultural heritage value and heritage attributes of the subject property and should consider the adjacent properties that the Township has flagged for potential inclusion on the municipal heritage register: 6611 and 6581 Highway 6, 968 St. David St. North and 950 Gartshore Street.

A Stage 1 Archaeological Assessment was also conducted at 965 Gartshore Street that determined there was a mixture of areas of archaeological potential. It is recommended that the identified areas of archaeological potential be subject to a Stage 2 property assessment. The Stage 2 Assessment was not complete at the time of writing this report but will be a requirement as part of a future Site Plan Application for the property. The HIA will also be completed and submitted as part of the Site Plan Application that is required for the Proposed Development.

For the future Industrial Sites, there is no development proposed at the time of writing this report. Any future development on the properties will require an Archaeological Assessment as part of the Site Plan Control.

Based on the reasons above, it is my opinion that the applications conform with Section 4.1.5(j) of the County Official Plan.

7.3 Economic Development

Section 4.2.3 of the Official Plan encourages a variety of employment opportunities in a variety of locations. Opportunities for industrial, commercial, and recreation activities will be supported in appropriate locations.

The main employment generator in the rural system will be resource-based industries such as agriculture, aggregate operations, and forestry. It is also recognized that other employment opportunities can be supported in the rural system that are based on the ability to provide larger lots, larger buffers for compatibility, and access to major roads.

Section 4.2.4 of the County Official Plan states the Urban System is intended to provide the greatest opportunity for employment. New industrial uses are expected to be located in all settlements, but particular in those with full municipal sewage and water services.

Response: The property at 965 Gartshore Street is within the Rural System on a large lot of 20.8 acres. The large lot size provides an opportunity for the Township of Centre Wellington to construct an Operations Facility that will accommodate future growth and consolidate their operations. The proposed development will include a vegetive buffer and noise wall to reduce any impacts to surrounding residential properties. In my opinion, the proposed development conforms to Section 4.2.3 of the County OP.

The applications submitted for 101 Gregson Court and 970 Gartshore Street propose industrial use on both properties. Its use is compatible with the surrounding area which is predominately industrial. Both properties can be serviced with municipal water and sewage. Therefore, it is my opinion, the proposed land use designation on the properties conforms with Section 4.2.4 of the County OP.

7.4 Water Sources

Schedule B3 of the Official Plan identifies vulnerable areas for each municipal water supply source and their associated vulnerability score. Wellhead Protection Area is an area that is related to a wellhead and within which it is desirable to regulate or monitor drinking water threats because land use activities in these areas have the potential to affect the quality or quantity of water that flows into the well.

According to Schedule B3 of the Official Plan, the all three sites are within Well Head Protection Area (WHPA) A with a vulnerability score of 8, 2, 4, 6. WHPA-A indicates that the property is within a 100-metres radius of a well. As per Section 4.9.5.4 of the Official Plan, the submission of a Drinking Water Threats Disclosure Report may be required.

Response: The future Public Works Site is located within the Wellhead Protection Area for the Fergus municipal supply well and located within the 100 metres separation zone and the 2-year time of travel. The higher vulnerability score suggests that the municipal aquifer in the area is vulnerable to contamination. Due to the potential for drinking water threats associated with the future Public Works facility, a Threats Disclosure report may be required as part of the Site Plan Control process. This also applies to the future Industrial sites as they are located across from the future Public Works Site.

7.5 Greenlands System

According to the Official Plan, the Greenland designation is intended to include natural heritage features including wetlands, environmentally sensitive areas, streams and valley lands, fish, and wildlife habitat among other areas. As noted in Section 2.4.1 of the Official Plan, the property at 965 Gartshore Street is adjacent to land designated as Core Greenlands. Additionally, the site at 970 Gartshore Street is partially designated as Core Greenlands and Greenlands.

Natural features such as provincially significant wetlands, habitat of endangered or threatened species and fish habitat and hazardous lands within the County of Wellington are included in the Core Greenlands designation. According to Appendix 3 of the County OP, there is an identified wetland on the property of 970 Gartshore Street.

Section 5.6 of the Official Plan states that within the Core Greenlands designation, development and site alteration shall not be permitted within Provincially Significant Wetlands, or in significant habitat of threatened or endangered species. When development is proposed in the Greenlands system or on adjacent lands, the County or local municipality will require the developer to identify the nature of the features; and prepare where required, an environmental impact assessment. Development will not be approved unless the County is satisfied that the Greenland and Environmental Impact Assessment policies have been met.

Response: Portions of the County of Wellington's Natural Heritage System are found in the north area of the future Public Works Site. Based on the findings of the Environmental Impact Study ("EIS") prepared by R.J. Burnside & Associates, a 30-metre buffer has been applied to the Irvine Creek PSW. The Proposed Development at 965 Gartshore Street is buffered from the natural heritage functions of the wetland, so impacts are not anticipated if mitigation measures are implemented as per the EIS.

There is no proposed development on the future Industrial Sites. If future development is proposed within 120 metres of the identified natural heritage, an Environmental Impact Study will be required as part of Site Plan Control.

For the reasons stated above, it is my opinion that the applications are conforms to Section 5.6 of the County OP.

7.6 Environmental Services

Section 11.3 of the Official Plan required the County or local municipality, the Conservation Authority and Ministry of Environmental to be consulted with respect to the final storm water management design. Furthermore, Section 11.3.4 of the Official Plan requires a stormwater management report submitted prior to approval of zoning amendments, site plans or building permits.

Response: R.J. Burnside and Associates Ltd., prepared a Functional Servicing and Stormwater Management Report that documents the functional servicing and stormwater management system design for the future Public Works Site which is detailed in Section 4.1 of this Report.

Any future development proposed at 970 Gartshore Street and 101 Gregson Court will be required to demonstrate how stormwater management will be designed on the site. This will be required as part of the Site Plan Control process.

Based on the above, it is my opinion that the proposed applications conform to Section 11.3 of the County OP.

8.0 Township of Centre Wellington Official Plan

The Township of Centre Wellington Official Plan (“Township OP”) was first adopted in 2003 and approved in May 2005 with several changes being made since its inception and was recently updated on January 4, 2013. The purpose of the Township OP is to outline goals, objectives, and policies to guide future physical, social, and economic development, and change within the Township. In Centre Wellington, there are three Urban Centres identified including Fergus, Elora-Salem and Belwood. The remainder of the Township is part of the Greenlands and Rural systems identified in the County OP.

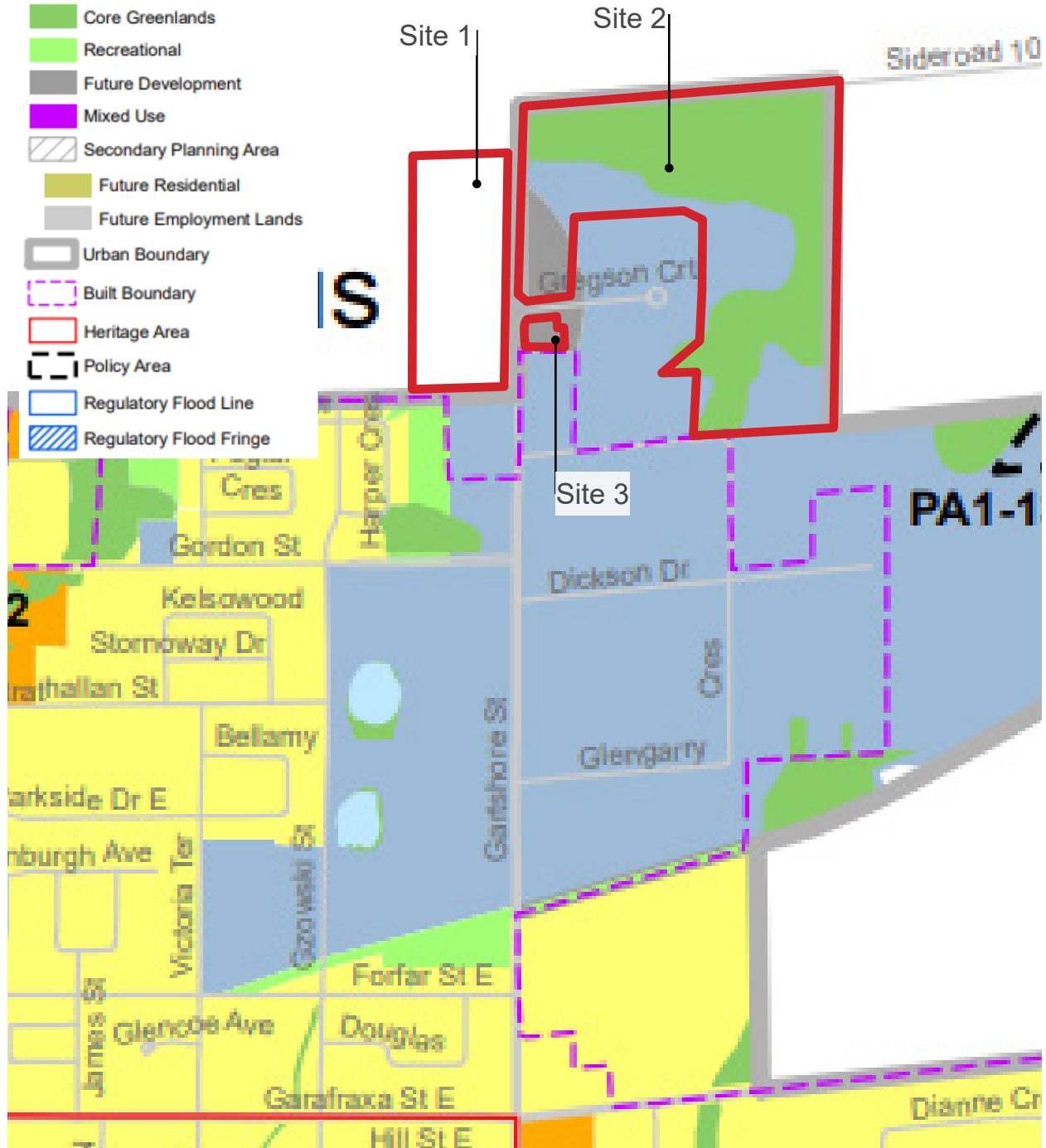
8.1 Land Use Designation

The property at 965 Gartshore Street is not designated within the Township of Centre Wellington Official Plan. It is part of the Greenlands and Rural systems identified in the County OP.

The property at 970 Gartshore Street is currently designated Future Development, Industrial and Core Greenlands according to Schedule A1 of the Centre Wellington Official Plan. The property at 101 Gregson Court is also currently designated Future Development (**Figure 5**).

Legend

- Residential
- Highway Commercial
- Central Business District
- Residential Transition
- Industrial
- Core Greenlands
- Recreational
- Future Development
- Mixed Use
- Secondary Planning Area
- Future Residential
- Future Employment Lands
- Urban Boundary
- Built Boundary
- Heritage Area
- Policy Area
- Regulatory Flood Line
- Regulatory Flood Fringe



Land Use
Source: Centre Wellington Official Plan Schedule A1 (2016)

The permitted uses within the Future Development designation are limited to existing uses and non-intensive agricultural operations. The redesignation of Future Development lands may be considered if it is proven that additional land for development purposes is required. Section D.9.4 of the Township Official Plan requires a comprehensive review of the following:

Criteria	Compliance
That the need for additional land is demonstrated by the fact that a substantial portion of the land designated for development by this Plan are already developed.	The Township has a low supply of available industrial land to offer business that want to locate to the Township. The addition of two parcels of land that are already within an industrial area will assist in attracting new economic growth to the community.
That services for all kinds are or can be reasonably and economically provided to the proposed development.	The Township has confirmed that municipal services including water and sanitary are available to service both sites.
That adequate development plans which indicate that type of development and facilities to be provided (such as, streets, schools, parks and shopping facilities) are or will be made available to the municipality.	Once the future Industrial Sites are redesignated to an Industrial land use in the Township Official Plan and rezoned to a General Industrial (M2) zone, then the properties can be sold and future development plans can be provided.
That the proposed development is contiguous to and is a logical extension of existing development.	The future Industrial Sites are a contiguous development of the surrounding industrial area. The properties along Gregson Court and properties to the south, south-east, and south-west are all designated Industrial in the Township Official Plan. The redesignation of the land use to Industrial is a logical extension of the existing land use in the area.
Any required impact studies have been completed.	The Future Development designation applies to both properties as there was an active barn on the agricultural lands to the west at 965 Gartshore Street. The barn is no longer active, and the Minimum Distance Separation setbacks no longer apply. Therefore, there are no impacts to surrounding agricultural operations or lands if the properties are developed in the future.

Response: To facilitate future industrial uses on the properties at 970 Gartshore Street and 101 Gregson Court, an Official Plan Amendment is required to Township Official Plan to redesignate the lands from Future Development to Industrial. The current Core Greenlands designation on the property at 970 Gartshore Street is not proposed to change. It is my opinion that the proposed applications conform to Section D.9.4 of the Official Plan and should be considered for an Industrial land use designation.

8.2 Cultural Heritage Resources

Section C.2.14 of the Township Official Plan encourages the Township to restore and maintain municipally owned heritage buildings and structures to a high standard as its commitment to the protection of heritage resources and to provide an example of the benefits of quality restoration and maintenance. Furthermore, the Township should ensure that municipally owned heritage buildings, or structures are sold, leased or transferred to another owner or lessee are subject to a heritage agreement which will guarantee the preservation, maintenance and use which respects its heritage significance.

Section C.2.17 of the Township Official Plan encourages archeological survey and the preservation of significant archaeological resources. Section C.2.21 of the Township Official Plan directs that heritage resources include more than just “old buildings”; they also can include complete landscapes as well. The Township may identify cultural heritage landscapes in Centre Wellington.

Response: For the future Industrial Sites, there is no development proposed at the time of writing this report. Any future development on the properties will require an Archaeological Assessment as part of the Site Plan Control.

Based on the reasons above, it is my opinion that the applications conform with Section C.2.14 and C.2.17 of the Township Official Plan.

8.3 Natural Heritage

The Township of Centre Wellington encourages the protection and enhancement of the natural heritage of the Township. According to Policy C.3.2 of the Township Official Plan, all provincially and locally significant wetlands are included in the Core Greenlands designation. No development is permitted on provincially significant wetlands. Development on land adjacent to provincially significant wetlands will only be permitted subject to the preparation of an Environmental Impact Assessment as outlined by the policies of this Plan.

Response: There is no proposed development on the future Industrial Sites. If future development is proposed within 120 metres of the identified natural heritage, an

Environmental Impact Study will be required as part of Site Plan Control. For the reasons stated above, it is my opinion that the applications conform to Section C.3.2 of the Township OP.

8.4 Municipal Servicing

The Township Official Plan anticipates that all new developments will have access to full range of appropriate municipal services. According to Section C.2 of the Township Official Plan, the Fergus and Elora-Salem Urban Centres have municipal sewer and water services. New development will be required to connect to these services where they are available.

Response: The future Industrial Sites can connect to available municipal water and water. It is my opinion that the proposed applications conform to Section C.2 of the Township Official Plan.

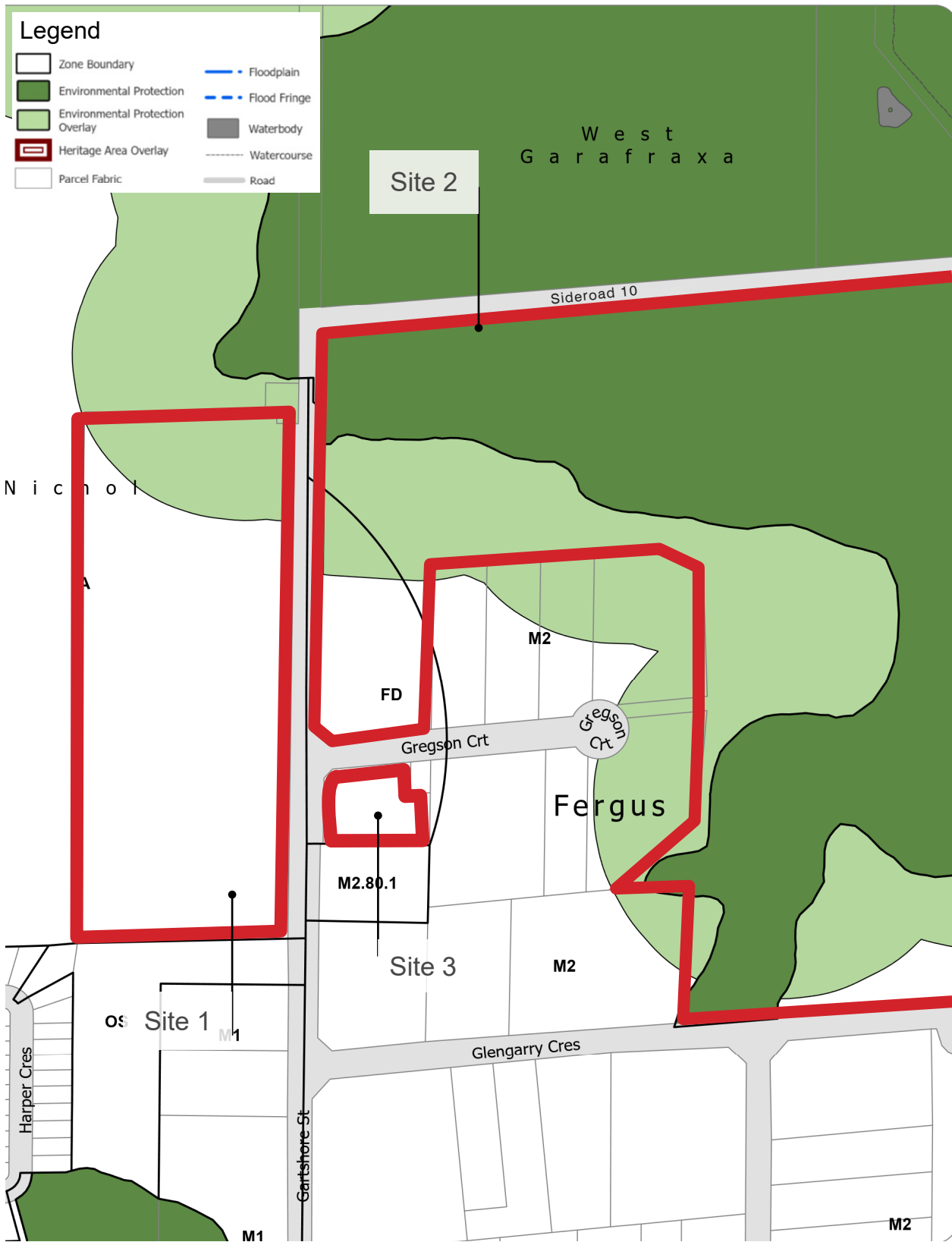
9.0 Township of Centre Wellington Zoning By-law

9.1 965 Gartshore Street

The future Public Works Site is currently zoned ‘Agricultural’ (A) and ‘Environmental Protection Overlay’ (EPA Overlay) in the Township of Centre Wellington Zoning By-law No. 2009-045 (**Figure 5**). The Agricultural zoning only permits agricultural uses, buildings and structures, single detached dwellings, and accessory uses. The Environmental Protection Overlay indicates that the provisions and regulations of the underlying zone shall continue to apply, but there are additional provisions and regulations applied.

The Zoning By-law Amendment proposes to amend the existing zone from ‘Agricultural’ (A) to a specialized ‘Institutional’ (IN-XX) zone. The rezoning will include site-specific provisions to facilitate accessory structures on the site. A summary of the proposed development and zoning requirements are provided below in the following table:

Regulation (IN) Zone	Regulations (Lot with Individual On-Site Sewer and Water Services)	Proposed Development	Compliant (Y/N)
Permitted Uses	<ul style="list-style-type: none"> a) A public building b) A church c) A school d) A cemetery e) A hospital f) A day care centre g) A retirement residence h) A nursing home i) A group home j) A museum k) A community centre 	<p>Public Building shall mean any building or part thereof or structure owned, leased or occupied by the Corporation of the Township of Centre Wellington, the Corporation of the County of</p>	Yes



Centre Wellington Zoning
 Source: Township of Centre Wellington Zoning By-law Map 80 (2022)

Figure
6

	l) Uses, building and structures accessory to the foregoing	Wellington, the Province of Ontario or the Government of Canada.	
Minimum Lot Frontage	30 m (98.4 ft)	445 m	Yes
Minimum Lot Area	0.4 ha (1 ac)	8.4 ha (20.8 ac)	Yes
Maximum Building Height	3 storeys but not more than 11 m (36 ft)	2 storeys	Yes
Minimum Front Yard	15 m (49.2 ft) plus any applicable distance specified in Section 4.37 =15m + 10m = 35m measured at right angles to the centreline of the street allowance	35.51 m	Yes
Minimum Exterior Side Yard	4.5 (14.8 ft)	N/A	N/A
Minimum Rear Yard	7.5 m (24.6 ft)	29.8 m	Yes
Maximum Lot Coverage	40%	9.6 %	Yes
Buffer Strip	A Buffer Strip shall be required in accordance with Section 4.7 wherever an Institutional Use abuts land used or zoned Residential or Open Space. Min. height of not less than 1.5 (4.9 ft) 4.7.1 Have a minimum width throughout of not less than 1.5 m (4.9 ft). 4.7.2 Be located within and abutting the entire zone limit other than along a street line where such buffer strip is required. 4.7.3 Consist of a continuous unpierced planting of trees, shrubs and other landscaping features, maintained at an ultimate height of not less than 1.8 m (5.9 ft). 4.7.4 Be kept free of all parking, buildings or structures except for a legal boundary partition and used only for the placement of trees, shrubs, similar vegetation and landscaping features.	Buffer strip details to be confirmed at Site Plan. Buffer width is 14.8 metres	Yes

	<p>4.7.5 Be landscaped and maintained by the owner of land on which such buffer strip is required.</p> <p>4.7.6 Notwithstanding the above and subject to site plan approval, a solid fence, wall, or other landscaping feature of equivalent height may be considered in place of a continuous planting area. When considering such an alternative buffer, regard shall be given to the location, height, materials, finishing and porosity of the wall or fence, as well as the site's characteristics.</p>		
Table 4B: Accessory Building Regulations (Lot Area less than 10 ha (24.7 ac))			
Setback from Lot Lines	0.6 m (2ft)	Greater than 0.6 metres	Yes.
Prohibited Locations	In a <u>required</u> front or exterior side yard	Accessory buildings permitted within the required front yard.	No. Site Specific provision required.
<p>Max. Floor Area (1)</p> <p>(1) Including accessory buildings, the lot coverage of all buildings on a lot shall not exceed the maximum lot coverage specified in the zone regulations.</p>	5% of the total lot area or 0.42 ha (4,200 sq. m)	Less than 4,200 sq. m	Yes.
Max. Height	6.7 m (22 feet)	13 m (42 feet) for the salt and sand storage.	No. Site Specific provision required.
Time of Establishment	Only after the main building has lawfully commenced construction, except for permitted temporary uses.	Existing house to be permitted before the main building is constructed.	No. Site Specific provision required.
Prohibited Use of An Accessory Building	No accessory building shall be used for human habitation.	No human habitation or commercial uses being proposed.	Yes

	No accessory building shall be used for commercial purposes except in accordance with Sections 4.12 (Farm Business) and 4.17, 4.18, and 4.19 (Home Business)		
Parking and Loading Space Provisions			
Parking Area	Located within any yard provided that no part of a parking space is located closer than 3 m (9.8 ft) to street line, or closer than 1.5 m to any other lot line.	No parking is being proposed within 3 m to the streetline, or 1.5 m to any lot line.	Yes
Parking Space Dimension	2.75 m x 5.5 m	2.75 m x 5.5 m	Yes
Parking Requirement	1 space per 30 sq. m of GLA for Public Buildings Phase 1 1291 sq.m GLA = 43 spaces Phase 2 209 sq.m GLA = 7 spaces 50 spaces	80 staff spaces 16 visitor 96 spaces plus 30 additional with the expansion 126 spaces	Yes
Barrier Free Parking Dimension	4 m x 5.5 m	4 m x 5.5 m	Yes
Barrier Free Parking Requirements	3 spaces	4 spaces	Yes

A summary of the site-specific zoning regulations being proposed are detailed below:

- Relief from Section 4.2, Table 4B, Column B to permit accessory structures within the required front yard setback.
- Relief from Section 4.2, Table 4B, Column D to permit an accessory structure to have a maximum height of 13 metres.
- Relief from Section 4.2, Table 4B, Column E to allow accessory structures to be constructed prior to the main building.

A draft of the proposed Zoning By-law Amendment is included as **Appendix No. 1**

Response: It is my opinion that the Zoning By-law Amendment is appropriate and represents good planning. The property is close to the Urban Centre and can be serviced with existing municipal infrastructure. The development generally complies with the proposed 'Institutional' (IN-XX) zoning. The Zoning By-law Amendment has included site-specific provisions to facilitate accessory structures on the property.

The Zoning By-law prohibits accessory structures within the required front yard setback. As per the concept plan (**Figure 1**), the existing farmhouse (to be renovated and repurposed), the future greenhouses and fuel depot are located within the required front yard setback. The fuel depot will be screened from Gartshore Street with a landscape buffer. This will mitigate any concerns from a streetscape perspective. The existing farmhouse is integral to the proposed development as it will preserve the cultural heritage landscape of the site. The future greenhouses will also contribute to the rural character of the area and have been strategically placed near the farmhouse to keep with rural cultural landscape. For these reasons, it is my opinion that permitting the accessory structures within the required front yard setback should be supported.

The future salt shed (to be constructed as part of Phase 2) is a planned accessory structure on the site. The height of the salt shed exceeds the maximum height for an accessory of 6.7 metres. The proposed salt shed is proposed to be 13 metres in height. The future salt shed will be located centrally on the site and away from the existing farmhouse to mitigate any impacts on the streetscape and cultural heritage landscape of the area. Again, a landscaped buffer will be provided along that portion of Gartshore Street to mitigate any impacts to the streetscape. It is my opinion that permitting a maximum height for an accessory structure of 13 metres is appropriate for this site.

The Township Zoning by-law states the accessory structures are to be constructed after the main building has lawfully commenced construction. In this situation, there is an existing farmhouse dwelling that will remain on the site and will require relief from this provision of the Zoning By-law. In my opinion, providing relief to this provision will permit the farmhouse to be restored and preserved.

9.2 970 Gartshore Street

The property at 970 Gartshore is currently zoned 'Future Development', 'Industrial' 'Environmental Protection' and subject to the 'Environmental Protection Overlay' according to Map 80 in the Township of Centre Wellington Zoning By-law No. 2009-045. The Zoning By-law Amendment proposes to amend the existing zone from 'Future Development' to a 'General Industrial' (M2) zone to permit industrial uses on the property.

A draft of the proposed Zoning By-law Amendment is included as **Appendix No. 2**

A summary of the zoning requirements is provided below in the following table:

Regulation General Industrial (M2) Zone	Regulations	970 Gartshore Street	Compliant (Y/N)
Minimum Lot Frontage	30 m (98.4 ft)	Approx. 82 m	Yes
Minimum Front Yard	6 m (19.7 ft)		

Minimum Rear Yard	7.5 (24.6 ft)	Not applicable. No development proposed.
Minimum Interior Side yard	3 m (9.8 ft)	
Minimum Exterior Side Yard	6 m (19.7 ft)	
Buffer Strip	A buffer strip in accordance with Section 4.7 is required along any interior side lot line and rear lot line which abuts land zoned for residential, institutional or open space purposes.	
Outdoor Storage	Outdoor storage of goods, materials and equipment is permitted in accordance with Section 4.29, except that in an M2 zone outdoor storage is not permitted within 15 m (49.2 ft) of land zoned for residential, institutional or open space purposes.	
Outdoor Display Area	Outdoor display and sales is permitted in accordance with Section 4.28, except that in an M2 zone outdoor display and sales is not permitted within 15 m (49.2 ft) of lands zoned residential, institutional or open space.	
Setbacks from Adjacent Uses	Where land zoned M2 abuts any land zoned for residential, institutional, future development or open space purposes, no buildings shall be allowed within 30 metres (98.4 ft) of said zone limit.	

Response: The draft Zoning By-law is requesting that the 'Future Development (FD)' zone be rezoned to a 'General Industrial (M2)' zone to facilitate future industrial uses on the property. There are no proposed changes to the existing 'Environmental Protection (EP)' zone. The lot frontage of the property complies with the minimum requirements of the Zoning By-law. The request to permit industrial use of the property should be supported as it is compatible with the surrounding area. The site is located within a larger industrial area of Ferguson. The property was placed in a 'Future Development' zone due to the presence of

an active agricultural barn located across the street at 965 Gartshore Street. The agricultural operation on the property has since ceased and the Minimum Distance Separation setbacks no longer apply to the site. Therefore, it is my opinion that the proposed zoning by-law amendment should be supported.

9.3 101 Gregson Court

The property at 101 Gregson Court is currently zoned ‘Future Development’ according to Map 80 in the Township of Centre Wellington Zoning By-law No. 2009-045. The Zoning By-law Amendment proposes to amend the existing from ‘Future Development’ zone to a ‘General Industrial’ (M2) zone to permit industrial uses on the property.

A draft of the proposed Zoning By-law Amendment is included as **Appendix No. 3**

A summary of the zoning requirements are provided below in the following table:

Regulation General Industrial (M2) Zone	Regulations	101 Gregson Court	Compliant (Y/N)
Minimum Lot Frontage	30 m (98.4 ft)	Approx. 67 m	Yes.
Minimum Front Yard	6 m (19.7 ft)	Not applicable. No development proposed.	
Minimum Rear Yard	7.5 (24.6 ft)		
Minimum Interior Side yard	3 m (9.8 ft)		
Minimum Exterior Side Yard	6 m (19.7 ft)		
Buffer Strip	A buffer strip in accordance with Section 4.7 is required along any interior side lot line and rear lot line which abuts land zoned for residential, institutional or open space purposes.		
Outdoor Storage	Outdoor storage of goods, materials and equipment is permitted in accordance with Section 4.29, except that in an M2 zone outdoor storage is not permitted within 15 m (49.2 ft) of land zoned for residential, institutional or open space purposes.		
Outdoor Display Area	Outdoor display and sales is permitted in accordance with Section 4.28, except that in an M2 zone outdoor display and sales is not permitted within 15 m (49.2		

	ft) of lands zoned residential, institutional or open space.	
Setbacks from Adjacent Uses	Where land zoned M2 abuts any land zoned for residential, institutional, future development or open space purposes, no buildings shall be allowed within 30 metres (98.4 ft) of said zone limit.	

Response: The draft Zoning By-law is requesting that the ‘Future Development (FD)’ zone be rezoned to a ‘General Industrial (M2)’ zone to facilitate future industrial uses on the property. The existing lot frontage complies with the minimum requirements of the Zoning By-law. The request to permit industrial use of the property should be supported as it is compatible with the surrounding area. The site is located within a larger industrial area of Fergus. The property was placed in a ‘Future Development’ zone due to the presence of an active agricultural barn located across the street at 965 Gartshore Street. The agricultural operations on the property have since ceased and the Minimum Distance Separation setbacks no longer apply to the site. Therefore, it is my opinion that the proposed zoning by-law amendment should be supported.

6.0 Conclusions

The Township of Centre Wellington is proposing a new public works facility on the property municipally known as 965 Gartshore Street. The proposed development will provide a consolidated space to service the growing community, as well as future employment growth. To facilitate the proposed development, a Zoning By-law Amendment is required to rezone the property from 'Agricultural (A)' to a specialized 'Institutional' (IN) zone to permit the proposed use and recognize site specific provision to facilitate accessory structures on the property.

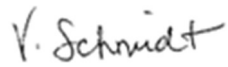
In conjunction with the rezoning of 965 Gartshore Street, the Township of Centre Wellington would also like to remove the Future Development designation on the properties municipally known as 970 Gartshore Street and 101 Gregson Court in Fergus. The current Future Development designation was related to an active agricultural operation that was located on 965 Gartshore Street. The farming operation has ceased on the property, and therefore, the Minimum Distance Separation setbacks no longer apply to the site. Therefore, the Township is requesting to amend the Official Plan designation from Future Development to Industrial to permit future industrial uses on the property. The Township is also requesting that the Zoning By-law be amended to change the current zoning of 'Future Development (FD)' to General Industrial (M2)' to permit future industrial uses on the properties. The proposed applications will provide additional vacant industrial land to the Township and an opportunity for additional economic growth within the community.

The Planning Justification Report concluded that the Official Plan Amendment and Zoning By-law applications are justified for the following reasons:

- It is consistent with the policies of the Provincial Policy Statement.
- It conforms with the policies of the Growth Plan.
- It conforms with the County of Wellington Official Plan.
- It conforms with the Township of Centre Wellington Official Plan.
- The proposed development and future development are compatible with the surrounding land uses.
- The proposed future Public Work Site and future Industrial Sites will not have a negative impact on agriculture/agricultural operations.
- The proposed future Public Work Site and future Industrial Sites will contribute towards providing residents in the Township with more efficient public services; and will contribute toward the local economic base in the County and Township and provide local employment opportunities for residents.

Based on the foregoing, it is my opinion that the proposed Official Plan Amendment and Zoning By-law Amendment are appropriate, represent good land use planning and are in the public interest.

Yours truly,
GSP Group Inc.

A handwritten signature in black ink that reads "V. Schmidt". The signature is written in a cursive style with a large initial "V" and a stylized "S".

Valerie Schmidt, MCIP, RPP
Senior Planner

Appendix No. 1

The Corporation of the Township of Centre Wellington

By-law 2023-XX

Whereas the Council of the Corporation of the Township of Centre Wellington deems it desirable to amend By-law No. 2009-045, as amended, pursuant to Section 34 of the Planning Act, R.S.O. 1990;

Now therefore the Council of the Corporation of the Township of Centre Wellington hereby enacts as follows:

1. Schedule "A" Map 80 to By-law No. 2009-045 is hereby amended in accordance with the attached Schedule "A" which forms part of this By-law
2. Section 15 of By-law No. 2009-045, as amended, is hereby further amended by adding the following Exception IN.XX.X:

15.XX.X	IN.XX.X	Notwithstanding anything else in this by-law to the contrary, on land zoned IN.XX.X, the following special provisions shall apply: 1. <u>Accessory Structures</u> <ul style="list-style-type: none">• The provisions of Section 4.2, Table 4B, Column B shall not apply to accessory structures. Accessory structures are permitted in the required front yard.• The provisions of Section 4.2, Table 4B, Column B shall not apply to the salt and sand storage building. A maximum height of the salt and sand storage shed shall be 13 metres.• The provisions of Section 4.2, Table 4B, Column B shall not apply to accessory structures. Accessory structures shall be permitted before the construction of the main building.
---------	---------	---

3. All other applicable provisions of By-law No. 2009-045 shall continue to apply to the lands affected by this amendment.
4. This By-law shall come into effect on the date of final enactment by the Council pursuant to Section 34 of the Planning Act, R.S.O., 1990.

Read a first, second and third time and finally passed this XX day of XXXX, 2023.

Mayor – Shawn Watters

Clerk – Kerri O’Kane

Township of Centre Wellington

Schedule "A"

By-law 2023-XX

An Amendment to the Township of Centre Wellington
Zoning By-law No. 2009-045 as amended



This is Schedule "A" to By-law 2033-XX passed this XX day of XXXX, 2023

Mayor – Shawn Watters

Clerk – Kerri O’Kane

Appendix No. 2

The Corporation of the Township of Centre Wellington

By-law 2023-XX

Whereas the Council of the Corporation of the Township of Centre Wellington deems it desirable to amend By-law No. 2009-045, as amended, pursuant to Section 34 of the Planning Act, R.S.O. 1990;

Now therefore the Council of the Corporation of the Township of Centre Wellington hereby enacts as follows:

1. Schedule "A" Map 80 to By-law No. 2009-045 is hereby amended in accordance with the attached Schedule "A" which forms part of this By-law
2. All other applicable provisions of By-law No. 2009-045 shall continue to apply to the lands affected by this amendment.
3. This By-law shall come into effect on the date of final enactment by the Council pursuant to Section 34 of the Planning Act, R.S.O., 1990.

Read a first, second and third time and finally passed this XX day of XXXX, 2023.

Mayor – Shawn Watters

Clerk – Kerri O’Kane

Township of Centre Wellington

Schedule "A"

By-law 2023-XX

An Amendment to the Township of Centre Wellington
Zoning By-law No. 2009-045 as amended



This is Schedule "A" to By-law 2033-XX passed this XX day of XXXX, 2023

Mayor – Shawn Watters

Clerk – Kerri O'Kane

Appendix No. 3

The Corporation of the Township of Centre Wellington

By-law 2023-XX

Whereas the Council of the Corporation of the Township of Centre Wellington deems it desirable to amend By-law No. 2009-045, as amended, pursuant to Section 34 of the Planning Act, R.S.O. 1990;

Now therefore the Council of the Corporation of the Township of Centre Wellington hereby enacts as follows:

1. Schedule "A" Map 80 to By-law No. 2009-045 is hereby amended in accordance with the attached Schedule "A" which forms part of this By-law
2. All other applicable provisions of By-law No. 2009-045 shall continue to apply to the lands affected by this amendment.
3. This By-law shall come into effect on the date of final enactment by the Council pursuant to Section 34 of the Planning Act, R.S.O., 1990.

Read a first, second and third time and finally passed this XX day of XXXX, 2023.

Mayor – Shawn Watters

Clerk – Kerri O’Kane

Township of Centre Wellington

Schedule "A"

By-law 2023-XX

An Amendment to the Township of Centre Wellington
Zoning By-law No. 2009-045 as amended



This is Schedule "A" to By-law 2033-XX passed this XX day of XXXX, 2023

Mayor – Shawn Watters

Clerk – Kerri O'Kane

Appendix No. 4

Authorization for Agent/Solicitor to act for Owner

(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below should be completed)

I (we) _____ of the _____ of
_____ County/Region of _____ do hereby authorize
_____ to act as my agent in this application.

Signature of Owner(s)

Date

❖ **Affidavit**

I (we) Valerie Schmidt of the City of
Waterloo County/Region of Waterloo solemnly declare that all the

statements contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the city of Kitchener
in the County/Region of Waterloo this 18th day of May, 2023

V. Schmidt
Signature of Owner or Authorized Solicitor or Authorized Agent

May 18, 2023
Date

K. Barisdale
Signature of Commissioner

May 18, 2023
Date

Kristen Alexia Barisdale,
a Commissioner, etc., Province of Ontario,
for GSP Group Inc.
Expires June 7, 2025

Application fee of \$ _____ received by the municipality:	Application deemed complete:
_____ Signature of Municipal Employee	_____ Signature of Municipal Employee
_____ Date	_____ Date