

Ospringe, Town of Erin



Prepared for Spirit of Pentecost
by IBI Group
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1 Introduction

On behalf of the Spirit of Pentecost, IBI Group submitted a Zoning By-law Amendment (“ZBLA”) and Draft Plan of Subdivision Application in October 2019 in support of the proposed development of thirteen single detached dwellings on private services located at lands legally described as Part of Lot 13, Concession 2 as in MS126136 (Fourthly) except Part 1 in Reference Plan 61R6497 in the geographic township of Erin, County of Wellington (herein referred to as “the subject lands”).

In August 2020, first submission comments were received from municipal staff and agencies including but not limited to: increased proposed right-of-ways, revisions to the Functional Servicing Report (“FSR”) and Stormwater Management (“SWM”) Report. Responding to these comments, a second submission was submitted to the Town on July 14th, 2021.

Comments pertaining to the second submission were received in September 2021, which requested an additional item added to the Draft Zoning By-law Amendment, to include a solid wood privacy fence installed along the northern property line, attached in **Appendix A** and analysis in the Planning Justification Report (“PJR”) regarding the new Provincial Policy Statement 2020 and Growth Plan for the Greater Golden Horseshoe 2019. Additional comments resulted in changes to the proposed Draft Plan of Subdivision to revise the location of the mailbox and include a SWM/ Open Space Area, instead of a SWM Pond, attached in **Appendix B**.

IBI Group was retained by the Spirit of Pentecost to provide an independent professional opinion on the proposed development, through this Planning Justification Addendum Report (“PJAR”), reinforcing and expanding on the PJR that was submitted in the second submission dated July 14th, 2021. Specifically, this PJAR addresses the requested comments by the Town.

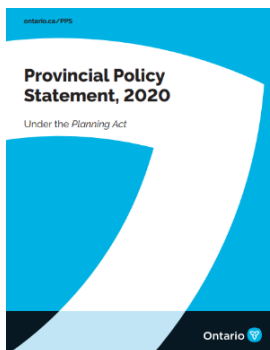
2 Current Planning Status

The subject lands are subject to various overlapping and connected planning legislative and policy documents. This creates a complex picture with respect to establishing permitted land uses and development permissions. This section of the addendum report provides a thorough review of the new Provincial Policy Statement 2020 and the Growth Plan for the Greater Golden Horseshoe 2020.

2.1 Provincial Policy Statement 2020

The Provincial Policy Statement 2020 (“PPS”) provides policy direction on matters of provincial interest regarding land use planning and sets the foundation for land use planning and development regulations. The main considerations of this document pertain to protecting resources of provincial interest, the built and natural environment and public health and safety. The PPS focuses growth within Settlement Areas and away from significant or sensitive resources and areas which may pose a risk to public health and safety. It recognizes that the wise management of development may involve directing, promoting or sustaining growth. Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns.

On February 28, 2019, the Provincial Government issued a new Provincial Policy Statement 2020. It replaced the Provincial Policy Statement issued April 30, 2014. The PPS was issued under Section 3 of the Planning Act and came into effect on May 1, 2020. In this regard, Section 3 of the Planning Act requires that land use planning decisions be consistent with the PPS. The PPS provides direction for municipal planning documents and to individual site-specific developments.



Municipal Official Plans are to be consistent with the PPS. The PPS applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after this date. Therefore, the proposed Official Plan and Zoning By-law Amendment is subject to and is assessed against the applicable policies of the PPS.

For the purposes of this report, the version of the PPS available online at <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf> was used.

Section 1 of the PPS focuses on building strong, healthy Communities. **Sub-Section 1.1** provides direction for managing and directing land use to achieve efficient and resilient development and land use patterns.

Policy 1.1.1 Healthy, liveable and safe communities are sustained by:

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) *accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*

Planning Comment: The proposed development more efficiently utilizes the subject lands than the existing residential dwelling and accessory structure, while maintaining the low-density rural character of Ospringle, Erin. The proposed thirteen (13) residential units will further contribute to the mix of residential uses in Erin to meet long-term needs of the community. The proposed land use pattern will not result in environmental or public health and safety concerns, or the expansion of a settlement area.

- 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;*

Planning Comment: The proposed thirteen (13) lots are functional from a servicing perspective, as the FSR prepared by IBI Group confirms that the lots will be serviced by individual tertiary septic tank and tile systems in addition to private wells, which is common for lots located within a hamlet. Additionally, the FSR confirmed that there are existing utilities surrounding the subject lands, including hydro, gas, cable, and telephone to service the proposed development, provided they are extended. In regard to land use barriers, the proposed design will be in accordance with all current and applicable AODA Standards to ensure accessibility for all.

Policy 1.1.2 *Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines.*

However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.

Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.

Nothing in policy 1.1.2 limits the planning for infrastructure, public service facilities and employment areas beyond a 25-year time horizon.

Planning Comment: Schedule 3 of the Growth Plan forecasts the County of Wellington population to increase to 160,000 people, which should be directed to the Urban System. Hamlets are part of the Urban System, and should be directed approximately 18% of the population growth, however are not assigned specific forecasts.

Subsection 1.3 provides development and growth direction for Settlement Areas.

Policy 1.1.3.1 *Settlement areas shall be the focus of growth and development.*

Planning Comment: As noted above, growth and development shall be encouraged within settlement areas, as proposed. Further, the proposed development will contribute to accommodating the long-term residential needs of the community through the intensification of an existing settlement area.

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

- a) *efficiently use land and resources;*
- b) *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- e) *support active transportation;*

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

Planning Comment: The proposed development on the subject lands efficiently utilizes the existing utilities and transportation infrastructure in the surrounding area. Also, the higher density proposed for the subject lands protect the natural environment by using less land for development so that more land remains in its natural state, unchanged by human activity. No development is being proposed within the open space areas.

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

Policy 1.1.3.5 *Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.*

Subsection 1.4 provides direction to guide residential housing development.

Policy 1.4.1 *To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*

- a) *maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*

- b) *maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*

Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

Planning Comment: The subject lands are suitable for residential intensification and the proposed development is a mild form of residential intensification within a Hamlet. The proposed development avoids risk to public health and safety, as confirmed by qualified professionals from various perspectives that prepared the required supporting studies. The land use pattern takes into consideration the existing and proposed building stock in Ospringe. Provincial targets are not established for hamlets; however the proposed development will contribute to accommodating the long-term housing needs required for the anticipated population growth in Erin and the County of Wellington.

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

- a) *establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;*
- b) *permitting and facilitating:*
 - 1. *all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
 - 2. *all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*
- c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;*
- f) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety*

Planning Comment: As previously mentioned, the proposed development is a mild form of residential intensification and redevelopment that will minimize the cost of housing and facilitate a compact built form that maintains the low density character of Ospringe. Further, the proposed development is serviceable according to all current and applicable design standards, maintaining appropriate levels of health and safety. The proposed thirteen (13) lots have a minimal impact on existing public service facilities. Also, due to the size of Ospringe, most of the necessary public

services are provided in Rockwood, a nearby hamlet approximately 7.1 kilometres away, including: Ontario Provincial Police, Rockwood Fire Station #20, Sacred Heart Catholic School, Rockwood Centennial Public School, Canada Post, Rockwood Branch Library, and Rockmosa Community Hall. Currently, there is no transit in Erin, as it is not feasible due to the existing low density rural character. However, Wellington County received a grant in 2018 to establish a transit system, and the proposed development along with the approved development south of the subject lands will increase transit viability along County Road 124, Ospringe, in the Municipality of Erin.

Subsection 1.6.6 provides policies relating to sewage, water and stormwater.

Policy 1.6.6.1 *Planning for sewage and water services shall:*

- a) *accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:*
 - 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;*
- d) *integrate servicing and land use considerations at all stages of the planning process; and*

Policy 1.6.6.4 *Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development. At the time of the official plan review or update, planning authorities should assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the character of rural settlement areas. Where planning is conducted by an upper-tier municipality, the upper-tier municipality should work with lower-tier municipalities at the time of the official plan review or update to assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the desired character of rural settlement areas and the feasibility of other forms of servicing set out in policies 1.6.6.2 and 1.6.6.3.*

Policy 1.6.6.7 *Planning for stormwater management shall:*

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

- f) *promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development*

Planning Comment: The FSR prepared by IBI Group confirms that the proposed individual lots can be serviced by private wells and individual tertiary septic tank and title systems according to all applicable and current design standards. A Stormwater Management Report also prepared by IBI confirms that the stormwater can be appropriately dealt with to prevent contaminant loads and changes in water balance and erosion. Effective measures to protect public health and safety are outlined in the stormwater management plan, and will be implemented accordingly, such as setbacks.

Subsection 1.6.7 provides policies in relation to Transportation Systems.

Policy 1.6.7.2 *Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible*

Policy 1.6.7.4 *A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation*

Planning Comment: In regard to the transportation system, a local road is proposed to intersect with Second Line, a collector road, intended to service a moderate amount of traffic. According to the TIS prepared by IBI Group, under 2023 total traffic conditions, it is expected that traffic operations will be acceptable with regards to levels of service and que lengths. Also, there are a range of complementary land uses within the surrounding area of the subject lands that may be accessed by active transportation or short vehicular trips, such as: Heartland Farm & Cidery, Premium Equipment Ltd. - John Deere, Datta Yoga Centre of Canada, Esso, Teak Barn, Knox Presbyterian Church, and Wingrove Veterinary Svc. However, sidewalks are only encouraged in hamlets, as they are not always practical, and vehicular travel is the most common. For example, Ospringe, Erin does not currently have existing sidewalk infrastructure, thus it would not be feasible to propose sidewalks as part of the proposed development that would ultimately not be well-connected to complementary land uses. Additionally, transit does not exist in Ospringe, Erin, or Wellington County, as it is unfeasible due to the rural low density character cross-county. Nonetheless, as development progresses within the hamlets and Urban Centres, the feasibility of transit increases.

Subsection 1.7 provides policies on supporting long-term economic prosperity.

Policy 1.7.1 *Long-term economic prosperity should be supported by:*

- b) *encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;*
- c) *optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;*
- e) *encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;*
- j) *promoting energy conservation and providing opportunities for increased energy supply;*
- k) *minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature; and*
- l) *encouraging efficient and coordinated communications and telecommunications infrastructure.*

Planning Comment: The proposed development contributes to long-term economic prosperity by encouraging a sense of place and promoting a well-designed built form that considers the

recommendations outlined in the HIA prepared by Scarlett Janusas Archeological Inc. The proposed development will maintain a consistent character with other single detached residential lots existing and proposed in Ospringe, Erin by utilizing the same Rural Residential Three (R3) Zone with consistent setbacks. In regard to energy conservation, the subject lands are being more efficiently utilized as a result of the proposed redevelopment by increasing the number of residential units from one (1) to thirteen (13) in a hamlet consisting of alike and supporting land uses. The existing trees along the west border of the subject lands are proposed to be maintained where possible to consider ecological benefits provided by nature.

Subsection 1.8 provides policies relating to Energy Conservation, Air Quality and Climate Change.

Policy 1.8.1 *Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:*

- a) *promote compact form and a structure of nodes and corridors;*
- b) *promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;*
- f) *promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and*
- g) *maximize vegetation within settlement areas, where feasible.*

Planning Comment: The proposed infill and residential intensification within an existing hamlet promotes a more compact built form that encourages the efficient development of an underutilized land parcel. The proposed design will take into consideration existing vegetation and soil conditions on the subject lands to maximize energy efficiency and conservation. The viability for future transit to run through Ospringe will be increased as a result of the proposed development.

Section 2 of the PPS focuses on the **Wise Use and Management of Resources**. **Subsection 2.2.** outlines policies for Water.

Policy 2.2.1 *Planning authorities shall protect, improve or restore the quality and quantity of water by:*

- a) *using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;*
- c) *evaluating and preparing for the impacts of a changing climate to water resource systems at the watershed level;*
- e) *maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas;*
- f) *implementing necessary restrictions on development and site alteration to:*
 - 1. *protect all municipal drinking water supplies and designated vulnerable areas; and*
 - 2. *protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions;*
- g) *planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;*
- h) *ensuring consideration of environmental lake capacity, where applicable; and*

- i) *ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces*

Planning Comment: A geotechnical investigation was conducted by Chung & Vander Doelen in support of the proposed thirteen (13) lot subdivision. The subsurface conditions on the subject lands consist of the following: topsoil, sand and silt to sandy silt, granular deposits, sandy silt till, silt, and groundwater. As a result of the findings, it was recommended that earth fill to support future dwelling structures and roadways is to be constructed significantly differently than earth fill to be used to raise grade in wastewater treatment leaching bed envelopes. Further, it is recommended that engineered fill construction be conducted during summer and early fall months. Lastly, various procedures are recommended for site grading within wastewater treatment leaching bed envelopes. For more details, please refer to the Geotechnical Report submitted alongside the Zoning By-law Amendment and Draft Plan of Subdivision applications. All recommendations were taken into consideration during the preparation of the stormwater management plan and subsequent report also submitted alongside the planning applications.

Section 3 of the PPS concentrates on protecting public health and safety by reducing public cost or risk from natural or human-made hazards.

Policy 3.1.3 *Planning authorities shall prepare for the impacts of a changing climate that may increase the risk associated with natural hazards.*

Planning Comment: The proposed development will not result in any natural or human-made hazards that pose a threat to public health and safety.

PPS Planning Conclusion: The proposed development is consistent with the PPS, as:

- it more efficiently utilizes the subject lands than the existing single detached dwelling and accessory structure;
- the subject lands are currently located within a hamlet, in which residential growth and development is permitted;
- it can be fully serviced according to all current and applicable design standards;
- the infill residential development would increase population density and help the County accommodate the required 10 year supply of residential land while minimizing land consumption and servicing costs;
- the proposed increase in density increases the viability for transit and housing ownership in Ospringe; and,
- the appropriate precautions will be taken into consideration to address the existing residential dwelling that has cultural and heritage value.

2.2 Growth Plan for the Greater Golden Horseshoe 2020



The Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) 2019 was prepared and approved under the Places to Grow Act, 2005. The Growth Plan took effect on May 16, 2019 and is applicable to the subject lands. The Growth Plan provides policies to guide future growth. The Growth Plan provides policies to guide future growth and development, where the major goals are to provide a sufficient housing supply, improve transportation options, encourage a high quality of life and a strong economy, while ensuring a healthy natural environment. The Growth Plan guides development in the GGH to a time horizon to the year 2051. Overall, the Growth Plan has projected a 2051 population of 160,000 for the County of Wellington.

For the purposes of this report, the version of the Growth Plan available online at

<https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf> was used.

The following policies discussed are particularly applicable to the development proposal.

Section 2.2.1 of the Growth Plan deals with managing growth.

Policy 2.2.1.1 *Population and employment forecasts contained in Schedule 3 or such higher forecasts as established by the applicable upper- or single-tier municipality through its municipal comprehensive review will be used for planning and managing growth in the GGH to the horizon of this Plan in accordance with the policies in subsection 5.2.4.*

Policy 2.2.1.2 *Forecasted growth to the horizon of this Plan will be allocated based on the following:*

- a) *The vast majority of growth will be directed to the settlement areas that:*
 - i. *have a delineated built boundary;*
 - ii. *have existing or planned municipal water and wastewater systems; and*
 - iii. *can support the achievement of complete communities*
- b) *growth will be limited in settlement areas that:*
 - i. *are rural settlements;*
 - ii. *are not serviced by existing or planned municipal water and wastewater systems;*
- c) *Within settlement areas, growth will be focused in:*
 - i. *delineated built-up areas;*
 - iv. *areas with existing or planning public service facilities;*
- d) *Development will be directed to settlement areas, except where the policies of this Plan permit otherwise;*
- e) *Development will be generally directed away from hazardous lands*

Planning Comment: The proposed development is within an existing settlement area, a hamlet which is where growth is focused. The subject lands are not hazardous and the proposed lots will be serviced with private wells and individual tertiary septic tank and tile systems. The proposed development also contributes to the achievement of a complete community, as it provides needs for daily living throughout an entire lifetime and is within proximity to existing complementary uses.

Appendix C includes Schedule 3 of the Growth Plan – Distribution of Population and Employment, demonstrating that the County of Wellington is intended to increase in population from 122,000 in 2031 to 160,000 in 2051, whereas the current population is approximately 90,932 according to the 2016 census. Therefore, the thirteen (13) proposed residential units will contribute to accommodating the expected increase in population.

Policy 2.2.1.4 *Applying the policies of this Plan will support the achievement of complete communities that:*

- a) *feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
- b) *improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*
- c) *provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*
- d) *expand convenient access to:*

- i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*
- ii. public service facilities, co-located and integrated in community hubs;*
- iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and*
- iv. healthy, local, and affordable food options, including through urban agriculture;*
- e) provide for a more compact built form and a vibrant public realm, including public open spaces;*
- f) mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and*
- g) integrate green infrastructure and appropriate low impact development*

Planning Comment: The proposed development contributes to the housing types and tenures in Ospringle, Erin, and Wellington County. Further, the thirteen (13) residential units more efficiently utilize the subject lands than the existing residential dwelling and accessory structure through mild infill and intensification, creating a more compact built form. The proposed development is functional, serviceable, maintains the low density character of Ospringle, and will create an attractive and vibrant public realm during a detailed design stage of the planning process by conforming to minimum zoning provisions, where applicable. There are complementary uses within Ospringle and other hamlets within a short trip distance (maximum 10 km) to the subject lands, whether by car or active transportation, such as: institutional, residential, environmental, and commercial. The existing roads have capacity to sufficiently support the slight increase in traffic as a result of the proposed development, as confirmed in the TIS, prepared by IBI Group. By increasing density within the hamlet, prime agricultural land with good soil conditions outside of the hamlet are being preserved and effects of climate change considered. Low impact development has further been considered during the preparation of the stormwater management plan.

Section 2.2.6 of the Growth Plan provides guidance on housing.

Policy 2.2.6.1 *Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will each develop a housing strategy that:*

- a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:*
 - i) identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents; and*

Policy 2.2.6.2. *Notwithstanding policy 1.4.1 of the PPS, 2014, in preparing a housing strategy in accordance with policy 2.2.6.1, municipalities will support the achievement of complete communities by:*

- a) planning to accommodate forecasted growth to the horizon of this Plan;*
- b) planning to achieve the minimum intensification and density targets in this Plan;*
- c) considering the range and mix of housing options and densities of the existing housing stock; and*
- d) planning to diversity their overall housing stock across the municipality.*

Planning Comment: As previously mentioned, the proposed development contributes to the dwelling types and tenures within Ospringle, Erin, and Wellington County. Additionally, it

contributes to achieving the minimum intensification and density targets outlined in the Growth Plan for the County of Wellington. A dwelling type that results in a higher density would not be appropriate for the subject lands, as they are in a hamlet where less growth is focused than urban centres, and adjacent to the north hamlet boundary and low density residential dwellings.

Section 3.2 provides policies for **Infrastructure to Support Growth**. **Subsection 3.2.6** outlines policies for Water and Wastewater Systems.

Policy 3.2.6.2 *Municipal water and wastewater systems and private communal water and wastewater systems will be planned, designed, constructed, or expanded in accordance with the following:*

- a) *opportunities for optimization and improved efficiency within existing systems will be prioritized and supported by strategies for energy and water conservation and water demand management;*
- b) *the system will serve growth in a manner that supports achievement of the minimum intensification and density targets in this Plan;*

Section 3.2.8.2 *Public service facilities and public services should be co-located in community hubs and integrated to promote cost-effectiveness.*

Planning Comment: The proposed thirteen (13) lots will be serviced with individual tertiary septic tank and tile systems and private wells. According to the FSR, the proposed development is functional from a servicing perspective and in accordance with all current and applicable design standards. In regard to stormwater management, strategies have been prepared by IBI Group to effectively deal with water quantity and quality. Moreover, as previously mentioned, the proposed development will support the achievement of the minimum intensification and density targets in the Growth Plan. In regard to public service facilities, there are several provided in Rockwood, a hamlet approximately 7.1 kilometres away from the subject lands, that will support the proposed development, such as a: fire station, police station, library, and school(s).

Section 4.2 provides policies for **Protecting What is Valuable**. **Subsection 4.2.10** provides policies for Climate Change.

Policy 4.2.10.1 *Upper- and single-tier municipalities will develop policies in their official plans to identify actions that will reduce greenhouse gas emissions and address climate change adaptation goals, aligned with other provincial plans and policies for environmental protection, that will include:*

- a) *supporting the achievement of complete communities as well as the minimum intensification and density targets in this Plan;*
- b) *reducing dependence on the automobile and supporting existing and planned transit and active transportation;*
- d) *undertaking stormwater management planning in a manner that assesses the impacts of extreme weather events and incorporates appropriate green infrastructure and low impact development;*
- e) *recognizing the importance of watershed planning for the protection of the quality and quantity of water and the identification and protection of hydrologic features and areas;*
- f) *protecting the Natural Heritage System and water resource systems;*
- h) *providing direction that supports a culture of conservation in accordance with the policies in subsection 4.2.9; and*
- i) *any additional policies to reduce greenhouse gas emissions and build resilience, as appropriate, provided they do not conflict with this Plan.*

Planning Comment: In regard to reducing greenhouse gas emissions and contributing to combating the effects of climate change, the proposed development intensifies land within the boundaries of a hamlet. Due to the rural low density nature of the County of Wellington, the thirteen (13) single detached dwellings are an appropriate mild form of infill development, simultaneously contributing to the achievement of minimum intensification and density targets set out in the Growth Plan. As previously mentioned, there are existing utilities and road infrastructure in the surrounding area to support the proposed development, and the proposed individual wells and tertiary septic tank and tile systems are sufficient to service each proposed lot. In regard to stormwater management, a plan was prepared by IBI Group that includes measures to efficiently manage stormwater quantity and quality on the subject lands post-development. The existing trees on the subject lands will be preserved, where possible. The existing dwelling on the subject lands has cultural interest, but is in poor condition; as a result, IBI Group will proceed with executing relevant recommendations provided by Scarlett Janusas Archeological Inc.

Growth Plan Planning Conclusion: The proposed development conforms to the Growth Plan policies as:

- it is within the and existing hamlet and settlement area, where development is focused;
- it is serviceable by existing utilities, road infrastructure, and proposed private wells, individual tertiary septic tank and tile system, and stormwater management pond;
- a mild form infill and intensification are appropriate on the subject lands and contribute to minimum intensification and density targets for the County of Wellington outlined in the Growth Plan, in addition to the prevention of urban sprawl; and,
- the existing dwelling with cultural interest will be accommodated in accordance with some of the recommendations provided by Scarlett Janusas Archaeological Inc.

3 Conclusion and Recommendations

The owner is proposing the development of thirteen (13) single detached dwellings. In order to permit the proposed development, a Zoning By-law Amendment is required to change zones and permit site-specific regulations. A Draft Plan of Subdivision is required to subdivide the existing lot into thirteen (13) residential lots.

This addendum to the submitted Planning Justification Report has provided a response to the comments from Municipal Staff by:

- Addressing the new Provincial Policy Statement 2020
- Addressing the updated Growth Plan 2019

We trust that the addendum is sufficient in addressing the comments. However, should you have any questions, please do not hesitate to contact us.

Regards,

IBI Group



Ritee Haider BES RPP MCIP
Planner



Odete Gomes BES MCIP RPP
Associate, Senior Planner

Appendix A – Draft Zoning By-law Amendment



THE CORPORATION OF THE TOWN OF ERIN

By-Law #22-__

A by-law to amend the Zoning By-law 07/67, as amended, for the Corporation of the Town of Erin – Wellington County Road 124 Part Lot 1, Concession 2, Town of Erin – County of Wellington

Whereas the Council of the Corporation of the Town of Erin deems it desirable to amend By-law 07-67 as amended, pursuant to Section 34 of the Planning Act, R.S.O. 1990 as amended;

Now therefore the Council of the Corporation of the Town of Erin hereby enacts as follows:

1. That Schedule 'D' of By-law 07-67, the Comprehensive Zoning By-law, is amended by rezoning a portion of Part Lot 1, Concession 2, Town of Erin, from the current Agricultural (A) to Rural Residential Three – Modified (R3-__) and from the current Rural Residential Three (R3) to Rural Residential Three – Modified (R3-__).
2. That Section 14 Special Provisions of By-law 07-67, as amended, is hereby further amended by adding the following to the RESIDENTIAL ZONE table:

R3-__ By-law 18-__ Part 1, Concession 2, Ospringe, Erin Roll # 2316-5049 Roll # 2316-5059	Notwithstanding the provisions of Section 6.3.2 of this By-law, the lands zoned R3-__ will be subject to the following regulation: i) Minimum Lot Frontage: 21m ii) A Solid Wood Privacy Fence must be installed along the north property line adjacent to 5418 & 5422 Second Line
--	--

3. That the subject land as shown on Schedule "A" to this By-law be subject to all applicable regulations of Zoning By-law 07-67, as amended.
4. This By-law shall become effective from the date of passage by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

Passed in open Council on this __ day of January 2022.

Mayor, Allan Alls

Deputy Clerk, Lisa Campion

THE CORPORATION OF THE TOWN OF ERIN

EXPLANATION OF BY-LAW #18 -

By-law #18 - amends the Town of Erin Zoning By-law 07-67 by rezoning Part 1, Concession 2, Town of Erin, from the current Agricultural (A) to Rural Residential Three – Modified (R3-___) and from the current Rural Residential Three (R3) to Rural Residential Three – Modified (R3-___), as more specifically illustrated on Schedule “A” of this By-law.

The purpose of this zone change is to permit thirteen (13) single detached residential lots on private services in the Ospringe hamlet.

Appendix B – Revised Concept Plan

DRAFT PLAN
OF SUBDIVISION

PART OF LOT 13 CONCESSION 3
GEOGRAPHIC TOWNSHIP OF ERIN
TOWN OF ERIN
COUNTY OF WELLINGTON

61T-19

KEY MAP - N.T.S.

BENCHMARK

INFORMATION REQUIRED

UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1990, c.P.13 AS AMENDED

- (a) - AS SHOWN
(b) - AS SHOWN
(c) - AS SHOWN
(d) - AS LISTED BELOW
(e) - AS SHOWN
(f) - AS SHOWN
(f.1) - NONE
(g) - AS SHOWN
(h) - PRIVATE
(i) - SAND, SANDY SILT, SANDY SILT TILL
(j) - AS SHOWN
(k) - PRIVATE
(l) - NONE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE
SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE
ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

SIGNED
JIM JOHNSON, O.L.S.
WEST - RULSKA LTD., Ontario Land Surveyors

DATE AUGUST 02, 2019

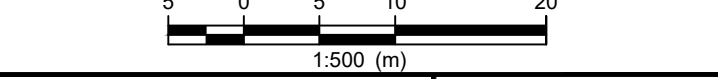
OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE FILING OF THIS PLAN BY IBI GROUP, IN
DRAFT FORM.

SIGNED
TERRELL HEARD, OWNER
DATE OCTOBER 3, 2019

DEVELOPMENT DETAILS		
LOT	DESCRIPTION	AREA
1-13	SINGLE DETACHED RESIDENTIAL	2.704 ha
BLOCK 1	STORMWATER MANAGEMENT/ OPEN SPACE	0.260 ha
BLOCK 2	TBD	0.002 ha
STREET A	R.O.W.	0.631 ha
	SITE AREA	3.597 ha

SCALE



DESIGN BY: SM
DRAWN BY: T. TUCKER
CHECKED BY: O. GOMES
DATE: 2018-09-20

#	DATE	BY	DESCRIPTION
1	2022-01-13	TL	DRAFT PLAN RESUBMISSION
2	2022-05-14	TL	IN REVISION AS PER COMMENTS
3	2022-04-20	TL	IN FIRST SUBMISSION COMMENTS
4	2019-06-27	TL	UPDATED BOUNDARY SURVEY

DRAWING ISSUE RECORD



APPROVALS

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