

P L A N N I N G
J U S T I F I C A T I O N
R E P O R T

11 MAIN STREET
TOWNSHIP OF PUSLINCH

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FILE #10779

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Puslinch, Ontario

Project Number: 10779

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1. INTRODUCTION

1.1 PURPOSE OF THE REPORT

Weston Consulting has been retained by WDD Main Street Inc., the registered owner of the lands municipally known as 11 Main Street (Lot 31, Concession 8) in the Township of Puslinch (herein referred to as the “subject lands”) to provide planning assistance for a proposed residential subdivision. The purpose of this Report is to review and provide planning justification for a proposed development including a residential subdivision consisting of single-detached dwellings serviced with local roads.

This Report has been prepared in support of applications for Draft Plan of Subdivision and Zoning By-law Amendment, and provides planning analysis and justification in support of the proposed development.

The purpose of this report is to provide planning analysis and rationale in support of the proposed development and to evaluate the proposal in the context of the policies of the Provincial Policy Statement 2020 (the “PPS”), A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (the “Growth Plan”), Greenbelt Plan 2017, County of Wellington Official Plan (the “OP”), Township of Puslinch Zoning By-law (the “Zoning By-law”) and Attainable Housing Strategy.

This Report provides planning analysis and justification for the proposal in accordance with good planning and urban design principles and provides a basis for the advancement of the planning applications through the planning process.

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2. SITE DESCRIPTION AND CONTEXT

2.1 DESCRIPTION OF THE SUBJECT LANDS

The subject lands are located east of Highway 6 and south of Main Street in Morriston. The subject lands are currently vacant with boundary trees and a woodland in the southeast corner. The subject lands have an approximate area of 23.48 hectares (58.03 acres) and an approximate frontage of 36.00 metres along Highway 6, 20 metres at the current terminus of Ochs Street and 12 metres at the terminus of Main Street. The lands along Highway 6, identified as Lots 7 and 8 are not part of the proposed Draft Plan of Subdivision.

The subject lands are legally described as:

PT LOT 31, CONCESSION 8, TOWNSHIP OF PUSLINCH, AS IN RO722846 & MS8894; LOTS 7 & 8, PLAN 135, DONALD MCEDWARDS PORTION, NORTH OF QUEEN ST, SAVE AND EXCEPT MS53965; S/T THE RIGHTS OF OWNERS OF ADJOINING PARCELS, IF ANY, UNDER IS13908 & ROS585925; TOWNSHIP OF PUSLINCH

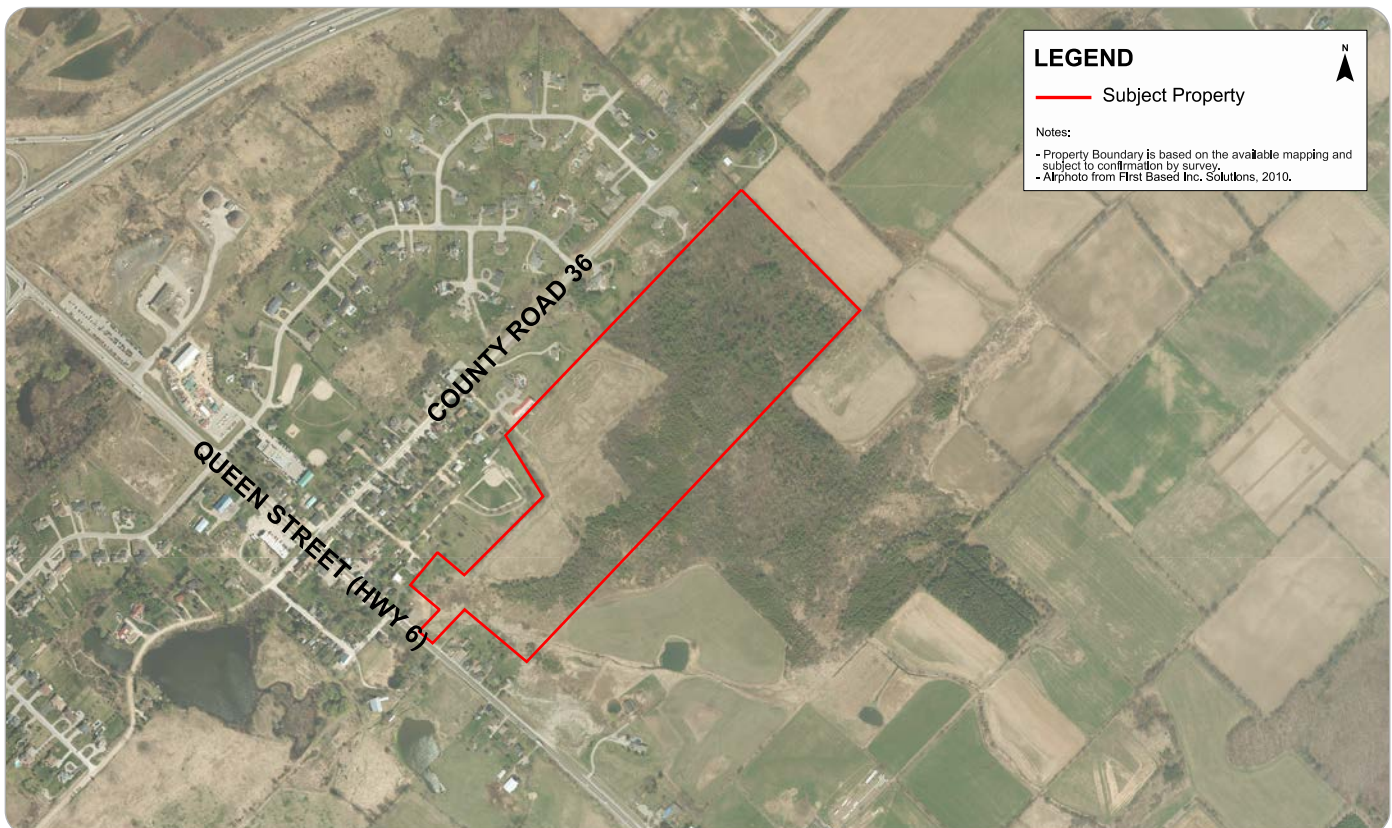


Figure 1: Aerial Photo

2.2 NEIGHBORHOOD CONTEXT

The subject lands are surrounded by open space and agricultural lands to the south and east. There are detached dwellings on the north side of the subject lands along with the Old Morriston Park. There are also detached dwellings to the west of the subject lands, along Highway 6.

The surrounding uses include:

- **North:** Immediately to the north of the subject lands, there is the Old Morriston Park which includes a baseball diamond. There are detached dwellings on the north side of the subject lands and further north there is Morriston Meadows Park and another baseball field surrounded by detached dwellings.
- **East:** The subject lands are adjacent to agricultural lands to the east and a cemetery to northeast.
- **South:** Immediately to the south, there are open space natural lands as part of the Greenbelt and agricultural lands.
- **West:** Detached dwellings are located immediately to the west of the subject lands. Across Highway 6 on the west, there are detached dwellings and further to the west, Morriston United Church is located along Victoria Street.

The subject lands are located within Morriston which is a designated Urban Centre in accordance with the County of Wellington Official Plan. Morriston is predominantly a residential community with commercial uses at the main intersection of the community, being Highway 6/Queen Street and Badenoch Street/County Road 36. Additional commercial uses are located along Highway 6 north of County Road 36. Recreational uses are located throughout the community, including Old Morriston Park which is adjacent to the subject lands, and Morriston Meadows Park which is located north of Badenoch Street and east of Highway 6. The subject lands are located approximately 1 kilometre from the Highway 401 to the north.

2.3 TRANSPORTATION

The subject lands are located in close proximity to Highway 6 which travels north-south between Port Dover to the south and McKerrow, near Sudbury, to the north. Highway 6 provides convenient connection to Highway 401 to the north and Highway 403 to the south in Hamilton. It is also accessible through Badenoch Street East, which is a County Road. Badenoch Street travels east-west between Highway 6 to Concession Road 11 providing connections to north-south travelling roads including Highway 6, Victoria Road, Watson Road and Concession Road 11. The subject lands are currently accessed through Main Street and Ochs Street, both are local streets.

2.4 NEARBY DEVELOPMENT APPLICATIONS

There are 5 active development applications within the Township of Puslinch which are located approximately 5-10 kilometres from the subject lands. One of the applications is a Consent Application. Which involves splitting the existing lot into two separate parcels, for a proposed Rural Residential Use.

Two of these applications are seeking a residential development in the Township of Puslinch which is consistent with the proposed residential subdivision.

There are also four minor variance applications within the Township of Puslinch. One application is requesting relief of the Township's Comprehensive Zoning By-law to reconstruct and enlarge a single-family dwelling. Three of the minor variance applications are requesting relief of the Township's Comprehensive Zoning By-law to facilitate lot severances.

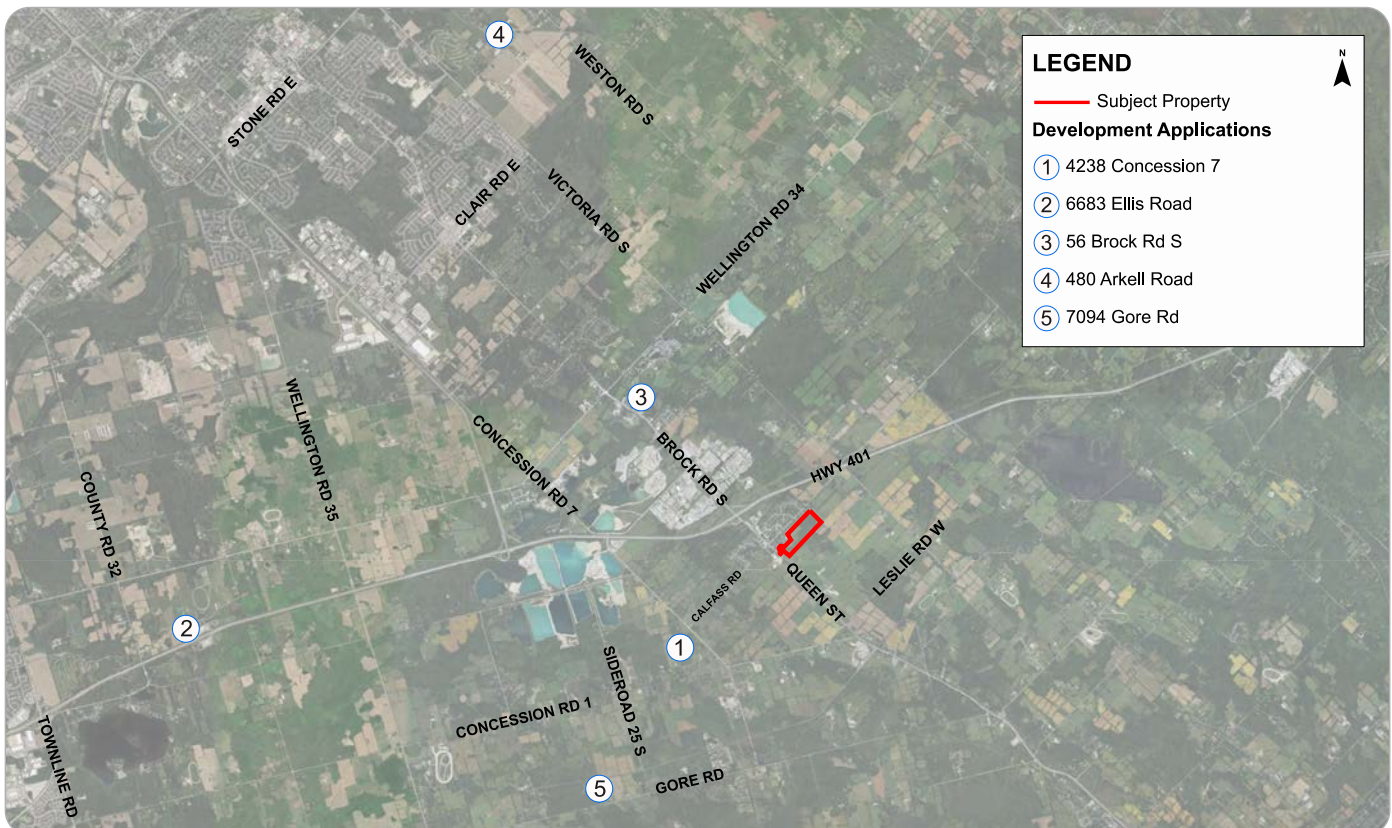


Figure 2: Surrounding Development Activity

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3. PROPOSED DEVELOPMENT

3.1 PRE-CONSULTATION

A Preliminary Concept Plan was submitted to the Township of Puslinch to receive comments and a list of required technical reports and plans for a Complete Application for Draft Plan of Subdivision and Zoning By-law Amendment applications. The Township of Puslinch provided comments and a list of required materials to support the application dated February 1st, 2022. Township Staff, agencies and the County provided comments regarding the proposed development. The following summarizes comments provided:

1. A mix of housing should be incorporated into the plan.

Response: The proposed subdivision includes single detached dwelling lots, which is compatible with the level of servicing available in Morriston and with the surrounding uses.

2. A minimum of 25% of new housing units in the County will be affordable.

Response: The proposed development provides 21 single detached dwelling lots that will be market-based, secondary units may be considered at a future stage which would assist in improving affordability and providing additional housing options.

3. Trails, and trail connections should be provided to the satisfaction of the Township.

Response: Trail connections will be discussed with the Township at the detailed design stage.

4. Setbacks from the woodlot should be assessed via the Environmental Impact Statement.

Response: An Environmental Impact Study (EIS) has been prepared to assess the impacts of the proposed development to the natural heritage features. Furthermore, the EIS provides justification for the provided 10 metre setback to the woodland and a minimum of a 15-metre setback to the wetland.

5. The lot located on Highway 6 will require approval from the Ministry of Transportation (MTO) regarding access, this lot is also located in a Floodplain area (regulated by Conservation Halton) and may not be appropriate for development.

Response: The MTO and Conservation Halton will be circulated the applications and supporting materials to review the proposed subdivision and provide comments.

6. Stormwater management (Ponds or Low Impact Developments) should be shown in subsequent site plans.

Response: A Functional Servicing and Preliminary Stormwater Management Report has been prepared in support of the proposed development and identifies that water quantity control is to be provided via infiltration trenches along the internal roadways and water quality control will be accommodated with the use of grassed swales and roadside infiltration trenches complete with topsoil.

7. Applicant should discuss any Parkland or trail requirements with the Township.

Response: Cash-in-lieu of parkland will be provided considering there is a municipal park adjacent to the subject lands. Possible trail connections will be discussed with the Township.

The above-mentioned comments were considered when developing the Draft Plan of Subdivision, Zoning By-law Amendment and technical reports, as detailed with the responses. The requirements for a Complete Application, as identified within the Pre-Consultation Comments are included with the submission and the Reports have been reviewed and summarized in Subsection 3.4.

3.2 DESCRIPTION OF DEVELOPMENT PROPOSAL

The proposed development includes a residential subdivision consisting of single-detached dwellings (Figure 3). The proposed development consists of 21 lots of approximately 0.2 hectares each and one public streets (Street A) with 20-metre right-of-way. The proposed lot fabric is consistent with the surrounding area, as there are similar single detached lots to the north and west of the subject lands with lot sizes that range from 0.05 - 0.1 hectare. Furthermore, the proposed lots are appropriately sized to accommodate private water and wastewater services (well and septic) as municipal services are not available.

The subject lands are located adjacent to and contain natural heritage features; however, the proposed development protects the features on-site and provides an appropriate buffer from the woodland and wetland. A block is provided to identify the environmentally protected lands.

Lastly, a stormwater management block is included in the Draft Plan of Subdivision, as detailed in the Functional Servicing Report.

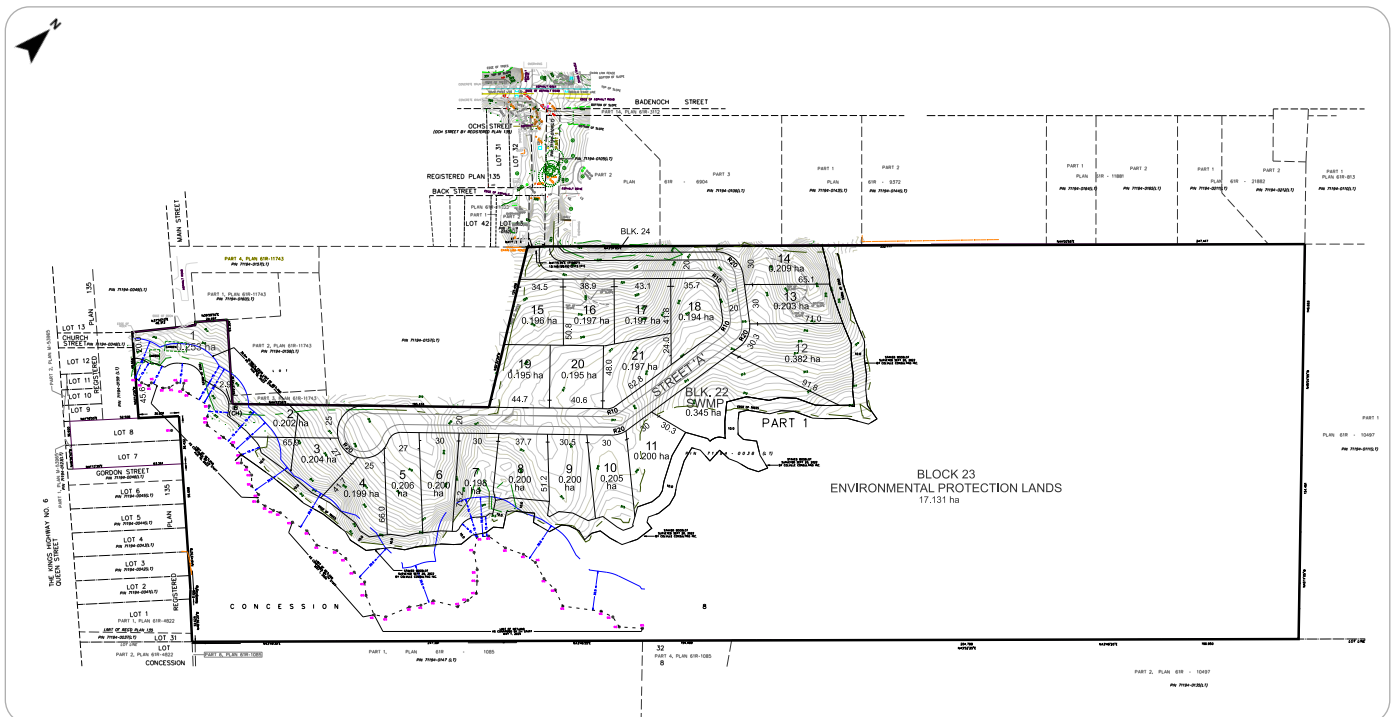


Figure 3: Draft Plan of Subdivision

3.3 DESCRIPTION OF PLANNING APPLICATIONS

Zoning By-law Amendment and a Draft Plan of Subdivision applications are being submitted concurrently to facilitate the proposed residential development.

Draft Plan of Subdivision

A Draft Plan of Subdivision is being submitted for 21 residential lots accessed by one proposed public road, including the extension Ochs Street. The proposed lots are approximately 0.2 hectare each to accommodate the future detached dwellings and associated private servicing infrastructure. The Draft Plan of Subdivision also includes a Block for the woodland and associated buffer, to be conveyed to the Township at the appropriate stage. A Stormwater Management Block is included in the Draft Plan of Subdivision, in accordance with the Functional Servicing and Stormwater Management Report.

Zoning By-law Amendment

The Zoning By-law Amendment is required to rezone the subject lands from “*Future Development 2 (FD2)*” to “Urban Residential - XX” as the current zoning does not permit the proposed residential subdivision. Furthermore, the existing “*Natural Environment (NE)*” zone is being adjusted to align with the features on site. The Urban Residential zone provides for and regulates all forms of housing (including single detached, semi-detached, duplex, and townhouse dwellings) in the Urban Centres of Aberfoyle and Morrison. A special provision is required for the size of the lots as the minimum lot area within the *Urban Residential* zone is 0.4 hectare while the proposed minimum lot areas are a minimum of 0.19 hectare.

The *Natural Environment* zone provides for the conservation of natural features, including but not limited to, woodland and wetlands. The zone boundaries also include the associated buffers. The *Environmental Protection* zone overlay also represents the natural heritage features on the subject lands.

3.4 SUPPORTING MATERIALS

This Planning Justification Report is intended to be read alongside the accompanying reports and drawings that have been submitted in support of the applications. The following reports and drawings have been prepared and are summarized here for reference. These items should be reviewed concurrently with this Report.

3.4.1 Hydrogeological Assessment

A Hydrogeological Assessment was prepared by Englobe to assess the hydrogeological conditions of the Site and to provide general information regarding the hydrogeological impact of the proposed development on the local groundwater regime. The Assessment included a review of background information including the Wellington County Official Plan, site inspection, groundwater level monitoring and hydraulic conductivity testing, review of the proposed development, construction dewatering flow rate estimate, and mitigation plans for dewatering.

The methodology consisted of five boreholes and four monitoring wells beneath the Site. The borehole findings include sand fill overlying silty sand and clayey silt. Groundwater elevations are noted highest at BH3 at an elevation of 312.8 m which forms a local groundwater divide with groundwater flow to the east of the site directed to the tributary of Bronte Creek and associated wetlands, and flow to the west directed to Bronte Creek.

Please see the Hydrogeological Assessment for additional information.

3.4.2 Geotechnical Investigation

Terraprobe Inc. was retained to conduct a Geotechnical Investigation for the proposed residential development. The geotechnical investigation determined the prevailing subsurface soil and groundwater conditions to provide geotechnical engineering design advice and recommendations for the building foundations, earthquake and earth pressure design parameters, basement floor slab and drainage and pavement. In addition, comments are also included on pertinent construction aspects including excavation, backfill and ground water control.

The soil conditions encountered at the borehole locations include earth fill materials, silty sand to sand and silt deposits as well as clayey silt deposits. Further the monitoring wells established the ground water level to range from 6.2 mbgs to 7.7 mbgs as measured in August, and September 2022. Based on the findings, the following are the recommendations for the construction of the proposed dwellings:

- Earth fill soils are unsuitable to support the proposed foundations, as such, all foundations must be supported on the underlying component undisturbed native soils and engineering fill;
- Undisturbed silty sand to silt and sand were encountered at 0.8 m depth below grade, which is suitable to support the proposed building foundations; and,
- Where site grades are required to be raised, engineering fill can be used and should consist of clear earth fill or imported granular materials.

Please see the Geotechnical Investigation for additional information.

3.4.3 Traffic Impact Study

GHD Limited was retained to prepare a Traffic Impact Study in support of the proposed residential development. The Study determines the site related traffic and subsequent traffic related impacts on the adjacent road network during the weekday a.m. and p.m. peak hours. The proposed development is expected to generate a total of 20 new two-way trips during the weekday a.m. peak hour consisting of 5 inbound and 15 outbound trips and 25 new two-way trips during the weekday p.m. peak hour consisting of 16 inbound and 9 outbound trips. Under existing conditions, all study intersections are operating with acceptable ratios and delays.

The overall impact of the development generated traffic was found to be negligible to the operation of the study area intersections and traffic flow along Highway 6 and Badenoch Street. The site traffic does not result in any turning movements increasing to critical levels, all critical movements under the future traffic scenarios are a result of the assumed corridor growth rate.

3.4.4 Stage 2 Archaeological Property Assessment

Amick Consulting Limited was retained to prepare a Stage 2 Archeological Property Assessment in support of the proposed development. The Assessment included property inspection and photographic documentation as well as high intensity test pit methodology at a five-metre interval between individual tests pits and high intensity pedestrian survey at an interval of 5 metres between individual transects in October 2022.

As a result of the Stage 2 Property Assessment of the study area, no archaeological resources were encountered. Consequently, the following recommendations are made:

1. No further archaeological assessment of the study area is warranted.
2. The Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed.
3. The proposed undertaking is clear of any archaeological concern.

3.4.5 Environmental Impact Study

An Environmental Impact Study was prepared by Colville Consulting Inc. to delineate the extent of the natural heritage features on the subject property and assess potential impacts associated with the proposed development. The Study also provides mitigation measures to avoid or minimize any potential impacts. As part of the Study, a site reconnaissance was conducted, as well as background review and field surveys. The Study found that three Endangered species (Butternut, Little Brown Myotis and Tri-colored Bat) were observed on the Subject Property and Threatened species observed on the property were limited to Eastern Meadowlark. Furthermore, the Study found the woodland on the subject property and adjacent is considered to be significant woodland. The Study also found a wetland is located on the Subject Property and the extent of same was verified with Conservation Haton. Lastly, there are two tributaries and four main types of Significant Wildlife Habitat identified on the Subject Property. Based on the identified features and the impact assessment, the proposed development will have no impact on significant habitat of Endangered or Threatened Species, the proposed development in the meadow will not impact significant habitat of this species. Furthermore, the recommended 10 metre buffer for the significant woodlands is sufficient to avoid impacts on the trees and species in the woodland area. Lastly, the proposed development provides a 15-metre buffer from the wetland on the west side of the property which is sufficient to maintain the ecological functions of the wetland.

For the remainder of the wetland on the property, a setback of a minimum of 15 metres is provided and with consideration of future grading, there are no expected impacts to the ecological functions of the wetland. The Study provide for detailed mitigation measures to avoid any impacts associated within the proposed development.

Please refer to the Environmental Impact Study for additional information.

3.4.6 Functional Servicing and Stormwater Management Report

C.F. Crozier & Associates Inc. (Crozier) was retained to prepare a Functional Servicing and Preliminary Stormwater Management Report in support of the Zoning By-Law Amendment and Draft Plan of Subdivision Applications for the proposed development. The Report identifies that the proposed development will be serviced by individual on-site sewage systems and drilled wells. Regarding the sewage system, the preliminary design flows are expected to be approximately 3,600 L/d for each lot. Each onsite sewage system will consist of an advanced treatment unit discharging to a leaching bed constructed as a Type A dispersal bed with a footprint of approximately 368 m². Individual lots will be serviced with private drilled wells in accordance with O. Reg. 903 for potable water supply.

The site's stormwater runoff from the developable area will be collected in the proposed roadside infiltration trenches for storm events up to and including the 100-year storm event. Erosion and Sediment controls will be implemented prior to construction and maintained to the satisfaction of the Township and Site Engineer until the site is stabilized.

3.4.7 Fluvial Geomorphological and Meander Belt Width Assessment

A Fluvial Geomorphological and Meander Belt Width Assessment was prepared by GEO Morphix to complete a meander belt assessment for two unnamed tributaries of Bronte Creek to support natural constraints delineation for the proposed development. As part of the Assessment, the scope included a review of applicable background reports and mapping, delineate watercourse reaches based on a desktop assessment, review recent and historical aerial photographs of the site, and complete rapid geomorphological field assessments. Field observations determined TBC-1 is located within the western portion of the subject site, commencing at Highway 6, with no flowing water but isolated pools of standing water and the channels are poorly defined. TB-2 is located within the eastern portion of the subject site, and contains no defined channel and is a swamp consisting of pools of water. TBC-3 is located within the eastern woodlot of the site with no defined channel or evidence of flow. Lastly, TBC-3a is a tributary of TBC-3 which flows through the wooded area located on the eastern portion of the site and has no channel definition of flow.

The Assessment concludes that the drainage features to the east of the subject site are low order streams that contain isolated and interspersed wetland pockets and no defined stream should be located, as such, there is no potential for erosion and a meander belt width is not applicable. For TCB-1, the watercourse flowing through the western portion of the subject site, a meander belt width of 38 metre is recommended, which is a conservative approach. In summary, the meander belt width for TBC-1 is not a limiting constraint on the proposed development.

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4. PLANNING POLICY FRAMEWORK

4.1 THE PLANNING ACT R.S.O. 1990

The following Sections analyze the relevant statutory and non-statutory policy documents to determine whether the proposed development is supported by the applicable planning framework, and whether the proposed development represents good planning. The following documents have been considered in this evaluation:

- The Planning Act R.S.O.C.P.13;
- Provincial Policy Statement;
- A Place to Grow – Growth Plan for the Greater Golden Horseshoe;
- Greenbelt Plan;
- County of Wellington Official Plan;
- Township of Puslinch Zoning By-law; and
- Attainable Housing Strategy

This Section of the Report provides an overview of the key policies pertaining to the subject lands and how the proposed development is consistent with or conforms to the applicable policies.

The *Planning Act* sets out the regulatory framework for all land use planning matters in the Province of Ontario. It provides the basis for the consideration of matters of Provincial Interest. Land use planning decisions must have regard for matters of Provincial Interest under Section 2 of the Planning Act, which states:

The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

- a) the protection of ecological systems, including natural areas, features and functions;*
- b) the protection of the agricultural resources of the Province;*
- c) the conservation and management of natural resources and the mineral resource base;*
- d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*
- e) the supply, efficient use and conservation of energy and water;*
- f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- g) the minimization of waste;*
- h) the orderly development of safe and healthy communities;*
 - (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*
- j) the adequate provision of a full range of housing, including affordable housing;*
- l) the protection of the financial and economic well-being of the Province and its municipalities;*
- p) the appropriate location of growth and development;*
- r) the promotion of built form that,*
 - i. is well-designed,*

4.2 PROVINCIAL POLICY STATEMENT

- ii. *encourages a sense of place, and*
- iii. *provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*
- s) *the mitigation of greenhouse gas emissions and adaptation to a changing climate. 1994, c. 23, s. 5; 1996, c. 4, s. 2; 2001, c. 32, s. 31 (1); 2006, c. 23, s. 3; 2011, c. 6, Sched. 2, s. 1; 2015, c. 26, s. 12; 2017, c. 10, Sched. 4, s. 11 (1); 2017, c. 23, Sched. 5, s. 80.*

The regulations and direction of Section 2 of the Planning Act inform the Provincial Policy Statement, thereby ensuring that consistency with the Provincial Policy Statement demonstrates having appropriate regard for Section 2 of the Planning Act. The Provincial Policy Statement is given consideration in the following Section of this Report.

It is our opinion that the proposed development has regard for matters of provincial interest in terms of efficiently utilizing land and developing healthy and safe communities by proposing dwellings close to public amenities including parks. The proposed development will provide a well-designed built form by considering lots with efficient sizes and frontages. Each lot is approximately 0.2 hectares which is an appropriate size for detached dwellings and they have minimum of 20 metres of frontage which provides sufficient frontage. Furthermore, the proposed low-density subdivision is consistent with the surrounding area built form and lot sizes. The proposed development provides for the extension of municipal roads to be designed in accordance with municipal standards. Lastly, the Zoning By-law Amendment application provides for the preservation of the natural heritage features within the eastern portion of the subject lands.

The current version of the Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act and came into effect on May 1, 2020 and provides policy direction on matters of provincial interest related to land use planning and development. The PPS aims to promote appropriate development while ensuring that resources of provincial interest, public health and safety, and the quality of the natural environment are protected. All decisions affecting planning matters in Ontario “shall be consistent with” the policy statements issued under the Planning Act.

The PPS encourages efficient land use planning and growth management to create and maintain strong communities and a healthy environment while encouraging economic growth over the long term. These land use patterns promote a mix of housing, including affordable housing, employment, recreation, parks and open spaces and transportation choices. The PPS also encourages the efficient use of existing infrastructure and public service facilities and requires that municipalities plan for an appropriate range and mix of land uses and built forms throughout the Province. The PPS supports intensification, infill and redevelopment where appropriate in order to promote the efficient use of land where infrastructure and public services. This would also result in a better use of infrastructure.

Building Strong Healthy Communities

Section 1.0 of the PPS provides direction related to “Building Strong Healthy Communities” and is applicable to the subject lands. It generally encourages a variety of land uses within communities and encourages the efficient use of land and infrastructure.

Managing and Directing Land Use

Section 1.1.1 contains requirements for managing and directing land use to achieve efficient and resilient development and land use patterns. The relevant policies are included below.

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;*
- 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;*
- g) *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*

The proposed development is consistent with the above noted policies, as it provides for growth within a settlement area. This development would add to the current housing supply of the area for current and future residents and provides for the efficient expansion of existing local roads.

Settlement Areas

Section 1.1.3 of the PPS provides direction on future growth and development within Settlement Areas and recognizes Settlement Areas as critical to the long-term development and prosperity of Ontario's communities. The subject lands are located within the Settlement Area of Morriston. The PPS promotes efficient development patterns within settlement areas, which are locations where growth and development is to be focused. The following policies are relevant to the applications:

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

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

- a) *efficiently use land and resources;*
- b) *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) *prepare for the impacts of a changing climate;*
- 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.

1.1.3.3 *Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.*

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.*

The proposed development supports the policies of the PPS regarding the efficient use of land and resources by developing an underutilized parcel within a settlement area which is adjacent to similar low density uses and a municipal park. Furthermore, the proposed lot sizes are smaller than the Urban Residential zone permits, to increase the density and provide for appropriate compact built form while also respecting the limitations for lot sizes to accommodate private services.

Rural Area in Municipalities

Section 1.1.4 of the PPS provides policies related to rural areas which include rural settlement areas. It is our understanding the County of Wellington has adopted Official Plan Amendment 119 that identifies Morriston as a Rural Settlement Area, the Province has yet to make decision on OPA 119.

1.1.4.2 *In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.*

1.1.4.3 *When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.*

The proposed development provides for a low-density subdivision, in keeping with the existing character of Morriston and preserves the environmental features within the eastern portion of the subject lands. The proposed lot sizes are also responsive to the provision of private services required for development in Morriston.

Housing

Policies related to housing are found in Section 1.4 of the PPS. The PPS encourages a range and a mixture of housing types and densities in order to meet the current and projected needs of residents. The following policies are relevant:

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.*

The PPS directs the development of new housing towards locations where an appropriate level of infrastructure and public service facilities exist. The subject lands have direct access to community services including an adjacent park, and restaurants at the intersection of Badenoch Street and Highway 6. The proposed lots and associated dwellings are reflective of the surrounding area context and private servicing requirement.

Infrastructure and Public Facilities

The infrastructure policies of the PPS are outlined in Section 1.6. Existing infrastructure and public service facilities are to be maximized, wherever possible, before developing new infrastructure and public service facilities. The following policies are relevant to the proposed development:

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.*

- 1.6.6.7 *Planning for stormwater management shall:*
- a) *be integrated with planning for sewage and wastewater 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.*

The proposed development will be provided with individual private sewage and water services in a manner consistent with the applicable policies and guidelines.

Furthermore, a Functional Servicing and Preliminary Stormwater Management Report has been prepared by Crozier which identifies the proposed development will provide for stormwater quality and quantity control via swales and infiltration trenches.

Transportation System

The relationship between transportation infrastructure and growth management is a primary consideration found throughout the PPS. The proposed development is in an area that is well serviced by public transit. The PPS encourages land use patterns that promote alternative modes of transportation. The following transportation policies are relevant to the proposed development:

1.6.7.1 Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.

1.6.7.3 As part of a multimodal transportation system, connectivity within and among transportation systems and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.

Access to the proposed development is planned to be provided through the extension of Ochs Street, a municipal local road and the introduction of one local road, both with right-of-ways of 18.0 metres. Currently, no public transit is available in the area.

Natural Heritage

Section 2.1 of the PPS provides policies related to natural heritage features and ensuring natural areas are protected for the long-term. Due to the natural features on the subject lands, the following policies are relevant:

2.1.1 Natural features and areas shall be protected for the long term.

2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

2.1.3 Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.

2.1.4 Development and site alteration shall not be permitted in:

- a) significant wetlands in Ecoregions 5E, 6E and 7E1; and*
- b) significant coastal wetlands.*

2.1.5 Development and site alteration shall not be permitted in:

- a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;*
- b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;*
- c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;*
- d) significant wildlife habitat;*
- e) significant areas of natural and scientific interest; and*
- f) coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 2.1.4(b)*

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas 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 it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

2.1.9 Nothing in policy 2.1 is intended to limit the ability of agricultural uses to continue.

The subject lands contain a woodland and a wetland, both of which are proposed to be conserved. A buffer of 15.0 metres has been provided to the wetland and a buffer of 10.0 metres has been provided for the woodland.

The natural features and associated buffers will be protected via conveyance to the Township and with the rezoning of this portion of the subject lands to “Natural Environment” and the “Environmental Protection” overlay.

An Environmental Impact Study has been prepared which provides details regarding the features and buffers and concludes that the proposed subdivision is not expected to have a negative impact on the natural areas.

Water

Section 2.0 of the PPS includes policies regarding the protection and improvement of quality and quantity of water.

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;
- b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;
- c) evaluating and preparing for the impacts of a changing climate to water resource systems at the watershed level;
- d) identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed;
- 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.

2.2.2 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 hydrologic functions will be protected, improved or restored. Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.

The subject lands consist of proposed lots that are appropriately sized to accommodate private water and wastewater services (well and septic) as municipal services are not available. The depth, size, and locations of the wells will be determined during the detailed design of each individual lot. It should be noted that the groundwater in the area is mostly by privately drilled groundwater wells.

Prior to the start of testing a private well survey will be completed to determine locations, construction details, and operational history of private domestic supply wells within a 250 m radius of the site. As part of the well survey permission to monitoring private domestic supply wells will be requested over the duration of well testing. Based on a review of well records we expect adequate groundwater (quality and quantity) will be available to support proposed residential uses.

Privately owned individual on-site sewage systems are proposed for this development. This servicing approach is consistent with the greater community and is suitable for rural estate subdivisions. Privately owned sewage systems are owned and operated by the property owner and there is no requirement for additional maintenance or review from the municipality. It is our opinion that the proposal is consistent with the PPS and we trust that the above is sufficient in addressing the above-noted comment.

Summary

The proposed development is consistent with the Provincial Policy Statement as it demonstrates efficient development within an existing settlement area, provides for increased housing opportunities, protects natural heritage features, and appropriately expands existing transportation networks. The proposed development provides for 23 detached dwelling lots that can accommodate private individual services and are compatible with the surrounding built form.

Furthermore, the proposed development provides for the protection of the natural heritage features in the eastern portion of the site with the appropriate rezoning to an Environmental Protection zone and providing a 10-metre buffer to development. Lastly, stormwater management is to be provided via infiltration trenches and swales in accordance with the submitted Functional Servicing and Stormwater Management Report. In summary, it is our opinion that the proposed development is consistent with the Provincial Policy Statement.

4.3 A PLACE TO GROW – GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) was prepared and approved under the Places to Grow Act, 2005 and provides a framework for implementing the Provincial Government's vision for building stronger and more prosperous communities by better managing growth in the Greater Golden Horseshoe. The current Growth Plan took effect on August 28, 2020 as Amendment No. 1 to the 2019 Growth Plan.

Guiding Principles

The Growth Plan provides policy direction regarding how land is developed, resources are managed and protected and public dollars are invested based on the guiding principles of Section 1.2.1 of the Growth Plan. Some of the guiding principles include the following:

- Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime.
- Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households.
- Protect and enhance natural heritage, hydrologic, and landform systems, features and functions.

The proposed development has regard to the above-mentioned guiding principles of the Growth Plan as the proposal adds to the housing supply of the area, protects natural heritage features and provides development that is more compact which can assist in meeting the Growth Plans objective of creating complete communities.

Managing Growth

Section 2.2.1 of the Growth Plan provides policies regarding growth. The following policies have regards to the proposed development:

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 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;*
or
 - iii. are in the Greenbelt Area;*
- c) within settlement areas, growth will be focused in:*
 - i. delineated built-up areas;*
 - ii. strategic growth areas;*
 - iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and*
 - iv. areas with existing or planned public service facilities;*
- d) development will be directed to settlement areas, except where the policies of this Plan permit otherwise;*

2.2.1.3. Upper- and single-tier municipalities will undertake integrated planning to manage forecasted growth to the horizon of this Plan, which will:

- a) establish a hierarchy of settlement areas, and of areas within settlement areas, in accordance with policy 2.2.1.2;*

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;*

The proposed development is located within a settlement area without access to municipal services, therefore the proposed development is limited to a built form that can be accommodated by private services. The proposed development is within a Secondary Urban Centre. The proposed development is a low-density residential subdivision which considers sufficient buffer from the natural features on the south side of the subject lands. Furthermore, the proposed development has access to land uses such as parks and nearby limited commercial uses, which support the achievement of a complete community.

Housing

Section 2.2.6 of the Growth Plan provides policies related to Housing. The following policies are relevant to the proposed development:

1. Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:

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

2. Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:

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

- d) planning to diversify their overall housing stock across the municipality.*

The proposed development adds to the housing supply of the area in order to accommodate the forecasted population. The proposed development also intensifies the use of the land with a more compact form of development.

Transportation

Section 3.2.2 contains policies regarding Transportation and the following policies are relevant to the proposed development:

3.2.2.2. The transportation system within the GGH will be planned and managed to:

- a) provide connectivity among transportation modes for moving people and for moving goods;*
- b) offer a balance of transportation choices that reduces reliance upon the automobile and promotes transit and active transportation;*

The proposed development provides a network of streets which provides access to the detached dwellings and expands the current network. The proximity to nearby parks, including the one adjacent to the subject lands, will assist in promoting active transportation.

Stormwater Management

Section 3.2.7 provided policies regarding Stormwater Management. In accordance with the policies of this section:

3.2.7.2. Proposals for large-scale development proceeding by way of a secondary plan, plan of subdivision, vacant land plan of condominium or site plan will be supported by a stormwater management plan or equivalent, that:

- a) is informed by a subwatershed plan or equivalent;*

- b) *incorporates an integrated treatment approach to minimize stormwater flows and reliance on stormwater ponds, which includes appropriate low impact development and green infrastructure;*
- c) *establishes planning, design, and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion, and impervious surfaces; and*
- d) *aligns with the stormwater master plan or equivalent for the settlement area, where applicable.*

Summary

It is our opinion the proposed development conforms to the Growth Plan as it adds to the existing housing supply in Morriston and Puslinch with a built form that is contextually appropriate for the area and servicing availability. The reduced lot sizes promote a more compact form of development. Furthermore, the proposed development provides for the appropriate extension of the municipal road network with the expansion of Ochs Street and the introduction of a new municipal road to service the detached dwellings. Lastly, the proposed development protects the natural heritage features by zoning the features and associated buffer to a conservation zone, prohibiting development in these areas.

The proposed development is supported by a Functional Servicing and Preliminary Stormwater Management Report which identifies stormwater will be accommodated via infiltration trenches and swales. For further details please refer to the Report provided by Crozier Consulting Engineers.

Natural Heritage System

Natural Heritage System policies are found within Section 4.2.2 of the Growth Plan, which states:

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

The subject lands are located within the settlement area as, such, the policies of the Natural Heritage System do not apply to the proposed development. The features have still been evaluated and are proposed for protection.

4.4 GREENBELT PLAN

The Greenbelt Plan was prepared and approved under the Greenbelt Act, 2005 and took effect on December 16, 2004. The Greenbelt Plan, together with the Growth Plan, the Niagara Escarpment Plan (NEP) and the Oak Ridges Moraine Conservation Plan (ORMCP), builds on the Provincial Policy Statement (PPS) to establish a land use planning framework for the GGH that supports a thriving economy, a clean and healthy environment and social equity.

The subject lands are located within the Town/Village designation of the Protected Countryside (Figure 4). Settlement areas, identified as Towns/Villages and Hamlets, vary in size, diversity and intensity of uses and are found throughout the Protected Countryside.

The policies for these settlement areas support the achievement of complete communities that are healthier, safer, more equitable and more resilient to the impacts of climate change.

Towns/Villages have the largest concentrations of population, employment and development within the Protected Countryside and tend to be the central settlement area(s) for their respective municipalities. Although most have full municipal water and sewer services, some only have a municipal water service and/or a combination of private and municipal water services. Towns/Villages are the focus of development and related economic and social activity.

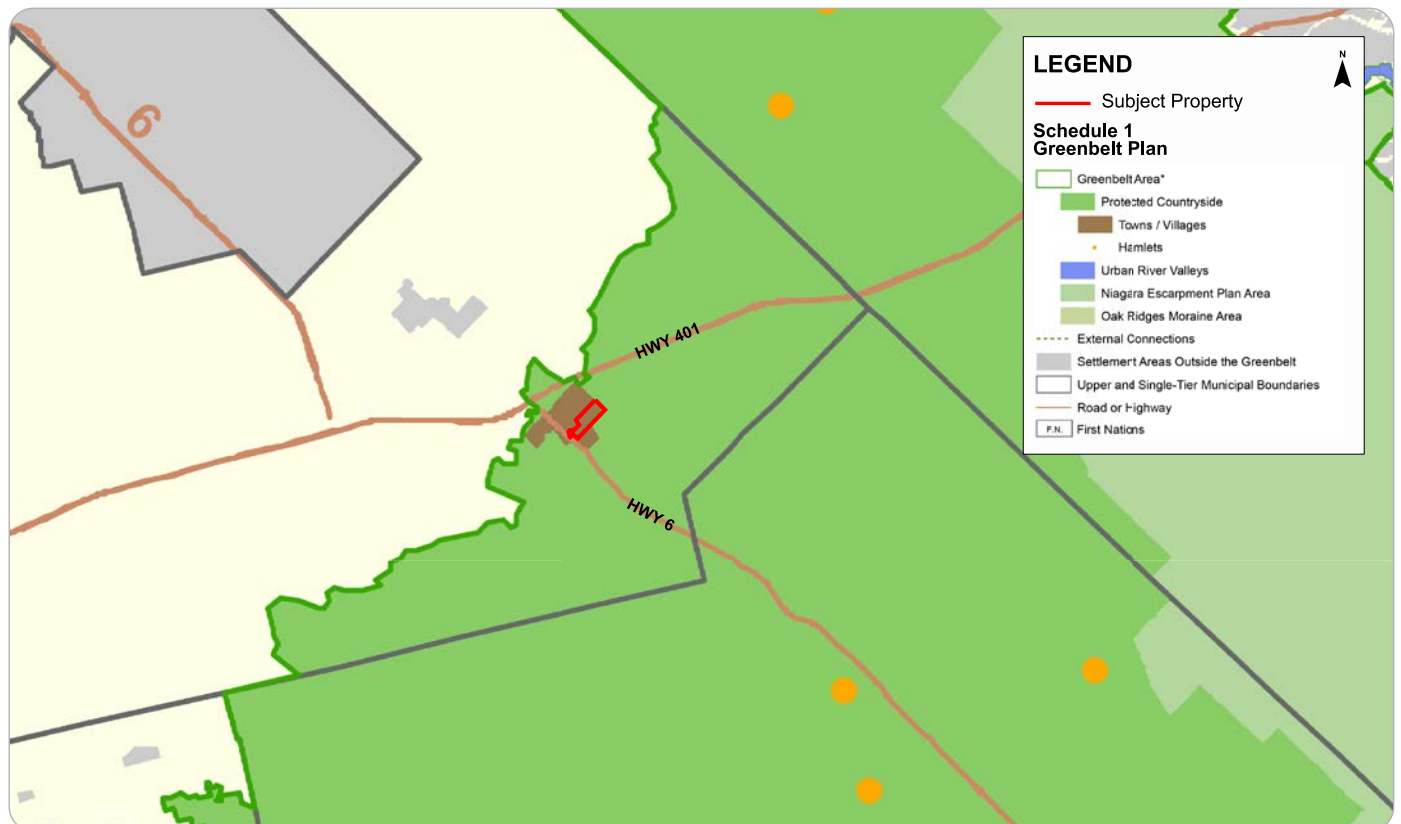


Figure 4: Greenbelt Plan

The following policies have regard to the proposed development:

1.1.2.4. Settlement Areas

- a) *Support for a strong rural economy by allowing for the social, economic and service functions through the residential, institutional and commercial/industrial uses needed by the current and future population within the Greenbelt, particularly within settlement areas;*
- b) *Sustaining the character of the countryside and rural communities;*
- c) *Support for the achievement of complete communities that promote and enhance human health and social well-being, are economically and environmentally sustainable, moving towards low-carbon communities, with the long-term goal of net-zero communities; and*

The proposed development sustains the existing character of Morriston by proposing development that is similar to the existing built form and uses. Furthermore, the introduction of 21 detached lots will assist in supporting the current and future population of Puslinch. Lastly, the proposed development includes smaller lot sizes than contemplated in the Official Plan to provide for a more compact community to efficiently utilize the land, nearby services, and road network.

3.4.3. Town/Village Policies

For lands within Towns/Villages in the Protected Countryside, the following policies shall apply:

Towns/Villages are subject to the policies of the Growth Plan and continue to be governed by official plans and related programs or initiatives and are not subject to the policies of this Plan, save for the policies of sections 3.1.5, 3.2.3, 3.2.6, 3.3 and 3.4.2.

The County of Wellington Official Plan governs the Morriston settlement area, the Official Plan is reviewed in the following Section.

According to Section 3.1.5, development should support the agricultural system and should not have any impact on the agri-food system and also provide access and infrastructure. It is not anticipated that the proposed development will impact the agri-food system, as the proposed subdivision is located within an existing settlement area.

Section 3.2.3 provides policies about Water Resource System. The proposed development is to be serviced with individual water and wastewater servicing and the proposed stormwater infrastructure is detailed in the Functional Servicing and Preliminary Stormwater Report.

Section 3.2.6 contains policies regarding external connections of the Natural Heritage System which do not apply to the proposed development. However, the proposed natural features on the subject lands are proposed for conservation.

Section 3.3 provides policies relating to Parkland, Open Space and Trails policies and how the development should use parklands, open spaces, water bodies and trails across the Greenbelt for recreation. As mentioned earlier, the proposed development is adjacent to natural features and parkland which provides an opportunity for recreation. Potential trail networks will be discussed with the Township.

Section 3.4.2 provides direction for the municipalities about the developments within the lands on Protected Countryside.

It is our opinion the proposed development conforms to the Greenbelt Plan as it proposes development within a Town/Village. Towns/Villages have the largest concentrations of population, employment and development within the Protected Countryside and tend to be the central settlement area(s) for their respective municipalities. The proposed residential subdivision provides an opportunity to accommodate the future population and contribute to developing the settlement area of Morriston in the Township of Puslinch.

4.5 COUNTY OF WELLINGTON OFFICIAL PLAN

This County of Wellington Official Plan is intended to give direction to the physical development of the County, its local municipalities and to the long-term protection of County resources. This Official Plan was approved by the Ministry of Municipal Affairs on April 13, 1999 and came into effect on May 6, 1999.

In accordance with Section 3.1 of the County Official Plan, Wellington County will grow from approximately 96,000 people in 2016 to approximately 140,000 in 2041. Wellington will plan for new housing, commerce, employment and services for about 46,000 new residents. The Official Plan is currently under review and Wellington County is expected to grow to approximately 160,000 people and 70,000 jobs over the next 30 years.

As a general strategy, Wellington will encourage development patterns which:

- are cost efficient;
- are environmentally sound;
- are compatible with existing uses;
- maintain small town character;
- maintain resource land; and,
- provide access to community services and facilities.

To achieve the general growth strategy Wellington will encourage a greater share of the County's growth to locate in the urban system than has been the norm. New multiple lots and units for residential development will be directed to Urban Centres and Hamlets, and may be allowed in site-specific locations with existing approved zoning or designation that permits this type of development. The priorities for directing growth will be as follows:

1. *The majority of growth will be directed to urban centres that offer municipal water and sewage services.*
2. *Growth will be limited in urban centres and hamlets that offer partial, private communal or individual on-site services.*
3. *To a lesser extent, growth will also be directed to secondary agricultural areas.*

Per Section 3 of the County's Official Plan, the following table shows the projected growth in the Township of Puslinch and Morrison.

Table 1: Projected Growth in the Township of Puslinch

	2016	2036	2041
Puslinch			
Total Population	7,815	9,565	9,655
Households	2,685	3,295	3,335
Morrison			
Total Population	480	590	620
Households	185	225	235

According to Schedule 7 – Puslinch Land Use, the subject lands are designated as “Urban Centre”. Urban Centres are expected to provide a full range of land use opportunities. Residential uses of various types and densities, commercial, industrial and institutional uses as well as parks and open space uses will be permitted where compatible and where services are available. Per Section 7.5.5 of the County Official Plan:

“Urban centres shall provide a broad range of residential uses to provide a diverse supply of housing, including affordable housing. In Wellington, the single-family residence will continue to be the dominant use of urban lands. Other forms of housing at densities appropriate to the servicing and the nature of the community will also be developed including semi-detached, duplex townhouse and apartment units.”

In accordance with Schedule A7-2 – Morrison Land Use, the subject lands are designated as “Residential”, “Greenlands” and “Core Greenlands” (Figure 5). According to Section 8.3, the Official Plan attempts to provide for urban centres with populations as set out in Section 3. To accomplish this growth, it is essential to provide adequate opportunities for housing in each urban centre. The single-detached home is currently the dominant housing type in urban centres and this situation is expected to continue. However, new housing types are needed to provide a greater variety of residential accommodation as well as a more affordable housing supply. The Official Plan anticipates that semi-detached, townhouse and apartment dwellings will be developed to respond to this need and that these units may eventually account for at least one quarter of all housing units in most urban centres.

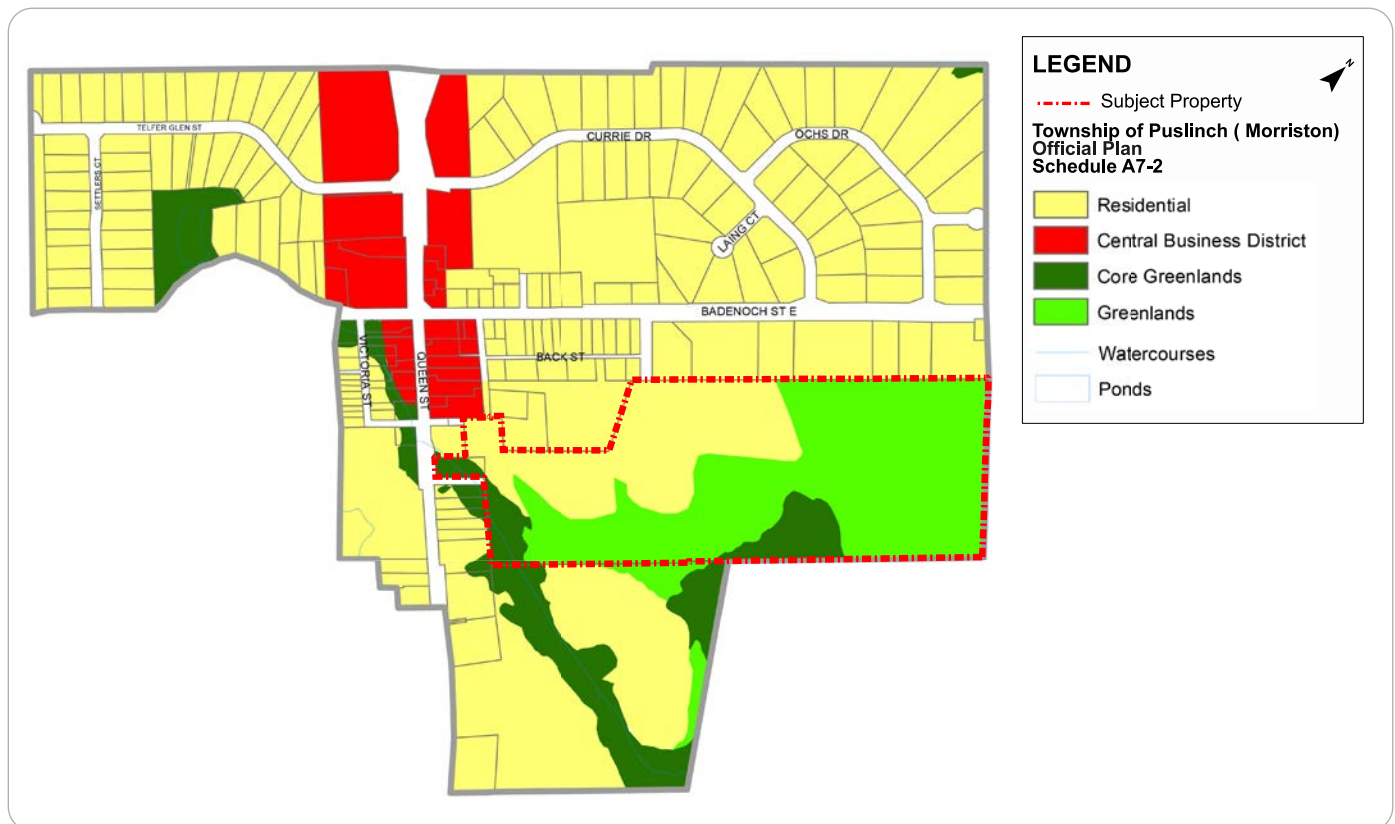


Figure 5: Schedule A7-2 – Morrison Land Use

Housing

Section 4.4 of the County Official Plan outlines the policies regarding housing. The following policies are applicable to the proposed development:

4.4.1 Supply

The County will ensure that residential growth can be accommodated for a minimum of 10 years through residential intensification, redevelopment and if necessary, lands which are designated and available for new residential development.

The County will maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a 3 year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

4.4.2 Variety

The County will provide for a variety of housing types to satisfy the present and future social, health and well-being requirements of residents of the regional market area. New residential developments will be promoted at densities which efficiently use available servicing and are appropriate to site conditions and existing patterns of development.

4.4.3 Residential Intensification

This Plan contains policies encouraging intensification primarily in urban centres but also, to a much lesser extent in hamlets. The strategic approach to intensification intends to retain small town character and revitalize downtown areas which includes:

- e) encouraging modest intensification in stable residential areas respecting the character of the area. Stable residential areas are considered to be established areas generally consisting of predominantly low-density housing on local roads with the built boundary;*

- h) encouraging small scale intensification in hamlets consistent with their character and servicing including accessory or second residences, limited severances and conversions; and*
- i) encouraging the development of appropriate standards for residential intensification, redevelopment and new residential development which are cost effective, environmentally sound and compatible with existing uses, small town scale and character;*
- j) ensuring that adequate infrastructure is, or will be, established to serve the anticipated development.*

The proposed development provides an opportunity for modest intensification which is consistent with the surrounding context and private servicing. The proposed development would add to the housing supply of the area with appropriate compact form that respects the servicing limitations and adjacent built form.

Planning Impact Assessment

According to section 4.6.2 of the County Official Plan, planning impact assessments may be required to evaluate:

- a) the need for the proposed use other than for aggregate operations, taking into account other available lands or buildings in the area;*
- b) the appropriateness of the proposed site for the use proposed taking into consideration the size and shape of the land and its ability to accommodate the intensity of use proposed;*
- c) the adequacy of the proposed method of servicing the site;*
- d) the compatibility of the proposed use with consideration given to the height, location, proximity and spacing of buildings; the separation between various land uses; impacts from noise, odor, dust or other emissions from the proposed use and from adjacent land uses; loss of privacy, shadowing or impact on cultural heritage resources and*

- landscapes;
- e) *the impact on natural resources such as agricultural land and mineral aggregate deposits;*
 - f) *the impact on biodiversity and connectivity of natural features and areas;*
 - g) *the exterior design in terms of bulk, scale and layout of buildings and other design elements;*
 - h) *the possibility that site contamination has occurred or the site may contain historic petroleum wells or associated works, and if so, demonstrate compliance with provincial regulations;*
 - i) *methods of reducing or eliminating negative impacts;*
 - j) *other planning matters considered important by a Council.*

The proposed development is compatible with the surrounding context in terms of use, density, height, separation of buildings. Further, a compatibility study and noise study were not required as part of the applications therefore it is anticipated that the proposed development will not result in negative impacts to the surrounding area. The proposed development provides a 10-metre buffer to the natural heritage features to mitigate any potential impacts from development, which is further supported in the Environmental Impact Study. Lastly, the proposed subdivision is planned to be serviced with private individual water and wastewater services which can be appropriately accommodated with the lot sizes.

Public Spaces, Parks and Open Spaces

According to Section 4.11, Wellington is fortunate to have a number of publicly-accessible rail trails, agreement forest trails, rivers, lakes and reservoirs, conservation areas, and municipal parks and recreation complexes. Equally important is the involvement of community groups who provide support and stewardship for a number of these facilities.

The County will promote healthy, active communities by:

- a) *planning public roads, streets and facilities to be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including but not limited to, walking and cycling;*
- b) *providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, open space areas, trails, and, where practical and appropriate, water-based resources;*
- d) *considering the impacts of planning decisions on parks, agreement forests and conservation areas.*

The proposed development provides for the expansion of Ochs Street as well as a new public road, which will be designed in accordance with the applicable Township standards. Furthermore, the proposed subdivision is adjacent to an existing municipal park providing for convenient access to the facilities for future residents. Lastly, the applications provide for the protection of the natural heritage features on the subject lands.

Urban System

In accordance with Section 7, the Urban System includes the larger urban places in Wellington, which are expected to accommodate the majority of growth over the planning period. The Urban System includes:

- Hamlets; and,
- Urban Centres.

The subject lands are located within the Morriston Urban Centre. Section 7.5 provides policies regarding Urban centres:

7.5.1 Permitted Uses

Urban Centres are expected to provide a full range of land use opportunities. Residential uses of various types and densities, commercial, industrial and institutional uses as well as parks and open space uses will be permitted where compatible and where services are available. More detailed official plan designations and policies as well as zoning regulations will identify the location and nature of various permitted uses in urban centres.

7.5.2 Services

Sewage and water services will be provided in accordance with Section 11.2 of this Plan. Road access will be via internal roads where possible, then via local roads where possible and then via County Roads or Provincial Highways where there is no other alternative. In all cases, appropriate sighting standards must be met and road functions maintained.

7.5.3 Land Use Compatibility

More detailed planning policies and zoning regulations shall be developed for Urban Centres to ensure that existing and proposed uses are compatible and that adverse impacts are kept to a minimum and that appropriate mitigation is provided where practical.

7.5.5 Residential Use

Urban centres shall provide a broad range of residential uses to provide a diverse supply of housing, including affordable housing. In Wellington, the single-family residence will continue to be the dominant use of urban lands. Other forms of housing at densities appropriate to the servicing and the nature of the community will also be developed including semi-detached, duplex townhouse and apartment units. An Additional Residential Unit may be allowed subject to the provisions of Section 4.4.6 of this Plan.

The proposed subdivision provides the opportunity to develop single detached dwellings which is the dominant form of housing in the area and it will also add to the housing supply of Morriston and Puslinch. The proposed development is compatible with the surrounding context and considers a buffer from the existing natural heritage to mitigate potential adverse impact. The proposed development is planned to be privately serviced and will include the expansion of Ochs Street as well as introduce a new public street to service the proposed subdivision.

Detailed Urban Centre Policies

The intention of Section 8 is to provide detailed land use policies for all Urban Centres identified with separate land use schedules in this Plan.

In accordance with Section 8.1.3 Vision Statement, by the end of the planning period, it is expected that the Urban Centres in Wellington County will have the following characteristics:

- a) *that traditional community values will be maintained and the small-town character will be enhanced;*
- b) *that the single-detached home will continue to be the dominant form of housing but a greater variety of housing types will also be available;*
- e) *that the quality of life for the residents will be enhanced by the protection of natural and cultural environment, the enhancement of new recreational opportunities, and the preservation of heritage resources;*
- f) *that infrastructure such as roads, water, utilities, fire protection and administration will be improved and, where feasible, expanded to meet the needs of a growing community;*
- g) *that the greenland system and rivers will remain dominant natural features in urban centres providing aesthetic and recreational opportunities for both residents and visitors alike;*

h) that the elements of the natural environment including rivers, hills, wetland, groundwater and forest resources will be protected, enhanced and well managed.

k) to provide for a safe and efficient vehicular and pedestrian transportation system in the community.

The applications propose a residential subdivision consisting of detached dwellings which is the dominant form of housing within the area and maintains the small-town character of the area. Further, the proposed development considers a sufficient buffer to the natural heritage feature to the south and east of the property to preserve the natural features. The required infrastructure will be privately provided for future residents and a network of public streets are designed to create access to the detached dwellings.

The proposed development will be serviced with private water and wastewater infrastructure based on the level of services in Morriston. There are nearby municipal parks that will be optimized by way of increased usership with new residents in the proposed subdivision. Furthermore, the proposed housing typology is single detached dwellings due to servicing limitations and compatibility with the surrounding context. The proposed development will provide an opportunity for controlled growth by introducing a subdivision for low-density residential development in an existing urban centre and it also provides a network of streets to enhance the vehicular and pedestrian movement. Lastly, the proposed development provides for the protection of the natural heritage features on the subject lands.

In accordance with Section 8.1.4, the major objectives of all Urban Centres are:

- a) to ensure that adequate lands, infrastructure and community facilities are available to serve the existing and future needs of the community;*
- b) to provide opportunities for an adequate supply and diversity of housing to satisfy the varied needs of a growing community;*
- d) to ensure that development and development-related activity proceeds in an environmentally responsible manner;*
- g) to utilize urban design principles that ensure public safety and security for local residents and visitors;*
- h) to maintain appropriate standards for development and redevelopment which encourage controlled growth and represent a long-term benefit to the community;*
- i) to ensure that adequate parkland, open space, and recreational opportunities are available to meet the recreational needs of every citizen;*
- j) to protect, preserve and where practical enhance, the unique natural and cultural heritage resources of the community; and*

Residential

Per Section 8.3.2. Wellington has set the following objectives for residential development:

- a) to ensure that an adequate supply of land is available to accommodate anticipated population growth over the planning period;*
- b) to provide a variety of dwelling types to satisfy a broad range of residential requirements and ensure that affordable housing is available;*
- c) to manage the rate of growth and the amount of residential development within the urban centre in order to maintain and enhance the small-town character;*
- d) to support the development, at appropriate locations and densities, of residential facilities that meet the housing needs of persons requiring specialized care;*
- e) to ensure that adequate infrastructure will be available to all residential areas;*
- f) to minimize potential compatibility issues between residential and other land uses;*
- g) to encourage intensification, development*

proposals provided they maintain the stability and character of existing neighbourhoods;

- h) to support the establishment of certain non-residential uses in appropriate locations of the municipality;*
- i) to encourage residential developments which incorporate innovative and appropriate design principles which contribute to public safety, affordability, energy conservation and that protect, enhance and properly manage the natural environment;*
- j) to monitor the housing supply by reviewing new development, demolitions, intensification, and the number of affordable housing units brought on stream.*

The proposed development would add to the housing supply of the area to accommodate anticipated population growth and will provide a housing form that is compatible with the surrounding area and servicing capabilities. Furthermore, compatibility issues are not anticipated with the proposed development considering the surrounding land uses include residential uses, a municipal park, and natural areas. The proposed development is consistent with the surrounding context in terms of density, built form and use. It also promotes the efficient use of the land by intensifying the subject lands with smaller lot sizes than the zoning permits.

Section 8.3.3 provides a list of permitted uses with Residential designation. The predominant use of land in those areas designated *Residential* on Schedule “A” of the Plan shall be residential development. A variety of housing types shall be allowed, but low rise and low-density housing forms such as single-detached and semi-detached dwelling units shall continue to predominate.

Low-Density Development

In accordance with Section 8.3.4, the County Official Plan considers single-detached, semi-detached and duplex dwellings to be low density housing forms. The character of existing low density residential neighbourhoods should generally be protected and land uses which would cause significant loss of privacy, loss of view, or loss of sunlight due to shadowing or which would be incompatible due to their nature shall be discouraged.

According to Section 8.3.11, Wellington will encourage the development of vacant or under-utilized properties for residential uses which are compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks.

The proposed development consists of a residential subdivision with single detached dwellings on vacant land. The proposed subdivision is compatible with the surrounding context in terms of dwelling type, building form, site coverage and setback.

Greenlands System

Section 8.9 of the Official Plan contains policies related to the Greenlands Systems. The *Greenland* designation within Urban Centres consist mainly of *Core Greenland*, as illustrated on Schedule “A” of the Plan. The primary purpose is to identify hazardous areas which pose a threat to property or human life or have inherent limitations to development.

The main Greenland features identified are rivers, their adjacent flood prone land and valley slopes. Also included are wetlands, significant woodlands, smaller watercourses and other areas with physical constraints such as poor drainage, steep or unstable slopes. These areas serve as plant and animal habitat, forest areas and fishery resource areas in urban centres.

In accordance with Section 5.5, other significant natural heritage features including habitat, areas of natural and scientific interest, streams and valleylands, woodlands, environmentally sensitive areas, ponds, lakes and reservoirs and natural links are also intended to be afforded protection from development or site alteration which would have negative impacts. These areas are often found within Core Greenlands. Where they are outside Core Greenlands they are identified as Greenlands.

The objectives of the Greenland Systems are:

- a) *to provide protection to those aspects of the natural environment which can be harmed by urban development;*
- b) *to protect the community from those aspects of the natural environment which can pose a threat to public health and safety;*
- c) *to ensure that natural areas are protected and their natural beauty retained for future generations;*
- d) *to improve public access to natural areas where appropriate; and*
- e) *to encourage stewardship and enhancement of the local natural environment.*

5.5.4 Woodlands

In the Urban System, woodlands over 1 hectare are considered to be significant by the County and are included in the Greenlands System. Woodlands of this size are important due to their economic, visual and environmental contributions to the urban landscape. Detailed studies such as environmental impact assessments may be used to identify, delineate and evaluate the significance of woodlands based on other criteria such as: proximity to watercourses, wetlands, or other woodlands; linkage functions; age of the stand or individual trees; presence of endangered or threatened species; or overall species composition.

5.6.2 Development Impacts

Where development is proposed in the Greenland system or on adjacent lands, the County or local municipality shall require the developer to:

- a) *identify the nature of the features potentially impacted by the development;*
- b) *prepare, where required, an environmental impact assessment to ensure that the requirements of this Plan will be met, and consider enhancement of the natural area where appropriate and reasonable.*
- c) *address any other relevant requirements set out in Section 4.6.3 Environmental Impact Assessment.*

No development will be approved unless the County is satisfied that the Greenland and Environmental Impact Assessment policies are met.

Natural Heritage Systems

The County will encourage the restoration or enhancement of the natural heritage system in accordance with the following:

- *In areas undergoing significant development, particularly in urban areas, an assessment of opportunities to link or connect natural features may be required to demonstrate how the development will maintain, restore or, where possible, improve linkages and connectivity;*
- *In areas not undergoing significant development, particularly agricultural and rural areas, stewardship initiatives will be the main means to maintain, restore or, where possible, improve linkages and connectivity.*

In accordance with the above policies, the Environmental Impact Study identifies the features on the subject lands, as staked with Conservation Halton. Furthermore, the EIS recommends protection of the features and inclusion of an appropriate buffer, as well as enhancements and restoration in certain areas. Furthermore, based on the staked woodland and wetland, it is recommended that the Greenlands System in the County of Wellington Official Plan be refined to be in accordance with the physical features on the subject lands. A refinement will ensure the protection of the feature

Summary

It is our opinion the proposed development conforms to the County of Wellington Official Plan as it provides more housing options and supports the projected population and housing needs within the Township. Furthermore, the proposed development is considered within the *Residential* designation of the subject lands and provides a 10-metre buffer from the natural features. The proposed development conforms to the policies of the Residential designation. The proposed development provides an opportunity to develop single-detached dwellings which is the dominant form of housing in the area. Further, the proposed development is consistent with the surrounding context in terms of density, built form and use and is serviced by private infrastructure. There are parks and public facilities within the surrounding area, providing an opportunity to create a complete community and the proposed network of streets within the site would enhance the access and transportation.

4.6 COUNTY OF WELLINGTON OFFICIAL PLAN REVIEW

The County of Wellington is currently reviewing its Official Plan (OP) as part of the Municipal Comprehensive Review (MCR) as specified under Section 26 of the Planning Act. The updated Official Plan will establish a long-term vision and planning framework for the County that fosters a sustainable approach to future growth and economic development. This process allows the County to prepare for additional population and employment growth and ensure that the updated OP supports healthy, compact, and complete communities in Wellington as directed through A Place to Growth: Growth Plan for the Greater Golden Horseshoe.

Over the next 30 years, Wellington County is expected to grow to approximately 160,000 people and 70,000 jobs by 2051 in accordance with the A Place to Grow: Growth Plan of the Greater Golden Horseshoe.

A Progress Report dated June 13, 2024 was presented at the County of Wellington Planning Committee Meeting to provide an update on the status of the Official Plan Review. In accordance with the Progress Report, the following matters have occurred:

- The Province approved the final version of Official Plan Amendment 119 (County Growth Structure)
- The Province has not made a decision on Official Plan Amendment 120 (County Growth Forecast)
- The County has revised and re-circulated Official Plan Amendment 123 which implements the County Lands Assessment for lands within the Future Development land use designation within current urban boundaries.

Due to OPA 119 being approved by the Province, it is not in full force and effect and as such, has been reviewed below. Since the Progress Report, OPA 120 was approved by the Province on July 11, 2024 and is now in-effect.

Official Plan Amendment 119

The components of Official Plan Amendment 119 includes the growth strategy for the County which conforms with the Growth Plan. The County Growth Structure outlines where growth and development are to occur within Wellington to achieve the objectives, forecasts and targets required by Provincial policy.

The Amendment is comprised of the following:

- Adding policies to support “Complete Communities”;
- Creating a County Growth Structure including Primary Urban Centres, Secondary Urban Centres, Hamlets;
- Mapping Updates; and
- Technical and Housekeeping Changes.

In accordance with Schedule A7 – County Growth Structure – Puslinch and Schedule B7 – Puslinch Land Use, the subject lands are designated as a “*Secondary Urban Centre*” (Figure 6 and 7). The following policies are applicable to the proposed development and subject lands. The *Secondary Urban Centres* are considered to be part of the rural system, as opposed to the urban system.

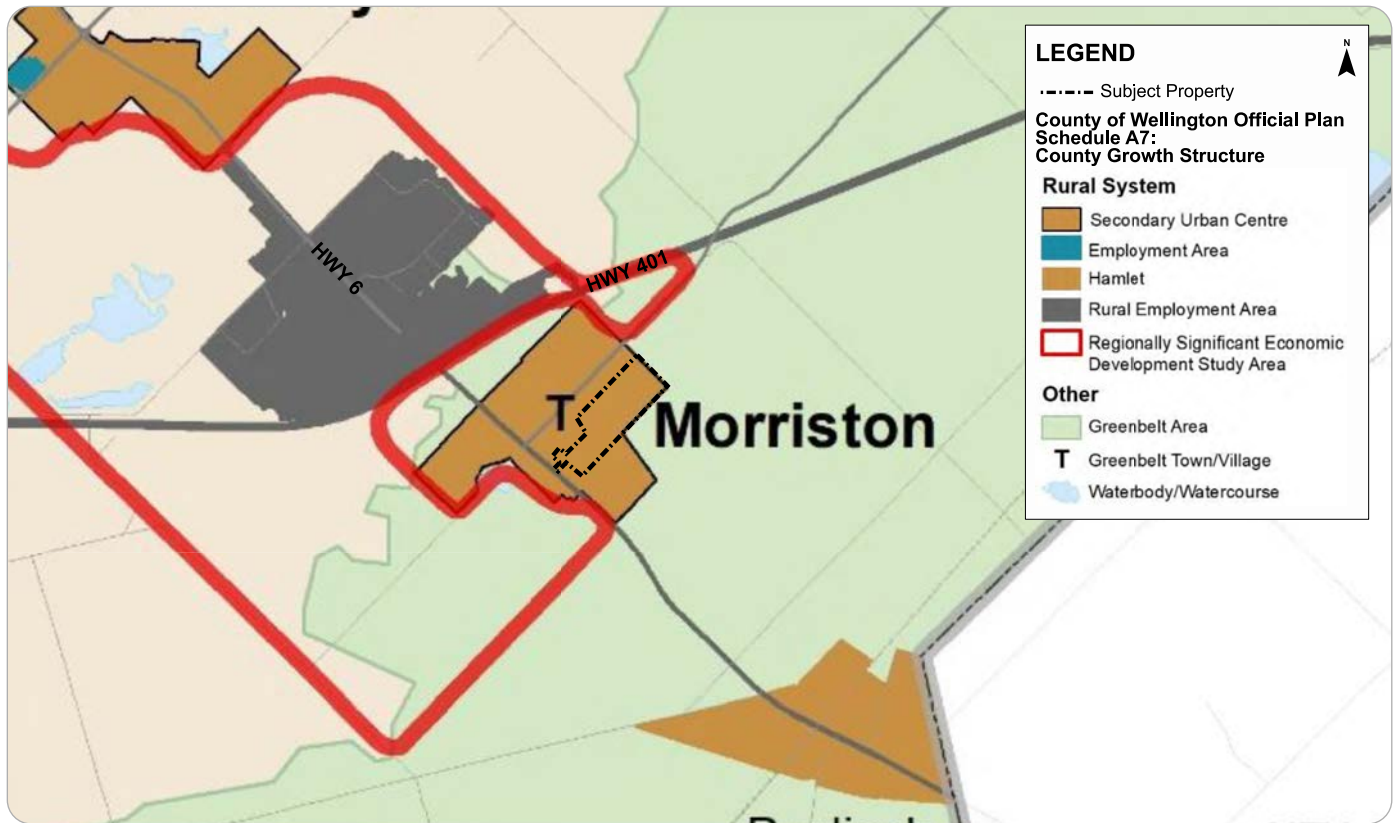


Figure 6: Schedule A7 - County Growth Structure – Puslinch

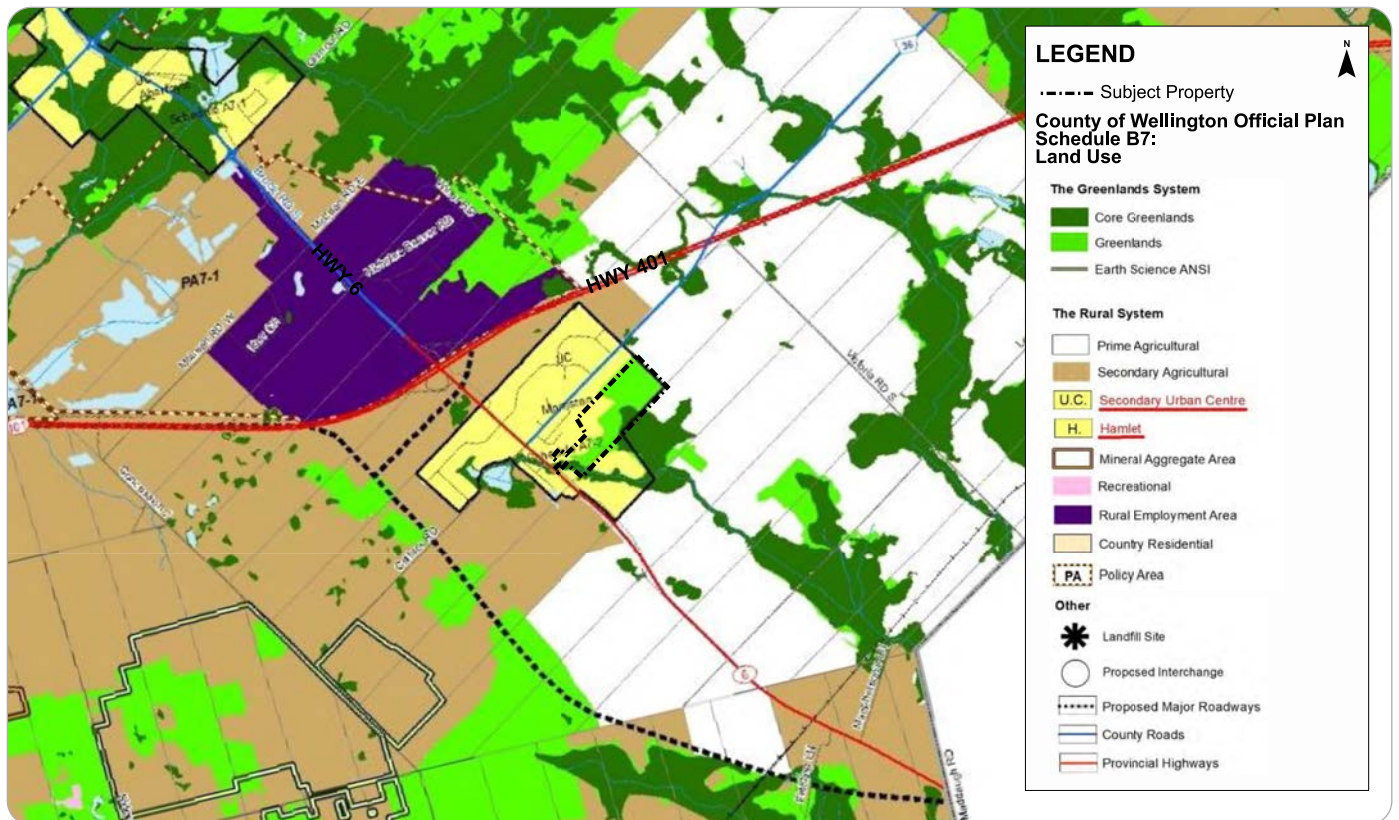


Figure 7: Schedule B7 – Land Use

Complete Communities

In accordance with Section 2.1.5 complete communities of OPA 119 are those which:

- *provide a diverse mix of land uses;*
- *provide a diverse range and mix of housing options;*
- *expand convenient access to a range of transportation options, public service facilities, open spaces, recreational facilities, and healthy, local, and affordable food options;*
- *provide for more compact built form and a vibrant public realm;*
- *are age friendly.”*

The proposed development contributes to assisting in creating a complete community as it is located within an area which is serviced by public facilities, open spaces and parks. Further, the reduced lot sizes provide an opportunity for a more compact built form.

Secondary Urban Centres

Section 6.10 of OPA 119 provides policies regarding Secondary Urban Centres. The following policies are applicable to the proposed development:

6.10.1 Defined

Settlement areas without municipal sewage services and municipal water services may be recognized as secondary urban centres due to the prominent role they play as a focus for a mix of land uses, growth and community functions in their municipalities.

6.10.2 Permitted Uses

Secondary urban centres are expected to provide a range of land use opportunities. Residential uses of various types and densities, commercial, industrial and institutional uses as well as parks and open

space uses will be permitted where compatible and where appropriate services are provided. More detailed official plan designations and policies as well as zoning regulations will identify the location and nature of various permitted uses in secondary urban centres.

6.10.3 Services

Sewage and water services will be provided in accordance with Section 11.2 of this Plan. Road access will be via internal roads where possible, then via local roads where possible and then via County Roads or Provincial Highways where there is no other alternative. In all cases, appropriate sighting standards must be met and road functions maintained.

6.10.4 Land Use Compatibility

More detailed planning policies and zoning regulations shall be developed for secondary urban centres to ensure that existing and proposed uses are compatible and that adverse impacts are kept to a minimum and that appropriate mitigation is provided where practical.

6.10.5 Impact Assessment

Where a Council is concerned about the impact a proposed development may have on a secondary urban centre, it may require an impact assessment as set out in the general policy section of this Plan.

6.10.6 Residential Uses

Secondary urban centres shall provide a broad range of residential uses to provide a diverse supply of housing, including affordable housing.

In Wellington, the single detached residence will continue to be the dominant use of urban lands however, other forms of housing at densities appropriate to the servicing and the nature of the community may also be encouraged.

An Additional Residential Unit may be allowed subject to the provisions of Section 4.4.6 of this Plan.

Additionally, bed and breakfast establishments will be encouraged within single detached dwellings where adequate services and parking are available.

6.10.12 Parks and Open Space

Secondary urban centres shall provide adequate parks and open space areas to serve their population and may provide recreational opportunities for a larger regional population.

Parks and open space areas may be located in or adjacent to greenland areas depending on impacts and opportunities.

6.10.13 Greenlands System

The Greenland System policies established in this Plan apply within secondary urban centres. More detailed policies may be developed for secondary urban centres, particularly where urban development is adjacent to Greenland System areas or where existing development has already occurred in or near Greenland System areas.

The proposed development conforms to the policies of this Section as it introduces a residential subdivision comprised of single detached dwellings and adds to the residential supply of the area. The proposed development will be serviced privately and a network of streets is considered to provide access.

Furthermore, the proposed development considers a sufficient buffer from the natural heritage features on the south and east portion of the subject lands.

It is our opinion that based on the analysis contained herein, the proposed development conforms to OPA 119.

Official Plan Amendment 120

The purpose of the proposed Official Plan Amendment 120 is to revise the Wellington Growth Forecast by updating the population, household and employment forecasts to extend to 2051 and revise related text and schedules.

The main changes to the overall County growth forecasts, relative to the current Official Plan are:

- The forecast extends to 2051 (current time horizon is 2041);
- Time intervals before 2041 are no longer shown, except to include 2021 as a base (this is being done because the Growth Plan no longer shows time intervals before 2051, and to provide flexibility for short- and medium-term work); and
- A higher percentage of population growth in Wellington will take place in urban centres (89% in 2051 versus and 82% in 2041).

In accordance with Table 7 of the OPA the projected growth in the Township of Puslinch is as shown in Table 2 Below. It is our opinion the proposed development conforms to OPA 120 by providing additional residential dwellings to accommodate the foretasted population.

Table 2: Projected Growth in the Township of Puslinch to 2051

	2021	2051
Total Population	7,900	10,000
Households	2,850	3,560
Total Employment	5,800	7,900

4.7 TOWNSHIP OF PUSLINCH ZONING BY-LAW 023-18

In accordance with Schedule A7 of the Township of Puslinch Zoning By-law, the subject lands are zoned as “Urban Residential (UR)”, “Future Development 2 (FD2)” and “Natural Environment (NE)” with an “Environmental Protection” overlay (Figure 8). This zone does not permit residential development, as such, a Zoning By-law Amendment is required to facilitate the proposed development.

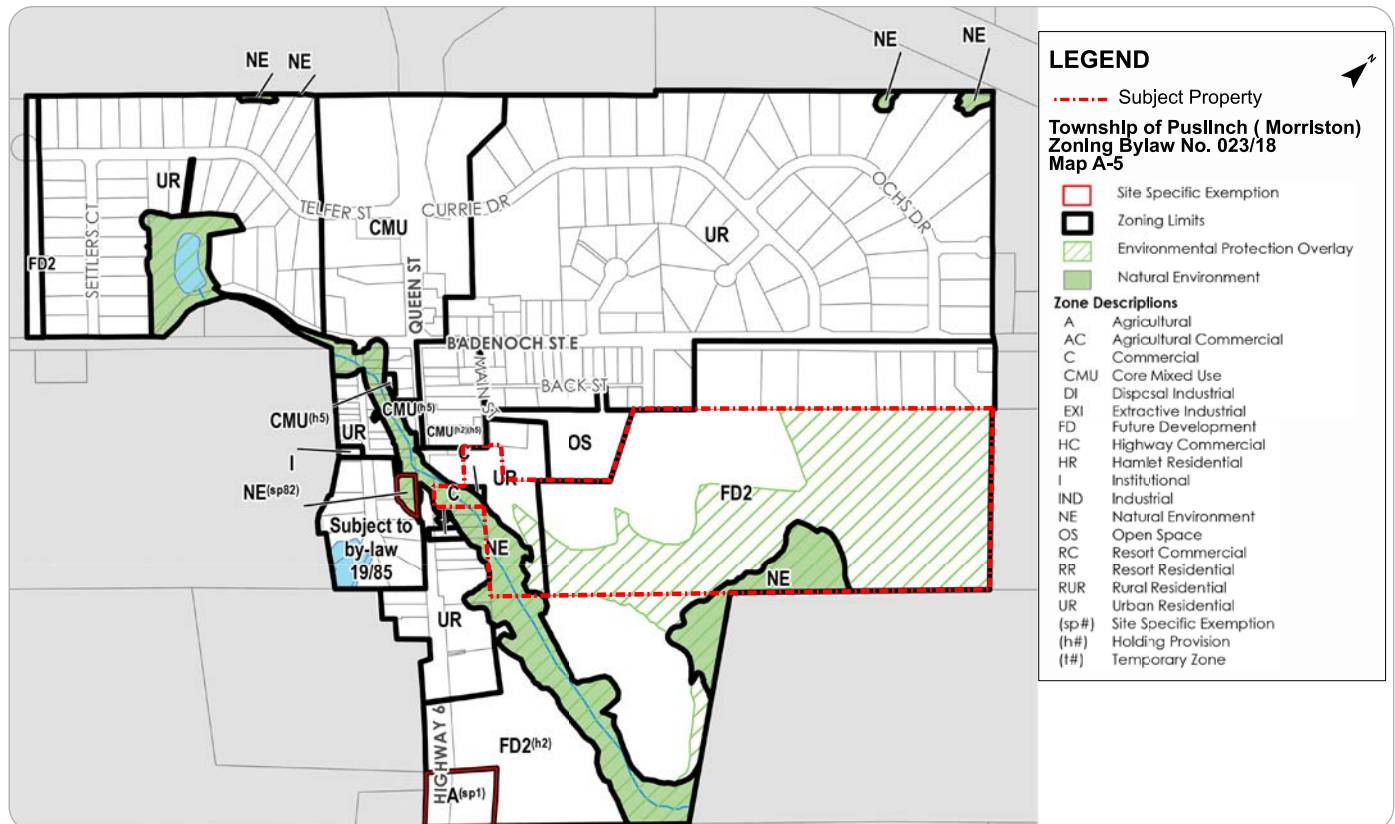


Figure 8: Map A-5 – Township of Puslinch Zoning By-law

4.8 ATTAINABLE HOUSING STRATEGY

The purpose of the Attainable Housing Strategy Report is to provide recommendations to assist the County of Wellington with its attainable housing shortage. The scale of this issue is significant, especially for the County's workforce. The lack of attainable housing is making it difficult for local employers to attract and retain workers, with some employers incurring costs in order to house or transport their workers. This problem is further influenced by the County's geographic location, which is in close proximity to major economic centres in the City of Guelph, Waterloo Region and the Greater Toronto and Hamilton Area. It is anticipated that this economic pressure will attract residential activity from outside the County, increasing the development of low-rise housing forms, which are not attainable.

Provincial policy plays a role in the delivery of attainable housing as it creates a framework for managing growth and provides policy direction to guide land development. As part of the Attainable Housing Strategy Report, the Growth Plan [2019] and the Province's Housing Supply Action Plan [2019] were reviewed. Through the review, it was uncovered that recent changes being implemented by the Province's Bill 108, More Homes, More Choice Act, 2019 [Bill 108] are aimed at increasing housing affordability. Bill 108 introduces beneficial amendments related to second units such as allowing two second units on one property, by permitting two residential units in a main residence [single detached, semi-detached or rowhouse] and one in an ancillary structure.

The Attainable Housing Strategy Report provides the following policy-based recommendations:

IV. Second Units

Second units are permanent residences commonly referred to as basement apartments, secondary suites or in-law suites.

The County OP does maintain policies in Section 4.4.6 which allows for one second unit per property in single detached, semi-detached or rowhouse dwellings and within an ancillary building or structure to a main residence. Second units are self-contained residential units which contain a separate bathroom, kitchen and sleeping facilities from the main residence. Provisions related to specific requirements for these units, such as off-street parking, minimum and maximum unit sizes and road access, are to be addressed through Zoning By-laws.

VI. Diverse Mix of Housing Forms

The County OP is in reasonably good shape in terms of the permissive policies which are in place to support a mix of housing types. The implementation of these policies is the issue as single detached housing continues to be the dominant form of housing in the County. The following amendments to the County OP are proposed to support greater diversity for the existing housing stock:

- The County OP residential and urban centre policies make several references suggesting that "the single-detached home will continue to be the dominant form of housing [8.1.3.b]." This language should be removed from the County OP as it is counterintuitive to supporting a range of residential building typologies.*
- Introduce policies into the County OP which support a mix of housing types which are currently absent such as back-to-back townhouses and stacked townhouses.*
- Amend policies in the County OP which recognize and support innovative forms of housing which do not currently exist and contemporary construction methods such as modular construction. Modular construction includes a degree of pre-fabrication which supports timely build-out, reducing the overall construction costs. This method of construction would increase the attainability of housing which could help address the*

immediate housing shortage employers are facing. In advance of an amendment to the County OP, a Temporary Use By-law could be passed by a local council to permit a range of transitional and temporary dwellings such as container homes. The Options for Attainable Housing Portfolio in Appendix II provides further details on attainable housing building typologies, constructions methods and ownership models.

The proposed development provides an opportunity to add to the housing supply of the area to accommodate the future population. Further, the proposed subdivision provides an opportunity to develop single-detached dwellings which may have the option to contain secondary units as attainable housing units. Due to the servicing constraints in Morriston and the surrounding built form, the proposed housing typology is limited to single detached dwellings.

5. PROPOSED ZONING BY-LAW AMENDMENT

The subject lands are currently zoned as “Urban Residential (UR)”, “Future Development 2 (FD2)” and “Natural Environment (NE)” with an “Environmental Protection Overlay” per Schedule A5 of Zoning By-Law No. 023-18. A Zoning By-law Amendment is being submitted to rezone the subject lands from “Future Development 2 – FD2” and “Natural Environment – NE” to “Urban Residential - XX (UR - XX)” and “Natural Environment (NE)” with “Environmental Protection (EP)” overlay to facilitate the proposed development. The following table provides the UR Zone requirements and the proposed special provision for the proposed development:

Table 3: Proposed Zoning By-law

Zone Designation	Permitted Uses	Prohibited Uses	Site Specific Special Provision
Urban Residential (UR-XX)	Single Detached Dwellings Additional Residential Unit (Attached and Detached) Home Business	N/A	Minimum Required Lot Area = 0.19 ha

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6. PUBLIC CONSULTATION STRATEGY

A strategy for consulting with the public is required to be submitted by the proponent of an Official Plan Amendment, Plan of Subdivision or Condominium application before it can be deemed “complete” as defined by the *Planning Act*.

The *Planning Act* requires that an application be circulated to property owners within 120 metres of the subject lands, a notice sign be posted on the property and a public meeting be held regarding the proposal.

The proposed public consultation strategy is outlined below:

1. Following the formal submission of the application, a sign will be posted on the subject lands, in a visible and informative way per Township standards;
2. A Notice of Complete Application will be mailed to residents within 120 metres of the subject lands;
3. A Statutory Public Meeting will be held with the appropriate Committee of Council;
4. Residents within 120 metres of the subject lands will be notified via mail of the Public Meeting date and details;
5. Notice of a Statutory Public Meeting shall include, information regarding the power of the Ontario Land Tribunal to dismiss an appeal if an appellant has not provided Council with oral submissions or written submissions before a decision is made on the development application; and,
6. Following the Statutory Public Meeting, the public will be notified of future Council meetings regarding the recommended decision.

We trust that the above Public Consultation Strategy is satisfactory and in compliance with Provincial legislation. Weston Consulting and WDD Main Street Inc., remain committed to facilitating public engagement and will assist in engaging the public through the process outlined in this Report.

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7. PLANNING ANALYSIS AND JUSTIFICATION

7.1 BUILT FORM AND COMPATIBILITY

The following provides a summary of our planning analysis and justification in support of the proposed development.

The applications seek to permit and develop a residential subdivision consisting of 21 single detached dwelling lots with lot areas of approximately 0.20 hectares and frontages ranging from 25 metres to 62.8 metres. All proposed lots have access to existing or planning municipal local roads and will contain a detached dwelling with individual garages. The proposed built form and density is compatible with the surrounding area which consists of detached dwellings with varying lot sizes, both smaller and larger than the proposed lots. It is our opinion the proposed residential subdivision is compatible with the surrounding neighbourhood and is not anticipated to result in any adverse impacts to the Morriston settlement area.

7.2 SERVICING AND TRANSPORTATION

The proposed detached dwelling lots will be serviced with individual private services as municipal services are not available in Morriston. The lots have been sized to accommodate private drilled wells and septic systems. The depth, size and locations of the wells will be determined during the detailed design of each individual lot. The proposed individual sanitary servicing strategy will be provided through class 4 onsite sewage systems consisting of an advanced treatment unit discharging to a leaching bed constructed as a Type A dispersal bed. Furthermore, stormwater management is proposed to be provided via infiltration trenches and grassed swales.

With regards to transportation infrastructure, the proposed development provides for the extension of Ochs Street into the subdivision as well the addition of one new public road both with an 18.0 metre right-of-way. The subject lands do not have access to public transit in Morriston.

7.3 NATURAL AREAS

The subject lands contain a woodland and a wetland, both of which are proposed to be conserved. A buffer of 15.0 metres has been provided to the wetland and a buffer of 10.0 metres has been provided for the woodland. The natural features and associated buffers will be protected via conveyance to the Township and with the rezoning of this portion of the subject lands to “*Natural Environment*” and the “Environmental Protection” overlay. An Environmental Impact Study has been prepared which provides details regarding the features and buffers, and concludes that the proposed subdivision is not expected to have a negative impact on the natural areas.

7.4 PROVINCIAL AND MUNICIPAL PLANNING POLICY

The subject lands are located within an existing settlement area in accordance with Provincial and Municipal planning policy but without access to municipal services, therefore growth is encouraged but is to be consistent with the available servicing. The proposed low-density residential subdivision respects the servicing limitations and provides for lot areas that can accommodate private services. Furthermore, applicable planning policies support compact development, greater intensification, diversity in housing and access to a range of uses. The proposed subdivision provides for lot sizes that are more compact than the zoning permits thereby supporting greater intensification. Additionally, there is a local park adjacent to the subject lands and limited commercial uses at the main intersection in Morriston. Lastly, the proposed development includes only single detached dwellings to ensure compatibility with the area and respect the servicing requirements; however, during the detailed design stage, second suites or additional residential units may be explored to assist in improving housing supply in Morriston and Puslinch.

Based on the fulsome review in Section 4.0, it is our opinion the applications are consistent with the PPS, and conform to the Growth Plan and County of Wellington Official Plan.

8. CONCLUSION

Based on our review of the site context, planning policy and supporting materials, it is our opinion the proposed development and associated applications for Zoning By-law Amendment and Draft Plan of Subdivision are based on good planning and urban design principles. The proposed development of the subject lands will intensify an underutilized parcel of land within an existing settlement area. The proposed development of 21 lots with lot areas of approximately 0.2 hectare will increase the housing supply in the area while demonstrating appropriate compact intensified development that is contextually appropriate and respects the servicing limitations of Morriston. The applications demonstrate and support applicable provincial and municipal planning policies regarding growth within settlement area and development that efficiently utilizes land. It is our opinion that the proposed development and associated planning applications should proceed through the process prescribed by the Planning Act.



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