

# Planning Justification Report

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**47 Bedford Road  
Guelph/Eramosa Township, Wellington County**

Marann Homes

Draft Plan of Subdivision

August 2023



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Draft Plan of Subdivision

Guelph-Eramosa Township

August 2023

**Prepared for:**

Marann Homes

Guelph, ON

**Prepared by:**

GSP Group Inc.

72 Victoria Street South, Suite 201

Kitchener, ON

N2G 4Y9



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# 1. Introduction

## 1.1 Background

GSP Group has been retained by Marann Homes (the “Owner”) to prepare a Planning Justification Report in support of an application for a Draft Plan of Subdivision for the property municipally known as 47 Bedford Road in Guelph/Eramosa Township (the “Subject Property”).

The Owner is proposing to create five estate residential lots through a Draft Plan of Subdivision, as well as a municipal road and stormwater management easement (the “Proposed Development”).

The Subject Property is currently designated “Hamlet Area” in the Wellington County Official Plan. The “Hamlet Area” designation permits residential uses, including single detached units. The County of Wellington Official Plan also states that some small-scale multiple-unit residential development may be considered to provide greater housing variety.

The Subject Property is currently zoned “Rural Residential” (RR) in the Guelph/Eramosa Township Zoning By-law 40/2016. A “Dwelling, Detached” is listed as a use that is permitted in the Rural Residential zone. The proposed lots conform to the minimum lot area and minimum lot width requirements of the Guelph/Eramosa Township Zoning By-law.

A Draft Plan of Subdivision is required to create the proposed lots on the Subject Property. The proposed lot creation will facilitate the development of a single detached home on each property. This Planning report is provided in support of the proposed Draft Plan of Subdivision application.

As per the pre-consultation meeting on May 12, 2022, with the County of Wellington and Township of Guelph/Eramosa, the following has been provided as part of the submitted Draft Plan of Subdivision application:

- Draft Plan of Subdivision prepared by GSP Group Inc. dated July 7, 2023.
- Functional Servicing Report and Stormwater Management Report prepared by MTE Consultants dated July 28, 2023.
- General Vegetation Overview prepared by Aboud & Associates Inc., dated April 2023.
- Tree Preservation Plan prepared by Aboud & Associates Inc., dated June 5, 2023.

## **1.2 Purpose and Scope**

This report has been prepared in support of the submitted Draft Plan of Subdivision Application. The objectives of this report are as follows:

- To provide a description of the Subject Property existing conditions and its context within Guelph-Eramosa Township and the immediately surrounding neighbourhood (Section 2);
- To outline the proposed planning applications for the Proposed Development (Section 3); and
- To provide an overview and analysis of the relevant Provincial and Municipal planning policy and regulatory context relevant to the proposed application, as well as to demonstrate consistency with or conformity to such policies and provisions (Section 4).

## 2. Site Context

### 2.1 Site Description and Surrounding Land Uses

The Subject Property is located near Highway 6, just north of the boundary of the City of Guelph. The Subject Property is located on the north side of Bedford Road (**Figure 1**). Bedford Road connects to Highway 6. Residential uses surround the Subject Property to the west, south, and east. There is a stormwater management easement to the east.

The Subject Property is located adjacent to Cross Creek Park and located near the Speed River Trail and Monkey Trails which connects to the Guelph Lake Conservation Area. It is also located a short distance (2.5km) from commercial development at the intersection of Woolwich Street and Woodlawn Road West where there are various commercial amenities. At the end of Bedford Road there is also a convenience store, gas bar, clothing store and daycare provided. Local schools include Trillium Waldorf, St. Patrick Catholic School, Resurrection Christian Academy, Learning Beads Montessori. North of the Subject Property is the Royal Distributing Athletic Performance Centre which is a major recreational facility in the area (**Figure 2**).

The Subject Property has approximately 20.1 metres (65.9 feet) of frontage along Bedford Road and an area of approximately 2.4 hectares (5.9 acres). The proposed lots would comprise 2.0 hectares (4.9 acres) of the total land area with the remaining 0.37 hectares (0.9 acres) of land dedicated to a municipal road.

The Subject Property currently contains a single detached dwelling, accessory structures, and a driveway. The existing buildings are proposed to be demolished.

There are no identified natural heritage features on or adjacent to the Subject Property and is not regulated by the Grand River Conservation Authority.

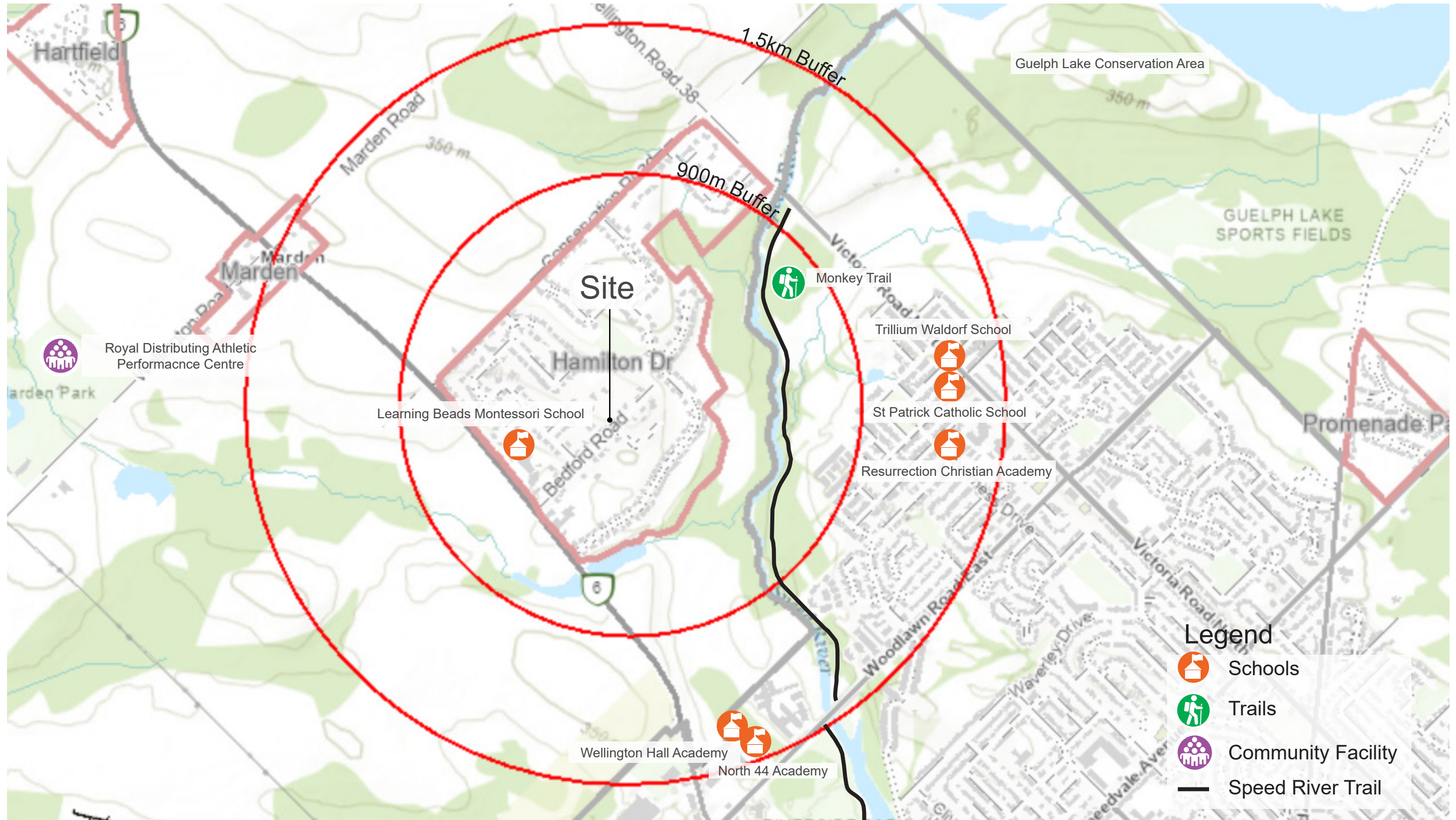




Site Location  
Source: Grand River Conservation Authority Mapping (2023)

Figure  
**1**





**Legend**

-  Schools
-  Trails
-  Community Facility
-  Speed River Trail



## 3. Proposed Applications

### 3.1 Plan of Subdivision Application

A Draft Plan of Subdivision application proposes the creation of five (5) residential lots, a stormwater easement and municipal road “Street A” (**Figure 3**).

The application will create “Lot 1” on the Draft Plan of Subdivision. Lot 1 will have a total area of 4,007 square metres (1.0 acre) and a frontage of 76.7 metres (251.6 feet) on Street A.

This application will also create “Lot 2” on the Draft Plan of Subdivision. Lot 2 will have a total area of 4,005 square metres (1.0 acre) and a frontage of 34.7 metres (113.8 feet) on Street A.

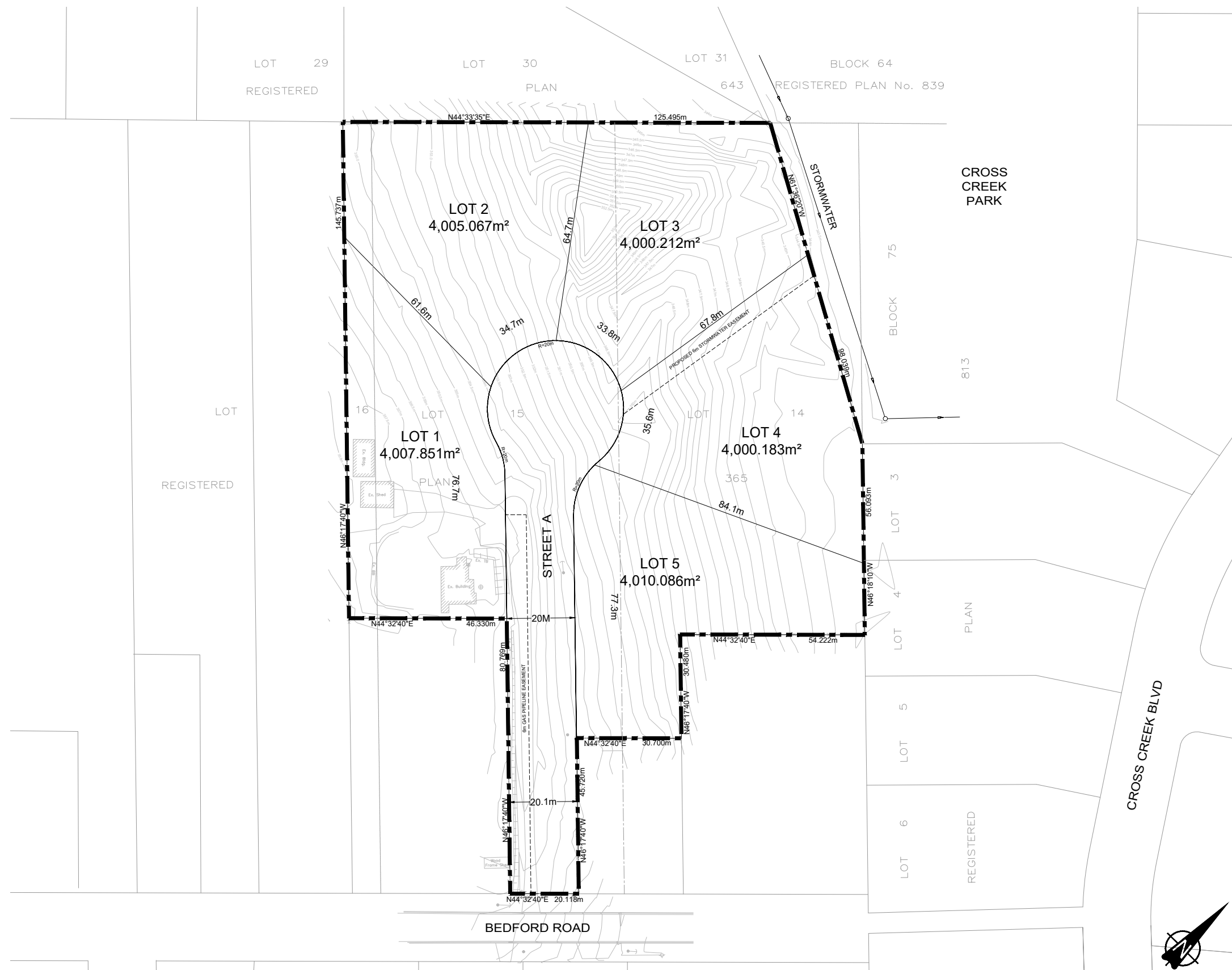
This application will also create “Lot 3” on the Draft Plan of Subdivision. Lot 3 will have a total area of 4,000 square metres (1.0 acre) and a frontage of 33.8 metres (110.9 feet) on Street A.

This application will also create “Lot 4” on the Draft Plan of Subdivision. Lot 4 will have a total area of 4,000 square metres (1.0 acre) a frontage of 35.6 metres (116.8 feet) on Street A.

This application will also create “Lot 5” on the Draft Plan of Subdivision. Lot 5 will have a total area of 4,010 square metres (1.0 acre) and a frontage of 77.3 metres (253.6 feet) on Street A.

The on-site stormwater easement (swale) between Lots 3 and 4 will direct runoff to the adjacent subdivision (Silver Meadows) stormwater management easement to the east and connect to an existing storm sewer. A new manhole will be placed within the existing storm sewer network to provide this connection.

The municipal road (Street A) is proposed to be designed with a 20 metre (65.6 feet) width and is expected to be assumed by the municipality.



## 4. Planning Rationale

### 4.1 Provincial Policy Statement (2020)

The 2020 Provincial Policy Statement (“PPS”) establishes the policy direction for land use planning on matters of Provincial Interest. The PPS directs the majority of growth and development to existing serviced settlements and has imposed boundaries around settlement areas to limit sprawl, protect farmland, increase servicing efficiency and reduce greenhouse gas emissions. Settlement areas are urban areas and rural settlement areas and include hamlets and vary in terms of size, density, population, and types of infrastructure available.

#### Settlement Areas

The PPS focuses on building strong, healthy, and livable communities by encouraging efficient land use and development patterns that support sustainability, protecting the environment and public health and safety, and facilitating economic growth as outlined in Section 1.0.

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

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term.*
- b) *accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing, and housing for older persons), employment (including industrial and commercial), institutional (including places of worships, cemeteries, and long-term care homes), recreation, park and open space, and other uses to meet long-term needs.*
- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns.*
- e) *promoting the integration of land use planning, growth management, ‘transit-supportive’ development, ‘intensification’ and ‘infrastructure’ planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.*
- f) *improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society.*

Policy 1.1.3 of the Provincial Policy Statement further states that *settlement areas shall be the focus of growth and development.*

Policy 1.1.3.2 also states that 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.*
- f) are transit-supportive, where transit is planned, exists, or may be developed.*

Response: The Proposed Development is located within a hamlet area within the Township. The Proposed Development is a modest residential intensification on an underutilized property that can be serviced with municipal water and private individual septic systems. The Site is strategically located within a settlement area and situated within an area with existing residential uses. Stormwater runoff will be provided through on-site infiltration galleries, an on-site swale, an Oil and Grit Separator (OGS) and a super-pipe system. There are no identified natural heritage features on or adjacent to the Subject Property. The Subject Property is located adjacent to Cross Creek Park and located near the Speed River Trail and Monkey Trails. It is also located a short distance (2.5km) from commercial development at the intersection of Woolwich Street and Woodlawn Road West where there are various commercial amenities. At the end of Bedford Road there is also a convenience store, gas bar, clothing store and daycare provided. In our opinion, the Proposed Development is consistent with Section 1.1 of the PPS.

## **Housing**

According to Policy 1.4.3 of the PPS planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- b) permitting and facilitating:*
  - 1. all housing options required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and needs arising from demographic changes and employment opportunities.*



- 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.*

Response: The Proposed Development will create residential lots that will facilitate the construction of single detached homes. The proposed housing type is appropriate to the level of infrastructure available to service the lots and is also compatible with the existing homes in the area. The Proposed Development will make efficient use of an underutilized lot that will support the existing public services in the area including schools (Trillium Waldorf, St. Patrick Catholic School, Resurrection Christian Academy, Learning Beads Montessori) parks, and trails. To the north of the Subject Property is the Royal Distributing Athletic Performance Centre which is a major recreational facility in the area. Recreational trails to the south also connect to Guelph Lake Conservation Area which is operated by the Grand River Conservation Authority that provide an array of recreational activities for visitors. Therefore, for the reasons stated above, it is our opinion that the Proposed Development is consistent with Section 1.4.3 of the PPS.

### **Infrastructure**

Section 1.6 of the Provincial Policy statement describes provincial direction for the provision of infrastructure and public service facilities, stating:

*1.6.6.5 Partial services shall only be permitted within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.*

*1.6.6.7 Planning for stormwater management shall:*

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

Response: The Proposed Development will be serviced with municipal water that will connect to an existing watermain on Bedford Road. Each proposed lot will be equipped with individual private septic systems to provide wastewater treatment. The partial services proposed are supported by the PPS policy that allows for partial servicing for the infilling of existing residential within settlement areas. The proposed stormwater management strategy with on-site infiltration galleries, swale and super-pipe proposed will provide water quality and quantity control for the Proposed Development. Therefore, it is our opinion that the Proposed Development is consistent with Section 1.6 of the PPS.

#### **4.2 Growth Plan for the Greater Golden Horseshoe (2020)**

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

Section 2.2.1 of the Growth Plan directs development to serviced settlement areas to promote the achievement of complete communities. A diverse mix of land uses is encouraged. The Growth Plan promotes intensification on sites near transit, active transportation and parks.

Section 2.2.6 of the Growth Plan prescribes Provincial direction for the provision of housing.

Subsection 2.2.6.2 states municipalities are to 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.*

Response: The Proposed Development will provide for modest residential intensification in a hamlet rural residential community, providing growth and contributing to minimum intensification targets. The Proposed Development is strategically located to transit and commercial options which is within a three-minute drive, or nine-minute bicycle ride (2.2km) of the Subject Property. The proposed lots are located directly adjacent to parks and trails and close proximity to commercial uses that are accessible both by active transportation modes. Based on these reasons, it is our opinion that the Proposed Development conforms to the policies set out in the Growth Plan.

### 4.3 Wellington County Official Plan (2019)

The County of Wellington Official Plan (“County OP”) was first adopted in 1998 with several changes being made since its inception. Amendment No. 119 (County Growth Structure) to the County of Wellington Official Plan was adopted May 26, 2022. The County OP policies are the basis of which the County and majority of local municipalities, including Guelph/Eramosa make decisions on land use planning matters. There is no local Official Plan for Guelph/Eramosa.

#### 4.3.1 Land Use Designation

The Subject Property is designated Hamlet Area in the Rural System on Schedule A3 of the County OP (**Figure 4**). According to Section 6.11 of OPA 119, permitted uses will be low density single detached units given the level of service available in Hamlets.

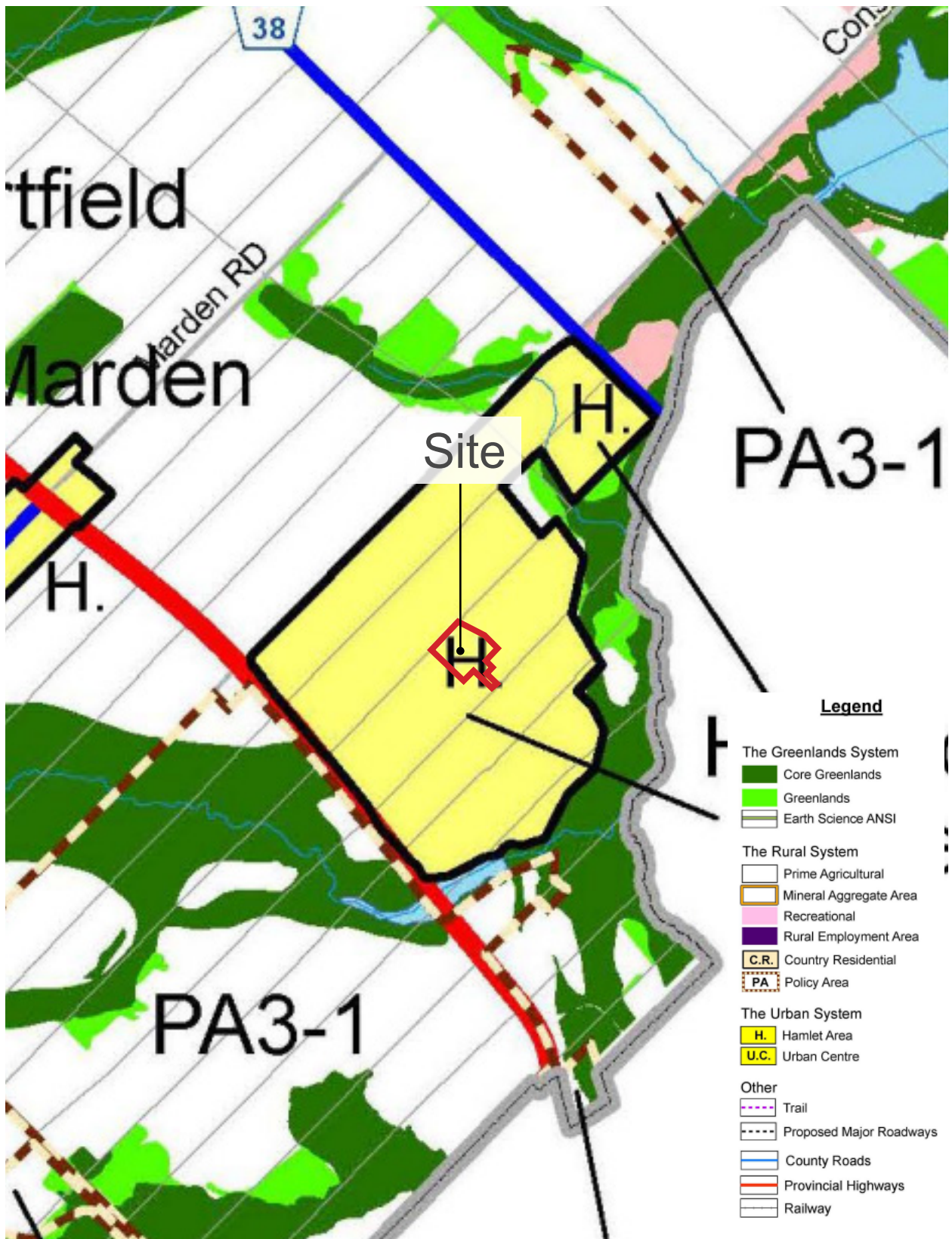
As per policy 6.11.2 of OPA 119, road access will be through internal roads where possible, then through local roads, and then through County Roads or Provincial Highways.

Policy 6.11.3 of OPA 119 states that existing and proposed uses are to be compatible and that any impacts are kept to a minimum and that appropriate mitigation is provided where practicable.

Response: The Proposed Development conforms to the Hamlet Area policies of the County OP as it is consistent with the type of low-density development complemented for the Hamlet Area. It will provide additional housing within a settlement that is compatible with the surrounding residential area. The proposed lot sizes are appropriate to the level of infrastructure available to service the proposed single detached housing (municipal water and private sewage). The proposed municipal road (Street A) will connect with Bedford Road which is a local municipal road. It is our opinion that the Proposed Development conforms with the Hamlet Area policies in the County OP.

#### 4.3.2 Housing

Section 4.4.2 of the County OP states the County will provide for a variety of housing types to satisfy the well-being of residents in the regional area. As stated in the County Official Plan “*New residential development will be promoted at densities which efficiently use available servicing and are appropriate to site conditions and existing patterns of development.*”





Section 4.4.3 of the County OP encourages intensification primarily in primary urban centres, but also in hamlets. This is encouraged through modest intensification in stable residential areas respecting the character of the area.

Response: The Proposed Development supports permitted land uses that complement the pattern and scale of development, as well as the desirable characteristics of the neighbourhood. The Proposed Development is suitable for the Subject Property, can be serviced with partial municipal services, and will provide a desirable form of housing in the area. Therefore, it is our opinion that the Proposed Development conforms to the housing policies in the County OP.

#### **4.3.3 Servicing**

Section 11.2 of the County OP states that municipal sewer and water services are not anticipated in hamlets. For new multiple lot developments, municipalities may consider individual on-site services subject to the findings of the Servicing Options Report.

Section 11.3.4 of the County OP states that approvals of subdivisions may be required to submit a stormwater management report.

Response: The Proposed Development will be serviced with municipal water that will be provided through a looped watermain system, connected to an existing watermain on Bedford Road. Each proposed lot will be equipped with private septic systems to provide wastewater treatment. The proposed stormwater management strategy will consist of on-site infiltration galleries, a swale and super-pipe to provide water quality and quantity control for the Proposed Development as detailed in the Functional Servicing and Stormwater Management Report prepared by MTE Consultants. It is our opinion that the services proposed for the development conform to the policies in the County OP.

#### **4.3.4 Lot Creation**

Section 10.1.3 of the County OP outlines the criteria to consider when new lot creation is by subdivision. The criteria include:

- a) consistency with the official plan policies and zoning regulations
- b) adequately serviced with water, sewage, stormwater, fire, roads, utilities, etc.
- c) sufficient water and sewage capacity
- d) safe driveway access
- e) public streets will be safe, meet the needs of pedestrians and facilitate pedestrian movement.
- f) The topography, soils are satisfactory for the lot sizes and uses proposed.

- g) Tree loss to kept a minimum wherever reasonable.
- h) Heritage features are protected.
- i) Lot created in areas to not create a threat to public health or safety.
- j) Natural resources are not affected adversely.
- k) Size and shape of the proposed lot is suitable.
- l) The proposed lots are uses are compatible on surrounding uses.
- m) New lots have logical lot lines given existing lot patterns in the area.
- n) Adequate access to community facilities
- o) Lot creation is necessary, timely and in the public interest,
- p) Provincial legislation is met.

Response: The Proposed Development conforms to the applicable policies of the County OP and conforms to the zoning on the Subject Property. The Subject Property can be serviced with municipal water and individual septic systems for wastewater treatment. The proposed municipal road will be designed with a width of 20 metres (65.6 feet) and will connect to a local Township Road (Beford Road). A Tree Management and Preservation Plan was prepared to minimize tree loss where possible. There are no natural heritage features on the Subject Property and no risk to human health and safety. The size and shape of the lots proposed are consistent with surrounding existing residential lots and are appropriate for the level of infrastructure available to service the lots. The Subject Property is located in close access to community facilities including parks, trails, commercial amenities and schools. The Proposed Development is consistent with all applicable provincial legislation including the PPS and Growth Plan. Therefore, it is our opinion that the Proposed Development satisfies the criteria for lot creation and therefore conforms to Section 10.1.3 of the County OP

#### **4.4 Township of Guelph-Eramosa Zoning By-law**

The subject property is currently zoned Rural Residential (RR) (**Figure 5**).

The proposed single detached dwellings are permitted within the Rural residential (RR) zone in the Guelph/Eramosa Zoning By-law.

The proposed lots meet the provisions for minimum lot area and minimum lot frontage required in the Guelph/Eramosa Township Zoning By-law 40/2016, demonstrating suitability for permitted uses in the RR zone.



<b>ZONING PROVISIONS: RR, Rural Residential Guelph/Eramosa Township Zoning By-law 40/2016</b>						
<b>Regulation</b>	<b>Minimum Required in Zoning By-law</b>	<b>Lot # on Draft Plan of Subdivision</b>				
		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>Lot Frontage (m)</b>	30	76.7	34.7	33.8	35.6	77.3
<b>Lot Area (m<sup>2</sup>)</b>	4,000	4,007	4,005	4,000	4,000	4,010

Response: The proposed lots permit single detached dwellings and meet the requirements for the minimum lot area and minimum lot frontage for the RR zone in the Guelph/Eramosa Township Zoning By-law 40/2016. A Zoning By-law Amendment is not required to facilitate the Proposed Development.



## 6. Conclusions

The Applicant is proposing to create five estate residential lots through a Draft Plan of Subdivision, as well as a municipal road and stormwater management easement. The Planning Justification Report concludes that the Draft Plan of Subdivision is justified for the following reasons:

- It is consistent with the policies of the Provincial Policy Statement.
- It conforms with the policies of the Growth Plan.
- It conforms with the policies of the County of Wellington Official Plan.
- The Proposed Development represents a modest residential intensification and is compatible with the surrounding area.
- The development will utilize partial municipal servicing for water and is adequately sized to accommodate private individual septic system for wastewater treatment.
- The Proposed Development will contribute to a healthy and complete community by efficiently utilizing underdeveloped property to create housing that will support public service facilities including parks, trails, recreational facilities, and schools.

Based on the foregoing, it is our opinion that the Draft Plan of Subdivision is appropriate, represents good land use planning and is in the public interest.

Sincerely,  
**GSP Group Inc.**



Valerie Schmidt, MCIP, RPP  
Senior Planner



Hugh Handy, MCIP, RPP  
Vice President