

Planning Justification Report

Part of Lot 17, Concession 4, Sixth Line East, Ariss, Township of Guelph-Eramosa

Will-O Homes

Guelph-Eramosa Township

Plan of Subdivision

Zoning By-Law Amendment

September 2023



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Guelph-Eramosa Township
Wellington County

September 2023

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1. Introduction

1.1 Background

GSP Group has been retained by Will-O Homes (the “Owner”) to prepare a Planning Justification Report in support of applications for Plan of Subdivision and a Zoning By-Law Amendment for the property located on Part of Lot 17 Concession 4, Sixth Line East, Ariss

Guelph-Eramosa (the “Site”). The Site was previously severed from the property municipally known as 5782 Sixth Line East.

The Owner is proposing to construct 16 single-detached dwelling units on the vacant lot. The lot will have access to Sixth Line East through the construction of a new municipal road.

The Site is currently designated “Hamlet Area” on Schedule A3 of the Wellington County Official Plan.

The Site is currently zoned Agricultural (A) zone in the Guelph-Eramosa Zoning By-law. A Zoning By-Law amendment is required to rezone the land Rural Residential (RR) Zone to permit the proposed plan of subdivision.

The Plan of Subdivision application defines the proposed lots and the location of a new municipal road. The new road is to be constructed partially on the Site and partially on an existing unopened road allowance in favour of the Township.

1.2 Purpose and Scope

This report has been prepared in support of the Plan of Subdivision and Zoning By-Law Amendment application required to facilitate the Proposed Development. The objectives of this report are as follows:

- To provide a description of the Site’s existing conditions and its context within Ariss and the immediately surrounding neighbourhood (Section 2);
- To describe the Proposed Development (Section 3)
- To outline the proposed planning applications for the Proposed Development (Section 4);
- To provide an overview and analysis of the relevant Provincial and Municipal planning policy and regulatory context relevant to the proposed application (Section 5);
- To provide a Public Consultation Strategy (Section 6); and,
- To provide a planning opinion and justification supporting the proposed applications based on site suitability and land use policy and regulatory considerations (Section 7).

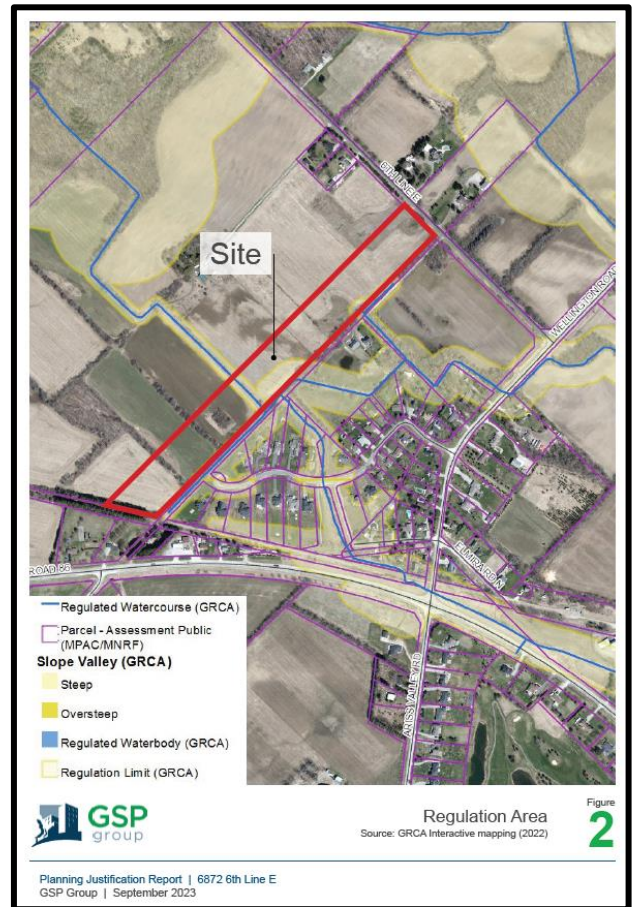
2. Site Context

2.1 Site Description and Surrounding Land Uses

The Site is 7.71 hectares in size and is located in Ariss along the west side of Sixth Line East (**Figure 1**). The Site borders a residential subdivision to the south, and an agricultural plot of land to the north and borders a walking and bike trail to the west.

The Site is within the Hamlet boundary of Ariss and is currently vacant agricultural land. A municipal road is proposed to be constructed to provide vehicle access to Sixth Line East.

The site is regulated by the Grand River Conservation Authority and has a portion of the Kurtz Municipal drain running through the property (**Figure 2**). An Environmental Impact Assessment has been prepared by Terrastory to address this area and recommend mitigation strategies.



3. Proposed Development

3.1 Land Use and Density

A residential subdivision is proposed with 16 single detached dwellings. The dwellings are proposed along with a new municipal road within the 7.71 hectare development parcel. An application for Zoning By-Law Amendment is proposed to permit the development of the 16 proposed single detached dwellings, along with a Plan of Subdivision application establish the new lots and the municipal road (herein the “Proposed Development”). **(Figure 3)**.

The single detached dwellings are proposed to be located along a new municipal road. The lot frontages for the single detached dwellings range from 40.6 metres to 73.2 metres with depths ranging from 60.9 metres to 85.2 metres. Each of the proposed lots comply with the Rural Residential (RR) Zone regulations for lot area and frontage.

The proposed net residential density is approximately 2.07 units per hectare.

3.2 Access

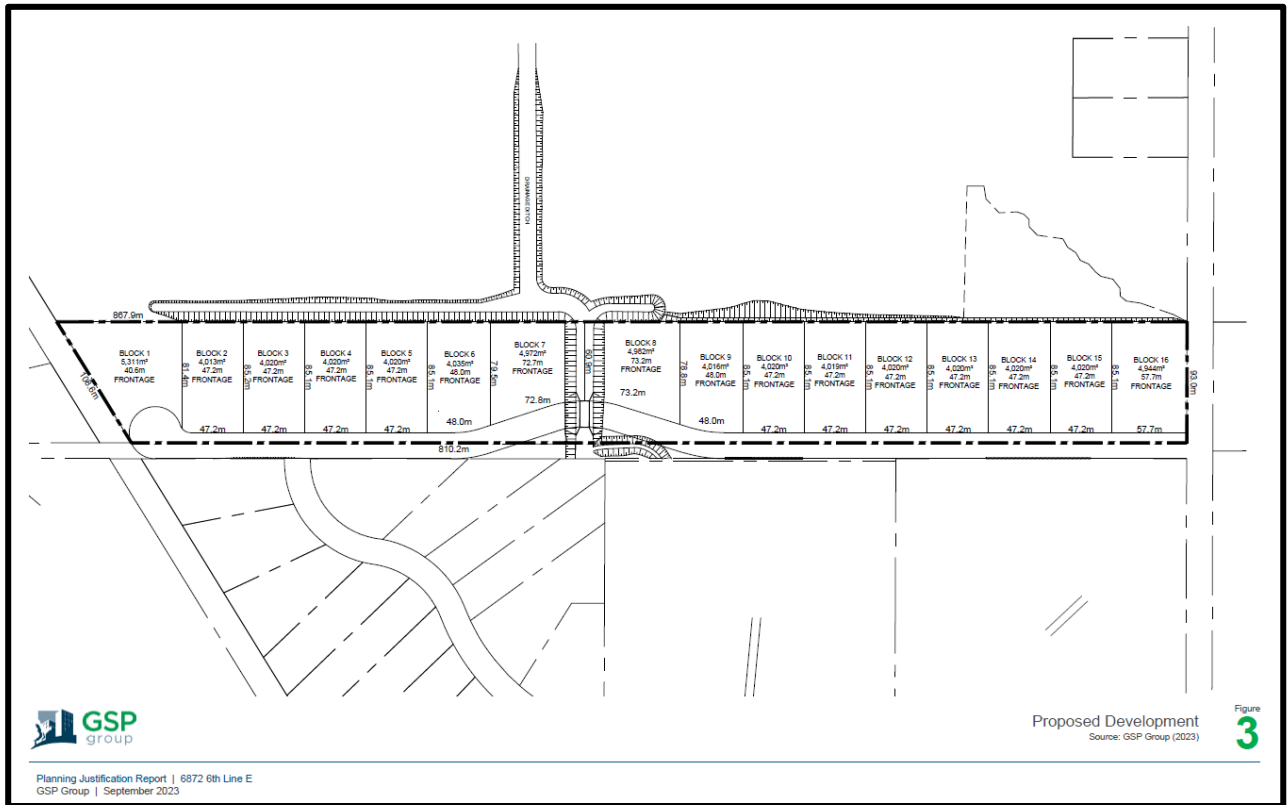
The Site will have access to Sixth Line East from a new municipal road. The Site will also connect to an extension of Ariss Glen Drive to the south.

3.3 Site Servicing and Stormwater Management

The development is proposed to be serviced with individual private wells for both water supply and sewage disposal. A new drainage ditch is also proposed to convey stormwater from the Site. Details of the proposed service locations will be provided with future building permit applications.

3.4 Environmental Considerations

An Environmental Impact Study was completed in support of the Proposed Development. The report found that the Site to be a candidate significant wildlife habitat with limited potential for Monarch, Yellow-banded Bumble Bee and Snapping Turtle. The EIS concluded that no negative impacts to the noted features will occur as a result of the Proposed Development subject to recommended mitigation and implementation measures.



4. Proposed Applications

4.1 Zoning By-law Amendment

The Site is currently zoned Agricultural (A) zone in the Township of Guelph-Eramosa Zoning By-law 40/2016. The Agricultural (A) zone does not permit the proposed plan of subdivision. To permit the Proposed Development, a Zoning By-law Amendment is requested to rezone the site to the Rural Residential (RR) zone to permit the Plan of Subdivision and 16 single detached dwellings on the site. The Proposed Development will adhere to all of the provisions of the RR Zone and will not require any site-specific provisions.

The draft Zoning By-law Amendment is included as **Appendix A**.

4.2 Draft Plan of Subdivision

A Plan of Subdivision Application is required to establish the lot fabric and proposed municipal road. The proposed plan would create the following lots and blocks:

Land Use	Block/Lot	Area (ha)	# of Units
Single Detached	1-16	6.84	16
Open Space	17	0.07	N/A
Roads	N/A	0.80	N/A
Total	17	7.71	16

5. Supporting Studies

5.1 Environmental Impact Study

Terrastory Environmental Consulting Inc. has prepared an Environmental Impact Study to present a biophysical characterization of the Subject Property and adjacent lands as a means to assess the potential for adverse effects on the natural environment and natural heritage features.

Based on the findings presented in this report, the following natural features with ecological and/or policy significance have been identified:

- Candidate Significant Wildlife Habitat including limited potential habitat for Monarch, Yellow-banded Bumble Bee, and Snapping Turtle
- Contributing Fish Habitat in the Kurtz Drainage Works

It was determined that no negative impacts to the above-noted features will occur and that the application appropriately addresses applicable natural heritage policies provided that technical mitigation measures recommended are implemented in full.

The technical recommendations are as follows:

Significant Wildlife Habitat

Potential impacts will be addressed through full implementation of other overlapping mitigation measures.

Habitat of Endangered and Threatened Species

Any necessary tree removal within the proposed development enveloped will only take place between October 1 and March 31 to avoid the active season for bats. Should minor tree removal be required between April 1 and September 30, a qualified professional will complete an exit survey of suitable maternal roosting site identified for removal a maximum of 24 hours before removal. The exit survey must make use of a bat detector and will occur no less than the time period between sunset and 60 minutes after sunset. If an endangered bat is identified during the survey, MECP should be contacted to obtain further direction prior to removal of the tree.

Kurtz Municipal Drain (Intermittent Stream/Contributing Fish Habitat)

Works will be completed consistent with the Erosion and Sediment Control Plan measures contained within the Functional Servicing Report prepared by GM BluePlan Engineering.

The banks of the recently realigned section of Branch C of the Kurtz Drainage Works on the Subject Property will be overseeded with Ontario Seed Company Rural Ontario Roadside Native Seed Mixture (#8145) at a rate of 25 kgs/ha. Where existing grasses are not overly established soils can be loosened with a stiff rake or hoe proper to seed application to enhance seed application.

Other Natural Environment Considerations

The removal of trees will generally be restricted to areas in direct contact with the proposed road alignment and right of ways cross section, along with the footprints of the proposed development features (e.g. residence, septic system, driveway, etc.) and grading, along with any hazardous trees in the immediate vicinity that pose an unacceptable risk to human life or property.

All necessary vegetation removal (e.g. trees, meadow vegetation, etc.) will be completed outside the primary bird nesting period (i.e. to be completed between September 1 and March 31). Should minor vegetation removal be proposed during the bird nesting period, a bird nesting survey will be undertaken to confirm the presence or absence of nesting birds or bird nests within or adjacent to the areas subject to vegetation clearance. The survey is to take place within 48 hours of vegetation removal.

5.2 Geotechnical Investigation

CMT Engineering Inc. prepared a Geotechnical Investigation of the Site to assess the existing soil and groundwater conditions. Six boreholes were advanced to depths of 6.1 metres below the surface.

The boreholes revealed that the Site is predominantly silt/sand and gravel, with some areas of the site also containing sandy silt and clayey silt. These results were used to inform the Hydrogeological Study as well as the Functional Servicing and Stormwater Management Report.

The Investigation recommended that the structural foundation drawings be cross-referenced with site servicing drawings to ensure that the proposed service does not conflict with building foundations. The Investigation also provides technical advice for structure footings and foundations.

5.3 Hydrogeological Study

A Hydrogeological Study was conducted by GM BluePlan Engineering Ltd. To characterize the hydrogeological setting of the Site and to assess the feasibility of the proposed

development with respect to the use of on-site sewage systems and private water supply wells. The study was comprised of desktop studies of available geological and hydrogeological information, groundwater monitoring, groundwater sampling, and groundwater quality analyses.

The study found the Site is topographically relatively flat with minor undulations observed along the northeast. The shallow groundwater on-site is moderately mineralized and typical of the hydrogeological environment of the Site with elevated calcium and magnesium. Elevated sodium and chloride concentrations were observed at the boreholes 2 and 6 were inferred to be attributed to nearby road salt application. Elevated concentrations of potassium were also observed which are commonly associated with agricultural practices (e.g. soil fertilization). Nitrate concentrations in the shallow groundwater ranged from 0.25 mg/L to 2.16 mg/L and are a result of historical/current agricultural practices, which is well below the 10mg/L limit of existing background nitrate levels in shallow groundwater. Groundwater levels were observed as shallow as ground surface in some locations on-site, which may require the septic beds to be raised up to 1.5 metres above ground to achieve the required separate distance from the groundwater table.

Based on available nearby well records, the thickness of the overburden and the predominance of fine-textured and till materials is considered to provide significant separation between the underlying bedrock aquifer and the proposed on-site sewage systems. The effect of the proposed pumping wells is expected to be minor and will not cause significance impact to water supply availability. Furthermore, due to the nature of the development, surface water impacts to Kurtz Drain via groundwater are not anticipated. Seasonal groundwater levels have been identified as relatively shallow in some parts of the Site, and may intersect basement elevations, though the predominant soil type (silt till) means that the potential risk where basements would intersect is relatively low if protected by OBC-compliant foundation drainage. However, there is elevated risk where basements would intersect saturated sand and gravel soils in the easterly part of the Site. Finally, it is not anticipated that water taking approval in the form of an Environmental Activity Sector Registry (EASR) registration would be required for constriction dewatering activities.

In conclusion, the study recommended the proposed developments be constructed with private servicing for water and sewage. Groundwater monitoring in the overburden monitoring wells shall continue until the Site Plan Stage, at which point the data collected will be used to develop an interpreted seasonal high groundwater level for each proposed lot. The site grading will be designed such that, where feasible, each basement floor will achieve a clearance of at least 0.5 metres above the seasonal high groundwater level. Anywhere where this 0.5 metre clearance cannot be reached, an inspection of the soils at that location shall be conducted by a professional geotechnical engineer to determine

whether the basement of that lot shall be of waterproof construction. Overall, the study concludes that the proposed development of 16 privately serviced lots (for both water and sewage) can be supported by the local hydrogeological system.

5.4 Functional Servicing and Stormwater Management Report

GM BluePlan Engineering has prepared a Functional Servicing and Stormwater Management Report to document the proposed site servicing and stormwater management design for the site. The Functional Servicing and Stormwater Management Report provides the following information:

Water Supply

The subject site does not have a municipal water supply system, as such water supply to each of the proposed single family estate residential lots will be provided by private individual drilled wells on each lot. Based on the analysis of GM BluePlan Engineering, there is ample water supply available to meet the needs of the proposed subdivision.

Fire Protection

Fire supply reservoirs will be provided to ensure adequate protection for the proposed development. To provide adequate water supply for the largest expected home within the subdivision, a storage tank with a capacity of 90000 litres is required. It is proposed that two 50000 litre tanks will be installed in the subdivision. The fire reservoirs will be precast concrete construction and will be designed to meet all the requirements of the Township of Guelph/Eramosa fire department and the Ontario Building Code.

Sanitary Servicing

Sanitary servicing for the proposed development will be provided by a private septic system complete with enhanced tertiary treatment located on the front yard of each lot.

Storm Servicing

The proposed road will be constructed with a rural cross-section. Stormwater runoff will be conveyed via the roadside ditches and rear-yard swales to the Kurtz Municipal Drain. Driveway culverts will be a minimum of 450 mm diameter with 450 mm to 600 mm of cover, as per Township standards.

Conclusion

The report concludes that the stormwater management systems meet the current Provincial and Municipal guidelines.

5.5 Archeological Assessment

A Stage 1 & 2 Archeological Assessment was conducted by Irvine Heritage Inc. to evaluate the potential for archeological resources on the Site.

The Stage 1 Assessment concluded that the Study Area retains archeological potential owing to the presence of one or more indicators of archeological potential. As a result, it was recommended that lands which can be subject to agricultural ploughing must be prepared via ploughing to ensure a minimum 80% of soil visibility. Prepared lands must be allowed to weather under a significant rainfall event, or several lighter rains, and a visual survey must be undertaken along 5 metre survey intervals. Lands which are not viable to plough must be subject to a test pit survey with specific conditions outlined in the Assessment.

The Stage 2 Assessment subjected 7.77 hectares of the Site to a complete archeological assessment. No archeological resources were noted during the survey. Given the results of the Stage 1 & 2 Assessments, the following recommendations were made:

- The Study Area has been sufficiently assessed and is free of further archeological concern
- Notwithstanding the above recommendations, the provided Advice on Compliance with Legislation shall take precedent over any recommendations of this report should deeply buried archeological resources or human remains be found during any future earthworks within the Study Area.

6. Planning Policy Framework

6.1 Planning Act

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

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

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

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

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

Section 51 of the *Planning Act* sets out the requirements for the legal division of land and/or property, such as an application for Draft Plan of Subdivision. Specifically, Section 51(24) outlines the criteria which the approval authority “shall have regard to” when making decisions on the legal division of land and/or property. The applicable criteria and the justification are outlined in the table below:

Criteria for the Evaluation of a Draft Plan of Subdivision		
Section	Criteria	Response
51(24)	In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience,	<ul style="list-style-type: none"> • The health and safety of future inhabitants shall be ensured by the provision of individual private water and

	accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality	<p>sanitary services and adequately addressing stormwater</p> <ul style="list-style-type: none"> • Access for emergency vehicles is provided via the connection to 6th Line East
(a)	The effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2	<ul style="list-style-type: none"> • Natural Heritage features have been identified and will be protected from development through in accordance with the recommendations of the Environmental Impact Assessment • The Proposed Development will be privately serviced and is of an appropriate density to assist with the financial and economic well-being of the Province and municipality • The Site is an appropriate location for growth and development as it is within the Hamlet boundary of Ariss
(b)	Whether the proposed subdivision is premature or in the public interest	<ul style="list-style-type: none"> • The Functional Servicing Report confirms that the Proposed Development can be adequately serviced
(c)	Whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any	<ul style="list-style-type: none"> • The proposed development conforms to the Official Plan and does not propose any amendments • The plan integrates with the adjacent subdivision to the south through the connection of Ariss Glen Drive to the proposed road
(d)	The suitability of the land for the purposes for which it is to be subdivided	<ul style="list-style-type: none"> • The Site is within the Hamlet boundary of Ariss and is outside any natural heritage areas • Appropriate access will be provided through the proposed road connecting to Sixth Line East and Ariss Glen Drive • Technical studies have concluded the land is suitable for the proposed development

(e)	The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them	<ul style="list-style-type: none"> • The proposed development will connect to two local roads (Sixth Line and Ariss Glen Drive)
(f)	The dimensions and shapes of the proposed lots	<ul style="list-style-type: none"> • The lots are of sufficient area with appropriate frontage to accommodate the proposed use, being single detached dwellings with private services
(g)	The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land	<ul style="list-style-type: none"> • The proposed development will comply with the underlying zoning regulations
(h)	Conservation of natural resources and flood control	<ul style="list-style-type: none"> • Stormwater will be appropriately managed as detailed in the Functional Servicing and Stormwater Management Report
(i)	The adequacy of utilities and municipal services	<ul style="list-style-type: none"> • The single-detached dwellings will be individually serviced by private wells
(j)	The adequacy of school sites	<ul style="list-style-type: none"> • There are no schools located in Ariss
(k)	The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes	<ul style="list-style-type: none"> • The Proposed Development will dedicate an Open Space block and an internal road network to the municipality
(l)	The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy	<ul style="list-style-type: none"> • The Proposed Development provides large lots that will allow dwellings to be built in efficient forms as suitable for each lot. The dwellings all have a south facing orientation.

(m)	The interrelationship between the design of the proposed plan of subdivision and site plan control matters related to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of this Act	<ul style="list-style-type: none"> • The plan of subdivision and single-detached dwellings proposed therein are not subject to Site Plan Control
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6.2 Provincial Policy Statement

The Provincial Policy Statement (“PPS”) provides land use planning policy on matters of Provincial interest. The 2020 PPS received royal assent and is in effect as of May 1, 2020. The overriding vision of the PPS states that “*the long-term prosperity and social well-being of Ontario depends upon planning for strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy*”.

The 2020 PPS continues to direct the majority of 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.

The major change to the PPS 2020 is a change in the planning horizon from 20 years to 25 years. The planning horizon is used to determine if adequate land is available to accommodate projected growth.

The below PPS policies are a summary of policies relevant to the Site and the Proposed Applications:

Community Design

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

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) *accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*

- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) *promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*
- f) *improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*
- g) *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*
- h) *promoting development and land use patterns that conserve biodiversity; and*
- i) *preparing for the regional and local impacts of a changing climate.*

Section 1.1.3 directs development to settlement areas and promotes intensification.

Consistency: The Proposed Development is consistent with Sections 1.1.1 and 1.1.3 of the PPS in that the development of a new residential subdivision adjacent to the existing Usshers Creek subdivision supports a healthy, livable and safe community as part of the Township of Guelph-Eramosa. In respect to the above policies, the Proposed Development:

- a) Is located within the Hamlet Boundary of Ariss;
- b) Has an efficient layout, connects the existing subdivision to the Site and can be efficiently serviced with individual private services;
- c) Contributes to meeting long-term residential needs for residents of Guelph-Eramosa/Ariss;

Housing

Section 1.4 of the PPS requires planning authorities to provide for a range and mix of housing options and densities to meet projected requirements of current and future residents. This includes maintaining the ability to accommodate residential growth for a minimum of 15 years.

Planning authorities are to permit all housing options required to meet the well-being of current and future residents and to promote densities for new housing which efficiently uses land, resources, infrastructure, and public service facilities. Development standards for new development are required to minimize the cost of housing and facilitate compact form which maintaining appropriate levels of public health and safety.

Consistency: The Proposed Development is consistent with the Housing policies of the PPS. The addition of 16 residential units will assist with meeting residential supply and the new units will assist in providing housing options to residents. The Proposed Development is efficient and suitably sized for private services and increases the overall residential density of Ariss.

Sewage, Water and Stormwater

Section 1.6.6.4 of the PPS permits development of individual on-site sewage services and individual on-site water services where 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.

Consistency: The development is consistent with the servicing policies of the PPS. The development will occur on individual private sewage and water services supporting the development within Ariss.

Protecting Public Health and Safety

Section 3.0 of the PPS directs development away from natural or human-made hazard lands, including floodplains, areas of steep slope, areas subject to erosion or dynamic beach hazards, mine hazards, oil, gas, and salt hazards, former resource extraction use, and contaminated areas.

Consistency: All development on the Subject Property will be directed away from any portions of the site with the estimated floodplain limit. The Site does not contain any other natural hazards.

6.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) is the Province’s growth strategy for the Greater Golden Horseshoe region. The 2019 Growth Plan came into effect on May 16, 2019 and was most recently amended in August 2020. The Growth Plan builds on the PPS with more specific land use planning policies as “*a framework for implementing the Government of Ontario’s vision for building stronger, more prosperous communities by managing growth in the region to 2031*”. Section 3(5) of the *Planning Act* specifically requires that municipal council decisions regarding the exercise of authority concerning planning matters “*shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be*”.

Managing Growth

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, as is a mix of housing options that includes affordable housing. Proximity to transit, active transportation, parks, and food options is promoted.

Conformity: The Proposed Development conforms to Section 2.2.1 of the Growth Plan. The Site is within the Hamlet Boundary of Ariss being an area within the Township identified for future growth and development. The introduction of 16 additional units provides additional housing options in Ariss without expanding the boundary.

Housing

Section 2.2.6 of the Growth Plan directs municipalities to support housing choice and intensification targets, with affordable housing specifically identified.

Conformity: The Proposed Development conforms to the Housing policies of the Growth Plan as it proposes development on an existing parcel of vacant land and provides an additional housing development to address Ariss/Guelph-Eramosa's housing needs at a scale and density appropriate for the services available.

6.4 Wellington County Official Plan

The County of Wellington Official Plan ("OP") was adopted in 1998 and was most recently consolidated in 2019. It provides land use planning policy for Guelph-Eramosa.

Growth Strategy

Part 3 of the OP provides the County's strategy for managing and directing population and employment growth. Part 3.1 states that the County is expected to grow from 96,000 people in 2016 to 140,000 in 2041, an increase in 46,000 people over 25 years. New development is directed to Urban Centres with municipal water and sewage, and growth is to be limited in areas that offer partial, private communal, or individual on-site services. Increased density that accounts for small town scale and historic streetscapes is promoted, as is an increase in housing types.

Conformity: The Proposed Development conforms to the Growth Strategy policies of the OP in that the Site is located within the Hamlet boundaries of Ariss; the development is proposed on private services as the only means available within Ariss; the proposed development continues a form of development established in the Usshers Creek neighbourhood.

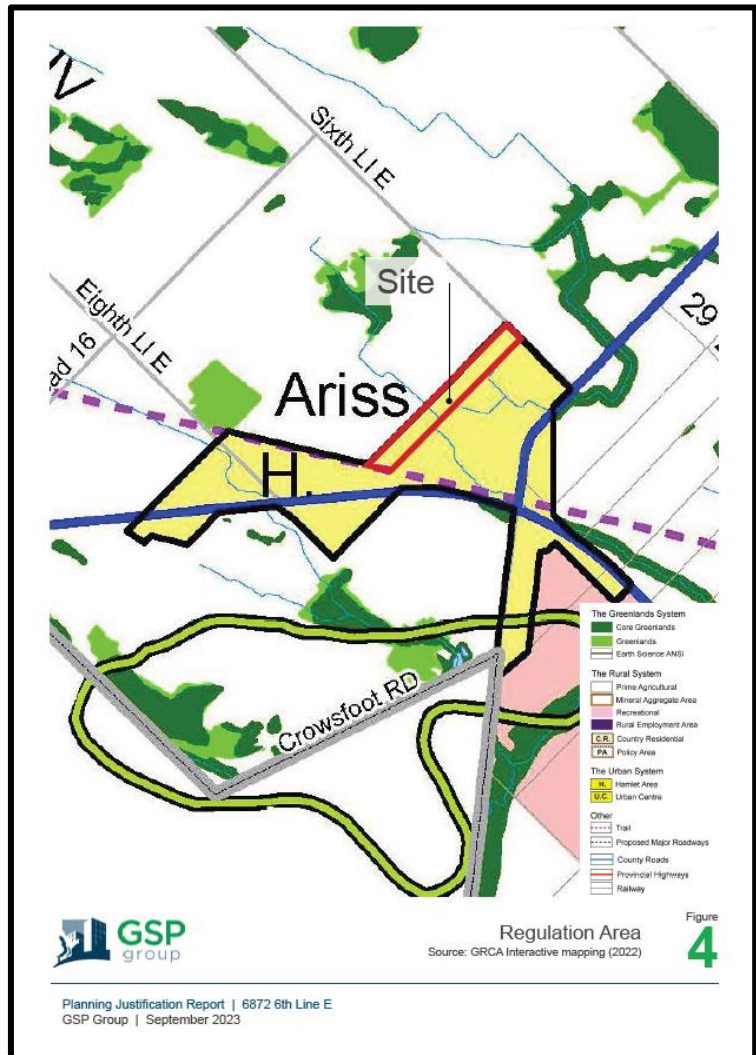
Hamlet Area Designation

The Site is currently designated ‘Hamlet Area’ (Figure 4), which encourages small scale intensification consistent with the character and servicing of the area. Hamlets are expected to build out on existing designated lands, while growth beyond their current boundaries will be limited.

Conformity: The Proposed Development conforms to the Future Development policies of the OP. The Site is located within the Hamlet boundary of Ariss and adds residential development a small scale while maintaining the existing neighbourhood character without the need to expand beyond the existing boundaries.

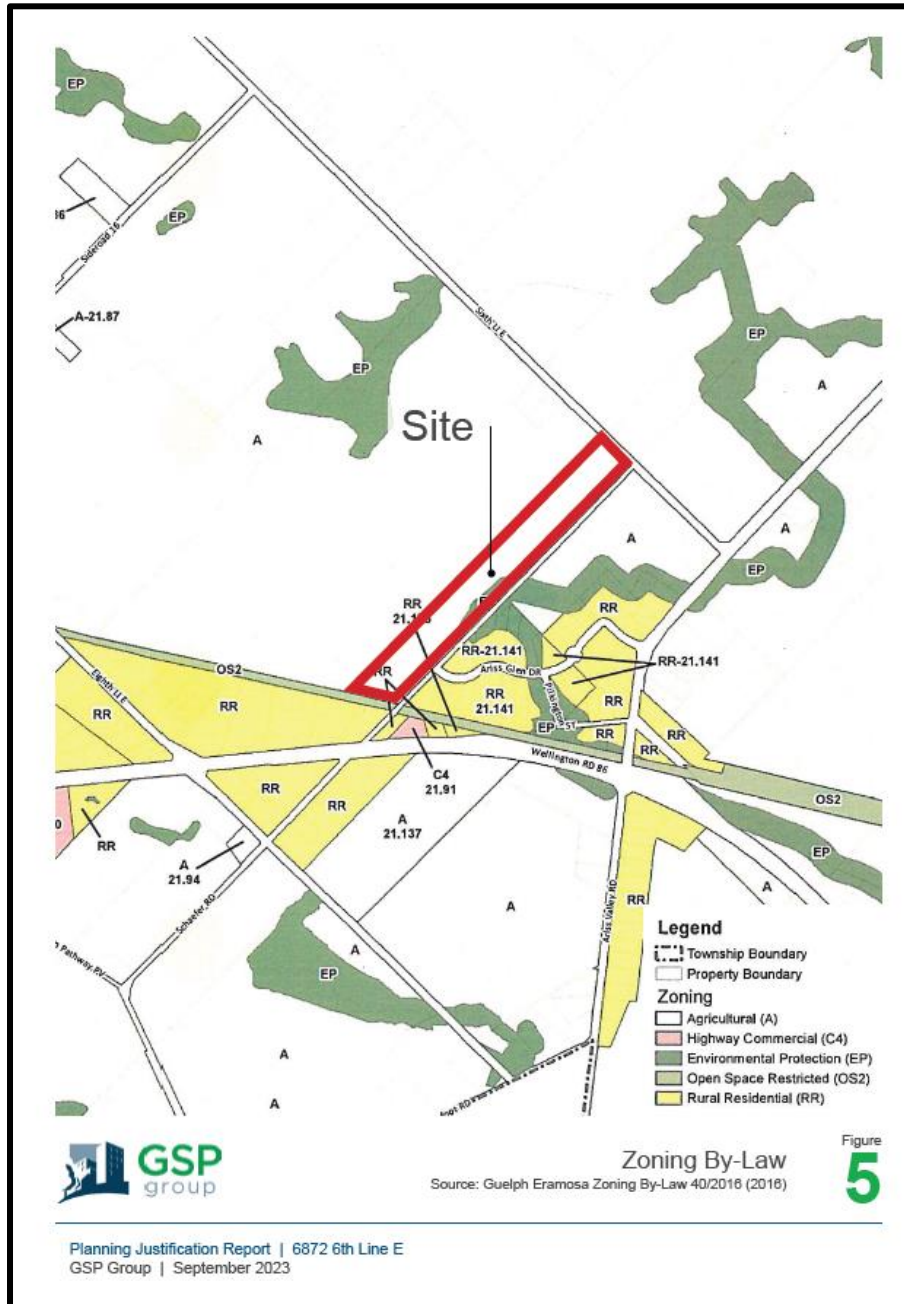
Wellington County Official Plan Conclusions

The Proposed Development is consistent with the policy framework provided by the County Official Plan. The Proposed Development is located within the Hamlet Area boundary and proposes development that intensifies an existing parcel of land while maintaining the existing neighbourhood character.



6.5 Guelph-Eramosa Zoning By-law

The Site is currently zoned Agricultural (A) Zone in the Township of Guelph-Eramosa Zoning By-law 40/2016 (**Figure 5**). The A zone does not permit the proposed plan of subdivision on the site. To permit the Proposed Development, the Site will have to be rezoned to Rural Residential (RR) zone.



The following table identifies the regulations for the RR Zone and includes the site statistics for the proposed development:

Regulation	Required	Provided	Site Specific Regulation required:
Minimum Lot Area	4000 sq. m	7950 sq. m	No
Minimum Lot Frontage	30 m	40.6 m – 73.2 m	No
Minimum Front Yard	7.5 m	TBD	No
Minimum Rear Yard	7.5 m	TBD	No
Minimum Interior Side Yard	3 m	TBD	No
Minimum Exterior Side Yard	4.5 m	TBD	No
Minimum Lot Coverage	30%	TBD	No
Maximum Building Height	11 m	TBD	No

7. Public Consultation Strategy

In accordance with the *Planning Act*, the County of Wellington and Township of Guelph-Eramosa provides public notice of the Plan of Subdivision and Zoning By-Law Amendment applications. Notifications for the application are provided in the prescribed manner and Statutory Public Meetings will be held to hear the applications. Any individuals or property owners that request further notification regarding the applications would be formally notified as to the time and location of when the applications will be considered. To assist with understanding the Proposed Development GSP Group will provide a presentation and comments at the public meeting and will be available to answer any questions as needed.

8. Justification

The proposed applications are appropriate as they are consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe, the Wellington County Official Plan, and comply to the Township of Guelph-Eramosa Zoning By-law.

A summary of the relevant policy themes as they relate to the Proposed Development is provided below:

8.1 Proposed Use and Location are Appropriate

The Site is located within the Hamlet Area Boundary of Ariss, and the use of the site and the modest intensification is appropriate and compatible with surrounding land uses. The development provides appropriate housing types in this area of the community in accordance with Provincial and local policies and the available infrastructure.

8.2 Built Form and Density is Appropriate and Desirable

The Draft Plan of Subdivision is efficient use of the available land in accordance with Provincial and County policies. The subdivision will connect to the Sixth Line East and Ariss Glen Drive, ensuring connectivity to the surrounding area and transportation network and providing a place of ingress/egress for emergency vehicles.

The Proposed Development is integrated into the surrounding neighbourhood through access Ariss Glenn Drive providing a continuation of a similar building form and density.

The addition of more homes within the hamlet limits of Ariss is appropriate to balance the intensification goals of the Province and County while maintaining compatibility with the existing neighbourhood.

8.3 Environmental Concerns have been Addressed

The Environmental Impact Statement provided by Terrastory outlines the Significant Wildlife Habitats and Habitats of Endangered and Threatened Species on the Site and determined that due to the surrounding characteristics of the area there are no specific recommendations needed to minimize impacts on potential foraging or breeding habitats, as there is plenty of space in the surrounding area. Any necessary tree removal will only take place between October 1 and March 31 to avoid the active season for bats that may be roosting in on-site trees.

8.4 Adequate Servicing Capacity and Appropriate Stormwater Management

The Site will be serviced by private water and wastewater. A Functional Servicing and Stormwater Management Report has been prepared to assess servicing options and determined that there is ample water supply on site to meet the servicing needs of the proposal and that the stormwater management system meets Provincial and Municipal requirements. Stormwater is proposed to be addressed by the Kurtz Municipal Drain and the runoff will be conveyed via the roadside ditches and rear-yard swales to the Kurtz Municipal Drain.

8.5 Zoning By-Law Amendment is Appropriate

The Zoning By-law Amendment is appropriate, as the Proposed Development will gently increase density in a form of housing that is in keeping with the surrounding character of the Ariss community. Directly adjacent to the south of the proposed development is a subdivision of single-detached dwellings of similar size and density. All provisions required by the RR Zone are met by the design of the subdivision plan, and no site-specific provisions will be needed to facilitate the development. Provincial planning policy has shifted to direct municipalities to intensify development within their existing boundaries to decrease urban sprawl, protect farmland, and decrease infrastructure costs. The Proposed Development meets all of these criteria, and therefore is appropriate.

9. Conclusion

GSP Group Inc. was retained by Will-O Homes to prepare a Planning Justification Report in support of a Draft Plan of Subdivision and Zoning By-law Amendment application for the property at Part of Lot 17, Concession 4, Sixth Line East in Ariss. The applications will facilitate the development of 16 new residential dwellings on the existing vacant Site.

This Planning Justification Report concludes that the applications are appropriate, in the public interest, and represent good planning for the following reasons:

- They are consistent with the policies of the Provincial Policy Statement;
- They conform to the Growth Plan for the Greater Golden Horseshoe;
- They conform to the Wellington County Official Plan;
- They comply to the intent of the Township of Guelph-Eramosa Zoning Bylaw;
- The Proposed Development intensifies a site within the Hamlet Area Boundary of Ariss;
- The Proposed Development provides additional housing choice to the community;
- The development is compatible with the surrounding neighbourhood;
- The development is appropriate within this settlement area context and for the level of infrastructure available.

It is therefore our opinion that the proposed applications are appropriate, in the public interest, and represent good planning and should be approved.