

Planning Justification Report

In Support of

Proposed Zoning Bylaw Amendment and Draft Plan of Subdivision

for

Exact Construction

Village of Alma

Township of Mapleton

September 9, 2024

Prepared By:
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Guelph ON



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1. Introduction

1.1. Study Purpose

This Planning Justification Report (PJR) has been prepared in support of an application for approval of a draft plan of subdivision and implementing zoning bylaw amendment.. The PJR will review the application in the context of the site location, consider the proposal in terms of applicable Provincial, County of Wellington and Township of Mapleton planning policies and regulations, as well as summarize other studies prepared in support of the application and provide a professional planning opinion in support of the proposal.

1.2. Property Description

The subject lands are legally described as all of Lots 1-8, 10, 11, 25-32 and part of Lots 9 and 33, part of Church Street, Alexander Street, Napier Street and Hannah Street, Village of Alma, Registered Plan 134 and Lot 1, Concession 1, west of Grand River, Township of Mapleton. The property has a total site area of approximately 8.1 hectares and is located in the southwest corner of the Hamlet of Alma.

It is noted that there is a small rectangular piece of land located on the east side of the property adjacent to the existing section of Church Street which is not part of the proposed plan of subdivision. This parcel has an area of just over 800 m² and is owned by the Presbyterian Church. These lands will continue to have direct access to Church Street.

1.3. Existing Land Use

The majority of the subject lands are used for agricultural purposes. There is an unused former rail line along the southerly boundary of the property. An aerial photograph of the subject property is shown on Figure 1 on Page 2 of this report.

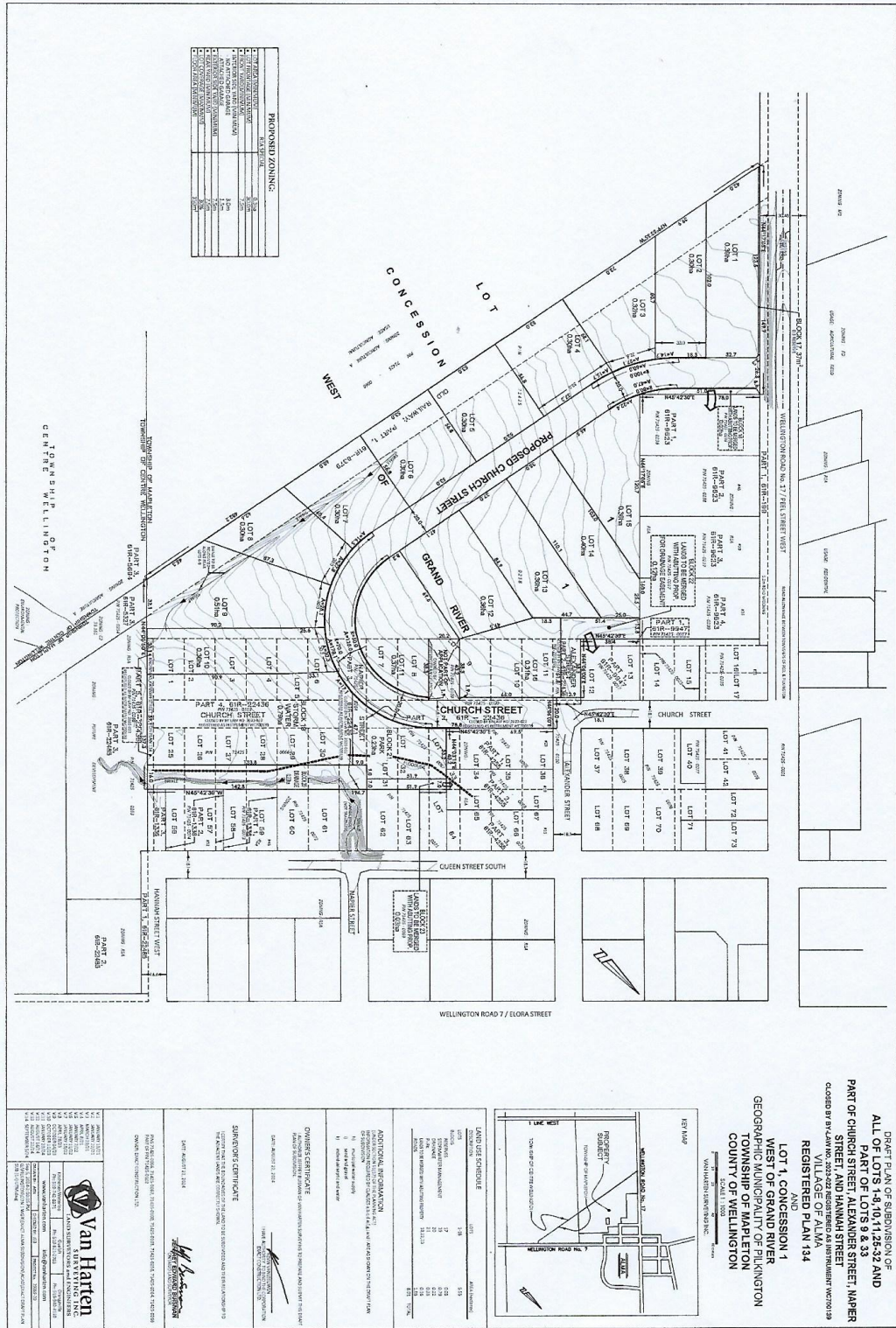
The surrounding land uses to the east and north are single detached residential lots similar to the proposed development in the subject application. The lands to the west and south are outside the Alma hamlet boundary and primarily used for agricultural purposes.

1.4. The Draft Plan of Subdivision

The draft plan proposes a total of sixteen (16) residential lots, road allowance for an extension of Church Street, stormwater management/drainage blocks and park block. Access to the proposed subdivision is provided from Wellington County Road 17 and from the existing portion of Church Street.

A proposed draft plan of subdivision is shown as Figure 2 on Page 3 of this report.

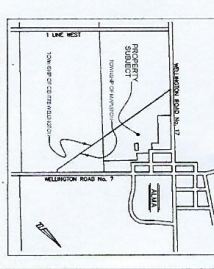
Draft Plan of Subdivision



PROPOSED ZONING:

Lot No.	Proposed Zoning
1-10	Residential
11-20	Residential
21-30	Residential
31-40	Residential
41-50	Residential
51-60	Residential
61-70	Residential
71-80	Residential
81-90	Residential
91-100	Residential
101-110	Residential
111-120	Residential
121-130	Residential
131-140	Residential
141-150	Residential
151-160	Residential
161-170	Residential
171-180	Residential
181-190	Residential
191-200	Residential
201-210	Residential
211-220	Residential
221-230	Residential
231-240	Residential
241-250	Residential
251-260	Residential
261-270	Residential
271-280	Residential
281-290	Residential
291-300	Residential
301-310	Residential
311-320	Residential
321-330	Residential
331-340	Residential
341-350	Residential
351-360	Residential
361-370	Residential
371-380	Residential
381-390	Residential
391-400	Residential
401-410	Residential
411-420	Residential
421-430	Residential
431-440	Residential
441-450	Residential
451-460	Residential
461-470	Residential
471-480	Residential
481-490	Residential
491-500	Residential
501-510	Residential
511-520	Residential
521-530	Residential
531-540	Residential
541-550	Residential
551-560	Residential
561-570	Residential
571-580	Residential
581-590	Residential
591-600	Residential
601-610	Residential
611-620	Residential
621-630	Residential
631-640	Residential
641-650	Residential
651-660	Residential
661-670	Residential
671-680	Residential
681-690	Residential
691-700	Residential
701-710	Residential
711-720	Residential
721-730	Residential
731-740	Residential
741-750	Residential
751-760	Residential
761-770	Residential
771-780	Residential
781-790	Residential
791-800	Residential
801-810	Residential
811-820	Residential
821-830	Residential
831-840	Residential
841-850	Residential
851-860	Residential
861-870	Residential
871-880	Residential
881-890	Residential
891-900	Residential
901-910	Residential
911-920	Residential
921-930	Residential
931-940	Residential
941-950	Residential
951-960	Residential
961-970	Residential
971-980	Residential
981-990	Residential
991-1000	Residential

DRAFT PLAN OF SUBDIVISION OF
**ALL OF LOTS 1-8, 10, 11, 28-32 AND
 PART OF LOTS 9 & 33**
 PART OF CHURCH STREET, MAPER
 STREET AND HANNAH STREET
 CROSSED BY L.A.M.V. NO. 2020-022 REGISTERED AS INSTRUMENT M-2010-019
 VILLAGE OF ALMA
 REGISTERED PLAN 134
LOT 1, CONCESSION 1
 WEST OF GRAND RIVER
 GEOGRAPHIC MUNICIPALITY OF PILKINGTON
 TOWNSHIP OF MAPLETON
 COUNTY OF WELLINGTON



LAND USE SCHEDULE

Lot No.	Area (sq. ft.)	Area (sq. m.)
1-10	100,000	9,290
11-20	100,000	9,290
21-30	100,000	9,290
31-40	100,000	9,290
41-50	100,000	9,290
51-60	100,000	9,290
61-70	100,000	9,290
71-80	100,000	9,290
81-90	100,000	9,290
91-100	100,000	9,290
101-110	100,000	9,290
111-120	100,000	9,290
121-130	100,000	9,290
131-140	100,000	9,290
141-150	100,000	9,290
151-160	100,000	9,290
161-170	100,000	9,290
171-180	100,000	9,290
181-190	100,000	9,290
191-200	100,000	9,290
201-210	100,000	9,290
211-220	100,000	9,290
221-230	100,000	9,290
231-240	100,000	9,290
241-250	100,000	9,290
251-260	100,000	9,290
261-270	100,000	9,290
271-280	100,000	9,290
281-290	100,000	9,290
291-300	100,000	9,290
301-310	100,000	9,290
311-320	100,000	9,290
321-330	100,000	9,290
331-340	100,000	9,290
341-350	100,000	9,290
351-360	100,000	9,290
361-370	100,000	9,290
371-380	100,000	9,290
381-390	100,000	9,290
391-400	100,000	9,290
401-410	100,000	9,290
411-420	100,000	9,290
421-430	100,000	9,290
431-440	100,000	9,290
441-450	100,000	9,290
451-460	100,000	9,290
461-470	100,000	9,290
471-480	100,000	9,290
481-490	100,000	9,290
491-500	100,000	9,290
501-510	100,000	9,290
511-520	100,000	9,290
521-530	100,000	9,290
531-540	100,000	9,290
541-550	100,000	9,290
551-560	100,000	9,290
561-570	100,000	9,290
571-580	100,000	9,290
581-590	100,000	9,290
591-600	100,000	9,290
601-610	100,000	9,290
611-620	100,000	9,290
621-630	100,000	9,290
631-640	100,000	9,290
641-650	100,000	9,290
651-660	100,000	9,290
661-670	100,000	9,290
671-680	100,000	9,290
681-690	100,000	9,290
691-700	100,000	9,290
701-710	100,000	9,290
711-720	100,000	9,290
721-730	100,000	9,290
731-740	100,000	9,290
741-750	100,000	9,290
751-760	100,000	9,290
761-770	100,000	9,290
771-780	100,000	9,290
781-790	100,000	9,290
791-800	100,000	9,290
801-810	100,000	9,290
811-820	100,000	9,290
821-830	100,000	9,290
831-840	100,000	9,290
841-850	100,000	9,290
851-860	100,000	9,290
861-870	100,000	9,290
871-880	100,000	9,290
881-890	100,000	9,290
891-900	100,000	9,290
901-910	100,000	9,290
911-920	100,000	9,290
921-930	100,000	9,290
931-940	100,000	9,290
941-950	100,000	9,290
951-960	100,000	9,290
961-970	100,000	9,290
971-980	100,000	9,290
981-990	100,000	9,290
991-1000	100,000	9,290

ADDITIONAL INFORMATION:
 THE SUBDIVISION IS BOUNDARY ADJACENT TO THE SOUTH BY THE
 CONVEYANCE TO THE TOWNSHIP OF MAPLETON, COUNTY OF WELLINGTON
 BY L.A.M.V. NO. 2020-022 REGISTERED AS INSTRUMENT M-2010-019
 DATED 2020-02-22.

OWNER'S CERTIFICATE:
 I, the undersigned, being the owner of the land described in the
 above instrument, do hereby certify that the above instrument is a
 true and correct copy of the original instrument as recorded in the
 land registry office of the County of Wellington, Ontario.
 Dated this 22nd day of February, 2020.

 Notary Public for Ontario

SURVEYOR'S CERTIFICATE:
 I, the undersigned, being a duly qualified and licensed surveyor,
 do hereby certify that the above instrument is a true and correct
 copy of the original instrument as recorded in the land registry
 office of the County of Wellington, Ontario.
 Dated this 22nd day of February, 2020.

 Surveyor

Van Harten
 SURVEYING AND
 CONSULTING INC.

1000 SHEPPARD AVENUE EAST, SUITE 100
 AURORA, ONTARIO L4G 1V4
 TEL: (905) 709-1111
 FAX: (905) 709-1112
 WWW.VANHARTENSURVEYING.COM

2. Provincial Policy Context

2.1. Provincial Policy Statements (PPS 2020 and PPS 2024)

2.1.1. Policy Background

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The Provincial Policy Statement is issued under the authority of Section 3 of the Planning Act and the current PPS came into effect May 1, 2020. Section 3 requires that:

“the decisions affecting planning matters shall be consistent with policy statements issued under the Act.”

The Province has released an updated PPS (2024 PPS) which comes into effect on October 20, 2024. Until that time the current PPS 2020 remains in effect. The relevant policies of both documents are reviewed below.

2.1.2. PPS 2020 Relevant Policies

Relevant policies in the PPS 2020 to be referenced include:

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

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

“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;”*

“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.”

“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.”

2.1.3. PPS 2024 Relevant Policies

The PPS 2024 comes into effect, as noted, on October 20, 2024 and replaces the PPS 2020 and A Place to Grow: The Growth Plan for the Greater Golden Horseshoe. The policies relevant to development of lands within a settlement boundary remain similar to the policies of the 2020 PPS, and the following relevant policies are set out:

“2.1 Planning for People and Homes

2.1.1 As informed by provincial guidance, planning authorities shall base population and employment growth forecasts on Ontario Projections published by the Ministry of Finance and may modify, as appropriate.

2.1.2 Notwithstanding policy 2.1.1, municipalities may continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning.

2.1.3 At the time of creating a new official plan and each official plan update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years, informed by provincial guidance. Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon....

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

- a) *maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and*
- b) *maintain at all times where new development is to occur, land with servicing capacity sufficient to provide a three year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.*

2.1.6 *Planning authorities should support the achievement of complete communities by:*

- a) *accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs; ...”*

2.3.1 *“General Policies for Settlement Areas*

2.3.1.1 *Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.*

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

- a) *efficiently use land and resources;*
- b) *optimize existing and planned infrastructure and public service facilities; ...”*

“3.6 Sewage, Water and Stormwater

3.6.4 *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.”*

2.1.4. Summary of Conformity to Provincial Policy Statements

The proposed development is consistent with Provincial policy on the following basis:

- a) planning authorities are to provide sufficient land to accommodate an appropriate range and mix of land uses and housing options;
- b) settlement areas are to be a focus of growth and development;
- c) land use pattern within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources;
- d) servicing may be provided by individual on-site sewage and water services provided that site conditions are suitable for the long-term provision of such services.

2.2. Growth Plan for the Greater Golden Horseshoe (Growth Plan)

2.2.1. Policy Background

The Ministry of Public Infrastructure and Renewal released the Growth Plan for the Greater Golden Horseshoe to manage growth in Ontario under the authority of the Places to Grow Act 2005. An update of the Growth Plan came into effect on May 16, 2019 and was amended in 2020; any decisions made after that date that affect a planning matter must conform to the plan.

The Growth Plan provides an overall growth strategy for the Greater Golden Horseshoe region that complements the Provincial Policy Statement and is implemented by municipal planning documents. The key elements of the Growth Plan are guiding principles of building compact, vibrant and complete communities; planning and managing growth to support a strong, competitive economy; and optimizing the use of existing or planned infrastructure to support growth in a compact and efficient form. As such, these policies are primarily directed at settlement areas.

The Township of Mapleton is part of the County of Wellington which is located within the Outer Ring of the Greater Golden Horseshoe Plan Area. The Growth Plan projects an increase in the population of the County to 160,000 persons by 2051. The 2016 population for the County of Wellington was approximately 91,000 and the estimated 2021 population was 100,800, so substantial growth is anticipated by 2051. This increase in population growth is reflected in the County Official Plan, as referred to in Section 3.1.3 of this PJR.

The Growth Plan will no longer be in effect after October 20, 2024 revoking the designation of the Golden Horseshoe as a growth plan area. The policies of the Growth Plan have been replaced by integrating strategic growth areas into the PPS 2024. As addressed in Section 2.1.3 of this PJR, the Provincial growth forecasts will continue to be applicable through the policies of the PPS 2024.

2.2.2. Relevant Policies

The relevant policies from the Growth Plan currently in effect are:

Section 1.2.1 Guiding Principles states that the policies of the Growth Plan

“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.” and

“Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes and ages of households.”

Section 2.2.1.2 b) states:

“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;”*

and Subsection d) states:

“development will be directed toward settlement areas, except where the policies of the Plan permit otherwise;”

The Growth Plan defines rural settlements as:

“Existing hamlets or similar existing small settlement areas that are long-established and identified in official plans. These communities are serviced by individual private on-site water and/or wastewater systems, contain a limited amount of undeveloped lands that are designated for development and are subject to official plan policies that limit growth...”

Subsection 2.2.1.4 states that:

“Applying policies of this Plan will support the achievement or complete communities that:

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

2.2.3. Summary of Relevant Growth Plan Policies

The proposed development conforms to the policies of the Growth Plan on the following basis:

- a) the Growth Plan provides that substantial new growth is directed to Wellington County through to 2051
- b) the Growth Plan provides for the achievement of complete communities and a range of housing options for all sizes, incomes and ages of households
- c) the policies of the Growth Plan provide for limited development in rural settlements that are not serviced by existing or planned municipal water and wastewater systems

3. Local Planning Context

3.1. Wellington County Official Plan (COP)

3.1.1. Background

The Wellington County Official Plan came into effect on May 6, 1999. The Plan has subsequently been amended several times, including a comprehensive 5 Year Review (OPA 81) which was approved by MMAH on April 24, 2014, appealed to the Ontario Municipal Board and was approved by the Board on December 19, 2014. A further update to the COP is currently underway. A portion of that update was approved by the Ministry of Municipal Affairs and Housing on April 11, 2023 as Official Plan Amendment No.119 (OPA 119), as referenced below in Section 3.1.2 of this report.

3.1.2. Official Plan Designation

The lands are located in the Hamlet of Alma. OPA 119 to the COP, as referred to above, amended the growth structure of the County and hamlets became part of the Rural System. The subject lands are designated as Hamlet on Schedule B-4.

3.1.3. Growth Projection

The current policies of the COP set out a growth projection for the Township of Mapleton as set out on Table 1 below. On February 23, 2023 Wellington County Council adopted Official Plan Amendment No. 120 setting out updated growth projections for the County OPA No. 120 was approved by the Ministry of Municipal Affairs and Housing on July 11, 2024 and the population and household projections therein now form part of the COP.

Table 1

Mapleton Growth Projections				
	Current COP		As Amended by OPA No. 120	
Year	Population	Households	Population	Households
2016	10,765	3,065	NA	NA
2021	NA	NA	11,260	3,260
2041	14,060	NA	NA	NA
2051	NA	NA	15,100	4,820

Source: Wellington County Official Plan and OPA 120

Both forecasts project substantial population growth in the Township of Mapleton, as well as a significant increase in the number of households. The COP sets out policies guiding how this growth will be accommodated.

3.1.4. Relevant Policies

The following are relevant policies in the COP. It is noted that the Hamlet policies were added as Section 6.11 of the Rural System policies through OPA No.120.

“6.11.1 Permitted Uses

Development will be relatively small-scale given the rural context and level of service available in Hamlets. The primary residential use will be low density single detached units, although some small-scale multiple-unit development may be considered to provide greater housing variety...”

“6.11.2 Servicing

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 siting standards must be met and road functions maintained.

6.11.3 Land Use Compatibility

In hamlets the establishing of specific areas for various land uses is normally left to the zoning by-law. In establishing zones, Councils shall 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.”

The proposed plan of subdivision consists of single detached lots which is compatible with adjacent existing development in Alma. Servicing is proposed to be by individual septic systems and wells and is supported by technical studies summarized in Section 4 of this report. Internal access is provided for all proposed lots by extending Church Street which will provide two (2) points of access to Wellington County Road 17.

Part 10 of the COP sets out the policies for creating new lots. Specifically Section 10.1.2 sets out criteria for when a subdivision plan is required.

“10.1.2 Subdivision Required

Plans of subdivision will normally be required when:

- a) Four or more lots (including the retained) are being created, or*
- b) A new road or a substantial extension to an existing road is required, or*
- c) Where special concerns or issues exist which would best be dealt with through a plan of subdivision.”*

As previously noted, application is being made for approval of a plan of subdivision for the property.

Section 10.1.3 sets out relevant matters to be considered for new lot creation, including by plan of subdivision.

“10.1.3 Matters for Consideration

The County will consider the following when considering new lot creation by subdivision, consent or part lot control:

- a) that any new lots will be consistent with official plan policies and zoning regulations;*
- b) that all lots can be adequately serviced with water, sewage disposal, stormwater management or drainage, fire protection, roads, utilities, solid waste disposal to accepted municipal standards and without undue burden on the municipality;*
- d) that all lots will have safe driveway access to an all-season maintained public road and that access to a local road will be preferred over county and provincial roads, where practical;*
- e) that public streets, spaces and facilities will be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including, but not limited to, walking and cycling;*
- f) that the topography, soils and drainage of the site are satisfactory for the lot sizes and uses proposed;*
- g) that tree loss related to anticipated development be kept to a minimum and, wherever reasonable, be compensated for by new tree planting;*
- h) that natural heritage features are not affected negatively;*

- i) *that lots are not created in areas which would pose a threat to public health or safety;*
- j) *that natural resources such as agricultural lands and mineral aggregates would not be affected adversely;*
- k) *that the size and shape of proposed lots is suitable, including frontage, area and the proportion of frontage to depth;*
- l) *that the proposed lots and uses are compatible with and designed to minimize the adverse impacts on surrounding uses;*
- m) *that all new lots shall have logical lot lines given existing lot patterns in the area, natural and human-made features and other appropriate considerations;*
- n) *that residential lots will have adequate access to community facilities such as schools, libraries and parks based on reasonable standards for the area;*
- o) *that the creation of any lot is necessary, timely and in the public interest;*
- p) *that provincial legislation and policies are met, including the Greenbelt Plan policies set out in Section 9.9 of this Plan.”*

The proposed draft plan of subdivision meets the foregoing criteria based on the planning justification provided in this report and through the supporting technical reports.

Section 10.5.1 of the COP states that new lots can be created provided that the land will be appropriately zoned.

*“10.5.1 Secondary Urban Centres and Hamlets
New lots may be created in Secondary Urban Centres and Hamlets provided that the land will be appropriately zoned.”*

This requirement will be addressed through the proposed zoning amendment as discussed in Section 3.2 of this report.

3.1.5. Summary of COP Policies

The draft plan of subdivision application is in conformity with the COP based on the following:

- a) The COP anticipates a significant increase in population and households in the Township by 2051 and this project will provide a portion of the needed supply.
- b) The lands are designated as Hamlet and the COP anticipates small-scale development, primarily consisting of single detached dwellings.
- c) The proposed use is compatible with existing development in the area of the subject property which is mainly single detached homes.
- d) The proposed level of servicing is based on individual septic systems and wells consistent with existing residential development in Alma and is the only available option for servicing the proposed lots.
- e) Access to the lots within the proposed plan of subdivision is from a new internal road.
- f) The proposed draft plan meets the criteria for new lots created by plan of subdivision as set out in the COP.

3.2. Township of Mapleton Zoning By-law 2010-80

3.2.1. Background

Town of Mapleton Zoning Bylaw 2010-80 was adopted by the Mapleton Township Council on October 12, 2010.

3.2.2. Zoning Regulations

The subject lands are zoned Future Development (FD) Zone on Schedule A-4 to the Bylaw. The existing single detached residential development is primarily zoned R1A (Unserviced Residential Zone) in the Zoning Bylaw. Table 2 below compares the Zone requirements of the R1A Zone with the proposed development.

Table 2

	RIA Requirement	Proposed
Minimum Lot Area	0.4 ha	0.3 ha
Minimum Lot Frontage	30.5 m	30.0 m
Minimum Front Yard	9.0 m	9.0 m
Minimum Exterior Side Yard	7.6 m	7.6 m

Based on the foregoing it is anticipated that a zoning bylaw amendment from FD to a specialized R1A zone, which recognizes the proposed minimum lot area of 0.3 ha and three (3) proposed lots which have a minimum lot frontage of slightly under 30.5 metres, will be required as part of the application approval process.

The proposed minimum lot size of 0.3 ha is supported by the background technical reports as referenced in Section 4 of the report, efficiently uses the configuration of the property and is compatible with the scale of the existing residential development in the Hamlet of Alma.

4. Background Technical Studies

Exact Construction has commissioned a number of technical studies to support the proposed draft plan. The following section outlines a summary of the recommendations of these reports. The full reports are being submitted with the development application and for complete information reference should be made to the full reports.

4.1. Alma Scoped Environmental Impact Study, Natural Resource Solutions Inc., September 2023

The intent of the EIS is to characterize independent natural features, and identify potential impacts associated with the development as well as avoidance and mitigation measures.

The report makes nine (9) various recommendations as follows:

- *“Install a combination of ESC and TPF (as shown on Map 4) prior to any construction activity, to be maintained by the Client during the entire site alteration period.*
- *Tree removal should occur between September 1 and March 31, to avoid impact to migratory birds (which would contravene the Migratory Birds Convention Act). Tree removal should occur using best management practices and arboricultural techniques, protecting any trees that are to remain standing.*
- *A Certified Arborist/RPF, or qualified other, is to be on-site during any excavation and vegetation removal activities where they are adjacent to trees identified to be retained to ensure that trees identified to be retained are not removed or damaged.*
- *All ESC/TPF should be inspected by a Certified Arborist, RFP, or qualified other occasionally throughout the construction period (i.e., once a month) or depending on frequency of works adjacent to the fencing.*
- *Submit the proposed re-alignment of Watercourse A to DFO for approval and implement applicable measures to protect fish and fish habitat (Government of Canada 2022a) during re-alignment of Watercourse A.*

- *Develop a detailed Landscape Plan for the bank and riparian areas along Watercourse A and the overall development area in order to restore and enhance aquatic habitat conditions within the watercourse and to offset the proposed tree removal as required.*
- *All materials and equipment used for the purpose of site preparation and project completion should be operated and stored in a manner that prevents any materials from leaving the site.*
- *The stormwater management pond and outflow design must consider ways to mitigate thermal impact to the Watercourse A as well as its potential to cause erosion.*
- *Following completion of construction and site stabilization, all ESC/TPF and accumulated sediment are to be removed, and retained trees must be inspected by a Certified Arborist or RPF.*

The EIS concludes:

“This report provides recommendations to minimize impacts and ensure that mitigative measures are installed and functioning properly. These include recommendations to mitigate direct, indirect, and induced impacts that may arise during and after the proposed development. Significant impact to natural features is not anticipated if the above mitigation, protection and monitoring measures provided in this report are followed.”

No environmental concerns were identified by Natural Resource Solutions which would preclude the approval of the proposed zoning bylaw amendment and draft plan of subdivision.

4.2. Functional Servicing and Stormwater Management Report, GM BluePlan Engineering, February, 2024

The above FSR documents the proposed site servicing and stormwater management changes for the site. The report sets out nine (9) conclusions regarding the changes of the site:

1. *“Sanitary servicing will be provided by lot level private septic system complete with enhanced tertiary treatment.*
2. *Water servicing will be provided by a private well for each lot which is to be designed and constructed by others.*
3. *Storm sewers will be designed to convey the 5-year design storm event to the proposed stormwater management pond, while the major overland flows from the site will be directed overland towards the municipal rights-of-ways to the stormwater management pond.*

4. *The proposed stormwater management pond is designed to function as a hybrid wet pond/wetland complete with a permanent pool varying in depths from 0.3 m to 2.25m and a 1.0m deep forebay to provide enhanced level of quality control (80% Total Suspended Solid removal).*
5. *Temperature mitigation measures have been implement in the design of the stormwater management facility to incorporate a reverse draw outlet for the 4-hour 25mm storm event to draw cooler water from the deeper portion of the pond prior to outletting to the existing swale located at the northeast portion of the site.*
6. *The post-development flow rates discharging from the site during the 2 to 100-year design storm events and Regional Storm event are less than the pre-development flow rates from the site.*
7. *The re-grading of the existing swales crossing the site at the northerly and north-easterly portions of the property will significantly reduce flooding depths during the 2 to 100 year design storm events and Regional Storm.*
8. *The stormwater management systems meet the current Provincial and Municipal guidelines.*
9. *The principles of “Stormwater Management Practices”, the Ministry of Environment Stormwater Management Planning and Design Manual 2003 have been used in the design of the stormwater management system.”*

No functional servicing concerns were identified by GM BluePlan which would preclude the approval of the proposed zoning bylaw amendment and draft plan of subdivision.

4.3. Scoped Hydrogeological Assessment, Hydrogeology Consulting Services, May 2022

Hydrogeology Consulting Services (HCS) was retained to address the development of the property with individual private water supplies and effluent disposal systems. The conclusions of the report are:

“This scoped hydrogeological assessment compiled data for the subject property from existing sources and on-site investigation to gain an understanding of the subsurface stratigraphy and shallow groundwater flow regime.

The subject property is underlain by predominantly clayey silt and silt soils, with some sand deposits, as determined through a shallow hydrogeological investigation to a depth of at least 9.14 m. These generally fine-grained soils provide aquitard-type conditions that inhibits the infiltration and vertical percolation of precipitation

downwards, creating shallow perched groundwater conditions and limiting recharge of underlying overburden/bedrock aquifers.

Subsurface stratigraphy beneath the subject property consists of silt, clayey silt, and sand deposits to a depth of at least 9.14 m, underlain at depths of more than 78 m by the Guelph Formation dolostone bedrock. Groundwater was observed in the near-surface soils, exhibiting perched and in some cases confined conditions. Shallow perched groundwater is flowing eastwards across the subject property towards the tributary headwater of Carroll Creek.

Soil hydraulic conductivity estimates from grain size analyses indicate the overburden silt and clay deposits have a low hydraulic conductivity of 3.3×10^{-9} m/sec to 6.6×10^{-7} m/sec, with sandy conditions observed at BH 02-20 having a higher hydraulic conductivity.

A drainage swale/tributary headwater of Carroll Creek originates beyond the northeast property boundary, flowing to a GRCA-delineated wetland area approximately 67 m southeast of the southeastern property boundary. The subject property is not identified as an area of significant groundwater recharge, and it is anticipated only small volumes of precipitation infiltrate on site and percolates vertically downward through the low permeability aquitard-type conditions, contributing little if any recharge to deeper overburden/bedrock aquifers. Surface water runoff follows ground surface topography through drainage swales.

The subject property is approximately 3.7 km from the closest WPHA boundary surrounding the Salem and Elora municipal wells.

Water chemistry analysis of perched groundwater beneath the subject property encountered very low concentrations of nitrate, nitrite, and ammonia, suggesting that the perched groundwater is not locally impacted by nitrogen pollution from agricultural or residential activities.

According to the MECP WWR database one hundred and two private water supply wells in the area are screened in the overburden aquifer at depths between 7.6 and 78.3 mBGS. Groundwater contouring for the overburden aquifer shows that perched groundwater is flowing north-eastwards.

Nitrate impact assessment calculations using conservatively assessed lot sizes demonstrate that the use of enhanced tertiary treatment for the sewage effluent disposal systems will result in a nitrate-N concentration at the downgradient property boundary below the ODWQS criteria of 10mg/L. The use of enhanced tertiary treatment systems with a maximum effluent nitrate-N concentration of 12 mg/L will be required to support the proposed 19 lot development.

To minimize the potential for pathogen mitigation from effluent discharge, raised filter beds should be constructed of fine sands to increase percolation time for leachate.”

It is noted that HCS also conducted twelve (12) months of groundwater monitoring on the property in three (3) test wells from April 2021 to April 2022. The report concluded that groundwater elevations fluctuated by 2.35 m during the study period, which correlates relatively well with typical seasonal groundwater fluctuations in Southern Ontario.

No hydrogeological concerns were identified by HCS which would preclude approval of the proposed zoning bylaw amendment and draft plan of subdivision.

4.4. Sewage Systems & Water Supply Consultation, Van Harten Surveying Inc., September 2023

The study provides information on the proposed sewage disposal within the proposed plan of subdivision. The study results can be summarized as:

1. Sewage servicing will be provided by Certified Waterloo Biofilter Advanced Sewage Treatment Systems.
2. Each future homeowner will be required to enter into an agreement with an authorized party to service and maintain this plan.
3. Water supply will be provided by independent permanent wells cased to a minimum of 6 m depth and located more than 15 m from the septic system.
4. Once plans are finalized, Van Harten will be designing sewage systems to comply with the OBC for review by the Township and installed by a licensed contractor.

All of the technical background reports indicate that there are no constraints anticipated with respect to the servicing of the proposed lots. The Van Harten report includes conceptual diagrams illustrating septic system layout and the GM BluePlan report contains a conceptual plan showing proposed septic and well locations.

4.5. Geotechnical Investigation, CMT Engineering Inc., December 2020

The geotechnical investigation provides an assessment of the existing soil and groundwater conditions encountered in the boreholes/monitoring wells. Included in the assessment are the soil classification and groundwater observations, as well as comments and recommendations regarding geotechnical resistance (bearing capacity); serviceability limit states (anticipated settlement); dewatering considerations; site classification for seismic site response; recommendations for site grading, site servicing, excavations and backfilling; and a summary of the laboratory results.

For detailed recommendations reference should be made to the full report.

No geotechnical concerns were identified by CMT which would preclude the approval of the proposed zoning bylaw amendment and draft plan of subdivision.

4.6. Archeological Assessment, Detritus Consulting Ltd., March 2023, January 2024

Detritus Consulting were retained to complete an archeological assessment of the property consistent with the requirements of the PPS and the Ontario Heritage Act. Stage 1 background research of the property was completed in July, 2022 indicated that portions of the site exhibit moderate to high potential for identification and recovery of archeological resources, followed by a Stage 2 assessment which identified two archaeological sites. The Stage 2 assessment produced Euro-Canadian artifacts suggesting a period of occupation in the 19th century.

Based on this, a Stage 3 assessment was completed in late 2022. The artifacts discovered during the Stage 3 assessment suggested part of the site was the subject of a demolition event of the original church building located on the Church Street property when the church was relocated elsewhere in Alma. A second portion of the site also yielded artifacts relatively evenly distributed across the site which may be attributed to seasonal flooding whereas the rest of the property has had extensive agricultural use.

Based on the results of the Stage 3 assessment the first area (area of the church demolition) meets the criteria for a Stage 4 Mitigation of Development Impacts whereas the second area (area of seasonal flooding) does not meet any of the criteria for a Stage 4 assessment.

Subsequently, a Stage 3 Grave Search was also completed and detailed in a report dated January 8, 2024. This study was initiated because of the prior existence of a small cemetery on the lands owned by the Presbyterian church. The internments were subsequently relocated to the Knox Presbyterian church in Elora. Since the exact location of the original cemetery could not be confirmed by any existing records, a Cemetery Investigation Authorization was required by the Bereavement Authority of Ontario. The grave search study area included a 10 metre area adjacent to the western, eastern and southern sides of the church property. During the search no known remains, shaft graves nor any non-human burial indicators were observed, and no additional investigation is recommended for the study area.

As recommended in the earlier Stage 3 Assessment, a Stage 4 Mitigation of Impacts was also completed by Detritus Consulting and summarized in their report dated May 24, 2024. During the Stage 4 work numerous Euro-Canadian artifacts were unearthed; and identified as primarily middle 19th to early 20th century refuse and demolition event associated with demolishing the St. Andrews Presbyterian Church and possibly

from the nearby Pilkington, Sylec, McRae and Thompson families. The demolition layer was deposited as a distinct fill layer above the original topsoil and subsequently filled over by native topsoil. The mitigation is complete and the site documented and preserved for further study. The site is considered to have no further cultural heritage value.

5. Conclusions

The conclusions of this Planning Justification Report (PJR) are:

1. That the proposed plan of subdivision is consistent with the Provincial Policy Statement indicating settlement areas are a focus of growth and development where the services are suitable for the proposed development.
2. That the application conforms to the Growth Plan (2019), specifically the policies which support substantial new growth to Wellington County and provide for limited development in rural settlements.
3. That the application conforms to the policies of the Wellington County Official Plan which anticipates significant growth in the County, encourages low density growth in hamlets and meets the criteria for creation of new lots by plan of subdivision.
4. The proposed amendment to the Township of Mapleton's comprehensive zoning bylaw is required to implement the proposed plan of subdivision. The proposed lot sizes and frontages are generally consistent with the current Township R1A zoning regulations.
5. That the background technical studies completed in support of the proposed development support the proposed form of the proposal and do not identify any impediments to approval of the development.

In conclusion, the proposed development application for the subject property is appropriate and represents good planning and should be approved.

Respectfully submitted

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