

Planning Justification Report

Fergus Golf Club Community

883890 Ontario Limited c/o Fergus Development Inc. managed by Geranium Corporation

Township of Centre Wellington
Wellington County

Official Plan Amendment
Zoning By-law Amendment
Draft Plan of Subdivision
Draft Plan of Condominium

February 2022



Planning Justification Report

Fergus Golf Club Community

Official Plan Amendment
Zoning By-law Amendment
Draft Plan of Subdivision
Draft Plan of Condominium

Township of Centre Wellington
1 MacDonald Square
Elora, ON
N0B 1S0

Wellington County
Planning and Development Department
74 Woolwich Street
Guelph, ON
N1H 3T9



Prepared for:

883890 Ontario Limited c/o Fergus Development Inc.
managed by Geranium Corporation
#300 3190 Steeles Avenue East
Markham, Ontario
L3R 1G9

Prepared by:

GSP Group Inc.
72 Victoria Street South, Suite 201
Kitchener, Ontario
N2G 4Y9



Contents

1.	Introduction.....	1
1.1	Background and Context	1
1.2	Existing Approvals and Subject Applications	1
1.3	Purpose and Scope	2
2.	Site Location and Context.....	3
2.1	Site Description	3
2.2	Surrounding Uses.....	3
2.3	Transportation Context	3
3.	Proposed Redevelopment	6
4.	Planning and Regulatory Review and Response	8
4.1	Ontario Planning Act, R.S.O. 1990, c. P.13	8
4.2	Provincial Policy Statement 2020	8
4.3	Growth Plan for the Greater Golden Horseshoe 2019	12
4.4	County of Wellington Official Plan.....	13
4.5	Township of Centre Wellington Zoning By-law.....	19
4.6	Draft Plan of Subdivision and Draft Plan of Condominium	21
4.7	More Homes, More Choice: Ontario's Housing Supply Action Plan	25
5.	Planning Justification.....	27
5.1	Official Plan Amendment Details	27
5.2	Zoning By-law Amendment Details.....	27
5.3	Rationale for the Amendments	28
6.	Public Consultation Strategy.....	31

7.	Technical Report Summaries.....	32
7.1	Functional Servicing Report.....	32
7.2	Stormwater Management Report.....	32
7.3	Stage 1 Archaeological Assessment	32
7.4	Environmental Noise Study	33
7.5	Geotechnical Report.....	33
7.6	Hydrogeological Investigation.....	33
7.7	Environmental Impact Study.....	34
7.8	Minimum Distance Separation Study.....	35
7.9	Transportation Considerations Report	35
7.10	Fiscal Impact Study	36
7.11	Phase 1 Environmental Site Assessment	36
7.12	Water Supply Investigation.....	36
8.	Summary and Conclusion.....	37
	Appendix 1: Draft Zoning By-law Amendment.....	39
	Appendix B: Draft Official Plan Amendment.....	43

1. Introduction

1.1 Background and Context

GSP Group is the planning consultant to 883890 Ontario Limited c/o Fergus Development Inc. managed by Geranium Corporation (the “Client”), which is proposing to redevelop a portion of the Fergus Golf Club property.

The Fergus Golf Club (the “Site”, “Subject Site”) is located along the western side of 3rd Line, on both the northern side (“NW Site”) and southern side (“SE Site”) or “former Fairview Golf Club” of Wellington Road 19. The redevelopment of the Subject Site is primarily focused on the SE Site, where our Client proposes to modify the existing 1996 approvals for a rural, recreation-based residential condominium community while maintaining the 18-hole golf course on the NW Site.

1.2 Existing Approvals and Subject Applications

The SE Site has existing approvals for a 9-hole golf course with condominium residential use approved by the Ministry of Municipal Affairs and Housing in 1996. This approval relates to the Township of West Garafraxa OPA 18 and Zoning By-law Amendment No. 29-92, the documents for which are unavailable. OPA 4 to the Township of West Garafraxa Official Plan provides background information on these amendments, stating that *“The Fairview Golf and Country Club applied for approval of a draft plan of condominium in the early 1990’s. To facilitate this development, the Township of West Garafraxa adopted Official Plan Amendment No. 18 and Zoning By-law Amendment 29-92. The Official Plan and Zoning By-law amendments were appealed to the Ontario Municipal Board by two neighbouring property owners. The developers and the objectors were able to negotiate an agreement and the appeals were withdrawn in December of 1995. Upon withdrawal of the appeals, the Official Plan and Zoning By-law provisions allowing the condominium came into effect in February of 1996 and a draft plan of condominium was approved in June of 1996”*.

This existing approval permits 41 residential units on the SE Site. Since that time, the Fergus Golf Club has expanded the 9-hole course to a total of 27 holes, by developing an 18 hole course on the NW Site. Applications for a County of Wellington Official Plan Amendment and a Township of Centre Wellington Zoning By-law Amendment are required to facilitate the redevelopment of the Subject Site for an integrated golf course and residential community (the “Proposed Redevelopment”). The details of the Subject Applications are provided in Section 5 of this Report. A Draft Plan of Subdivision and a Draft Plan of Condominium will also be required to implement the Proposed Redevelopment.

1.3 Purpose and Scope

This Report has been prepared in conjunction with the Subject Applications and provides planning justification for the Proposed Redevelopment. The objectives of this Report are as follows:

- To provide an overview of the Subject Site, including site description and surrounding uses;
- To provide an overview of the Proposed Redevelopment;
- To provide a summary of the Subject Applications; and,
- To provide a summary and assessment of existing planning policies and regulations that apply to the Subject Site, and an opinion on the planning merits of the Proposed Redevelopment.

2. Site Location and Context

2.1 Site Description

The Subject Site is located to the west of 3rd Line on both the northern and southern sides of Wellington Road 19 in the Township of Centre Wellington (see **Figure 1**).

The total area of the Subject Site is approximately 82.2 hectares, with the NW Site totaling 42.35 hectares and the SE Site totaling 39.85 hectares in area. The NW Site features 18-holes of the Fergus Golf Club, with associated clubhouse, parking areas, and natural features. The SE Site is currently being used as a 9-hole golf course, operating as an extension of the 18 holes located on the NW Site. A pedestrian underpass beneath Wellington Road 19 links the two properties and is proposed to remain through the redevelopment of the SE Site. The SE Site also features small pockets of wetland areas, the largest of which will be retained through the redevelopment. The remainder of the SE Site is a mix of treed areas and grassed open space.

2.2 Surrounding Uses

The Subject Site is in proximity to Belwood Lake. Belwood Lake is owned by the Grand River Conservation Authority and is generally lined with cottage style housing on leased land, commonly featuring individual, private docks or boat launches. On the east side of 3rd Line, opposite the Subject Site on Rennie Boulevard and 1st Street, is an existing small, low density estate residential neighbourhood (see **Figure 2**).

The Subject Site is generally surrounded by agricultural uses to the west, and south. To the east are existing residential uses; to the north there is a mix of recreation and agriculture uses. Recreational uses such as the YMCA Camp Belwood and Belwood Lake Conservation Area are located further to the southeast. Additional recreational uses, including the Elora Cataract Trailway, are located to the south of the SE Site. A future linkage to this trail is contemplated as part of the Proposed Redevelopment.

2.3 Transportation Context

The Subject Site is adjacent to both 3rd Line and Wellington Road 19. 3rd Line features one travel lane in each direction. Wellington Road 19 also features one travelled lane in each direction and is designated as a County Road in the County of Wellington Official Plan.

As noted above, the Elora Cataract Trailway runs adjacent the Subject Site to the south, providing an expansive recreational trail system linking Elora in the west to Forks of the Credit Provincial Park in the east, travelling through Fergus, Belwood, Hillsburgh, and Erin.





3. Proposed Redevelopment

The Proposed Redevelopment is comprised of 118 single detached dwellings on the SE Site (see **Figure 3**) which will be integrated with the existing 18-hole golf course and clubhouse on the NW Site to form an overall recreation-based golf and residential community. The SE Site is nearly 40 hectares in area, resulting in an overall unit per hectare density of 3.25 (excluding the natural heritage block). The units are proposed to be part of a Draft Plan of Condominium and will be privately serviced by communal water and wastewater treatment facilities, proposed on the NW Site. The lots provided in the Proposed Redevelopment are generally half an acre (0.2 hectares) in area, with frontages ranging from 21 to 45 metres and depths from 45 to 67 metres. This lot size is typical for rural housing and similar to the existing residential lots on nearby Rennie Boulevard and First Street. A 6 metre landscape buffer is proposed along Wellington Road 19.

The Proposed Redevelopment will be implemented by a Draft Plan of Subdivision to link the NW and SE Sites, as well as a Draft Plan of Condominium as noted above. The streets are designed to a private road standard and communal sanitary and water services will also be private.

The central wetland area on the SE Site, including a 10-metre buffer around the feature, will be maintained. This feature is adjacent to the proposed 1.27 hectare stormwater management block. A sanitary pumping station is located adjacent to a one-hectare open space block, which contributes to a central open space design that includes a potential cross-site trail linkage connecting to the Elora Cataract Trailway.

The existing underpass connection between the NW and SE Sites will be maintained, connecting to the internal private street network of the Proposed Redevelopment.

The existing 18-hole golf course on the NW Site will remain in the ownership and operation of the existing owner and will not form part of the Plan of Condominium. However, it is intended that residents of the Proposed Redevelopment will be offered preferred preferential access to the golf course to promote the active recreational lifestyle, which maintains the intent of the existing planning approvals for a recreation-based residential community. Although the golf course is not part of the Plan of Condominium, the communal wastewater facility and water wells will be common elements and are located on the NW Site.

4. Planning and Regulatory Review and Response

4.1 Ontario Planning Act, R.S.O. 1990, c. P.13

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 of 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 Section 3 of the *Planning Act* and through the Official Plan of the County of Wellington which are reflected in subsequent sections of this Planning Justification Report.

4.2 Provincial Policy Statement 2020

The Provincial Policy Statement (the “PPS”) provides direction on matters of provincial interest related to land use planning. The *Planning Act* requires that, “*decisions affecting planning matters shall be consistent with*” the PPS.

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 following is a summary of existing PPS policies relevant to the Proposed Redevelopment.

Managing and Directing Land Use

Policy 1.1.1 states, in part, “*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;*

- e) *promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*
- g) *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*
- h) *promoting development and land use patterns that conserve biodiversity.”*

Response: The Proposed Redevelopment provides for rural, recreation-based housing that was envisioned for the former Fairview Golf Course land through approvals by the former Township of West Garafraxa in 1992 and the MMAH in 1996. The increase in the number of residential units will contribute to satisfying a need and market-demand for recreation focused housing in the Township and County. The immediate area has similar types of permanent and seasonal residences that surround Belwood Lake and would be in keeping with historical approvals and development patterns, some of which are serviced with communal water and sewage systems. The Proposed Redevelopment will not cause environmental or public health and safety concerns. Further, the Proposed Redevelopment will be serviced with a private communal sewage system that will form part of the proposed condominium, again as originally envisioned through the existing approvals, and will not require extension of municipal services.

Rural Areas in Municipalities

Section 1.1.4 of the PPS states that *“Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas”*. The preamble of this section continues that *“Rural areas and urban areas are interdependent in terms of markets, resources and amenities”* and that *“it is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy”*. Rural Areas are defined as being a system of lands within municipalities that may include rural settlement area, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas.

Policy 1.1.4.1 states, in part, that *“healthy, integrated and viable rural areas should be supported by:*

- a) *building upon rural character, and leveraging rural amenities and assets*
- c) *accommodating an appropriate range and mix of housing in rural settlement areas;*
- h) *conserving biodiversity and considering the ecological benefits provided by nature”*

Response: The Proposed Redevelopment provides a type of housing that is appropriate for rural areas, and as directed in the preamble of Section 1.1.4, the rural system is to work in tandem with the urban system, balancing the needs of the municipality, including market demand for rural, recreation-based housing. Accordingly, the golf course based community would meet the above noted objectives of the Official Plan.

The Proposed Redevelopment builds upon the rural character of the area by providing recreation-based housing similar to the existing residential uses found in the Belwood Lake area. The abutting golf course, a rural recreational amenity and asset, is connected via an underpass, with the expectation that residents of the Proposed Redevelopment will be frequent patrons of the course, as well as users of other recreational amenities that the immediate area has to offer.

Rural Lands in Municipalities

Section 1.1.5 establishes the policies regarding the development of rural lands in a municipality. Policy 1.1.5.2 states, in part, that *“On rural lands located in municipalities, permitted uses are:*

- b) resource-based recreational uses (including recreational dwellings);*
- c) residential development, including lot creation, that is locally appropriate;”*

The PPS defines “Rural lands” as “... lands which are located outside settlement areas and which are outside of prime agricultural areas”.

Policy 1.1.5.4 indicates that development compatible with the rural landscape that can be sustained by rural service levels should be promoted. This is furthered by Policy 1.1.5.5 that directs that *“Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.”*

Policy 1.1.5.8 states *“new land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.”*

Response: As noted in Policy 1.1.5.2, residential development and lot creation are permitted on rural lands if locally appropriate, and resource-based recreational uses are also permitted. The Subject Site would be considered “Rural Lands” in accordance with the definition in the PPS as it is designated Recreational with a special policy area on the former Fairview Golf Club land (discussed further below) permitting residential uses together with a golf course. The Proposed Redevelopment is intended to function as originally envisioned, a recreational resource-based residential community (including a golf course), in the spirit of the approvals currently in place on the SE Site. The Proposed Redevelopment is in

keeping with Policy 1.1.5.4 and the existing approvals, as it will be privately serviced and will avoid the need for any unjustified or uneconomical expansion of existing municipal water and wastewater treatment infrastructure.

With respect to Minimum Distance Separation, a study has been prepared by Stovel and Associates Inc. (SAI). The study concludes that *“The MDS Guidelines recognize the potential for this type of redevelopment scenario, where there are existing approvals for non-agricultural uses, and Implementation Guideline 10 sets out a mechanism for consideration. Guideline 10 indicates that MDS I setbacks shall only need to be met if the amendment(s) will permit more sensitive land uses (i.e., Type B rather than Type A) than existed before.*

Based on a review of this Guideline, SAI is of the opinion that MDS I setbacks do not need to be calculated for the proposed redevelopment of the subject property.”

Housing

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

- b) permitting and facilitating*
 - i. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
 - ii. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3*
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*

Response: The Proposed Redevelopment will provide additional rural, recreation-based type housing in Centre Wellington in a recreational area that has both seasonal and permanent homes surrounding Belwood Lake. This type of housing, as originally envisioned as part of the former Fairview Golf Club approvals, is expected to appeal to a range of age groups that are looking for an active lifestyle outside of an urban setting. At the same time, the Proposed Redevelopment is within close proximity to many retail, service commercial, health care and other services located in Fergus and Elora. The Proposed Redevelopment will assist in meeting the social, health, and well-being requirements of current and future residents of the Township and County.

Provincial Policy Statement Conclusion

The Proposed Redevelopment is consistent with the policy direction of the PPS, providing rural resource-based recreation and housing that is locally appropriate, reflecting and building upon the existing approvals and will assist in meeting the market demands for this type of housing in the County and Township. As noted above, MDS is assessed in the SAI study and MDS I setbacks do not apply to the Proposed Redevelopment.

4.3 Growth Plan for the Greater Golden Horseshoe 2019

The Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) builds upon the policy foundation provided by the PPS and provides additional and more specific land use planning policies to address issues facing specific geographic areas in Ontario. The Greater Golden Horseshoe area is to have *“sufficient housing supply that reflects market demand and what is needed in local communities. Thriving, livable, vibrant, and productive urban and rural areas will foster community health and individual well-being.”*

The following is a summary of Growth Plan policies relevant to the Proposed Redevelopment.

Rural Areas

Section 2.2.9 of the Growth Plan provides the policies regarding development in Rural Areas.

Policy 2.2.9.3 states that *“development outside of settlement areas may be permitted on rural lands for:*

- a) the management or use of resources;*
- b) resource-based recreational uses; and*
- c) other rural land uses that are not appropriate in settlement areas provided they:*
 - i. are compatible with the rural landscape and surrounding local land uses;*
 - ii. will be sustained by rural service levels; and*
 - iii. will not adversely affect the protection of agricultural uses and other resource-based uses such as mineral aggregate operations*

Policy 2.2.9.6 establishes that while new multiple lots or units for residential development will be directed to settlement areas, this form of development *“may be allowed on rural lands in site-specific locations with approved zoning or designation in an official plan that permitted this type of development as of June 16, 2006.”*

Response: Policy 2.2.9.3 establishes that development is permitted on rural lands where it is not appropriate in settlement areas. The rural housing on private services supplied by the Proposed Redevelopment is generally not aligned with the compact built form goals and municipal servicing policies of the Provincial policies and plans for residential development in settlement areas. The Proposed Redevelopment proposes housing that provides an alternative to the type of housing envisioned for urban settlement areas.

Regarding Policy 2.2.9.6, the SE Site currently has existing approvals for multiple lot/unit residential development, which pre-date 2006, as outlined in Section 1.2 of this Report. The Proposed Redevelopment is in keeping with the principles of development established by the approval from the 1990's and, in our opinion, now reflects current policy and Provincial housing direction. Where the existing zoning approvals facilitate the development of 41 privately serviced dwelling units together with a 9-hole golf course and (now removed) clubhouse; the Fergus Golf Club is now a 27-hole golf course, which creates an opportunity to maintain an 18-hole golf course in conjunction with a modern and more complete residential golf course community. The spirit and intent of the existing approvals is maintained through the Proposed Redevelopment, as a golf course is provided in proximity to the residential uses and moreover, physically connected via an underpass.

Growth Plan for the Greater Golden Horseshoe Conclusion

The Proposed Redevelopment is in conformity with the Growth Plan, providing a rural housing type that is recreation and resource based, is not envisioned within an urban context, and is appropriately located in the Rural Lands as defined in the Growth Plan (and PPS). The Subject Site has a Recreational designation with site specific policies, along with zoning, to permit a condominium form of multiple lot/unit residential development together with a golf course, clubhouse, pro-shop, practice facilities, maintenance facilities and parking area. As mentioned above, those approvals have been in place since 1996 and therefore, in our opinion, conform with Policy 2.2.9.6 which recognizes existing approvals for multiple lots or units for residential development, that were in place prior to June 16, 2006.

4.4 County of Wellington Official Plan

The County of Wellington Official Plan (the "OP"), approved in 1999, and as amended, provides general policies and guidelines for development of lands in the County. The Township of Centre Wellington also has an Official Plan (approved May 31, 2005), but it only applies to the urban centres of Fergus and Elora and is therefore not applicable to the Subject Site.

The Township of Centre Wellington is within a two-tier municipal structure, with Wellington County as the upper-tier and Centre Wellington as the lower-tier. Given the location of the

Subject Site, the County OP applies to the rural areas of the Township and therefore is the operative OP. As elaborated on below, the Subject Site is primarily designated as “Recreational” and is subject to a Local Policy as part of the existing approvals for the SE Site. This Local Policy permits 41 residential units on the SE Site in conjunction with a 9-hole golf course. This policy is discussed in full below.

The Rural System

Part 6 of the OP establishes the County’s policies for the Rural System, which is defined as primary natural resource land and some other uses typically found in non-urban areas, which includes rural housing.

Under Section 6.3, Planning Approach, it is noted that rural housing primarily supports natural resource activities such as farming. Non-farm related housing may be considered in areas which do not conflict with resource related or other rural uses.

Response: The Proposed Redevelopment provides rural housing, which is a permitted use in the Rural System. The Proposed Redevelopment is currently permitted for residential development together with a golf course and ancillary uses and is zoned accordingly. No conflicts are anticipated with resource related or other rural uses.

Permanent and seasonal housing has long been established surrounding Belwood Lake, along with the site-specific residential permissions related to the former Fairview Golf Club. Accordingly, the Proposed Redevelopment would be in keeping with historic uses and planning permissions and would not be out of context or character with the surrounding area.

Housing

Housing policies are provided in Section 4.4 of the OP. Policy 4.4.2 states that *“the County will provide for a variety of housing types to satisfy the present and future social, health and well-being requirements of residents of the regional market area. New residential developments will be promoted at densities which efficiently use available servicing and are appropriate to site conditions and existing patterns of development.”*

Response: The current Recreational designation (and site-specific policies) as well as zoning for a resource-based residential recreational community has long been envisioned and permitted on the former Fairview Golf Club land. There is a variety of cottage, life lease and estate residential areas, as well as seasonal trailer parks and campgrounds around Belwood Lake. Accordingly, the Proposed Redevelopment is of an appropriate type and density to reflect the site conditions and rural context of the Subject Site.

Land Use Designation

As noted above, the Subject Site is primarily designated “Recreational”, with pockets of “Core Greenlands” and a small portion of “Prime Agricultural” land (see **Figure 4**). Section 6.7.1 provides the description for Recreational Areas: *“Recreational areas are normally land associated with lakes, reservoirs, ponds, rivers or other scenic resources which have potential for the development of recreational or seasonal residential uses relying on recreational activities. New Recreational Areas will be established by amendments to this Plan. Where new Recreational Areas are proposed in Prime Agricultural Areas, the policies of Section 4.3.3 c) shall be met.”*

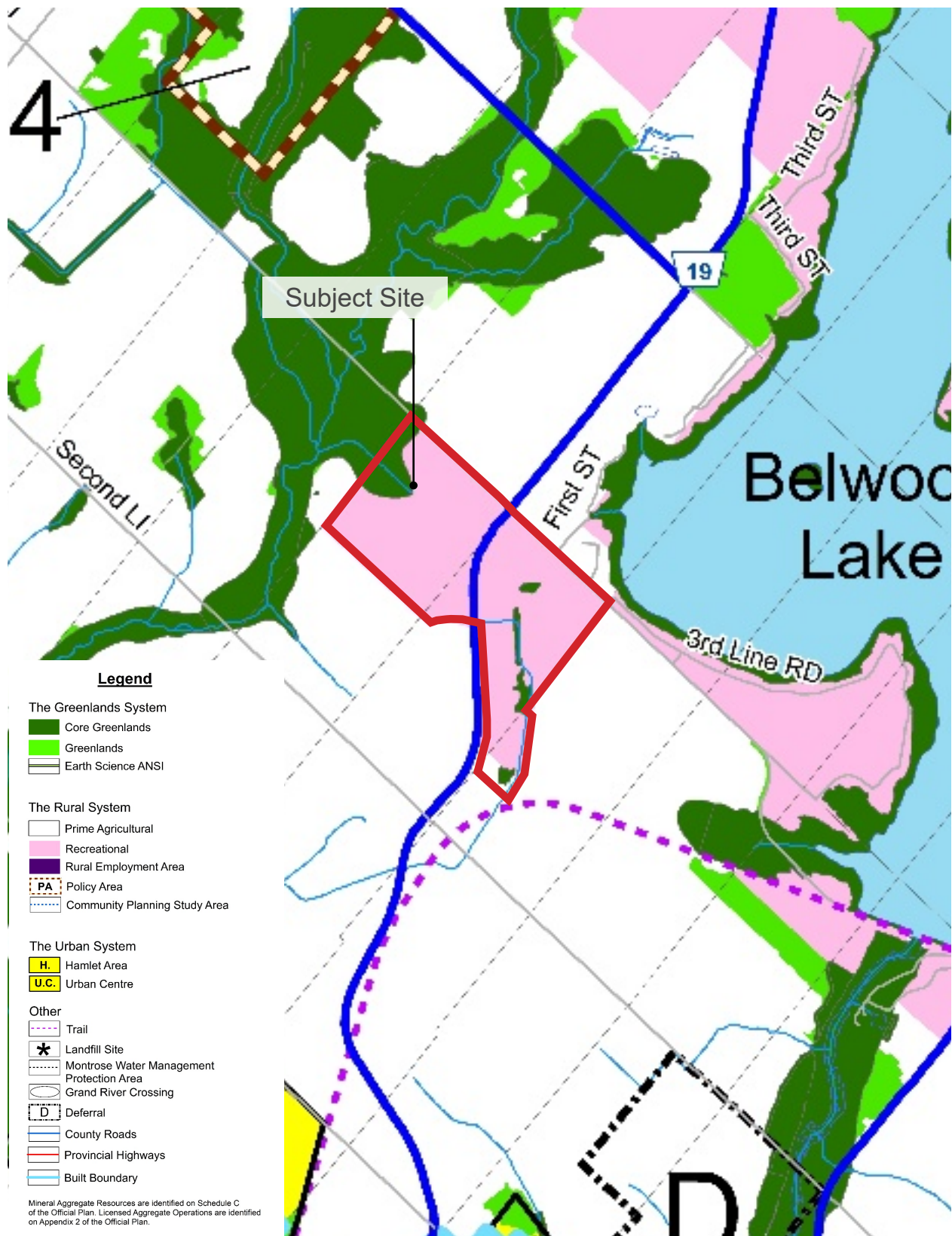
Section 5.4 of the OP provides policies for Core Greenlands areas. The Subject Site is noted as having wetland areas, which are elaborated on in Section 5.4.1:

“All wetlands in the County of Wellington are included in the Core Greenlands. Development and site alteration will not be permitted in wetlands which are considered provincially significant. Provincially significant wetlands are shown in Appendix 3 of this Plan. All other wetlands will be protected in large measure and development that would seriously impair their future ecological functions will not be permitted. The appropriate Conservation Authority should be contacted when development is proposed in or adjacent to a wetland.”

Further policies indicate that *“development and site alteration will not be allowed in significant habitat of endangered or threatened species except in accordance with provincial and federal requirements. Development or site alteration adjacent to significant habitat of endangered or threatened species shall require a satisfactory Environmental Impact Assessment that demonstrates there will be no negative impact on the significant habitat of endangered or threatened species or its ecological function”.*

Policy 6.4.2 of the OP provides policy direction for Prime Agricultural lands: *“In Prime Agricultural Areas, all types, sizes and intensities of agricultural uses and normal farm practices will be promoted and protected in accordance with provincial standards. As a general rule, land use activities which support agriculture will be encouraged and land use activities which do not support agriculture will be discouraged”.*

Response: The definition of the Recreational land use designation includes permission for residential uses, so long as the residential use is recreational or seasonal residential in nature, relying on recreational activities. The Proposed Redevelopment is intended to be integrated with the golf course on the adjacent property, and benefit from its proximity to other recreational amenities in the immediately surrounding area, meeting the intent of the designation.



The Proposed Redevelopment removes the smaller wetland areas on the Subject Site. Beacon Environmental prepared an EIS which found that these smaller wetland areas are suitable for removal, which further states that *“these wetlands are not provincially significant, are all less than 0.5 ha, they are not part of an ecologically functional corridor or linkage, they do not provide significant wildlife habitat or habitat for rare species, and they are not part of a significant groundwater discharge or recharge area.”* The larger, central wetland will be maintained and incorporated into the Proposed Redevelopment. The EIS notes that two breeding territories of endangered species of birds and two species of endangered bats are located on the Subject Site. Consultation with the MECP will be required to ensure conformity with the *Endangered Species Act*.

It is noted that there is a small section of Prime Agricultural land on the SE Site (roughly 600 m²). This portion of the Subject Site is not being used for agricultural purposes and is a vacant, natural area. There is no intent for this area to be used for agricultural purposes, nor will the redevelopment of this land impact agricultural uses. Further, the redesignation of this area is a largely technical exercise, as this section of the SE Site is not zoned for agricultural use and is subject to the residential exception zone from the existing approvals.

Local Planning Policy

Part 9 of the OP provides specific local policies and policy areas for the individual municipalities of the County. Centre Wellington is addressed under Section 9.2, with the **“Fairview Recreational/Residential Area”** pertaining to the SE Site. This policy states:

“On Part of Lots 9 and 10, Concession 3, a Recreational/Residential community may be developed. The predominant and primary use of the lands shall consist of private open space. In this regard, a public golf course, consisting of at least nine (9) holes, shall be permitted as well as a driving range and other ancillary uses, such as clubhouse, pro shop and parking area. Secondary uses shall consist of limited residential uses to be developed in accordance with the policies of this subsection.

The proposed design of the Recreational/Residential community shall project the predominant use of the property as public golf course with limited residential uses. In this regard, the development of the property shall follow a pattern whereby golf course holes, pathways and vegetative buffer zones are located along all property lines with residential uses to the interior of the site. All residential units shall have access to private internal roads built to appropriate standards. No direct access shall be permitted for any residential unit to County Road 19 or 3rd Line. All residential units shall meet the requirements of the Minimum Distance Separation Formula.

The maximum number of residential units permitted on the property shall not exceed forty one (41), exclusive of the existing residential unit within the clubhouse already on the property.

The residential units to be included on the property shall be limited to two (2) distinct areas on the property. The first residential area on the parcel will be located to the easterly boundary between the 3rd Line and the existing bush and shall consist of a maximum of twenty-one (21) residential units. The residential units shall consist of single detached homes with a minimum of 8 metre separations between dwellings. The second residential area shall consist of that portion of the property immediately south of the existing clubhouse. A maximum of twenty (20) units shall be permitted in this area. The residential units shall consist of single detached homes. All residential units to be developed on the property shall proceed by plan(s) of condominium only. The subject property is identified as a site plan control area.”

Response: This local policy represents the existing approvals on the SE Site, which was approved in 1996. The context surrounding this previous approval has changed, as it was introduced prior to the construction of the 18-hole golf course in 2000, on the NW Site (originally Lake Belwood Golf Club). Due to this now different context, it is reasonable to re-examine the approvals, and reimagine the Proposed Redevelopment in its contemporary context. As proposed, it is a modernization of the previous approvals considering current Provincial/County/local policies, guidelines and direction, and would create a more complete recreational/residential community.

With the existing 18-hole golf course on the NW Site connected to the SE Site, the intent of an integrated golf course community is met. Where the policy notes the golf course as being 9-holes and on site, the new 18-hole golf course achieves the same intent of having a golf course based recreational/residential community. The creation of the “pods” for residential uses was designed to accommodate the golf course on the former Fairview Golf Club lands. The Proposed Redevelopment maintains the intent of the original approvals by separating the golf and residential uses but still integrating the golf course on the NW site through the existing underpass. With the integrated golf course now being located on the NW Site, the approval principle of combining golf and residential uses is maintained and the separation of golf and residential continues to be met.

The technical elements of the policy, such as the need for a plan of condominium and no houses having direct access to County Road 19 and 3rd Line are maintained through the Proposed Redevelopment.

Regarding Minimum Distance Separation, and as discussed previously in this report, MDS I setbacks do not apply to the Proposed Redevelopment.

Wellington County Official Plan Conclusion

The Proposed Redevelopment conforms to the above-noted policies of the OP, and generally conforms to the intent of the site-specific policy for the development of a recreational/residential community on the SE Site. The intent of the site-specific policies under Section 9.2 was to develop a residential condominium and golf course community with other ancillary uses based on a minimum of 9 holes. The intent of the 1996 planning approvals is maintained and enhanced by the Proposed Redevelopment. The Proposed Redevelopment would be connected to a more traditional 18-hole golf course, thereby forming a more complete recreational/residential community. The Proposed Redevelopment will support the introduction of rural housing to the Subject Site and balances the housing needs between the urban and rural systems, providing housing options to assist in addressing the market demand for this type of recreation-based housing, in keeping with the Recreational designation.

Finally, the intent of the local policy is maintained, but is modernized to address a contemporary and changed context from the 1996 approvals that continue to apply. The nature of the proposed OPA is outlined in Section 5.1 of this Report. Supporting studies conclude that the smaller wetlands can be removed, regard will be given for the endangered species, and MDS I setbacks do not apply to the Proposed Redevelopment given the history of existing, approved and planned uses.

4.5 Township of Centre Wellington Zoning By-law

Under the Township of Centre Wellington Zoning By-law 2009-045, the SE Site is zoned Open Space Golf Course (OS-GC), Residential (R1A.29.8 and R1A.30.2), and Environmental Protection (EP) with associated Environmental Protection Overlay (see **Figure 5**). The NW Site is zoned Open Space Golf Course (OS-GC) and Environmental Protection (EP). This zoning configuration limits the scale of residential redevelopment on the SE Site, and as such a Zoning By-law Amendment is required to facilitate the Proposed Redevelopment.

The OS-GC zone restricts permitted uses to a single detached dwelling, a golf course, and uses that currently exist on the site. The Zoning By-law defines a golf course as “*a placed used for the purpose of playing golf, and may include a driving range, miniature golf facilities, putting greens, and accessory uses such as a pro shop, a restaurant, a banquet hall, a fitness centre and other buildings or structures devoted to the maintenance and operation of the golf course.*” This zone occupies the majority of the lands and is proposed to be amended to implement the Proposed Redevelopment.



Source: Zoning By-Law 2009-045 (2009)

5

The R1A.29.8 and R1A.30.2 zones apply to sections of the SE Site, introduced with the existing planning approvals for a recreational/residential community. As such, the site-specific zones permit one single detached dwelling per condominium unit site and uses, buildings and structures accessory thereto, as well as open space uses, excluding any building or structures accessory to the adjacent golf course. The R1A.29.8 zone limits the number of dwelling units to 21, while the R1A.30.2 zone limits the number of dwelling units to 20. Each R1A zone also establishes specific provisions regarding setbacks, building separation, and building height.

The EP zone generally restricts permitted uses to buildings or structures used for conservation and resource management or passive recreation. The EP zoning for the primary wetland located centrally on the SE Site is not proposed to be changed.

As noted above, the NW Site is zoned OS-GC and EP. The zones are proposed to be maintained through the redevelopment, with an exception added to the OS-GC zone to permit the various elements related to the private servicing that is proposed for the NW Site.

4.6 Draft Plan of Subdivision and Draft Plan of Condominium

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. Recognizing that the Draft Plan of Subdivision creates a large block on the NW and SE Sites, and recognizing that under s.9(2) of the *Condominium Act*, 1998, s.51 of the *Planning Act* applies to a plan of condominium, the following analysis applies to both the draft plan of subdivision and the draft plan of condominium. The applicable criteria and responses explaining how each criterion has been satisfied 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, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality	The health and safety of future inhabitants will be ensured through high quality design and building design that is AODA compliant. Roads will be sized and efficiently organized to accommodate maintenance and emergency vehicles.

(a)	The effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2	• The central wetland located on the SE Site is protected through the redevelopment of the Subject Site. • Regarding archeological concerns, a Stage 1 Archeological Assessment was completed. A future Stage 2 Assessment is recommended to be completed to analyze the undisturbed portions of the SE Site. • The Proposed Redevelopment assists with the provision of a full range of housing in Centre Wellington and the County. • The Subject Site is an appropriate location for rural housing to compliment the urban areas of the Township.
(b)	Whether the proposed subdivision is premature or in the public interest	• The Subject Site has existing approvals from 1996, indicating that the redevelopment of the lands is not premature. • The Proposed Redevelopment assists with the provision of a full range of housing in Centre Wellington and the County and is in the public interest.
(c)	Whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any	• The majority of the Subject Site is designated Recreational, including site specific residential and recreational use in the County of Wellington Official Plan. • The Subject Site has an existing Plan of Condominium approval for residential uses, which is proposed to be updated and modernized to reflect the Proposed Redevelopment. • See Section 4.3 of this Report for further discussion.
(d)	The suitability of the land for the purposes for which it is to be subdivided	• As noted above, the majority of the Subject Site is designated Recreational, including site specific residential and recreational use in the County of Wellington Official Plan.

		• The primary central wetland feature is protected and has appropriate buffers to maintain its function, deemed appropriate in the EIS. • As indicated in Section 7.8.1 of the EIS, the smaller wetland areas are appropriate to remove. • Vehicular access can be provided through new local private roads that connect to the existing public street network. • Technical studies have concluded that the land is suitable for the Proposed Redevelopment.
I	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	• The Subject Site has convenient access to Wellington Road 19 and 3rd Line. Both are paved year-round public streets along the SE Site. As concluded in the TIS, the proposed roads are expected to operate under future capacity and properly service the Proposed Redevelopment.
(f)	The dimensions and shapes of the proposed lots	• The proposed lots are of sufficient area with appropriate frontage. Refer to Section 3 of this Report for further details. • The proposed lots are generally rectangular in shape and sufficiently sized for rural residential use based on communal 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	• The primary central wetland feature is maintained with appropriate buffers to protect its function. • The Black Drain will also be maintained and protected through the Proposed Redevelopment.
(h)	Conservation of natural resources and flood control	• Stormwater will be appropriately managed as detailed in the Stormwater

		Management Report, including the protection of the Black Drain. • The primary central wetland feature is maintained with appropriate buffers to protect its function.
(i)	The adequacy of utilities and municipal services	• The Functional Servicing Report demonstrates that the Proposed Redevelopment can be adequately serviced through the proposed private infrastructure.
(j)	The adequacy of school sites	• The Subject Site is located a short drive from the Fergus Urban Area, where several public and Catholic elementary schools are located, as well as a public high school.
(k)	The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes	• It is not anticipated land conveyances will be necessary due to the condominium tenure of the development.
(l)	The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy	• The proposed dwellings will be built in accordance with the Ontario Building Code. • The Proposed Redevelopment yields an overall density of 3.25 units per hectare (excluding the natural heritage block), representing an efficient use of available land and energy for the proposed use.
(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	• A future Site Plan Approval application will be made for the Subject Site, should it be required.

The criteria of Section 2 and Section 51(24) of the *Planning Act* have been considered in the design of the Proposed Redevelopment and, in our opinion, can be appropriately

satisfied. The Proposed Redevelopment will be implemented through a Draft Plan of Condominium, in keeping with the existing approvals and OP policy. This plan provides the details of the common elements of the Proposed Redevelopment and is submitted as part of this application.

4.7 More Homes, More Choice: Ontario's Housing Supply Action Plan

In May 2019, the Province of Ontario released the Housing Supply Action Plan. This Plan documented the severity of the housing shortage across the Province and the related housing affordability challenges. The Plan states:

"Every town, city and community in Ontario is unique. But no matter where you go, one thing is the same – people are looking for housing that meets their needs and their budget."

"Ontario needs more housing, and we need it now."

"Government cannot address the housing crisis on its own. We can make it easier for municipalities, non-profits and private firms to build housing. We can help to boost supply and give people more choice."

"More homes, more choice outlines our government's plan to tackle Ontario's housing crisis and encourages our partners to do their part by starting now, to build more housing that meets the needs of people in every part of Ontario."

In December 2021, the Province established a Housing Affordability Task Force to consult with municipalities, the public and industry on additional means by which to increase market housing supply.

On February 8, 2022 the Ministry of Municipal Affairs and Housing published the Report of the Ontario Housing Affordability Task Force, which highlights expert recommendations for additional measures to increase the supply of market housing to address the housing crisis. In the letter of transmittal to the Minister, the Chair of the Task Force states *"The way housing is approved and built was designed for a different era when the province was less constrained by space and had few people. But it no longer meets the needs of Ontarians. The balance has swung too far in favour of lengthy consultations, bureaucratic red tape, and costly appeals. It is too easy to oppose new housing and too costly to build. We are in a housing crisis and that demands immediate and sweeping reforms."*

Among its 15 recommendations, the Task Force urges the Province to *"set a bold goal of adding 1.5 million homes over the next 10 years and updating planning guidance to make*

this a priority.” The effect of this would be to effectively double the amount of new housing that is delivered on an annual basis over recent levels for the next decade.

The Proposed Redevelopment aligns with the mission of the Housing Supply Action Plan and the Task Force’s recommendations, by modestly contributing to the supply of new market housing in the Greater Golden Horseshoe. Additionally, the Housing Supply Action Plan brought changes to the Provincial Policy Statement (now in the 2020 PPS) to:

- encourage the development of more and different types of housing;
- reduce barriers and costs for developers and provide greater predictability;
- update planning and development policies to reflect Ontario’s changing needs; and,
- recognize local decision-making in support of new housing and economic development.

5. Planning Justification

5.1 Official Plan Amendment Details

An Official Plan Amendment (“OPA”) is required to address the local policy found in Section 9.2 of the County OP. This local policy sets out specific requirements for the SE Site, including: limiting the number of dwelling units to 41, predominantly open space use (including permission for a minimum 9-hole golf course), private servicing, and no lots may front on Wellington Road 19 or 3rd Line. As such, the OPA proposes to modify Section 9.2 to apply to the entire Subject Site, and:

- Permit a maximum of 118 single detached residential dwellings.
- Re-designated a portion of the “Core Greenlands” and the “Prime Agricultural” lands to the “Recreational” land use designation.
- Recognize that an 18-hole golf course is now provided on the NW Site, along with associated clubhouse and other ancillary uses.
- Recognize private communal water and wastewater treatment facilities are to be co-located with the golf course use on the NW Site.

5.2 Zoning By-law Amendment Details

As noted, a Zoning By-law Amendment (“ZBA”) is required to implement the Proposed Redevelopment. The ZBA will apply to the entire Subject Site.

It is proposed that the majority of the SE Site be rezoned to a site-specific R1A zone to permit the proposed residential redevelopment and to recognize the proposed communal servicing as follows:

The R1A Zone

The R1A Zone applies to existing residential development in hamlets, rural settlement areas, rural subdivisions, and rural residential clusters, and permits single detached residential dwellings. As such, it is the appropriate residential zone for the Proposed Redevelopment. The following table compares the Proposed Redevelopment to the Zoning By-law standards noting if an amendment is required.

Standard	Zoning By-law (R1A Zone)	Amendment Required?
Minimum Lot Frontage	24.4 m / 80 ft	No
Minimum Lot Area	1,858 m ²	No
Minimum Lot Depth	26 m	No
Maximum Building Height	11 m	No
Minimum Front Yard	7.5 m	No

Minimum Exterior Side Yard	4.5 m	No
Minimum Side Yard	1.5 m	No
Minimum Rear Yard	7.5 m	No
Maximum Lot Coverage	30%	No
Minimum Landscaped Area	The Front Yard on any lot, excepting the driveway shall be landscaped and no parking shall be permitted within this landscaped area. The driveway shall not constitute more than 40% of the width and/or area of the Front Yard.	No
Servicing	Lots with individual, on site sewer services	Yes

The Open Space and Environmental Protection Zones

The central wetland area on the SE Site will remain zoned EP, and the noted open space features in the Proposed Redevelopment are proposed to be zoned Open Space.

As noted above, one technical amendment is required to the base R1A zone to permit lots with private, communal servicing, as well as an exception to connect the zoning to the OP special policy. The existing, smaller EP areas will also be rezoned to this proposed R1A exception zone.

In addition to the rezoning of the SE Site, it is proposed that the existing OS-GC zone on the NW Site be amended to include permissions for servicing treatment facilities and be included in the ZBA to link the two properties. The following section provides details and justification for the proposed OPA and ZBA.

5.3 Rationale for the Amendments

Official Plan Amendment

An OPA is required to address the local policy found in Section 9.2 of the OP. This local policy sets specific requirements for the Subject Site, including:

- The predominant and primary use of the lands shall be private open space, and consist of a 9-hole golf course and driving range;
- A maximum of 41 dwelling units are permitted, limited to two distinct locations on the site;
- All residential units shall have access to private internal roads;

- Dwelling units must comply with the minimum distance separation formulae;
- Development is to have private servicing; and,
- No dwelling units may have direct access to Wellington Road 19 or 3rd Line.

This OPA will amend only the first two bullet points above, as the Proposed Redevelopment will be implemented through the Draft Plan of Subdivision and the associated Draft Plan of Condominium to facilitate the private roads and private servicing. Each of the dwelling units will have direct access to the internal private road network and will not have direct access to the adjacent public streets. As noted in Section 4.1 of this Report, MDS I setbacks do not apply to the Proposed Redevelopment.

As discussed in the policy review of this report (Section 4), this local policy was introduced in the 1999 OP to implement the former Township of West Garafraxa and 1996 MMAH approvals for a recreational/residential community development proposal for the SE Site. The principle of development for the SE Site for a recreational/residential community was established in the 1990s. However, as over 25 years have passed since the approvals, the context of this local policy has changed. At the time of the previous approvals of the Fairview Golf Club recreational/residential community, the 18-hole course (formerly the Lake Belwood Golf Club) on the north side of Wellington Road 19 did not exist. The north and south golf courses now operate as a single entity, providing a total of 27 holes, connected via an underpass beneath Wellington Road 19. While an old Fairview clubhouse building is still located on the SE Site, all clubhouse operations are now run from the clubhouse on the NW Site.

The basis of the residential uses on the SE Site was to function as an extension of the golf course use, as the residential uses are considered a “recreational/residential community”; therefore, there is no requirement to change the Recreational land use designation. Since the existing 18-hole golf course on the NW Site connects to the SE Site via an underpass, the intent of the policy remains. The proposed OPA is a modernization of the former approvals, which are recognized as per Growth Plan policy 2.2.9.6, and would allow for a more complete recreational/residential community.

In addition to the modernization of the Local Policy, small portions of the current “Core Greenland” areas are to be redesignated to the “Recreational” land use designation to align with the detailed natural heritage work completed through the EIS in support of the Proposed Redevelopment. The EIS also confirms the smaller wetlands can be removed. The small area of “Prime Agricultural” land on the SE Site will also be redesignated to the “Recreational” land use designation. As noted, this redesignation is largely a technical exercise, as the existing zoning for this land is the residential exception zone of the existing approvals.

Zone change from the OS-GC, R1A.29.8, R1A.30.2, and EP zones to the R1A exception, OS, and EP zones

A zone change is required to implement the proposed OPA and permit the Proposed Redevelopment. As noted above, one site-specific amendment is necessary to amend the R1A zone to permit communal servicing, and a site-specific regulation will be introduced to link the NW Site and SE Site in coordination with the OPA in a similar manner to the existing R1A.29.8 and R1A.30.2 zones.

The R1A Zone applies to existing residential development in hamlets, rural settlement areas, rural subdivisions, and rural residential clusters. As such, it is the appropriate parent residential zone for the Proposed Redevelopment, with the recognition of private, communal servicing.

OS and EP zones will apply to the respective proposed open space areas and existing central wetland area on the SE Site. The supporting technical studies, including the EIS, demonstrate that the smaller wetland areas can be removed and developed, and will be rezoned to the R1A exception zone. The large, central wetland will remain and be given appropriate buffer space to the surrounding residential development.

Add an Exception to the OS-GC zone on the NW Site

Services are proposed to be located on the NW Site based on the background work completed for the water supply. It was determined that the location of the newly drilled well was the most feasible source. Additionally, this location, within the targeted bedrock aquifer, will also maximize distance from existing private wells, maximize distance from Belwood Lake, be outside of the existing WHPA-Q limit, and be away from potential contamination sources.

It should be noted that this also allows for the most efficient use of land on the SE Site as the servicing can be integrated within the existing 18-hole golf course, without impact to the golf operation.

6. Public Consultation Strategy

As part of the application package, the *Planning Act* requires a Public Consultation Strategy to outline opportunities for members of the public to be involved in the processing of the Subject Applications. The Applicant is proposing to utilize the public process provided in the *Planning Act*.

In accordance with Sections 17(15), 17(17), 17(19), 17(21), 34(12), 34(13), 51(20) and 51(23) of the *Planning Act*, the Township of Centre Wellington provides public notice of the applications in the prescribed manner and holds a Statutory Public Meeting as part of a regularly scheduled Council Meeting. Any individuals or property owners that request further notification regarding the applications would be formally notified by the Municipality as to the time and location when the Township of Centre Wellington Council will be considering the applications.

7. Technical Report Summaries

7.1 Functional Servicing Report

A Function Servicing Report (FSR) was prepared by R.J. Burnside & Associates Limited to demonstrate that the Subject Site can be provided with communal private servicing in accordance with the regulatory requirements and criteria.

Water distribution will be supplied from the existing wells on the NW Site. Regarding wastewater, a new wastewater treatment facility is proposed to service the Proposed Redevelopment and will consist of a wastewater treatment system with dispersal beds for dispersal of treated effluent into the subsurface. This facility will be located on the NW Site. Wastewater from the 118 units will be collected by gravity sewer and conveyed to a pump station located next to the open space block. This will pump sewage to the new wastewater treatment facility. The 12 metres right-of-way will provide enough space for underground sanitary, forcemain and water services, as well as storm sewers and Black Drain Bypass.

The Report concludes that the Proposed Redevelopment can be implemented on full private communal services, as outlined in the FSR. This servicing structure meets the objectives of Policy 1.6.6.3 of the PPS, which directs that private services are the encouraged servicing method where public infrastructure is not available.

7.2 Stormwater Management Report

A Stormwater Management Report (SMR) was prepared by R.J. Burnside & Associates Limited to demonstrate that the Subject Site can provide adequate stormwater management measures in accordance with the applicable regulatory requirements and criteria.

The proposed post-development drainage scheme generally follows the existing drainage patterns, and one stormwater management facility is proposed for the SE Site. This facility is proposed to be an off-line stormwater management wet pond with an outlet to the Black Drain which receives most of the drainage of the Subject Site. Major and minor storm systems are accounted for in a mix of surface and sub-surface flows.

The Report concludes that the proposed stormwater management measures are appropriate to support the Proposed Redevelopment.

7.3 Stage 1 Archaeological Assessment

A Stage 1 Archeological Assessment has been prepared by Golder Associates to provide information about the Study Area's geography, history, previous archaeological fieldwork and current land condition. Further, the assessment evaluates the Subject Site's

archaeological potential, which supports recommendations for a Stage 2 survey, and appropriate strategies thereof, for parts of the Subject Site.

The assessment finds that the portions of the Study Area that have been distributed or likely to have been disturbed due to the golf course are to be exempt from further Archaeological Assessments. The portions of the Study Area that exhibit relatively undisturbed conditions are recommended for the Stage 2 Assessment by means of shovel survey test pits at 10 metre intervals.

7.4 Environmental Noise Study

An Environmental Noise Study has been prepared by Jade Acoustics Inc. to assess the sound levels of the surrounding environment as well as those proposed by the redevelopment of the SE Site.

Sound mitigation measures in the form of acoustic barriers are to be installed where the rear yards of dwellings are adjacent to Wellington Road 19. The report concluded that preliminarily, exterior wall, window, and door construction above typical building practices will not be required for the Proposed Redevelopment. A more detailed noise analysis will be conducted through the detailed design stage, as detailed drawings become available. Where minor excess noise or mitigation is required, future occupants will be advised through the use of warning clauses.

7.5 Geotechnical Report

A Geotechnical Report has been prepared by Golder Associates to provide information about the Study Area's subsurface conditions, geotechnical engineering considerations, potential obstructions, and future inspection and testing requirements. 18 boreholes were used to gather the data across both the NW and SE Sites.

For full details on the information and data recorded, please consult the full Geotechnical Report.

7.6 Hydrogeological Investigation

A Hydrogeological Investigation has been prepared by Golder Associates to assess the existing hydrogeological conditions, to prepare a pre- and post-development water budget assessment based on the current design of the Proposed Redevelopment, to assess the potential hydrogeological impacts of development and to assess the feasibility of potential low impact development (LID) options to mitigate against any reduction in post-development infiltration rates.

The Hydrogeological Investigation recommends:

- *The monitoring well network can be maintained and used for further monitoring. Continued monitoring of water levels in the monitoring wells, piezometers and staff gauges can be carried out to assess seasonal conditions such as groundwater conditions in the summer/fall months. Once the monitoring wells are no longer required, decommissioning should occur in accordance with applicable legislation.*
- *The implementation of additional LID measures should be investigated at the time of detailed design with the goal of maintaining post-development infiltration rates to the extent practical. Additional LIDs should focus on surface-based techniques given the limitations associated with high seasonal groundwater levels.*
- *A detailed assessment of construction dewatering needs and potential impacts to receptors should be carried out at the time of detailed design and in conjunction with obtaining dewatering permitting from the MECP, and on the basis of the additional investigation activities.*
- *Trench plugs should be installed in the servicing trenches to limit the preferential migration of groundwater in the preambled pipe bedding materials, and watertight sewer connections should be utilized.*
- *All unused private water wells at the site should be decommissioned in accordance with applicable legislation as part of site development activities.*

7.7 Environmental Impact Study

An Environmental Impact Study (EIS) has been prepared by Beacon Environmental. The EIS includes seasonal field studies including vegetation characterization, breeding bird surveys, amphibian call surveys, basking turtle surveys, bat habitat assessment and acoustic monitoring and aquatic habitat assessment, as well as a review of the PPS, Growth Plan, County of Wellington Official Plan, as well as the GRCA regulations, *Endangered Species Act* and *Fisheries Act* regarding the appropriate natural heritage policy framework.

The Proposed Redevelopment will result in the removal of smaller wetland features, tree loss and the removal of meadow communities. The EIS states that these features “*will be compensated for through restoration and enhancement areas described in this report. Other general mitigation measures have been proposed and are to be adhered to, to ensure adverse impacts to the natural system do not occur, including vegetation timing windows and ESC measures.*”

With specific regard to the removal of the smaller wetland areas, the EIS states that: “*GRCA’s policies 8.4.4 and 8.4.5 provides the conditions for which a wetland may be “interfered with”, or in this case, removed. Accordingly, these wetlands are not provincially significant, are all less than 0.5 ha, they are not part of an ecologically functional corridor or*

linkage, they do not provide significant wildlife habitat or habitat for rare species, and they are not part of a significant groundwater discharge or recharge area. By relocating the Willow Mineral Thicket Swamp wetland community, the overall Core Greenlands will be expanded and the ecological functions and hydrological functions of the wetland can be enhanced.”

The policy framework review determined that the Proposed Redevelopment is consistent and inconformity with the applicable policies, in some cases subject to DFO, MECP, and/or GRCA permitting and approval. Overall, the EIS concludes that the Proposed Redevelopment can proceed in accordance with the applicable natural heritage policies of the municipality and GRCA.

7.8 Minimum Distance Separation Study

With respect to Minimum Distance Separation, a study has been undertaken by Stovel and Associates Inc. The study concludes that *“The MDS Guidelines recognize the potential for this type of redevelopment scenario, where there are existing approvals for non-agricultural uses, and Implementation Guideline 10 sets out a mechanism for consideration. Guideline 10 indicates that MDS I setbacks shall only need to be met if the amendment(s) will permit more sensitive land uses (i.e., Type B rather than Type A) than existed before.*

Based on a review of this Guideline, SAI is of the opinion that MDS I setbacks do not need to be calculated for the proposed redevelopment of the subject property.”

7.9 Transportation Considerations Report

A Transportation Considerations Report was prepared by BA Group to assess the traffic operations and site access the potential impacts of the Proposed Redevelopment. The residential portion of the Proposed Redevelopment is anticipated to generate 90 and 120 two-way vehicle trips during the weekday morning and afternoon peak periods, respectively, while the golf course on the NW Site is anticipated to generate 35 and 55 two-way vehicle trips during the weekday morning and afternoon peak periods, respectively.

It is expected that all intersections in the study area, including the Site access points, will operate under capacity under future total conditions. Based on this traffic generation and a review of Ontario Traffic Manual Book 12, traffic signals are not warranted at the intersection of Wellington Road 19 & 3 Line or at either of the proposed Site accesses along Wellington Road 19. Overall, the Report concludes that the Proposed Redevelopment can be accommodated on the future transportation network.

7.10 Fiscal Impact Study

A Fiscal Impact Study was undertaken by Altus Group to examine the potential fiscal impacts of the Proposed Redevelopment on the finances of the Township. Due to the private servicing plan for the Subject Site, no costs or responsibility will be accrued to the Township. A variety of one-time and annual revenues will be contributed, such as Development Charges and property taxes. The Study concludes: *“Combined, the annual revenues and costs the proposal redevelopment would generate a positive annual fiscal benefit for the Township, of approximately \$158,200 per year, or \$433 per capita.”*

7.11 Phase 1 Environmental Site Assessment

A Phase 1 Environmental Site Assessment (ESA) was prepared by Golder Associates to provide a preliminary qualitative assessment of the environmental condition of the SE Site, based on a review of current activities and historical information and a review of relevant and readily available environmental information for the surrounding properties located within a 250 metre radius of the SE Site.

The ESA concludes that: *“Based on the information obtained and reviewed as part of this Phase One ESA, two areas of potential environmental concern (“APEC”) were identified. Accordingly, a Phase Two ESA is required for the submission of a Record of Site Condition (“RSC”), if an RSC is required.”*

7.12 Water Supply Investigation

A Water Supply Investigation was undertaken by Golder Associates to assess the feasibility of a water supply for the Proposed Redevelopment. This investigation finds that the water supply is feasible for the Proposed Redevelopment, recommending that a second well be constructed to provide a back-up water supply.

8. Summary and Conclusion

This Planning Justification Report accompanies the Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium applications for the Subject Site in the Township of Centre Wellington required to facilitate the Proposed Redevelopment of the SE Site and associated private infrastructure. These applications build on the existing approvals on the SE Site and are proposed to be modified to reflect a modern context, as the existing approvals are now more than 25 years old.

The Proposed Redevelopment will provide additional rural recreation-based residential uses to the Township and County, addressing market demand for this dwelling type in a recreationally focused development. The Proposed Redevelopment is comprised of 118 single detached dwellings, along with open space blocks.

The Planning Justification Report concludes the Subject Applications for the Subject Site are justified for the following reasons:

- They provide a modernization of existing planning approvals and zoning that respect the recreational nature of the Proposed Redevelopment and will allow for a more complete recreational/residential community.
- They will facilitate the orderly development of the SE Site.
- They are consistent with the Provincial Policy Statement.
- They conform to the Growth Plan for the Greater Golden Horseshoe.
- They conform to the intent of the Wellington County Official Plan.
 - Although the Local Policy is being amended, the general intent of that policy is maintained.
 - The redesignation of a portion of the Core Greenlands lands is supported by the submitted technical studies.
 - The redesignation of the Prime Agricultural land is a largely technical exercise and will not disrupt farming operations.
- The requested site-specific provisions are appropriate and justified for the reasons set out in Sections 5.2 and 5.3 of this Report.
- The Proposed Redevelopment is appropriate for the context.
- The Subject Site will be serviced through private, communal infrastructure.

It is therefore our opinion that the Subject Applications are appropriate, represent good planning, and should be approved.

Prepared by:

A handwritten signature in black ink, appearing to read "Evan Wittmann".

Evan Wittmann
Planner

A handwritten signature in black ink, appearing to read "Hugh Handy".

Hugh Handy, MCIP, RPP
Senior Associate

Appendix 1: Draft Zoning By-law Amendment

The Corporation of the Township of Centre Wellington

Zoning By-law Amendment No. ____

Being a by-law to amend Zoning By-law 2009-045 of the Municipality of the Township of Centre Wellington pertaining to Part of Lot 9 and 10, Concession 3 (Geographic Township of West Garafraxa) and Part of Lots 10 and 11, Concession 3 and Part of Road Allowances Between Lots 910 and 101, Concession 3 (stopped up and closed by by-law No. 74) (Geographic Township of West Garafraxa), Township of Centre Wellington, County of Wellington.

Whereas, the Council of the Corporation of the Township of Centre Wellington deems it in the public interest to pass a by-law to amend By-law 2009-045; and,

Whereas, pursuant to the provisions of Sections 34 & 36 of the Planning Act R.S.O. 1990, as amended, by-laws may be amended by Councils of Municipalities; and,

The Council of The Corporation of the Township of Centre Wellington enacts as follows:

1. Maps 29 and 30 to By-law 2009-045 are hereby amended by re-zoning the lands shown on Schedule "A", affixed hereto, from the R1A.29.8, R1A.30.2, EP, and OS-GC zones to Residential 1 A Zone with exceptions (R1A-XXX), Open Space (OS), Open Space Golf Course with exceptions (OS-GC-XXX), and Environmental Protection (EP).
2. Section 15 of By-law 2009-045 is hereby amended to implement a new Exception Zone (R1A-XXX):

Notwithstanding anything else in this by-law to the contrary, on lands zoned R1A-XXX the following provisions shall apply:

Permitted Uses

- a) one single detached dwelling per condominium unit site and uses, buildings and structures accessory thereto.

Zone Requirements

Maximum Number of Dwelling Units	118
Minimum building setback from a private street	7.5 m
Minimum Building Separation	5.0 m
Maximum Dwelling Height	2.5 storeys
Dwellings may be serviced by private communal infrastructure	

3. Section 15 of By-law 2009-045 is hereby amended to implement a new Exception Zone (OS-GC-XXX):

Notwithstanding anything else in this by-law to the contrary, on lands zoned OS-GC-XXX the following additional provision shall apply:

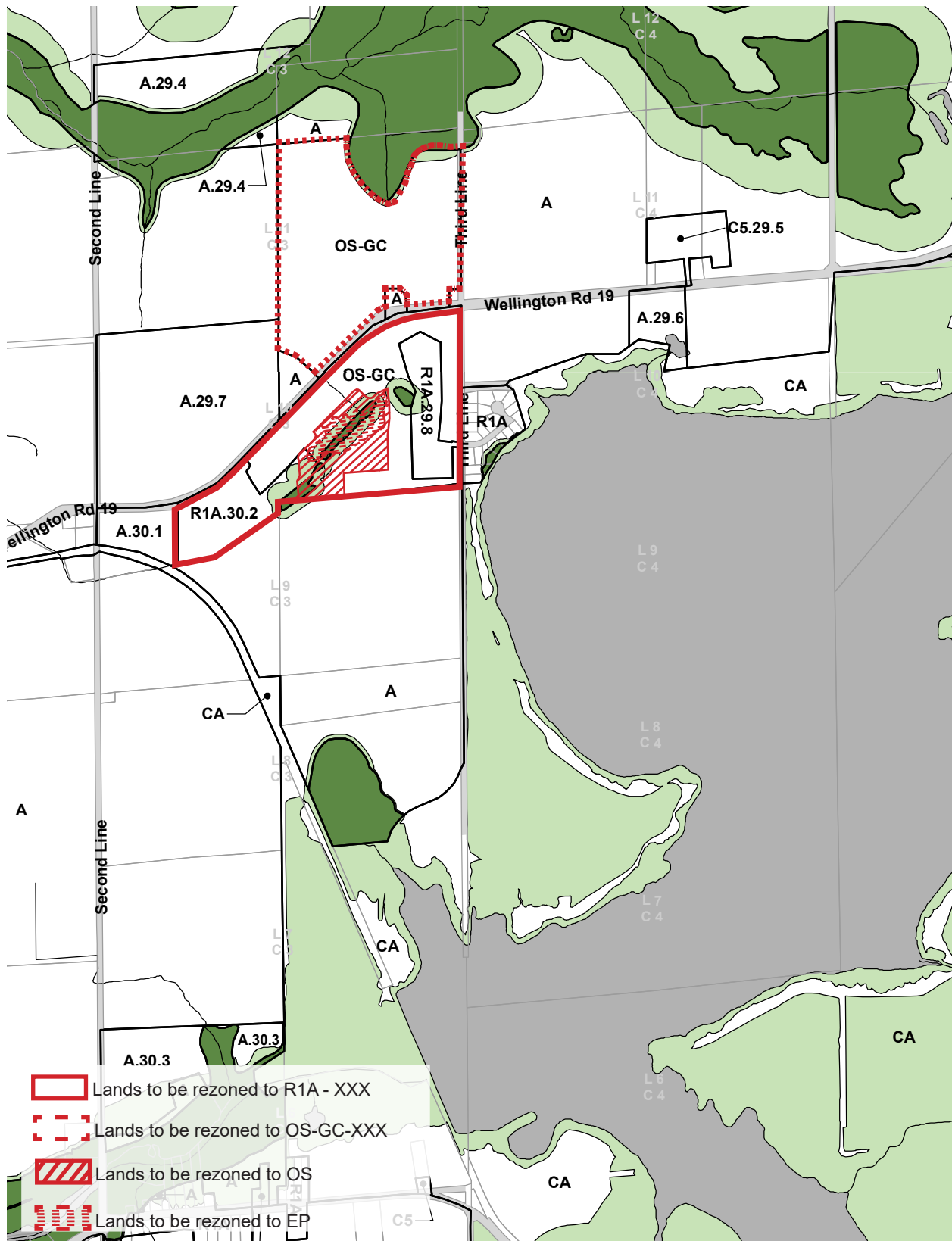
Permitted Uses

- a) Structures related to the servicing of the R1A-XXX zoned lands is permitted.
- 4. Schedule "A" and all notations thereon, are hereby declared to form part of this By-law.
- 5. This by-law shall come into force and take effect upon being passed by Council, pursuant to the Planning Act, R.S.O. 1990, as amended.

Read a first, second and third time and finally passed this ____ day of _____, 20__.

XXX, Mayor

XXX, Clerk



Appendix B: Draft Official Plan Amendment

The Corporation of the County of Wellington

BY-LAW NO. _____

To adopt:

Official Plan Amendment No. ____ to the County of Wellington Official Plan

WHEREAS subsection 22(1) of the Planning Act, R.S.O. 1990 c.P.13, as amended, permits a person or public body to request a council of a municipality to amend its Official Plan, and Section 17, 21 and 22 applies to any such amendment; and,

WHEREAS it is deemed appropriate to adopt an amendment to the Wellington County Official Plan to incorporate certain modifications to the text of Part 9, Local Planning Policy, regarding the Fairview Recreational/Residential Area;

WHEREAS it is deemed appropriate to adopt an amendment to the Wellington County Official Plan to redesignate a portion of the "Core Greenlands" and "Prime Agricultural" designated areas to "Recreational";

COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment No. ____ to the Wellington County Official Plan, is hereby adopted.
2. Pursuant to subsection 17(27) of the Planning Act, R.S.O. 1990, c.P.13 as amended, this Official Plan Amendment comes into effect upon the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to subsection 17(24) and (25). Where one or more appeals have been field under subsection 17(24) and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.

Passed this ____ day of _____, 20__.

Mayor

Clerk

Official Plan Amendment Number _____
To the County of Wellington's Official Plan

Constitutional Statement

The details of the Amendment, as contained in Part 2 of this text, constitute Amendment Number _____ to the County of Wellington Official Plan.

Part 1 – The Preamble

1.0 Location:

The lands affected by this Amendment are the golf course lands located on the northern and southern sides of Wellington Road 19, west of Third Line, known as 8243, 8268 & 8282 Wellington Road 19, legally described as Part of Lot 9 and 10, Concession 3 (Geographic Township of West Garafraxa) and Part of Lots 10 and 11, Concession 3 and Part of Road Allowances Between Lots 10 and 11, Concession 3 (stopped up and closed by by-law No. 74) (Geographic Township of West Garafraxa), Township of Centre Wellington, County of Wellington.

2.0 Purpose and Effect:

The purpose of this Amendment is to amend the text in the Wellington County Official Plan as noted in Policy 9.2.2. The intention of this amendment is to permit additional residential units on lands that already approve residential uses and modify permissions of existing golf course uses. The smaller “Core Greenland” designated lands on the southern side of Wellington Road 19 are to be changed to the “Recreational” land use designation.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed Amendment is consistent with the Provincial Policy Statement and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe.
- The proposed Amendment is in keeping with the policies of the Wellington County Official Plan.
- The Amendment would adapt and modernize existing approvals from 1996.

Part 2 – The Amendment

1.0 Text Changes

- Fairview Fergus Golf Course Recreational/Residential Area policy 9.2.2 is hereby amended as by revising the text as follows:

~~“On Part of Lots 9 and 10, Concession 3~~ Part of Lot 9 and 10, Concession 3 (Geographic Township of West Garafraxa) and Part of Road Allowances Between Lots 9 and 10, Concession 3 (Geographic Township of West Garafraxa), Township of Centre Wellington, County of Wellington (the “Site”), a Recreational/Residential community may be developed in accordance with the policies of this subsection. ~~The predominant and primary use of the lands shall consist of private open space. In this regard, A public golf course, consisting of at least nine (9)~~ eighteen (18) holes, shall be permitted as well as a driving range and other ancillary uses, such as clubhouse, pro shop, maintenance facilities and parking area. ~~Secondary uses shall consist of limited residential uses to be developed in accordance with the policies of this subsection.~~

~~The proposed design of the Recreational/Residential community shall project the predominant use of the property as public golf course with limited residential uses. In this regard, the development of the property~~ Site shall have an 18-hole golf course located on the parcel on the northern side of Wellington Road 19, ~~pathways and vegetative buffer zones are located along all property lines with residential uses limited to the interior of the site~~ parcel south of Wellington Road 19. These two parcels will be linked through an underpass, connecting the residential and golf course uses. Servicing facilities may be located on the northern parcel to service both parcels. All residential units shall have access to private internal roads built to appropriate standards. No direct access shall be permitted for any residential unit to County Road 19 or 3rd Line. ~~All residential units shall meet the requirements of the Minimum Distance Separation Formula.~~

The maximum number of residential units permitted on the ~~property~~ Site shall not exceed ~~forty-one (41)~~ one hundred and eighteen (118). The residential units shall consist of single detached homes. All residential units to be developed on the ~~property~~ Site shall proceed by plan(s) of condominium and be privately serviced only. The subject ~~property~~ Site is identified as a site plan control area.”

~~The residential units to be included on the property shall be limited to two (2) distinct areas on the property. The first residential area on the parcel will be located to the easterly boundary between the 3rd Line and the existing bush and shall consist of a maximum of twenty-one (21) residential units. The residential units shall consist of single detached homes with a minimum of 8 metre separations between dwellings. The second residential area shall consist of that portion of the property immediately south of the existing clubhouse. A maximum of twenty (20) units shall be permitted in this area. The residential units shall consist of single detached homes. All residential units to be developed on the property shall proceed by plan(s) of condominium only. The subject property is identified as a site plan control area.”~~

2.0 Map Changes

Select portions the Site designated as “Core Greenland” and “Prime Agricultural” are to be redesignated to “Recreational”, and select areas are to be redesignated to the “Core Greenlands” and “Greenlands” designation, as demonstrated on “Schedule A”.

