



**EAST RIDGE LANDING SUBDIVISION – PHASE 5
PLANNING IMPACT ASSESSEMENT**

For an Official Plan Amendment, Draft Plan of Subdivision and Zone Change



Prepared by J.D. Barnes Limited (Formerly Black, Shoemaker, Robinson & Donaldson Limited)

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PLANNING IMPACT STUDY

In Support Of An Official Plan Amendment, Draft Plan of Subdivision and Zone Change For a Mixed Density Residential Subdivision East Ridge Landing – Phase 5

Township of Wellington North (Arthur Urban Centre)

1.0 BACKGROUND AND PURPOSE

2073022 Ontario Inc. owns land located in the Township of Wellington North within Arthur Urban Centre. The property is described as Part of Lot 1, Concession 1, geographic Township of West Luther, Township of Wellington North, more particularly described as Parts 5 and 6, according to Reference Plan 61R-21786. It is the owners' intention to create a plan of subdivision that will accommodate a mixed density residential development.

The local owner purchased the subject property which included 20.2 hectares (50 acres) of land in 2005. Since that time, the owner has received draft plan approval for Phases 1 through 4. Phases 1 through 4 have been serviced and the lots are almost completely built out. Phase 1 also included the dedication of 2.152 hectares (5.34 acres) of land for a neighbourhood park. The size of the park dedication was based on the full development of the East Ridge Landing property, including Phases 1 through 5. In addition, Phase 1 included 1.52 hectares (3.8 acres) of land for a stormwater management pond which was designed and constructed to service all 5 phases of the development.

Figure 1 identifies the subject property which is located south of Eastview Drive and includes the extensions of Wash Street and Schmidt Drive.

Figure 2 is the design plan for the full development of the East Ridge Land subdivision.

To assess the merits of these applications, the County of Wellington Official Plan, which also contains policies for the Township of Wellington North, references the need for a Planning Impact Assessment to measure various impacts and to propose methods of reducing and eliminating negative impacts.



**Figure 1
LOCATION PLAN**



Figure 2
EAST RIDGE LANDING FULL DEVELOPMENT

1.1 Nature of the Proposal

The applications for an Official Plan Amendment, Draft Plan of Subdivision and Zone change will result in the creation of a mixed density residential development on lands that are currently vacant. The plan will result in the completion of the existing East Ridge Landing residential neighbourhood accessed by way of Schmidt Drive and Eastview Drive.

Specifically, the plan will create 55 units including:

- 18 single detached residential lots;
- 6 semi-detached residential lots (12 units); and
- 25 on-street townhouse units located on a total of 5 blocks.

In addition to the residential component of the subdivision, the plan also includes the extensions of Schmidt Drive, through Phase 5 and the extension of Walsh Street, through Phase 5 and connecting to the abutting southerly property providing connectivity to future development on lands to the south. Finally, the plan includes a walkway along the easterly boundary of the East Ridge Landing community connecting with a neighbourhood park in the northerly part of the site as well as accommodating connectivity with future development of lands to the south.

Figure 3 is the proposed Draft Plan of Subdivision and Figure 4 is a blow-up of the Phase 5 area.

1.2 Purpose of the Report

The purpose of this report is to meet the requirements of the County of Wellington Official Plan and the Township of Wellington North by providing a planning review of the proposal, having regard for the subdivision size and composition, the suitability of the location, the physical characteristics of the site, servicing considerations, need and compatibility with adjacent uses.

2.0 THE SITE AND SURROUNDINGS

The 3.454 hectare (8.5 acre) site is located in the southeasterly part of Arthur Urban Centre, immediately south of East Ridge Landing subdivision, phases 3 and 4 and abutting the easterly boundary of the urban centre. The subject property, illustrated in Figure 1, is rectangular in shape.

In terms of topographic relief, the site falls gently, from west to east with slopes in the order of 2%. The lands are presently vacant and the site was previously dominated by agricultural activity.

Land uses surrounding this property are either residential or agricultural in nature. Immediately abutting the easterly and southerly boundaries of this site, the lands are in agricultural use. Lands to the west and north have developed with residential dwellings, including single detached, semi-detached and on-street townhouses.

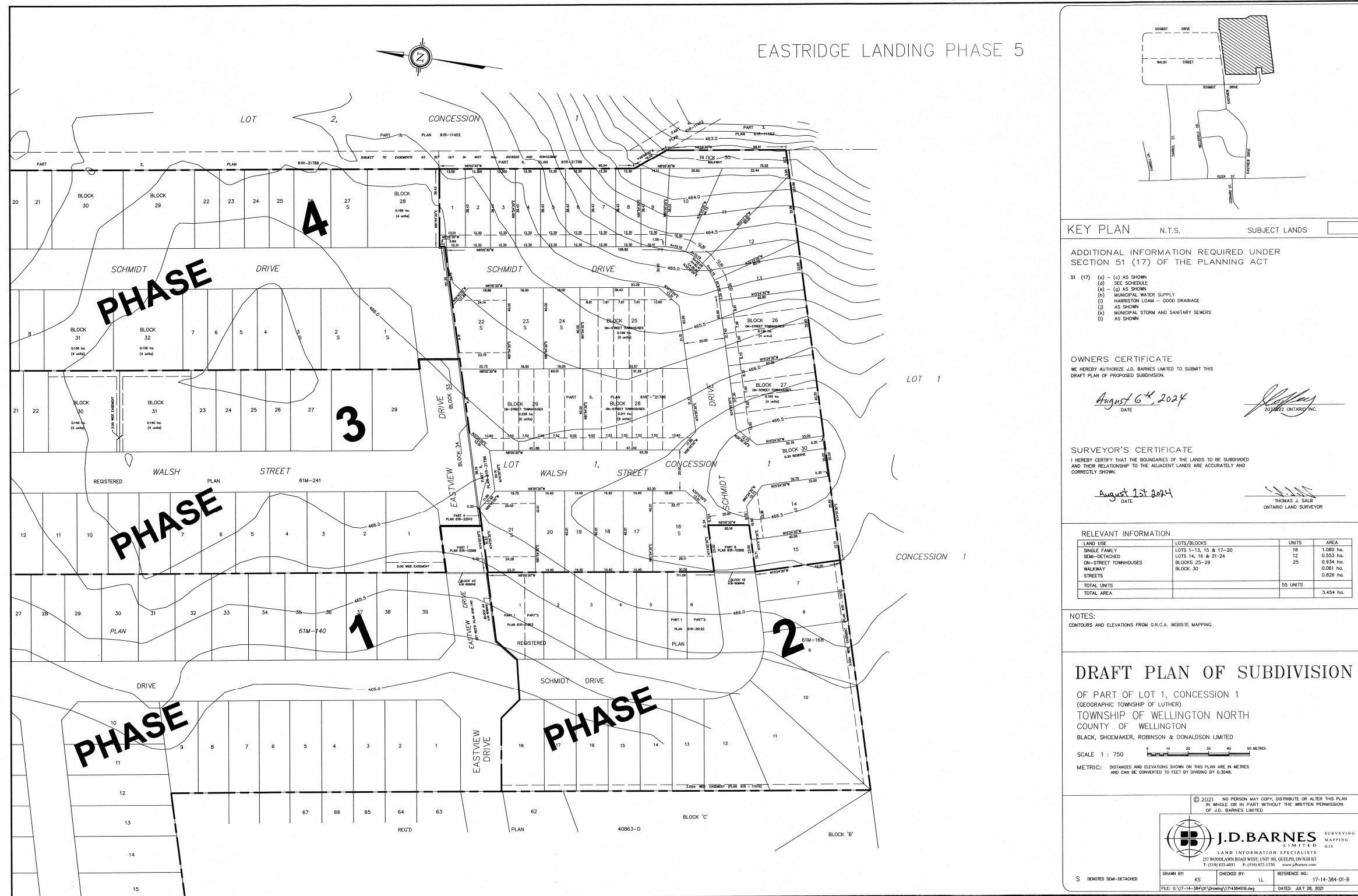


Figure 3
DRAFT PLAN OF SUBDIVISION

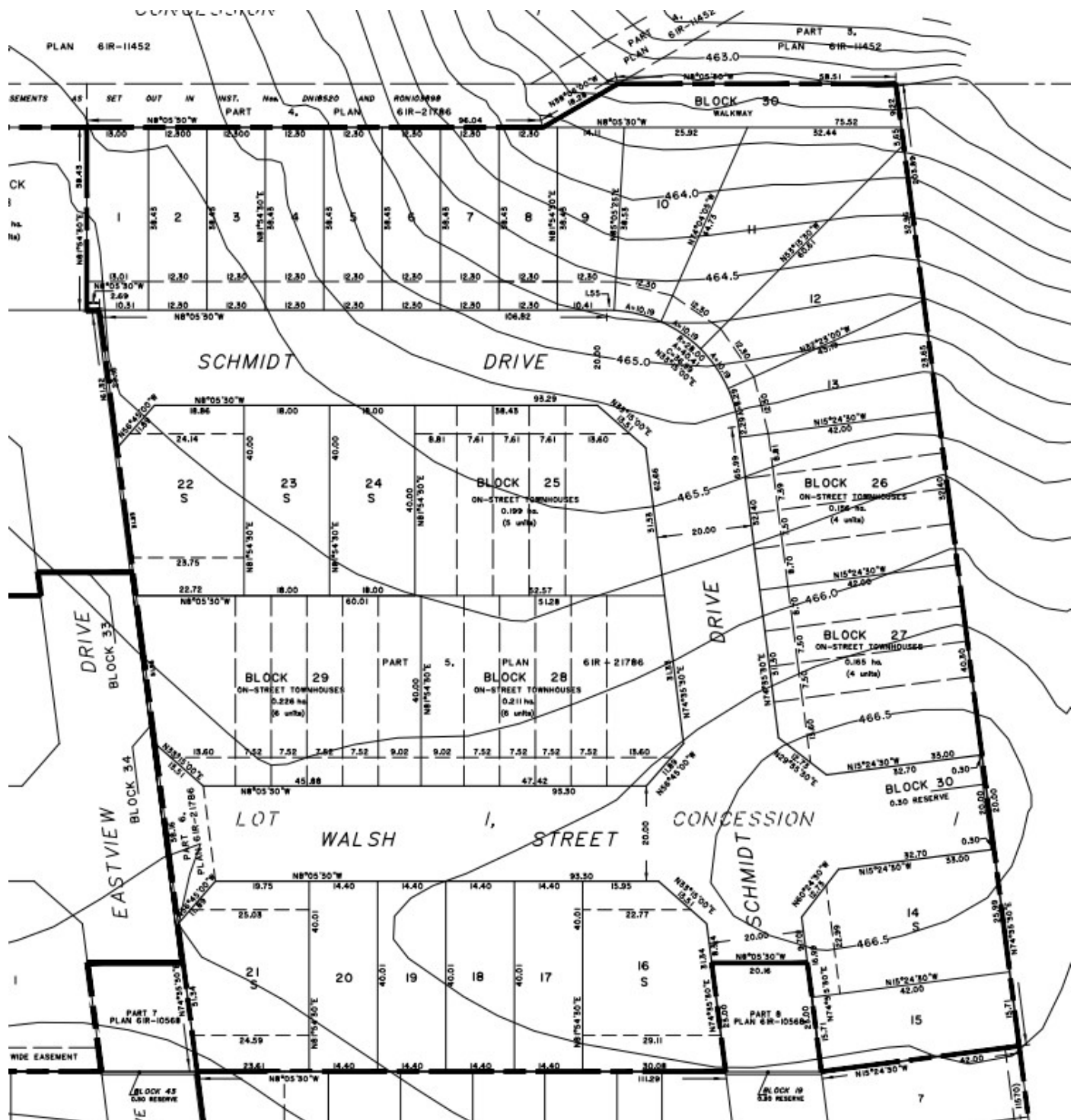


Figure 4
SUBDIVISION DETAIL

3.0 THE POLICY AND REGULATORY CONTEXT

This section reviews the policies and guidelines that have been considered as part of the overall analysis of the site's developments.

3.1 Provincial Statutes

3.1.1 THE PLANNING ACT

The Planning Act R.S.O. 1990, and c.P.13, establishes the ground rules for land use planning in Ontario and describes how land uses may be controlled, and who may control them.

Section 2 sets out matters of Provincial Interest and notes that any decisions shall have regard to these matters.

Section 3 (1) of the Planning Act establishes that policy statements may be issued by the Minister on matters related to municipal planning to deal with matters of provincial interest.

Section 3(5) of the Planning Act states that in exercising any authority that affects planning matters, every group who exercises such authority shall be:

- Consistent with the policy statement issued under 3 (1); and
- Shall conform with provincial plans or shall not conflict with them.

3.1.1a) Provincial Policy Statement 2020

The 2020 Provincial Policy Statement was approved by the Lieutenant Governor in Council, Order in Council No. 229/2020. This Provincial Policy Statement was issued under Section 3 of the Planning Act and came into effect May 1, 2020. It replaces the Provincial Policy Statement issued April 30, 2014.

The 2020 Provincial Policy Statement reinforces and strengthens policies with respect to "settlement areas" being the focus of growth. It also establishes the importance of "intensification" as an effective tool for managing growth within settlement areas. In this regard, the following specific policies are of some relevance to the subject proposal:

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

- 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;
 - d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
 - e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development

- patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;
 - g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
 - h) promoting development and land use patterns that conserve biodiversity; and
 - i) preparing for the regional and local impacts of a changing climate.
- 1.1.2 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 up to 25 years.....Within settlement areas sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.

PLANNING RESPONSE: *The subdivision and zone change applications are consistent with Section 1.1.2 of the PPS as it will result in the development of an undeveloped parcel of land adjacent to an existing, serviced residential community. The plan will accommodate an affordable and market-based range of housing types; while satisfying the objective of residential intensification. This application will promote an efficient use of land and infrastructure.*

1.1.3 Settlement Areas

Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

- 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; and
 - 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;
- 1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

PLANNING RESPONSE: *The proposed development is consistent with Section 1.1.3 of the PPS as the subject property is located within the urban boundary of the Village of Arthur. It will result in an efficient use of land and existing infrastructure and will include an integrated trail system that connects the Phase 5 lands with the large neighbourhood park located at the northerly end of the East Ridge Landing subdivision. Currently planned and approved infrastructure improvements will service this subdivision.*

1.4 Housing

- 1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:
- a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans....
 - b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;
- f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Affordable means:

- a) in the case of ownership housing, the least expensive of:
1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;
- b) in the case of rental housing, the least expensive of:
1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
 2. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

PLANNING RESPONSE: *The draft plan of subdivision and zone change application is consistent with Section 1.4 of the PPS. This application will include 18 single detached units, 12 semi-detached units and 25 on-street townhouse units. It is anticipated that the townhouse units will meet the affordability target of the County. This subdivision will maximize the efficient use of land, resources and infrastructure. Roads and services are available and adequately sized to properly service this development.*

1.5 Public Spaces, Recreation, Parks, Trails and Open Space

1.5.1 Healthy, active communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;
- b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;

PLANNING RESPONSE: *The draft plan of subdivision and zone change application is consistent with Section 1.5 of the PPS. This property is located within walking distance of Arthur Community Centre Park and a new park at the northerly end of the East Ridge Landing community. It will also provide a walkway connection between the property to the south of this subdivision, and the East Ridge Landing neighbourhood park.*

1.6.6 Sewage, Water and Stormwater

Section 1.6.6.1 notes that planning for sewage and water services shall:

- a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:
 - 1. municipal sewage services and municipal water services;
- b) ensure that these systems are provided in a manner that:
 - 1. can be sustained by the water resources upon which such services rely;
 - 2. prepares for the impacts of a changing climate;
 - 3. is feasible and financially viable over their lifecycle; and
 - 4. protects human health and safety, and the natural environment;
- c) promote water conservation and water use efficiency;
- d) integrate servicing and land use considerations at all stages of the planning process.

Section 1.6.6.2 states that municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

Section 1.6.6.6 notes that subject to the hierarchy of services provided in policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5, planning authorities may allow lot creation only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services...

According to Section 1.6.6.7, planning for stormwater management shall:

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

PLANNING RESPONSE: *The proposed development is consistent with Section 1.6.6 of the PPS. This property will be developed on full municipal services and the capacity will be sufficient to accommodate this development upon completion of the Stage 2 wastewater plant expansion. A stormwater management strategy has been created for the site, to prevent increases in contaminant loads; minimize erosion and changes in water balance and promote stormwater management best practices.*

2.6 Cultural Heritage and Archaeology

Section 2.6.2 of the PPS states that development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

PLANNING RESPONSE: *A completed Ministry Archaeological checklist was submitted to the County of Wellington for review. The checklist confirmed an archaeological study is not required based on no known archaeological or aboriginal knowledge on or within 300 metres of the property. In addition, the property is not designated for its cultural heritage value. Approximately 70 % of the phase 5 lands have been disturbed with cut / fill / dirt work activity during construction of Walsh Street. Based on these reasons, the proposed development is consistent with Section 2.6.2 of the PPS.*

The proposed development of the subject lands is consistent with the policies set out in the 2020 Provincial Policy Statement.

3.1.2 PLACES TO GROW ACT, 2005

This legislation creates the legal framework necessary for the government to designate a geographic area of the province as a growth plan area and subsequently to develop a growth plan for that area. It enables the government to plan population growth, economic expansion, and the protection of environmental and agricultural land.

3.1.2a) A Place to Grow - Growth Plan for the Greater Golden Horseshoe, 2020

The Growth Plan for the Greater Golden Horseshoe was prepared and approved by the Lieutenant Governor in Council, Order in Council No 641/2019 and came into effect on May 16, 2019. Amendment 1 (2020) to the Growth Plan for the Greater Golden Horseshoe 2019 was approved by the Lieutenant Governor in Council, Order in Council No 1244/2020 to take effect on August 28, 2020.

All decisions made on or after August 28, 2020 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise.

The subject property is located within the "Designated Greenfield Areas" set out in the Growth Plan. The following specific policies are of some relevance to the subject proposal:

Where and How to Grow

The Growth Plan emphasizes accommodation of forecasted growth in complete communities.

Managing growth

Section 2.2.1 of the Growth Plan notes that the forecasted growth to the horizon of this Plan will be allocated based on the following:

- a) the vast majority of growth will be directed to settlement areas that:
 - i. have a delineated built boundary;
 - ii. have existing or planned municipal water and wastewater systems; and
 - iii. can support the achievement of complete communities;

Section 2.2.1.4 establishes policies that support the achievement of complete communities.

- 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;

PLANNING RESPONSE: *The proposed development of the subject lands conforms with the policies set out in the 2020 Growth Plan. The subdivision has been designed with walkable streets and a mix of housing options.*

2.2.6 Housing

1. Upper and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:
- a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:
- identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents; and
 - establishing targets for affordable ownership housing and rental housing;
2. Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:
- planning to accommodate forecasted growth to the horizon of this Plan;
 - planning to achieve the minimum intensification and density targets in this Plan;
 - considering the range and mix of housing options and densities of the existing housing stock; and
 - planning to diversify their overall housing stock across the municipality.

Municipalities will maintain at all times where development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units. This supply will include, and may exclusively consist of, lands suitably zoned for intensification and redevelopment.

PLANNING RESPONSE: *The proposed subdivision will create a mix of single detached, semi-detached dwellings and on-street townhouses at an overall density of 16 units per hectare. It is anticipated that the semi-detached and on-street townhouse units will meet the affordable housing target for the County.*

2.2.7 Designated Greenfield Areas

Section 2.2.7 established policies for Designated Greenfield Areas. The following excerpts are relevant to this application:

- New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:
 - supports the achievement of complete communities;
 - supports active transportation;
- The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows:
 - The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will plan to achieve within the horizon of this Plan a minimum density target that is not less than 40 residents and jobs combined per hectare;
- The minimum density target will be measured over the entire designated greenfield area of each upper- or single-tier municipality, excluding the following:

- a) natural heritage features and areas, natural heritage systems and floodplains, provided development is prohibited in these areas;
- b) rights-of-way for: i. electricity transmission lines; ii. energy transmission pipelines; iii. freeways, as defined by and mapped as part of the Ontario Road Network; and iv. railways

PLANNING RESPONSE: *The proposed subdivision conforms with the policies set out in the 2020 Growth Plan. The subdivision will create a mixed density residential development meeting the needs of a variety of households. A neighbourhood park and an integrated trail network addresses recreational opportunities within the subdivision. Schools, parks, open space and commercial facilities are in close proximity assisting in the creation of a complete community. The property will be developed at a density of 16 units per hectare or approximately 44 residents per hectare.*

3.2.6 Water and Wastewater Systems

Municipalities should generate sufficient revenue to recover the full cost of providing and maintaining municipal water and wastewater system.

3.2.7 Stormwater Management

According to Section 3.2.7.2, proposals for large-scale development proceeding by way of a plan of subdivision, will be supported by a stormwater management plan.

PLANNING RESPONSE: *The existing municipal water service is available and has capacity within the system to accommodate this development. The Township has established a schedule for the construction of Phase 2 Wastewater Treatment capacity upgrades. By 2025 there should be additional capacity to accommodate approximately 300 new units of which the proposed plan would use 55 units leaving sufficient capacity for other infill developments within Arthur. A stormwater management design has been provided for this development that incorporates a combinations of lot level controls, end-of-pipe controls, vegetated forebay and artificial wetland for quality and quantity control measures.*

The proposed development conforms with the policies set out in the 2020 Growth Plan.

3.2 Municipal Legislation

3.2.1 County of Wellington Official Plan (Updated February 2024)

The Minister approved the Official Plan for the County of Wellington on April 13, 1999 and it has been subject to a number of amendments since that time. The Township of Wellington North is covered in the County's Official Plan. The Township has not created an independent Official Plan although specific policies for the Township are set out in Section 9.1. None of these specific policies apply to the subject property.

The Official Plan for the County of Wellington designates the subject lands as "Urban Centre" on Schedule A6. Schedule A6-2 designates the subject lands for "Future Development."

The following specific policies are relevant to the subject application:

Section 3.3 provides objectives for growth and speaks to:

- Encouraging cost effective development patterns;
- Take advantage of capacities in existing and planned water, wastewater and transportation systems;
- Promote opportunities for growth in urban areas through intensification and redevelopment where this can be accommodated, taking into account small town scale and historic streetscapes;

- Encourage more efficient use of land through increased densities in designated Greenfield areas or urban centres;
- Provide choice for residents and businesses by providing a variety of growth opportunities; housing types, services, recreation and cultural activities and public open space.

Section 3.3.1 establishes a density target for Greenfield development with an overall minimum density of not less than 40 residents and jobs per hectare and minimum of 25% of new housing in the County will be affordable to low and moderate income households.

PLANNING RESPONSE: *The subject application will be developed at a density of approximately 44 residents per hectare and 67% of the new housing in this subdivision meets the County's definition for providing affordable housing opportunities.*

Table 2 in Part 3 of the Plan establishes population and household growth for the Township of Wellington North with specific growth targets for the Arthur urban area.

PLANNING RESPONSE: *The subject application will assist in meeting the household growth forecast of approximately 365 new households between 2016 and 2036.*

Section 4.4 establishes policies for housing throughout the County, with Section 4.4.3 addressing residential intensification. It is noted that the Plan contains policies encouraging intensification primarily in urban centres by..... "Supporting increased densities in newly developing Greenfield areas with a broader mix of housing types than has been the norm in small towns"

Section 4.4.4 is of particular importance to the subject application as it sets out policies for Greenfield Housing.

"In greenfield areas, the County will encourage increased densities and a broader mix of housing and will:

Require new development to achieve densities which promote the overall Greenfield density target of 40 persons and jobs per hectare and specifically:

- i) strive to attain at least 16 units per gross hectare (6.5 units per gross acre) in newly developing subdivisions;
- ii) somewhat lower densities may be considered in newly developing subdivisions where physical and environmental constraints such as larger than normal stormwater management requirements, parcel dimensions that do not yield efficient lotting patterns and the need for transition areas from adjacent land uses, or on small parcels of under 2 hectares (5 acres);
- iii) Gross hectares or gross acres means residential land excluding environmentally protected features and non-residential uses (schools, convenience commercial) but includes roads, parks, stormwater management areas or other utility blocks;
- iv) encourage the introduction of medium density housing types in new subdivisions and Greenfield areas."

PLANNING RESPONSE: *The subdivision has been designed at a density of 16 units per hectare. Approximately 45% of the new units will be on-street townhouses, thereby addressing the County's objective of encouraging medium density development in greenfield areas. If the semi-detached units are included in the affordability criteria, 67% of the units will meet the affordability criteria.*

Section 4.4.5 speaks to affordable housing. It is the policy of the Plan that a minimum of 25% of new housing units in the County will be affordable. To this end, the Plan recognizes semi-detached, duplex, townhouse and low rise apartment units will provide the bulk of the affordable housing opportunities and these units will be located within urban areas with the appropriate level of servicing.

PLANNING RESPONSE: *In addressing affordability, 67% of the new housing in this subdivision meet the County's definition for providing affordable housing opportunities.*

Section 4.6.2 of the Official Plan sets out the requirements for Planning Impact Assessments. The appropriateness of the subject application is addressed in this section using the criteria established in the County Official Plan for evaluating subdivision development.

a) The need taking into account other lands in the area.

According to the Official Plan for the County of Wellington, additional lands will be developed for residential purposes in Township of Wellington North to accommodate the population targets set by the Province under the Places To Grow Act. Between 2017 and 2036, the Plan anticipates 365 new households within Arthur Urban Centre. It is also a goal of the Official Plan to ensure an adequate supply of housing units both in terms of a variety of housing types and a variety of locations throughout the community.

There remains a need within the community for additional residential units to meet the provincial growth targets, as well as a need for more variety in housing choice and affordability. This application will address this need.

While other subdivision plans are being considered within the Village of Arthur, this is the most logical extension and completion of an existing residential community with municipal services immediately abutting this property.

b) The appropriateness of the site taking into account the size and shape and the ability to accommodate the intensity of use.

The property is rectangular in shape and can easily accommodate the intensity of use anticipated by this draft plan of subdivision. The servicing report confirms there is sufficient capacity available to service the site with water, storm and utilities. Land was previously set aside and/or developed as part of Phases 1 and 2 of the East Ridge Landing subdivision for stormwater management and park land needs for future residents of the entire East Ridge Landing subdivision lands. Upon completion of the Phase 2 upgrades to the Wastewater Treatment facility, sufficient sanitary sewer capacity will be available to service this subdivision.

The Official Plan notes that new developments in Greenfield areas should strive to attain a density of 16 units per hectare (6.5 units/acre) and this phase of the subdivision will meet this density target.

The approval of this plan will result in the completion of the East Ridge Landing neighbourhood.

c) Adequacy of the proposed method of servicing the site

Sections 4.0 of this report addressed site services. Upon completion of Phase 2 upgrades to the Wastewater Treatment facility, the site can be adequately serviced.

d) Compatibility

In creating a land use design for this property, every effort was made to recognize the land uses within the immediate area.

Adjacent to the existing single detached and semi-detached dwellings located along the east side of Schmidt Drive, the new plan proposes to create a mix of single detached dwellings and semi-detached dwellings. The on-street townhouse units being introduced as part of this application are in the central portion of the plan, removed from the existing residential in Phases 1, 2 and 3 of East Ridge Landing.

As a land use, all forms of residential development should be considered compatible. Where concerns have been expressed with respect to the mixing of residential densities, the issues have largely been related to loss of privacy due to height and scale of development and traffic considerations. As noted above, these multiple residential units (on-street townhouses) are located within the central part of the plan and not immediately adjacent to existing single detached residential. It is anticipated that all dwellings within this subdivision will range from one to two storeys in height and therefore the concern regarding loss of privacy should not be an issue for the existing neighbourhood. In addition, the traffic that will be generated by this development can be easily accommodated by the local urban street network.

e) Impact on natural resources (agricultural and mineral aggregate)

The subject lands are located within the urban centre of Arthur and are ultimately intended to be used for urban type uses. Because of the proximity of existing residential in the area, the subject property could not be used for intensive agricultural purposes. The lands to the east of this property have been cropped and it is expected that this use will continue after the development of this subdivision.

f) Impact on biodiversity and connectivity of natural features and area.

There are no significant natural heritage features on the property.

g) Exterior design

The design of the dwellings and the layout of the subdivision streets will be consistent with the existing developments along Schmidt Drive, Walsh Street and Eastview Drive. The zoning will be similar to the zoning in the abutting subdivision so building design will reflect the existing character of the neighbourhood.

h) Site contamination

A Phase 1 Site Assessment confirmed that there are no site contamination issues within the existing property.

i) Eliminating negative impacts

Negative impacts are not anticipated as a result of this development. The separation of the more intense use being the on-street townhouses from existing development is an intentional design feature to reduce negative impacts.

j) Other matters considered important by Council

Over the last four years, the County has been going through a Municipal Comprehensive Review process. As part of this process a Land Needs Assessment and Growth Management Strategy have been undertaken. As a result of these studies and reports a preliminary Official Plan Amendment (OPA 123) has been drafted that examines urban boundary expansions and the need for currently designated Future Development lands. Currently the subject lands are included in draft OPA 123 as land that should be redesignated from Future Development to Residential.

Part 7 of the Official Plan addresses the Urban System. It is noted that the urban system includes hamlets and urban centres.

Section 7.3 notes that land use patterns in the urban system shall be based on:

- Densities and a mix of land uses, and
- A range of uses and opportunities for intensification and redevelopment.

Section 7.4.5 specifically establishes policies for primary urban centres. Arthur is designated as a Primary Urban Centre. Urban centres are expected to provide the greatest opportunities for growth within the county.

PLANNING RESPONSE: *Arthur is identified in the County's Official Plan as an Urban Centre.*

Part 8 of the Official Plan sets out policies for Urban Centres. Urban Centres are to be the primary focus for housing commerce, services, job creation, recreation and community facilities. One of the objectives of the urban centre is to provide opportunities for an adequate supply and diversity of housing to satisfy the varied needs of the growing community.

Section 8.3.3 notes that the predominant land uses in areas designated for residential development shall be single detached and semi-detached dwellings although townhouses and apartments may also be allowed.

Section 8.3.5 sets out policies for medium density residential development in the designated Residential areas, establishing criteria for townhouses and apartments development as follows:

- Medium density development on full municipal services shall not exceed 35 units per hectare (14 units per acre) for townhouses and 75 units per hectare (30 units per acre) for apartments although it may not always be possible to achieve these densities on smaller sites;
- Ensure compatibility with existing or future development on adjacent properties;
- The site will provide adequate on-site landscaping and screening, on-site amenities, adequate parking and traffic circulation and proper storm water drainage;
- In Greenfield areas on-street townhouses are allowed on local roads.

PLANNING RESPONSE: *The subdivision design includes a mix of single detached, semi-detached and on-street townhouse dwellings. This mix of housing types is consistent with the East Ridge Landing subdivision, phases 1 through 4. A walkway block has been included along the easterly edge of the property providing a linkage of these lands and the phase 4 lands with the neighbourhood park located along the northerly edge of the East Ridge lands. It also affords a future connection to the lands south of this property. A stormwater management facility has been constructed to address storm water drainage of the property and sidewalks will be included on the local streets.*

Section 8.10 of the Official Plan addresses Future Development. The objectives for areas designated Future Development are as follows:

- a) to provide for the orderly future development of the unbuilt areas of the Urban Centre;
- b) to limit development of such lands until an Official Plan Amendment including a proper site plan or concept plan for future uses has been submitted and approved;
- c) to prohibit any major development of these lands until the necessary municipal services can be made available to such areas.

PLANNING RESPONSE: *The subject property is located immediately adjacent to municipal services and completes the East Ridge Landing subdivision. It is the most logical "future development" area to be redesignated for residential use. The draft plan of subdivision establishes a well vetted concept in support of the requested Official Plan Amendment. The Township has established a schedule for the construction of Phase 2 Wastewater Treatment capacity upgrades. By 2025 there should be additional capacity to accommodate approximately 300 new units of which the proposed plan would use 55 units leaving sufficient capacity for other infill developments within Arthur.*

Section 8.10.4 sets out criteria for redesignation of Future Development Areas. Redesignation of these lands may be considered if it is proven that additional land for development purposes is required. A comprehensive review of the need and impacts of developing this land on the surrounding area shall be undertaken with regard for the following:

- a) that a need for additional land is demonstrated by the fact that approximately three quarters of the land designated for development by this Plan are already developed;
- b) that services of all kinds are or can be reasonably and economically provided to the proposed development;

- c) that adequate development plans which indicate the type of development and facilities to be provided (such as, streets, schools, parks and shopping facilities) are or will be made available to the municipality;
- d) that the proposed development is contiguous to and is a logical extension of existing development;
- e) any required impact studies have been completed.

PLANNING RESPONSE: *Within Arthur, the only significant lands currently designated for development yet currently undeveloped is Phase 4 of the East Ridge Landing Plan, Forest View Estates subdivision and the Cachet subdivision. These properties would represent less than 25% of undeveloped land. The services about this subdivision and can be economically extended to service the land. As noted above, by 2025 there should be additional capacity to accommodate approximately 300 new units of which the proposed plan would use 55 units leaving sufficient capacity for other infill developments within Arthur. The property is contiguous with existing development and parkland for this phase of the development has already been calculated and conveyed to the Township. A stormwater management facility for the entire East Ridge Landing subdivision has also been developed and conveyed to the Township. In support of the change in Future Development area designation, the owner has completed this Planning Impact Study, a Functional Servicing Report and a draft plan of subdivision.*

Also, as noted above, over the last four years, the County has been going through a Municipal Comprehensive Review process. As part of this process a Land Needs Assessment and Growth Management Strategy have been undertaken. As a result of these studies and reports a preliminary Official Plan Amendment (OPA 123) has been drafted that examines urban boundary expansions and the need for currently designated Future Development lands. Currently, the subject lands are included in draft OPA 123 as land that should be redesignated from Future Development to Residential.

Section 10 of the Official Plan addresses creation of new lots. According to Section 10.1.3, the following matters will be reviewed 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;

PLANNING RESPONSE: *The design of the subdivision will conform with Official Plan policies and will be zoned in accordance with the Township's Zoning By-law.*

- 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 financial burden on the municipality;

PLANNING RESPONSE: *Water, stormwater management, fire, roads, utilities and solid waste disposal can be accommodated by existing infrastructure. By 2025 there should be additional capacity to accommodate approximately 300 new units of which the proposed plan would use 55 units leaving sufficient capacity for other infill developments within Arthur.*

- c) That sufficient reserve water and sewage plant capacity will be available when lots are created in areas to be serviced by central water and sewage systems;

PLANNING RESPONSE: *By 2025 there should be additional capacity to accommodate approximately 300 new units of which the proposed plan would use 55 units leaving sufficient capacity for other infill developments within Arthur. There is existing water capacity to service this subdivision.*

- 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;

PLANNING RESPONSE: *Driveways will access all-season maintained local streets.*

- 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.

PLANNING RESPONSE: *Streets will be designed to accommodate municipal sidewalks.*

- f) That the topography, soils and drainage of the site are satisfactory for the lot sizes and uses proposed;

PLANNING RESPONSE: *Previous reports confirm that the topography, soils and drainage can support the proposed development.*

- g) That tree loss related to anticipated development be kept to a minimum and, wherever reasonable, be compensated for by new tree planting;

PLANNING RESPONSE: *There are no trees on this property.*

- h) That natural heritage features are not affected negatively;

PLANNING RESPONSE: *There are no natural heritage features on this property.*

- i) That lots are not created in areas which would pose a threat to public health or safety;

PLANNING RESPONSE: *Lots will not pose a threat to public health or safety.*

- j) That natural resources such as agricultural lands and mineral aggregates would not be affected adversely;

PLANNING RESPONSE: *There are no natural resources or agricultural practices taking place on this property. The size of the site and its location make either one of these two activities impractical for this property.*

- k) That the size and shape of proposed lots is suitable, including frontage, area and the proportion of frontage to depth;

PLANNING RESPONSE: *The size and shape of the lots will accommodate single detached, semi-detached and on-street townhouses.*

- l) That the proposed lots and uses are compatible with and designed to minimize adverse impacts on surrounding uses;

PLANNING RESPONSE: *The lots and housing type are consistent with adjacent residential development.*

- 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;

PLANNING RESPONSE: *Lot lines follow logical extension of the existing development pattern in the area.*

- n) That residential lots will have adequate access to community facilities such as schools, libraries and parks based on reasonable standards for the area;

PLANNING RESPONSE: *These lots are within walking distance of Arthur Community Centre and park, the library and neighbourhood park. Commercial shopping facilities are also within walking distance.*

- o) That the creation of any lot is necessary, timely and in the public interest;

PLANNING RESPONSE: *Given the time involved in processing and servicing of plans of subdivision, it is timely to consider this development. In addition, one of the County's objectives is to ensure that residential growth can be accommodated for a minimum of 10 years through residential intensification, redevelopment and if necessary, lands which are designated and available for new residential development.*

p) That provincial legislation and policies are met, including the Greenbelt Plan policies.

PLANNING RESPONSE: *The subject property is not affected by the Greenbelt Plan; however, this proposal does meet the policies of the PPS and Growth Plan.*

3.2.2 Township of Wellington North Comprehensive Zoning By-law No. 66-01

The subject lands are zoned Future Development (FD). A zoning amendment will be required to recognize the mixed density residential development of the property. The proposed zoning for the Phase 5 development builds on the zoning established in Phases 1 through 4 of the East Ridge Landing subdivision. Because of existing servicing constraints within the Arthur, all residential zoning categories in Phase 5 should include Holding provisions. Specific zoning for this development will include:

- Single Detached Residential (R1B) Zone
- Single Detached Residential (R1C) Zone
- Semi-Detached Residential (R.2) Zone
- On-Street Townhouse Residential (R3) Zone.
- Open Space (walkway) (OS) Zone

TABLE 1: Proposed Zoning Schedule

Lot/Block	Land Use	Proposed Zoning
1-13 and 17-20	Single Detached	(H)R1C
15	Single Detached	(H)R1B
14, 16, 21, 22-24	Semi-Detached	(H)R2
25-29	On-Street Townhouse	(H)R2
30	Walkway	OS

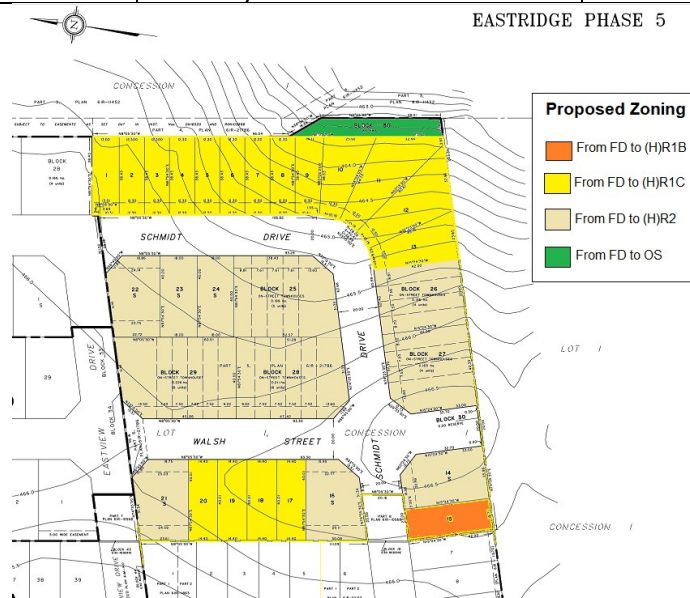


Figure 4: PROPOSED ZONING SCHEDULE

4.0 PRELIMINARY STORMWATER MANAGEMENT AND SERVICING REPORT

The firm of K.J Behm & Associates was retained by the owners to complete a Preliminary Servicing and Stormwater Management Report for this proposal. The report addresses the requirements for watermain, sanitary sewers, storm water management and storm sewers, roads and drainage and utilities. The following information is intended to provide a brief summation of the findings and recommendations contained in that report. For a detailed explanation of the servicing of this site, the above-noted report should be referenced.

4.1 Water Supply

A 150 millimeter diameter watermain has been provided on the southerly leg of Walsh Street as an extension to the future development of phase 5 of the East Ridge Landing subdivision. A 25 mm diameter water service will be provided to each unit.

Fire hydrants will be spaced according to municipal standards.

The municipality has confirmed that normal operating pressure is adequate to service this development.

4.2 Sanitary Sewers

A 200 millimeter sanitary sewer extension from existing phases of the East Ridge Landing subdivision will be used to service this development. Each unit will be provided with a 125 mm service connection. Manholes will be spaced in accordance with municipal standards.

The Township has established a schedule for the construction of Phase 2 Wastewater Treatment capacity upgrades. By 2025 there should be additional capacity to accommodate approximately 300 new units of which the proposed plan would use 55 units.

4.3 Stormwater Management and Storm Sewers

The stormwater management system for this phase of the East Ridge Landing subdivision was developed as part of the servicing of the Phase 1 plan and included the construction of a stormwater management facility located off of Schmidt Drive. This facility provides for the collection and treatment of runoff from rainfall events up to and including the 100-year storm. The design consists of two cells, complete with a vegetated forebay and artificial wetland (permanent pool), with a storm connection along Anderson Avenue and Gordon Street to Eliza Street. The existing SWM Facility has been designed for quality and quantity control for storm runoff from Phase 1 through 5.

Storm sewers will be extended from Schmidt Drive and Eastview Drive and will be sized to accommodate the minor (5-year) storm system runoff. The major (100 year) storm event will flow overland on the road to the existing SWM facility. Each unit will be provided with a 100 mm diameter service for sump pump connections. Rear yard catchbasins, inline drains and sewer connections will be provided where necessary to accommodate rear yard drainage.

4.4 Roads and Drainage

All streets will be constructed to Township urban standards, including underground municipal services, curbs, asphalt, sidewalks (one side only), boulevards, driveway ramps and underground utilities. An urban cross-section with concrete curb and gutter will be used along all streets.

All road gradients have been designed to fall towards the stormwater management facility and all lot grading has been designed to follow the road grades.

4.5 Utilities

Underground electrical distribution, telephone, cable TV and gas will be provided.

5.0 ADDITIONAL PLANNING CONSIDERATIONS

Planning Act Criteria

Section 51(24) of the Planning Act sets out a number of criteria which should be considered in the subdivision of land. A discussion of the relevant sections follows:

(a) Matters of Provincial Interest

This development is designed to meet the overall intent of the province to focus growth in settlement areas, on full municipal services and with a view to increasing density by intensifying the land use in a gradual and compatible way in accordance with the polices of the Growth Plan and the Provincial Policy Statement.

(b) Premature and in the public interest

These applications are not premature and are in the public interest. The East Ridge Landing plan is approaching building completion. Residential intensification and affordable housing have been recommended by the province as an important strategy in the long term goal of managing growth and creating sustainable communities.

By 2025 there should be additional sewage capacity to accommodate approximately 300 new units of which the proposed plan would use 55 units leaving sufficient capacity for other infill developments within Arthur. Processing planning applications and finalizing subdivision design and servicing can take several years so that the final approval of this plan is in line with the Phase 2 upgrades of the Wastewater Treatment capacity.

(c) Conformity to official plans and adjacent plans of subdivision

These applications implement the policies of the Official Plan with respect to focusing growth in urban centres and encouraging residential intensification and affordable housing. The mixed use residential subdivision has been designed so that it is compatible with the adjacent residential development in the area.

(d) Suitability

This subdivision will allow for the rounding out and completion of the East Ridge Landing residential community. The lands can be easily serviced and are not constrained by natural heritage features.

The design fits well with the existing residential community, aligning with the existing road network while recognizing opportunity to connect with future development lands located to the south of the subject property.

The Provincial Policy Statement encourages every urban municipality to support residential intensification and the development of a variety of forms of housing types to accommodate the full range of housing needs and affordability.

(d.1) Suitability of units for affordable housing

According to the County's Official Plan, semi-detached, townhouse and apartment units will provide affordable housing opportunities. In this plan, 67% of the units will meet this criterion.

(e) Adequacy of highways (roads)

The local urban road network is adequate to accommodate 55 new residential dwellings.

(f) Dimensions and shape of lot

The shape and dimension of the new lots should be viewed as being compatible with existing single detached and semi-detached lots located within the immediate neighbourhood, and the on-street townhouse lots located throughout the community.

(g) Restrictions

By introducing Holding provisions on the zoning of this property, the municipality can ensure that the Phase 2 upgrades to the wastewater treatment capacity have been completed.

(h) Conservation of natural resources and flood control

There are no natural heritage features located on the subject lands. In addition, there are no water courses and associated flood plains located on this property. It has been confirmed that the existing stormwater management facility has adequate capacity to handle all phases of the East Ridge Landing subdivision.

(i) Adequacy of utilities and municipal services

Existing utility infrastructure and water supply can accommodate the proposed development. By 2025 there should be additional sewage capacity to accommodate approximately 300 new units of which the proposed plan would use 55 units leaving sufficient capacity for other infill developments within Arthur.

(j) Adequacy of schools

No deficiencies identified.

(k) Dedications for public purposes

Dedication of land for a stormwater management facility and municipal parkland for the entire East Ridge Landing subdivision was addressed through the servicing and registration of Phase 1 of the plan. In Phase 5 a walkway will be dedicated to the Township connecting Phase 4 and lands to the south with the East Ridge Landing neighbourhood park.

(l) Efficient use and conservation of energy

The application for an Official Plan amendment, draft plan of subdivision and zone change will allow existing infrastructure to be used in an efficient manner. The overall intensification of the residential densities in this subdivision reduces the need to expand energy services over a broader area of land.

(m) Interrelationship between design and Site Plan Control Area

The Township of Wellington North has a Site Plan Control by-law. In terms of this proposed subdivision, the on-street townhouse blocks will be subject to this by-law.

6.0 CONCLUSIONS

The subdivision plan will include 18 single detached dwellings, 6 semi-detached dwellings (12 units) and 25 on-street townhouse units. This subdivision will complete the planning and development opportunities for the East Ridge Landing subdivision.

Both the Provincial Policy Statement and Grow Plan recognize the need for urban municipalities to accommodate growth in a cost effective manner, minimizing land consumptive developments and encouraging a full range of housing types and densities. The proposal satisfies these objectives.

The County's Official Plan also recognizes this need to provide for a variety of housing forms. Accordingly, the Plan contains policies which establish criteria for evaluating such developments on a site specific basis, as well as a locational basis. In analyzing these policies, it is observed that this project complies with the general guidelines and principles. This report concludes that the subject lands are well suited for the proposed development.

In terms of storm water management and servicing, sufficient information has been reported to determine that the project complies with the Township's long range servicing strategy for this urban centre.

In my professional opinion, the proposals to:

- amend the County's Official Plan to recognize a Residential designation;
- approve a residential mixed density draft plan of subdivision for 55 residential units; and
- rezone the lands to implement the subdivision.

is appropriate and represents good planning.

Respectfully submitted



June 30, 2024

Nancy Shoemaker, BAA, RPP

Date

APPENDIX 1: PROPOSED OFFICIAL PLAN AMENDMENT

AMENDMENT NUMBER _____
TO THE OFFICIAL PLAN FOR THE
COUNTY OF WELLINGTON

2073022 Ontario Inc.

East Ridge Land Subdivision – Phase 5

County File No. OP-2021- ____

THE CORPORATION OF THE COUNTY OF WELLINGTON

BY-LAW NO. _____

A By-law to adopt Amendment No. ____ to the Official Plan
for the County of Wellington.

The Council of the Corporation of the County of Wellington, pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, does hereby enacts as follows:

1. THAT Amendment Number ____ to the Official Plan for the County of Wellington, consisting of text and the attached maps, and explanatory text, is hereby adopted.
2. THAT this By-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST AND SECOND TIME THIS ____ DAY OF _____, 2024

READ A THIRD TIME AND PASSED THIS ____ DAY OF _____, 2024

WARDEN

CLERK

**AMENDMENT NUMBER _____
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN**

**AMENDMENT NUMBER _____
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN**

INDEX

PART A - THE PREAMBLE

The Preamble provides an explanation of the proposed amendment including the purpose, location, and background information, but does not form part of this amendment.

PART B - THE AMENDMENT

The Amendment describes the changes and/or modifications to the Wellington County Official Plan which constitute Official Plan Amendment Number ____.

PART C - THE APPENDICES

The Appendices, if included herein, provide information related to the Amendment, but do not constitute part of the Amendment.

PART A - THE PREAMBLE

PURPOSE

The purpose of County Official Plan Amendment No. _____ is to redesignate the subject lands from Future Development to Residential. The applicant is proposing to develop the lands with a mixed density residential subdivision. The amendment affects Schedule B6-2 – Arthur Village and there are no proposed textual changes to the policies of the Official Plan.

LOCATION

The property includes approximately 3.454 hectares (8.5 acres) of land. It is located in the southeasterly part of Arthur Urban Centre, immediately south of East Ridge Landing subdivision, phases 3 and 4 and abutting the easterly boundary of the urban centre. It is legally described as Part of Lot 1, Concession 1, geographic Township of West Luther, Township of Wellington North, more particularly described as Parts 5 and 6, according to Reference Plan 61R-21786.



Figure 1.

Land uses surrounding this property are either residential or agricultural in nature. Immediately abutting the easterly and southerly boundaries of this site, the lands are in agricultural use. Lands to the west and north have developed with residential dwellings, including single detached, semi-detached and on-street townhouses.

The local owner purchased the subject property which included 20.2 hectares (50 acres) of land in 2005. Since that time, he received draft plan approval for Phases 1 through 4. Phases 1 through 4 have been serviced and the lots are almost completely built out. Phase 1 also included the dedication of 2.152 hectares (5.34 acres) of land for a neighbourhood park. The size of the park dedication was based on the full development of the East Ridge Landing property, including Phase 1 through 5. In addition, Phase 1 included 1.52 hectares (3.8 acres) of land for a stormwater management pond which was designed and constructed to service all 5 phases of the development.

The property is currently zoned Future Development (FD) in the Township of Wellington North Zoning By-law and designated Future Development in the County of Wellington Official Plan.

A PLACE TO GROW - GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2020

The subject property is located within the "Designated Greenfield Areas" set out in the Growth Plan.

1. New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:
 - a) supports the achievement of complete communities;
 - b) supports active transportation;
2. The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows:
 - a) The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will plan to achieve within the horizon of this Plan a minimum density target that is not less than 40 residents and jobs combined per hectare;
3. The minimum density target will be measured over the entire designated greenfield area of each upper- or single-tier municipality, excluding the following:
 - a) natural heritage features and areas, natural heritage systems and floodplains, provided development is prohibited in these areas;
 - b) rights-of-way for: i. electricity transmission lines; ii. energy transmission pipelines; iii. freeways, as defined by and mapped as part of the Ontario Road Network; and iv. railways

The proposed subdivision conforms with the policies set out in the 2020 Growth Plan. The subdivision will create a mixed density residential development meeting the needs of a variety of households. A neighbourhood park and an integrated trail network addresses recreational opportunities within the subdivision. Schools, parks, open space and commercial facilities are in close proximity assisting in the creation of a complete community. The property will be developed at a density of 16 units per hectare or approximately 44 residents per hectare.

PROVINCIAL POLICY STATEMENT 2020 (PPS)

The 2020 Provincial Policy Statement reinforces and strengthens policies with respect to "settlement areas" being the focus of growth. It also establishes the importance of "intensification" as an effective tool for managing growth within settlement areas.

This application will result in the use of an undeveloped parcel of land adjacent to an existing, serviced residential community. The plan will accommodate an affordable and market-based range of housing types; while satisfying the objective of residential intensification. This application will promote an efficient use of land and infrastructure.

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

- a. efficiently use land and resources; and
- 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;

Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

The proposed development is consistent with Section 1.1.3 of the PPS as the subject property is located within the urban boundary of the Village of Arthur. It will result in an efficient use of land and existing infrastructure and will include an integrated trail system that connects the Phase 5 lands with the large neighbourhood park located at the northerly end of the East Ridge Landing subdivision. Currently planned and approved infrastructure improvements will service this subdivision.

WELLINGTON COUNTY OFFICIAL PLAN

The Official Plan for the County of Wellington designates the subject lands as Future Development.

To address this issue, the owner is seeking to change this designation to residential to permit a 55 unit residential subdivision, thereby completing the East Ridge Landing residential community.

Section 8.10 of the Official Plan addresses Future Development. The objectives for areas designated Future Development are as follows:

- a) to provide for the orderly future development of the unbuilt areas of the Urban Centre;
- b) to limit development of such lands until an Official Plan Amendment including a proper site plan or concept plan for future uses has been submitted and approved;
- c) to prohibit any major development of these lands until the necessary municipal services can be made available to such areas.

The subject property is located immediately adjacent to municipal services and completes the East Ridge Landing subdivision. It is the most logical "future development" area to be redesignated for residential use. The draft plan of subdivision establishes a well vetted concept in support of the requested Official Plan Amendment. The Township has established a schedule for the construction of Phase 2 Wastewater Treatment capacity upgrades. By 2025 there should be additional capacity to accommodate approximately 300 new units of which the proposed plan would use 55 units leaving sufficient capacity for other infill developments within Arthur.

Section 8.10.4 sets out criteria for redesignation of Future Development Areas. Redesignation of these lands may be considered if it is proven that additional land for development purposes is required. A comprehensive review of the need and impacts of developing this land on the surrounding area shall be undertaken with regard for the following:

- a) that a need for additional land is demonstrated by the fact that approximately three quarters of the land designated for development by this Plan are already developed;

- b) that services of all kinds are or can be reasonably and economically provided to the proposed development;
- c) that adequate development plans which indicate the type of development and facilities to be provided (such as, streets, schools, parks and shopping facilities) are or will be made available to the municipality;
- d) that the proposed development is contiguous to and is a logical extension of existing development;
- e) any required impact studies have been completed.

Within Arthur, the only significant lands currently designated for development yet currently undeveloped is Forest View Estates subdivision and the Cachet subdivision. These properties would represent less than 20% of undeveloped land. The services about this subdivision and can be economically extended to service the land. As noted above, by 2025 there should be additional capacity to accommodate approximately 300 new units of which the proposed plan would use 55 units leaving sufficient capacity for other infill developments within Arthur. The property is contiguous with existing development and park land for this phase of the development has already been calculated and conveyed to the Township. A stormwater management facility for the entire East Ridge Landing subdivision has also been developed and conveyed to the Township. In support of the change in Future Development area designation, the owner has completed this Planning Impact Assessment, a Functional Servicing Report, detailed engineering servicing plans and a draft plan of subdivision.

RELATED APPLICATIONS In addition to the Official Plan amendment application, an application for approval of a Draft Plan of Subdivision has been filed with the County and a separate zoning amendment has been submitted to the Township of Wellington North for the purpose of rezoning this property from Future Development (FD) to the Single Detached Residential (R1B) Zone, Single Detached Residential (R1C) Zone, Semi-Detached Residential (R.2) Zone, On-Street Townhouse Residential (R3) Zone and Open Space (OS) Zone in support of a 55 unit mixed density residential subdivision.

RECOMMENDATION

THAT a by-law adopting County of Wellington Official Plan Amendment ____ be approved.

Respectfully submitted _____

PART B - THE AMENDMENT

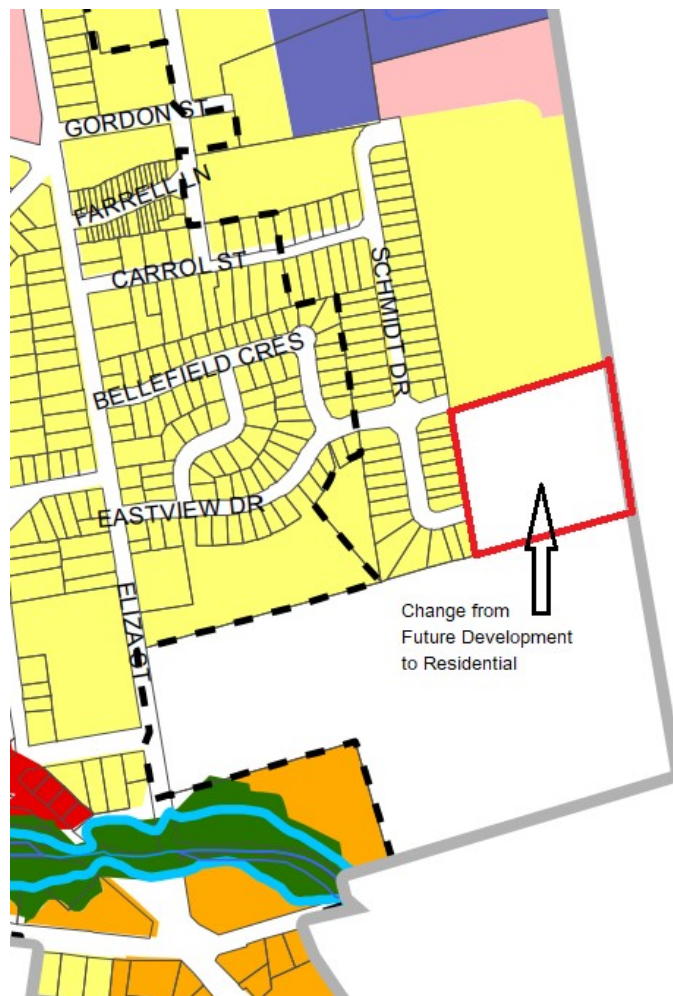
All of this part of the document entitled Part B - The Amendment, consisting of the following text constitutes Amendment No. _____ to the County of Wellington Official Plan.

DETAILS OF THE AMENDMENT

The Official Plan of the County of Wellington is hereby amended as follows:

1. THAT SCHEDULE B6-2 (Arthur Village) is amended, as it relates to the subject land, by redesignating the land described as Part Lot 1, Concession 1, Township of Wellington North, as identified on Schedule "A" of this amendment, from "**Future Development**" to "**Residential**".

SCHEDULE 'A' OFFICIAL PLAN AMENDMENT NO. ____



Redesignate from "Future Development" to "Residential"

APPENDIX 2: DRAFT ZONING BY-LAW AMENDMENT

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

BY-LAW NUMBER 024-

**BEING A BY-LAW TO AMEND BY-LAW NUMBER 66-01, BEING A ZONING
BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH**

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Sections 34 and 36 of the Planning Act, R.S.O. 1990, as amended

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Schedule 'A' Map 2 – Arthur to By-law 66-01 is amended by changing the zoning on lands legally as Part of Lot 1, Concession 1, geographic Township of West Luther, Township of Wellington North, more particularly described as Parts 5 and 6, according to Reference Plan 61R-21786, as shown of Schedule "A" attached to and forming part of this By-law from Future Development (FD) to **Single Detached Residential Zone with Holding Provisions ((H)R1B), Single Detached Residential Zone with Holding Provisions ((H)RIC), Semi-Detached Residential Zone with Holding Provisions ((H)R2), On-Street Townhouse Residential Zone with Holding Provisions ((H) R3) and Open Space (OS) Zone.**
2. THAT except as amended by this By-law, the land shown on the attached Schedule 'A' shall be subject to all the applicable regulations of Zoning By-law 66-01, as amended.
3. THAT this By-law shall become effective from the date of passing by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

READ AND PASSED THIS DAY OF 2024.

ANDREW LENNOX, MAYOR

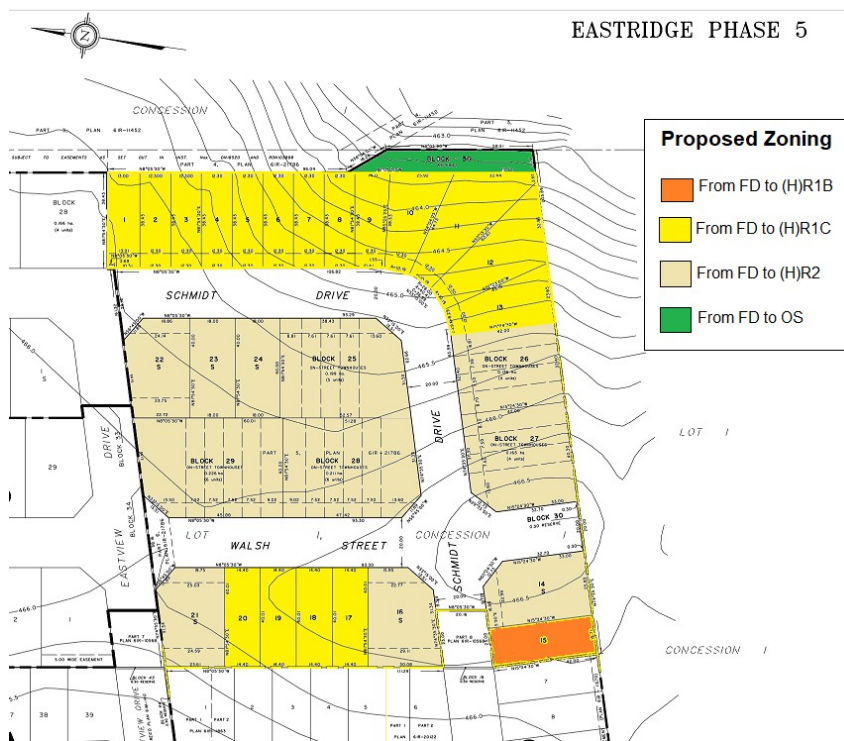
KAREN WALLACE, CLERK

**By-law No.
Page 2 of 3**

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO.

Schedule "A"



This is Schedule "A" to By-law

Passed this day of 2024

MAYOR

CLERK

By-law No.
Page 3 of 3

EXPLANATORY NOTE

BY-LAW NUMBER

THE LOCATION OF THE SUBJECT LANDS

The subject property is legally described as Part of Lot 1, Concession 1, geographic Township of West Luther, Township of Wellington North, more particularly described as Parts 5 and 6, according to Reference Plan 61R-21786. The 3.454 hectare (8.5 acre) site is located in the southeasterly part of Arthur Urban Centre, immediately south of East Ridge Landing subdivision, phases 3 and 4 and abutting the easterly boundary of the urban centre. The lands are currently zoned Future Development (FD).

THE PURPOSE AND EFFECT of the amendment is to rezone the lands from Future Development (FD) to Single Detached Residential Zone with Holding Provisions ((H)R1B), Single Detached Residential Zone with Holding Provisions ((H)RIC), Semi-Detached Residential Zone with Holding Provisions ((H)R2), On-Street Townhouse Residential Zone with Holding Provisions ((H) R3) and Open Space (OS) Zone to accommodate a mixed density residential subdivision consisting of 18 single detached residential lots, 6 semi-detached residential lots (12 units), 25 on-street townhouse units located on a total of 5 blocks and a walkway block.

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