

Planning Justification Report

211 Eliza Street & 8014 Wellington Road 109, Arthur

Sarah Properties Ltd.

Township of Wellington North

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

March 2022, Revised January 2025



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1. Introduction

1.1 Background

GSP Group has been retained by Sarah Properties Inc. (the “Owner”) to prepare a Planning Justification Report in support of an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision for 211 Eliza Street and 8014 Wellington Road 109 in Arthur (the “Site”).

The Owner is proposing to develop the Site into a residential subdivision consisting of 155 single detached dwellings, 13-25 townhouse dwellings, 44 bungalow townhouse dwellings, a medium density apartment block for up to two 6-storey apartments, a commercial block of 2.8 hectares along with a neighbourhood park block of 0.55 ha (the “Proposed Development”). Access to the subdivision is proposed via a new internal street network with connections to Eliza Street, Schmidt Drive and Wellington Road 109.

The Site is currently designated “Future Development” (211 Eliza Street), “Highway Commercial” and Core Greenland (8014 Wellington Road 109) in the County of Wellington Official Plan. The “Future Development” designation permits existing uses and cash crop production. An Official Plan Amendment is requested to redesignate the “Future Development” designated lands to “Residential” and “Highway Commercial”. The Highway Commercial designation will be adjusted to align with the Proposed Draft Plan limits for commercial development. The Core Greenland limits are not impacted.

The Site is currently zoned “Low Density Residential” (R1C), “Future Development” (FD), “Highway Commercial” (C2) and “Natural Environment” (NE) in the Township of Wellington North Zoning By-law. The R1C zone permits one single detached dwelling unit, while the FD and NE zones do not permit residential development. The C2 Zone permits a range of Highway Commercial types of uses. Accordingly, a Zoning By-law Amendment is requested to align the Proposed Draft Plan Uses to the zoning by-law as follows:

- single detached portion of the Site to a site-specific “Low Density Residential” (R1C-XX) zone,
- bungalow townhouses to a site-specific “Medium Density Residential” (R3-XX) zone,
- street townhouses to a site-specific “Medium Density Residential” (R3-XX) zone,
- the apartment block to a site-specific “Medium Density Residential” (R3-XX) zone,
- the commercial block to a site-specific “Highway Commercial” (C2-XX) zone,
- the Park Block to an Open Space (OS) zone and to refine the limits of the “Natural Environment” (NE) zone to align with the wetland, floodplain, and steep slope buffers.

The Draft Plan of Subdivision application is required to establish the lot fabric and street network required to facilitate the Proposed Development.

Residential development of the Site was initially discussed with municipal staff during a pre-application consultation meeting on February 22, 2021 and on-going discussions since that time. During that meeting, staff indicated that a Planning Justification Report, Environmental Impact Study, Archaeological Assessment, Functional Servicing Report, Stormwater Management Report, and a Hydrogeological Report would be required along with a Transportation Impact Study to review potential impacts of the new access to County Road 109 and the commercial uses. Subsequent to that meeting the proposed draft plan has been modified to include a commercial block, park block and access to County Road 109.

This Report has been prepared to address the Planning Justification Report requirement identified during the pre-application consultation.

1.2 Purpose and Scope

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

- To provide a description of the Site's existing conditions and its context within Arthur and the immediately surrounding neighbourhood (Section 2);
- To describe the Proposed Development (Section 3)
- To outline the proposed planning applications and the intended future applications required for the Proposed Development (Section 4);
- To provide a summary of the findings of the technical studies and reports prepared in support of the application (Section 5);
- To provide an overview and analysis of the relevant Provincial and Municipal planning policy and regulatory context relevant to the proposed application (Section 6);
- To provide a Public Consultation Strategy (Section 7); and,
- To provide a planning opinion and justification supporting the proposed application based on site suitability and land use policy and regulatory considerations (Section 8).

The draft Official Plan Amendment is included in **Appendix A** and the draft Zoning By-law Amendment is included in **Appendix B**.

2. Site Context

2.1 Site Description

The Site is 18.4 hectares in size and is located in south-east Arthur in the Township of Wellington North, northeast of the intersection of Wellington County Road 109 and Highway 6 (**Figure 1**). The Site is bound by Eliza Street to the west, the Eastridge Landing subdivision and Caressant Care to the north, agricultural land and the Conestogo River to the east, and Wellington County Road 109 and the Conestogo River to the south. The eastern property line forms the eastern limit of the Village of Arthur.

The Site is designated Greenfield Area within the Settlement limits of Arthur. The Site is currently used for agricultural cash crop production. A laneway provides access to the Site from Eliza Street and previously led to a barn that was demolished in 2017. An existing driveway provides access to 8014 Wellington Road 109 from Wellington Road 109.

The eastern portion of the Site is regulated by the Grand River Conservation Authority in relation to the Conestogo River and associated floodplain, wetland, and area of steep slope (**Figure 2**). An Environmental Impact Assessment has been prepared by Natural Resource Solutions Inc. to address this area and recommend mitigation strategies.

2.2 Surrounding Land Uses

The Site is located in the south-east corner of the Village of Arthur. Land uses to the south and east, outside of the Village, are primarily agricultural with some industrial uses located along Wellington County Road 109. Land uses to the north are low density residential with interspersed institutional uses, including Caressant Care, the Arthur Arena, St. John Catholic School, and public parks. Downtown Arthur is located west of the Site along Highway 6 and contains commercial and institutional uses, including places of worship and the Arthur Public School. Low density residential uses are also located west of the Site as well as an industrial area on the western limit of the Village.

Figure 1



Site Location and Context
Source: Google Aerial Imagery (2018)

Figure
1

Figure 2



Grand River Conservation Authority
Regulation Area

Source: GRCA Regulation Area Online Mapping (2020)

Figure
2

3. Proposed Development

3.1 Land Use and Density

A residential subdivision is proposed with 155 single detached dwellings, 13-25 townhome dwelling units, 44 bungalow townhouse dwelling units and approximately 130 apartment units, for a total of 342-354 units (**Figure 3**). The apartment units are proposed within a 1.5 hectare block with frontage on Eliza Street. As the apartments have not yet been designed, the ultimate height and configuration of this block has not yet been determined. However, the proposed zoning by-law amendment seeks permission for buildings up to 6 storeys in height.

The single detached and townhouse dwelling units are proposed to be located along a new internal road network. The lot frontages for the single detached dwellings range from 12.2 metres to 18.8 metres. The bungalow townhouse units are proposed to have a frontage of 10 metres with a minimum lot depth of 30 metres, while the street townhomes have not yet been delineated. The street townhouse dwellings are proposed to be subdivided using part lot control at a later date.

The proposed net residential density is approximately 34 to 36 units per hectare.

3.2 Access and Road Network

An internal road network consisting of 20 metre-wide right-of-ways with a modified grid pattern is proposed. Three points of access will be provided to the subdivision: one to Eliza Street, one to Schmidt Drive (connecting with the Eastridge Subdivision to the north) and a new connection to County Road 109. Two access driveways will connect the commercial block to County Road 109. Each single detached dwelling unit would be accessed from the new roads, while the apartment block will also be accessed from a new public street – Street A (as opposed to Eliza Street).

3.3 Servicing and Stormwater Management

The development is proposed to be municipally serviced. A Functional Servicing and Stormwater Management Report has been prepared by R.J. Burnside & Associates Limited and determined that there are adequate municipal services to support the Proposed Development (pending the WWTP expansion planned for 2025), and that stormwater from the Site will have a negligible impact on the Conestogo River and downstream floodplains.

A new sanitary sewer and watermain are proposed to service the development from Eliza Street. Due to some grading restrains on the south-east corner of the development there will be pumped sanitary services required for at least fourteen (14) lots to allow the

connection into the proposed gravity sanitary sewer network. The proposed commercial block will also be connected into the subdivision sanitary sewer through an easement connecting the proposed gravity sewer at Street E.

Figure 3



3.4 Environmental Considerations

The eastern border of the Site includes a wetland, floodplain, and area of steep slope associated with the Conestogo River. An Environmental Impact Study has been prepared to assess the impacts of the Proposed Development on these natural features as well as to determine appropriate buffers are incorporated into the Draft Plan and Zoning By-law Amendment.

The Study recommended a 10 metre buffer from the woodland dripline, a 30 metre buffer from the wetland, and a 6 metre buffer from the 100 year stable top of slope. An additional buffer related to an area of steep slope has been identified in the Geotechnical Report south of Street A in the bungalow townhome block. These buffers have been incorporated into the proposed Draft Plan and are proposed to be zoned “Natural Environment” (NE) and “Open Space” (OS-XX). The OS zone is proposed to apply to portions of the buffer that are within rear yards and for the proposed park block..

3.5 Parkland

A 0.55 ha (1.3 acre) park block has been proposed in the southwest corner of the subdivision. The park block represents 5.5% of the total residential land area of the Draft Plan of Subdivision.

4. Proposed Applications

4.1 Official Plan Amendment

The Site is currently designated “Future Development” , “Highway Commercial” and “Core Greenland” in the County of Wellington Official Plan. The “Future Development” designation permits existing uses and cash crop production. An Official Plan Amendment is requested to redesignate the residential portion of the Site “Residential”, to amend the limits of the “Highway Commercial” designation to align with the Commercial portion of the Site and to align the “Core Greenlands” designation with the wetland, floodplain, and steep slope buffers.

The draft Official Plan Amendment is included as **Appendix A**.

4.2 Zoning By-law Amendment

The Site is currently zoned “Low Density Residential” (R1C), “Future Development” (FD), “Highway Commercial (C2)” and “Natural Environment” (NE) in the Township of Wellington North Zoning By-law. The R1C zone permits one single detached dwelling unit, while the FD and NE zones do not permit residential development. Accordingly, a Zoning By-law Amendment is requested to align the planned single detached lots to a site-specific “Low Density Residential” (R1C-XX) zone, townhouses to a site-specific “Medium Density Residential” (R3-XX) zone, the apartment block to a site-specific “Medium Density Residential” (R3-XX) zone, the retail block to a site-specific Highway Commercial (C2-XX) zone. The Park Block will be rezoned to an Open Space (OS) zone and the limits of the “Natural Environment” (NE) zone to align with the wetland, floodplain, and steep slope buffers.

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

4.3 Draft Plan of Subdivision

A Plan of Subdivision is required to establish the lot/block fabric and proposed street network. The proposed Plan would create the following lots and blocks (**Figure 3**):

5. Supporting Studies

5.1 Environmental Impact Study

Natural Resource Solutions Inc. has prepared an Environmental Impact Study to assess the Proposed Development's impact on natural features and determine appropriate mitigation, including recommended buffers.

The Study included field investigations from April 2018 to September 2020 to observe animal, bird, and insect species and conduct vegetation surveys. The surveys determined:

- The Site does not include any vegetation species that are Species at Risk or Species of Special Concern.
- No significant bird species with suitable habitat on the Site exhibited signs of breeding on the Site.
- The Northern Green Frog and Spring Peeper were identified on the Site; however, the Site does not contain any amphibian breeding habitat or turtle basking, foraging, or nesting habitat.
- The Monarch butterfly was confirmed within the study area and Common Milkweed was identified within the meadow communities on and adjacent to the Site. Only Migratory Butterfly Stopover Areas are considered Significant Wildlife Habitat for the Monarch butterfly, which does not apply to the Site. No other significant insect species were identified.
- The Ebony Jewelwing, Twelve-spotted Skimmer, and Blue Dasher damselflies and dragonflies were identified on the Site, however, none are Species at Risk or Species of Special Concern.
- Investigations revealed Eastern Cottontail, Groundhog, Muskrat, Eastern Gray Squirrel, Red Squirrel, Northern Raccoon, Red Fox, and White-tailed Deer on the property. None of these species are at risk or of special concern. While no bats or bat nest sites were identified, three trees along the perimeter of the Site were identified as potential bat habitat.

The Study assessed direct, indirect, and induced impacts on natural heritage features resulting from the Proposed Development.

Direct Impacts

Direct impacts are site grading, vegetation removal, and habitat loss. Recommended mitigation includes erosion and sediment control, tree protection fencing, limiting vegetation clearing to the areas necessary and removing trees outside of the core nesting period for migratory birds (April 1 – August 31), nest searches, and tree compensation (5:1 ratio).

Indirect Impacts

Indirect impacts include sediment and erosion, stormwater quality and quantity, and indirect impacts to wildlife and their habitats. Mitigation includes implementing the erosion and sediment control procedures recommended by R.J. Burnside and inspecting and monitoring the equipment, utilizing a mud mat at site entrances, implementing the Low Impact Development measures recommended by R.J. Burnside, using anti-seepage collars or clay plugs surrounding pipes, and the use of oil-grit separators at storm outlets. Designated areas for construction lay-down, vehicle access and parking, equipment storage, and material stockpiling are to be denoted towards the frontage of the property and clearly marked. Construction activities are to be limited to between 7 a.m. and 7 p.m. to reduce noise impacts on wildlife, and lighting is to be turned off once construction activities end for the day. Soil is to be moistened to reduce dust.

Buffers are recommended to protect natural heritage features: a 30 metre buffer from the wetland, a 10 metre buffer from the woodland, and a 6 metre buffer from the 100 year stable top of slope. There are minor encroachments into these buffers in the form of a Low Impact Development drainage swale and backyards. Given that these features will be vegetated, there are no significant impacts to the woodland or wetland. Rear lot fencing is recommended to delineate the end of the backyards.

Induced Impacts

Induced impacts are related to public use of natural areas. Education is recommended, as well as fencing along rear lots to prohibit encroachment into natural areas, prohibit people from walking into the wetland, reduce garbage blowing into natural areas, and prevent garden encroachment and dumping of yard waste.

All plants should be inspected by the environmental inspector or biologist prior to being planted within the Site and should also be inspected at the end of the guarantee period for health.

Conclusion

Natural Resource Solutions Inc. concludes that the Proposed Development can proceed with no negative impacts to natural heritage features provided the above-mentioned mitigation measures are installed and monitored.

5.2 Geotechnical Investigation

CMT Engineering Inc. prepared a Geotechnical Investigation of the Site to assess soil and groundwater conditions and to determine the stable top of slope. Twelve boreholes were advanced to depths between 5.18 to 9.75 metres below the surface.

The boreholes revealed that the Site is predominately clayey silt fill, sandy silt, clayey sandy silt / clayey sand and silt, clayey silt, and sand. These results were used to inform the Hydrogeological Assessment as well as the Functional Servicing and Stormwater Management Report.

The Investigation provides technical advice for structure footings and foundations, as well as suitable removal for below-grade structures associated with now-demolished buildings. These considerations will be addressed during detailed design.

The slope stability assessment included analysis of three cross-sections in terms of stable top of slope and flooding and erosion hazards. Based on this assessment, the stable top of slope was identified, as well as an appropriate buffer that accounts for ongoing erosion over a period of 100 years. The stable top of slope has been incorporated into the proposed Draft Plan of Subdivision.

5.3 Hydrogeological Assessment

A Hydrogeological Assessment was prepared by R.J. Burnside to assess groundwater on the Site. The Assessment included the drilling and installation of five monitoring wells and one piezometer that were monitored from January 2019 to June 2020. Infiltration tests, groundwater samples, and water balance calculations were also conducted.

The Assessment determined that there is a shallow aquifer with a thickness of 5 to 20 metres under the Site, with a regional aquifer underneath. Groundwater is located between 0.1 and 5.5 metres below the Site surface. The Site is a recharge area with high infiltration rates. Groundwater generally met Ontario Drinking Water Quality Standards, with the exception of hardness (dissolved calcium and magnesium) and turbidity. These results are likely caused by the soil, including the high silt content.

A water balance analysis was conducted to assess impacts on groundwater conditions and determine whether the Proposed Development will impact infiltration rates. The pre-development infiltration volume for the Site was determined to be 23,500 cubic metres per year. Without mitigation, the post-development infiltration volume was determined to be 10,100 cubic metres per year (a reduction of 57%). As a result, Low Impact Development mitigation measures are recommended for stormwater management including increasing the topsoil depth to 300mm thickness in landscaped areas, discharging roof leaders to pervious areas, and a rear yard infiltration trench. The infiltration trench is proposed along the northern side of the Site where groundwater levels are deepest. Using these measures, the post-development infiltration volume is expected to be 22,164 cubic metres per year, which is 94% of pre-development infiltration.

Due to the shallow water table underlying the Site, it is possible that buried services may encounter groundwater. As a result, such services should be constructed to prevent the redirection of groundwater flow through the use of anti-seepage collars or clay plugs surrounding pipes. Ground water may also be encountered during construction and require dewatering. Basements are required to be constructed at depths that allow for sufficient separation from groundwater to ensure sumps do not run continuously. An evaluation of basement depths and the groundwater table, as well as services, is to be conducted during detailed design.

A water well survey is recommended prior to construction to determine if any private wells are still in use within 500 metres of the Site and to ensure that any wells are not impacted during construction.

5.4 Functional Servicing and Stormwater Management Report

R.J. Burnside has prepared a Functional Servicing and Stormwater Management Report to assess servicing options for the Proposed Development. The Report provides an overview of existing conditions and a proposed servicing and grading strategy.

Existing Conditions

The Site has a drainage split near the south-east corner caused by a high elevation point, resulting in the east portion of the Site draining towards Conestogo River and the remainder of the Site draining south-west, which ultimately drains to the same river further downstream. The Site is underlain by sandy silt, clayey sandy silt, clayey silt, and sand. Groundwater was monitored for a period of over one year via the installation of four monitoring wells, which determined that the seasonally high groundwater level for the Site varied between 0.14 mbgs and 3.02 mbgs. Overall the groundwater elevations are not very low on the site and are something that have been considered in the design of the Site.

Water Service

A 150mm PVC watermain connection at Eliza Street will be provided, as the residential development builds out, the watermain connection to Schmidt Drive via Street J will complete the watermain loop to the existing infrastructure within the proposed subdivision.

Wastewater Service

The proposed subdivision and commercial development will connect and discharge to the existing municipal 200mm sanitary sewer system located with the Liiza right-of-way. The expected maximum daily demand is estimated to be 334.25 m³/day and the expected hourly demand is estimated at 15.18 l/s. Due to grading restraints on the South-east corner of the development there will be pumped sanitary services required for at least 14 lots to allow the connection into the proposed gravity sanitary sewer system. The proposed commercial block will also be connected into the subdivision sanitary sewer through an easement connecting the gravity sewer at Street E.

The capacity of the existing sanitary gravity sewer downstream the development is sufficient in areas and at theoretical capacity in others, as this application progresses, flow monitoring is proposed along the sections of Francis Street currently operating 60% theoretical capacity. The Arthur Wastewater Treatment Plant is currently operating at 92% capacity and will reach a capacity of 157% by 2031 and therefore requires an upgrade as stated in the Arthur WWTP Class EA by XCG Consultants Ltd. The expansion of the existing Frederic Street Pumping Station in 2021 increased capacity to 110 L/s and has sufficient capacity to service the proposed development and allocated developments discharging through it, as outlined in the Sanitary and Water Servicing Memo by Triton (December 2024).

Grading

The Site will be graded to match existing boundary grades, integrate the commercial development and new proposed access to County Road 109 within the subdivision, optimize site works and minimize fill, provide adequate cover for proposed services, and convey stormwater.

Stormwater

Existing storm drainage runoff volumes and drainage flows were calculated by R.J. Burnside. Four drainage areas were identified based on the topography of the Site, each of which ultimately drains to the Conestogo River.

A 900mm storm sewer is located on Eliza Street and discharges to the Conestogo River. The Site does not currently outlet to this sewer.

The overall existing drainage pattern is maintained under the proposed conditions. The Site is divided into four sections with four separate outlets. The drainage will outlet to the Conestogo River and to the existing municipal ditch along County Road 109.

5.5 Archaeological Assessment

Amick Consultants Limited prepared a Stage 1-2 Archaeological Assessment and Supplementary Report to evaluate the potential for archaeological resources on the Site.

The Stage 1 Assessment was a desktop review to determine if a Stage 2 Assessment was warranted based on potential for archaeological resources. The Stage 1 Assessment determined that the Site has potential for Indigenous resources based on proximity to fresh water as well as post-contact resources based on proximity to a historic roadway.

A Stage 2 Assessment was conducted that included test pits at 5 metre intervals and pedestrian surveys. The Assessment discovered seven isolated Pre-contact lithic flakes and nine historic earthenware fragments. The resources were removed from the Site and have been stored in the Amick Consultants Limited office until an appropriate location is found.

The Assessment concludes that no further archaeological investigation is required.

6. Planning Policy Framework

6.1 Planning Act

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

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

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

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

The 2024 Provincial Policy Statement was issued under Section 3(5) and is applicable and relevant to the consideration of the proposed application.

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

Criteria for the Evaluation of a Draft Plan of Subdivision		
Section	Criteria	Response
51(24)	In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the	<ul style="list-style-type: none">• The health and safety of current and future inhabitants will be ensured by the provision of municipal water and sanitary services and adequately addressing stormwater.

	present and future inhabitants of the municipality	<ul style="list-style-type: none"> • Access for emergency vehicles is provided via three street connections: one onto Eliza Street, one onto County Road 109, and one onto Schmidt Drive.
(a)	The effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2	<ul style="list-style-type: none"> • Natural Heritage features have been identified and will be protected from development through buffers in accordance with the recommendations of the Environmental Impact Assessment • The Proposed Development protects agricultural resources by developing/intensifying lands within the Urban Settlement Area. • The Proposed Development is in proximity to educational, cultural, and recreational facilities. • The development assists with the provision of a full range of housing, including single detached, townhouse, and apartment dwellings • The Proposed Development will be municipally serviced and is of an appropriate density to assist with the financial and economic well-being of the Province and municipality. • The Site is an appropriate location for growth and development as it is within the settlement boundary of Arthur
(b)	Whether the proposed subdivision is premature or in the public interest	<ul style="list-style-type: none"> • The Functional Servicing Report confirms that the Proposed Development can be adequately serviced and has been included in the plans to upgrade the Wastewater Treatment Plant.

(c)	Whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any	<ul style="list-style-type: none"> • The Official Plan Amendment conforms with the intent of the Official Plan • The plan integrates with the adjacent subdivision to the north through the extension of roads and services and provides a compatible development interface.
(d)	The suitability of the land for the purposes for which it is to be subdivided	<ul style="list-style-type: none"> • The developable portion of the Site is outside of natural heritage and natural hazard areas. • Appropriate access is provided from County Road 109, Eliza Street and Schmidt Drive. • Technical studies have concluded that the land is suitable for the proposed development.
(e)	The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them	<ul style="list-style-type: none"> • Direct Site access to County Road 109 is provided for access to the subdivision and for direct access to the commercial block.
(f)	The dimensions and shapes of the proposed lots	<ul style="list-style-type: none"> • The lots are of sufficient area with appropriate frontage.
(g)	The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land	<ul style="list-style-type: none"> • Consultant reports have identified the 100 year stable top of slope, the floodplain, natural heritage area, and woodland area and associated buffers. This buffer is proposed to be zoned Environmental Protection and Open Space.
(h)	Conservation of natural resources and flood control	<ul style="list-style-type: none"> • Stormwater will be appropriately managed as detailed in the Functional

		<p>Servicing and Stormwater Management Report.</p> <ul style="list-style-type: none"> • The natural heritage area is protected from development via buffers that will be zoned to prohibit development.
(i)	The adequacy of utilities and municipal services	<ul style="list-style-type: none"> • The Functional Servicing Report demonstrates that the Proposed Development can be adequately serviced.
(j)	The adequacy of school sites	<ul style="list-style-type: none"> • Arthur has two schools that may be able to accommodate future students. School boards will be circulated on the Draft Plan of Subdivision application and will comment on school capacity.
(k)	The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes	<ul style="list-style-type: none"> • The Proposed Development would dedicate a park block and internal road network to the municipality.
(l)	The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy	<ul style="list-style-type: none"> • The proposed dwellings will be built in accordance with the Ontario Building Code.
(m)	The interrelationship between the design of the proposed plan of subdivision and site plan control matters related to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of this Act	<ul style="list-style-type: none"> • The apartment dwellings, townhouse dwellings and commercial block development will be subject to Site Plan Control.

The criteria of Section 2 and Section 51(24) of the Planning Act have been considered in the design of the Draft Plan of Subdivision.

6.2 2024 Provincial Planning Statement

The Provincial Planning Statement (2024) (“PPS”) provides policy direction on matters of provincial interest and guides growth and development in Ontario. The PPS supports land use planning that contributes to effective and efficient growth and development, long-term economic prosperity, and the well-being of residents.

The PPS is issued under Section 3 of the Planning Act and came into effect on October 20, 2024 replacing the PPS issued on May 1, 2020. The 2024 PPS replaces the existing Provincial Policy Statement (2020) and Places to Grow – Growth Plan for the Greater Golden Horseshoe.

The following provides a summary of the key PPS policy considerations for the Site as well as justification for the proposed development in terms of these policies.

Building Homes, Sustaining Strong and Competitive Communities Planning for People and Homes

Chapter 2 of the PPS relates to building homes and sustaining strong and competitive communities. *Section 2.1* of the PPS relates to planning for people and homes, with *Policy 2.1.4* of the PPS stating that planning authorities shall maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands designated and available for residential development, and maintaining at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.

Response: The Proposed Development will be constructed on lands intended for urban greenfield development including residential and commercial development. The requested Official Plan Amendment and Zoning By-law Amendment applications will support and implement the Proposed Draft Plan of Subdivision by allowing additional residential and commercial land uses to be established within the limits of the Draft Plan of Subdivision. The Functional Servicing and Stormwater Management Report prepared by RJ Burnside confirms the approach for municipal water systems and municipal sewer systems to support the Proposed Development. Overall, the Site is suitable for residential and commercial development within the settlement limits of Arthur.

Housing

Section 2.2 of the PPS relates to housing. A range and mix of housing options and densities can be provided through permitting all housing options to meet the social, health, economic, and well-being requirements of residents and allowing for all types of residential intensification.

Policy 2.2.1 states: “Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

b) permitting and facilitating:

- 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and,*
- 2. all types of residential intensification, including the development and redevelopment of underutilizes commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3 [justification below];*

c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation...”

Response: The Proposed Development will result in the construction of up to 354 new dwelling units in various housing typologies, which contributes to a range and mix of housing options required to meet the social, health, economic and well-being requirements of future residents (b1). The Proposed Development builds within a designated greenfield area which is currently vacant. The Proposed Development efficiently uses land intended for urban development and utilizes existing infrastructure (c).

4.2.2 Infrastructure and Facilities

Chapter 3 of the PPS relates to infrastructure and facilities. *Section 3.1* of the PPS provides general policies for infrastructure and public service facilities, and *Policy 3.1.1* states that infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs, and planning for these facilities should also be coordinated and integrated with land use planning and growth management to be financially viable over their life cycle, leverage the capacity of development proponents, and are available to meet current and projected needs.

Response: The Proposed Development will utilize existing municipal water services and municipal wastewater services. The Functional Servicing and Stormwater Management Report prepared by RJ Burnside, confirms how the existing and planned services and infrastructure is adequate to support the Proposed Development.

Sewage, Water and Stormwater

Section 3.6 of the PPS relates to sewage, water, and stormwater. Policy 3.6.2 of the PPS states: “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...”

Response: The Proposed Development utilizes existing municipal sewage services and municipal water services. Per the Functional Servicing and Stormwater Management Report there is sufficient capacity in existing and planned municipal infrastructure to support the Proposed Development.

Overall, the Proposed Development can be adequately serviced by existing and planned water services, sanitary sewage services and stormwater infrastructure. The Functional Servicing and Stormwater Management Report prepared by RJ Burnside, is summarized in this Report and available in its entirety within the application package.

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

Chapter 3.9 of the PPS relates to public spaces, recreation, parks, trails, and open space. Policy 3.9.1 of the PPS states: “Healthy, active, and inclusive communities should be promoted by:

- b) *planning and providing for the needs of persons of all ages and abilities in the distribution of a full range 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;*

Response: The Proposed Development will provide a Park Block of 0.55 hectares representing 5.5% of the total residential land area of the Draft Plan.

The Proposed Development is consistent with the 2024 Provincial Planning Statement.

6.3 County of Wellington Official Plan

The County of Wellington Official Plan (“OP”) was adopted in 1998 and was most recently updated in July 2024. It provides land use planning policy for the County and Township of Wellington North.

Growth Strategy

Part 3 of the OP provides the County’s strategy for managing and directing population and employment growth. Part 3.1 states that the County is expected to grow from approximately 110,800 people in 2021 to 160,000 in 2051, an increase of nearly 59,000 people over 30 years. New development is directed to Primary Urban Centres with municipal water and sewage, and growth is to be limited in areas that offer partial, private communal, or individual

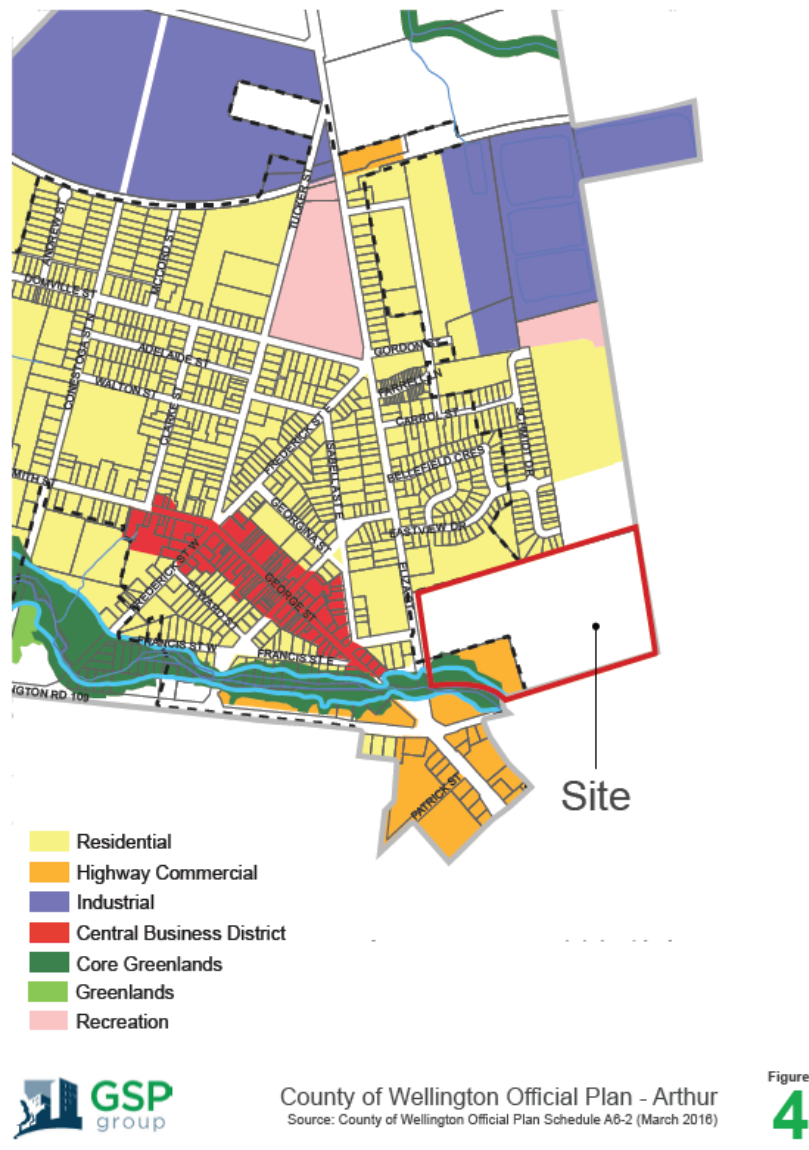
on-site services. Increased density that accounts for small town scale and historic streetscapes is promoted, as is an increase in housing types.

Conformity: The Proposed Development conforms to the Growth Strategy policies of the OP in that the Site is located within Arthur, a Primary Urban Centre with municipal services. Housing choice is provided through single detached, townhouse, and apartment dwelling units.

Future Development Designation

The Site is currently designated “Future Development” (**Figure 4**), which limits permitted uses to existing uses and agricultural cash crop production.

Figure 4



Redesignation of “Future Development” lands requires a comprehensive review of the need and impacts of developing the land in accordance with Part 8.10.4, where the following is to be demonstrated:

- 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.*

Conformity: The Proposed Development conforms to the Future Development policies of the OP. Growth pressures in the community have resulted in undertaking a review and class Environmental Assessment in support of an expansion to the wastewater treatment plant in Arthur. The Environmental Assessment Study Report prepared by XCG ruled out the 'Do Nothing' and 'Limited Growth' scenarios as they would not "provide servicing capacity for the planned growth in the community". As such, it is our opinion that the need for additional land has been demonstrated.

A Functional Servicing and Stormwater Management report has been prepared to assess the serviceability of the Proposed Development and concludes that the subdivision can be adequately serviced through existing and planned infrastructure.

A Draft Plan of Subdivision has been prepared and is included in the submission materials that outlines the proposed unit types, streets, and buffers that are proposed. The plan is functionally integrated into the subdivision to the north via a shared access (Schmidt Drive) and connections to municipal services.

All studies identified in the Pre-application Consultation meeting have been provided and are summarized in Section 5 of this Report.

Residential Designation

The majority of the Site is proposed to be redesignated to "Residential" to facilitate the Proposed Development.

Part 8.3 of the OP provides policy direction for urban residential development. All forms of residential development are permitted within this designation, however, Part 8.3.3 of the OP states that a variety of housing types shall be allowed from detached and semi-detached to townhouses and apartments, among other housing forms. Townhouses and apartments are permitted subject to the requirements of the Zoning By-law as well as meeting the requirements of Part 8.3.5 of the OP:

- a) *that medium density development on full municipal services should not exceed 35 units per hectare (14 units per acre) for townhouses or row houses, 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;

- b) that the design of the proposed height, setbacks, landscaping and vehicular circulation, will ensure that it will be compatible with existing or future development on adjacent properties;*
- c) that the site of the proposed development has a suitable area and shape to provide:
 - i. adequate on-site landscaping to screen outdoor amenity areas both on the site and on adjoining property, to buffer adjacent residential areas and to improve the overall appearance of the development;*
 - ii. on-site amenity areas for the occupants of the residential units;*
 - iii. adequate off-street parking, access and appropriate circulation for vehicular traffic, particularly emergency vehicles; and*
 - iv. adequate grading to ensure that drainage from the property is directed to public storm drainage facilities and not to adjoining properties.**
- d) that adequate services such as water, sewage disposal, storm water, roads and hydro are available to service the development;*
- e) that within the built boundary, medium density is encouraged to locate on major roadways and arterial roads;*
- f) that in greenfield areas, medium density is encouraged to locate on major roadways, and roads designed to serve an arterial or collector function, while street townhouses are allowed on local roads;*
- g) that a separate zone(s) is established for multiple residential development.*

Conformity: The Proposed Development conforms to the intent of the “Residential” designation policies of the Official Plan as:

- Single detached, townhouse, and apartment dwellings are permitted;
- While the density of the apartment block is approximately 86 units per hectare (vs 75 units per hectare), the overall density for the subdivision is 34 to 36 units per hectare;
- The proposed height, setbacks, landscaping, and circulation for the townhouse units will be compatible with the surrounding low density residential neighbourhood and will be of similar height and setbacks to the proposed single detached dwellings. The apartment building has not yet been designed but these matters will be reviewed through the Site Plan Approval process;
- The proposed uses are compatible with surrounding development;
- The proposed lot fabric is efficient and compatible with the surrounding land uses;

- The development will be entirely municipally serviced in accordance with the Functional Servicing and Stormwater Management Report prepared by R.J. Burnside;
- The Site has direct access to Wellington County Road 109;
- The apartment dwellings are proposed to be located closest to the Village Core, while lower density housing (townhomes and single detached dwellings) are located in the interior of the Site;
- The townhouses and apartments are proposed to be zoned R2-XX, while the single detached lots are proposed to be zoned R1C-XX; and,
- Natural heritage features will be protected, and archaeological resources have been identified and removed from the Site for protection.

Compatibility related to the apartment buildings will be addressed in additional detail during the Site Plan Approval process when details such as height, massing, circulation, and landscaping have been determined.

Housing

Part 4.4 of the OP provides policies related to housing supply. Part 4.4.1 requires the County to maintain land with a servicing capacity sufficient to provide a three-year supply of residential lands through lands zoned to accommodate residential intensification and land in draft approved and registered plans. Part 4.4.2 of the OP states “*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.*” Part 4.4.3 supports “*increased densities in newly developing greenfield areas with a broader mix of housing types than has been the norm in small towns.*”

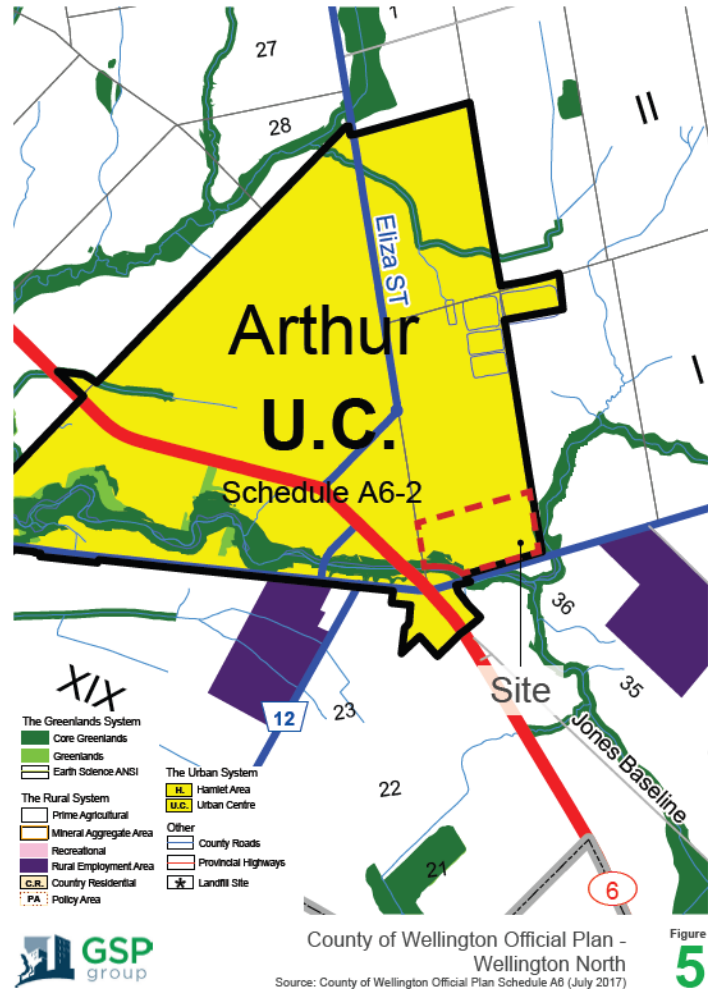
Part 4.4.4 applies to greenfield housing and requires new developments to achieve a density target of 40 persons and jobs per hectare, specifically at least 16 units per gross hectare. Medium density housing types are encouraged in new subdivisions and other greenfield areas. Affordable housing and second units are also encouraged.

Conformity: The Proposed Development conforms to the Housing policies of the OP. The addition of up to 354 units to Arthur will assist in providing a supply of residential lands to accommodate future growth, as well as providing a mix of housing types for future residents. The Proposed Development achieves a density of 36 units per hectare of residential land and includes medium density residential uses, including townhomes and apartments.

Core Greenlands

A portion of the Site is within the “Core Greenlands” designation, which applies to wetlands, habitat of endangered or threatened species and fish habitat, and hazardous lands (Figure 5). Development and site alteration are not permitted in such areas in accordance with Part 5.4, 5.6.1, and 8.9 of the OP. Part 5.6.2(b) of the OP states that an Environmental Impact Assessment is required to ensure these policies are met and consider enhancement of the natural area where possible. Such areas are to be zoned to prohibit buildings, structures, and site alteration in accordance with Part 6.5.4 of the OP.

Conformity: The Proposed Development conforms to the Core Greenlands policies of the OP. An Environmental Impact Assessment has identified all natural heritage features on the Site and recommended buffers from these features to ensure their protection. These buffers have been incorporated into the Draft Plan of Subdivision and the Zoning By-law Amendment proposes to zone these areas Natural Environment to prohibit development and site alteration.



Archaeological Resources

Part 4.1.5(c)(i) of the OP requires archaeological resources to be conserved through removal, documentation, or preservation on site.

Conformity: A Stage 1-2 Archaeological Assessment was conducted for the Site and identified artifacts that were removed from the Site and are being preserved by Amick Consultants Limited. The artifacts identified were pieces of stone chert and earthenware fragments. No further archaeological investigation was recommended by the consultants.

Servicing

Part 11.2.4 of the OP states that municipal services are the preferred method of servicing for all development in urban centres. Municipalities are to ensure that adequate capacity exists to provide opportunities for residential and economic development activities.

Conformity: The Proposed Development conforms to the Servicing policies of the OP as the development will be serviced by municipal water and sanitary services. A Functional Servicing and Stormwater Management Report has been prepared to assess servicing options and concludes that the development can be adequately serviced.

Subdivisions

Part 10.1.3 of the OP requires the following to be considered for the development of subdivisions:

- a) *that any new lots will be consistent with official plan policies and zoning regulations;*
- b) *that all lots can be adequately serviced with water, sewage disposal, stormwater management or drainage, fire protection, roads, utilities, solid waste disposal to accepted municipal standards and without undue financial burden on the municipality;*
- 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;*
- d) *that all lots will have safe driveway access to an all-season maintained public road and that access to a local road will be preferred over county and provincial roads, where practical;*
- e) *that public streets, spaces and facilities will be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including, but not limited to, walking and cycling.*
- f) *that the topography, soils and drainage of the site are satisfactory for the lot sizes and uses proposed;*
- g) *that tree loss related to anticipated development be kept to a minimum and, wherever reasonable, be compensated for by new tree planting;*
- h) *that natural heritage features are not affected negatively;*
- i) *that lots are not created in areas which would pose a threat to public health or safety;*
- j) *that natural resources such as agricultural lands and mineral aggregates would not be affected adversely;*
- k) *that the size and shape of proposed lots is suitable, including frontage, area and the proportion of frontage to depth;*

- l) that the proposed lots and uses are compatible with and designed to minimize adverse impacts on surrounding uses;*
- m) that all new lots shall have logical lot lines given existing lot patterns in the area, natural and human-made features and other appropriate considerations;*
- n) that residential lots will have adequate access to community facilities such as schools, libraries and parks based on reasonable standards for the area;*
- o) that the creation of any lot is necessary, timely and in the public interest;*
- p) that provincial legislation and policies are met, including the Greenbelt Plan policies set out in Section 9.9 of this Plan.*

Conformity: The Proposed Development conforms to the Subdivision policies of the OP:

- The new lots conform to the policies of the Official Plan and meet the intent of the provisions of the proposed R1C and R2 zones;
- Servicing and stormwater management has been evaluated by R.J. Burnside in a Functional Servicing and Stormwater Management Report. The Report concludes that the development can be adequately serviced with the expansion of the wastewater treatment plant;
- The proposed internal street network will be transferred to the Township of Wellington North and will be maintained year-round;
- Sidewalks will be provided on one side of the new roads, providing pedestrian access;
- The topography, soils, and drainage have been evaluated in a Geotechnical Investigation and Hydrogeological Report and have been deemed to be adequate to support the Proposed Development;
- Natural heritage areas and trees within the woodland have been evaluated in an Environmental Impact Assessment and are included within a buffer that is proposed to be zoned “Natural Environment” (NE) and “Open Space” (OS-XX) and protected from development;
- The lots are outside of the area of steep slope;
- While the Site is currently used for agricultural cash crop production, it is within the settlement boundary of Arthur and will not result in urban sprawl into the surrounding agricultural area;
- The size and shape of the lots are appropriate and compatible with existing uses;
- The proposed uses are compatible with the surrounding residential and institutional land uses;
- The proposed lot fabric is efficient and responds to natural heritage areas and areas of steep slope and is consistent with the modified grid pattern within the Village;

- The Site is proximate to community uses including schools, parks, and institutional uses;
- The Proposed Development responds to increasing demand for residential development in the Township; and,
- The development conforms to Provincial policies and plans as described in this Report.

6.4 Township of Wellington North Zoning By-law

The Site is currently zoned “Low Density Residential” (R1C), “Future Development” (FD), “Highway Commercial (C2)” and “Natural Environment” (NE) in the Township of Wellington North Zoning By-law (Figure 6). The R1C zone permits one single detached dwelling unit, while the FD and NE zones do not permit residential development. Accordingly, a Zoning By-law Amendment is requested to align the planned single detached lots to a site-specific “Low Density Residential” (R1C-XX) zone, townhouses to a site-specific “Medium Density Residential” (R3-XX) zone, the apartment block to a site-specific “Medium Density Residential” (R3-XX) zone, the retail block to a site-specific Highway Commercial (C2-XX) zone. The Park Block will be rezoned to an Open Space (OS) zone and the limits of the “Natural Environment” (NE) zone to align with the wetland, floodplain, and steep slope buffers.

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



R1C Zone

The R1C zone is proposed for the single detached dwellings within the proposed subdivision. The R1C zone permits:

- One single detached residential dwelling unit
- An accessory bed and breakfast establishment (Class 1)
- Home occupation
- Access uses, buildings, and structures

The following regulations apply to the R1C zone:

Regulation	Required	Provided	Compliance
Minimum Lot Area	371.6 m ²	371.6 m ²	✓
Minimum Lot Frontage	12 m	12.2 m	✓
Minimum Front Yard	6 m	4.5 m	Amendment Requested
Minimum Interior Side Yard	1.2 m	1.2 m	✓
Minimum Exterior Side Yard	6 m	4 m	Amendment Requested
Minimum Rear Yard	7.6 m	7.5 m	Amendment Requested
Maximum Building Height	10.5 m	<10.5m	✓
Maximum Lot Coverage	40%	50%	Amendment Requested
Minimum Floor Area	83.6 m ² (less than 2 storeys), 102.2 m ² (two storeys or more)	>102.2 m ²	✓

The following site-specific amendments are requested for the R1C-XX zone:

- Reduction in the minimum front yard from 6 metres to 4.5 metres;
- Reduction in the minimum exterior side yard from 6 metres to 4 metres;
- Reduction in the minimum rear yard from 7.6 metres to 7.5 metres; and,
- Increase in the maximum lot coverage from 40% to 50%.

R3 Zone

The R3 zone is proposed for the bungalow townhouse dwellings, cluster townhouses and apartment block. It permits:

- Street townhouse units
- Cluster / block townhouse units
- Apartments
- Accessory use buildings and structures
- Home occupations

For the Bungalow Townhouse dwellings the following site-specific regulations are requested:

R3-XX Bungalow Townhouse	<p>Where applicable, the following regulations shall apply to the land zoned R3-XX:</p> <ul style="list-style-type: none"> i. Notwithstanding Subsection 13.2.1.3, the minimum Front Yard (to dwelling) shall be 4.5 metres. ii. Notwithstanding Subsection 13.2.1.5, the minimum Exterior Side Yard shall be 4.0 metres. iii. Notwithstanding Subsection 13.2.1.6, the minimum Rear Yard shall be 7.5 metres. iv. Notwithstanding Subsection 13.2.1.9, the maximum number of Attached Units in a Row shall be 8.
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For the cluster towns the following site-specific regulations are requested:

R3-XX Cluster Towns	<p>Where applicable, the following regulations shall apply to lands zoned R3-XX:</p> <ul style="list-style-type: none"> i. Notwithstanding Subsection 13.2.2.1, the minimum lot area shall be 5058 sq.m for up to 25 dwelling units. ii. Notwithstanding Subsection 13.2.2.3, the minimum Front Yard (dwelling unit) shall be 4.5 metres. iii. Notwithstanding Subsection 13.2.2.4, the minimum Rear Yard shall be 7.5 metres. iv. Notwithstanding Subsection 13.2.2.5, the minimum Interior Side Yard shall be 4.0 metres. v. Notwithstanding Subsection 13.2.2.6, the minimum Exterior Side Yard shall be 4.0 metres.
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	<ul style="list-style-type: none"> vi. Notwithstanding Subsection 13.2.2.9, the maximum number of attached units in a row shall be 8 metres. vii. Notwithstanding Subsection 6.27.4, parking spaces may be located within 1 metre of the street line or 1 metre of any lot or zone containing a residential use. viii. Notwithstanding Subsection 6.27.8 (Table 3), the parking rate for cluster townhouse dwellings shall be 1.25 spaces per unit.
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Apartment dwellings in the R3 zone are subject to the following regulations:

R3-XX Apartment Block	<p>Where applicable, the following regulations shall apply to lands zoned R3-XX:</p> <ul style="list-style-type: none"> ix. Notwithstanding Subsection 13.2.3.1, the minimum lot area for an apartment building or multiple buildings consisting of a maximum of 130 units shall be 1.5 hectares. x. Notwithstanding Subsection 13.2.3.7, the maximum building height shall be 24 metres or 6 storeys. xi. Notwithstanding Subsection 6.27.4, parking spaces may be located within 1 metre of the street line or 1 metre of any lot or zone containing a residential use. xii. Notwithstanding Subsection 6.27.8 (Table 3), the parking rate for apartment dwellings shall be 1.25 spaces per unit.
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C2 Zone

A site-specific C2 Zone is proposed for the commercial block. Given the changing nature of bricks and mortar retail an expanded range of permitted uses is proposed to support the viability of this block.

C2-XX	<p>In addition to the permitted uses of Section 17.1, the land zoned C2-XX also permits the following uses:</p> <ul style="list-style-type: none"> • Bake Shop • Convenience Store • Day Nursery • Financial Office
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	<ul style="list-style-type: none">• Medical Clinic• Neighbourhood Store• Personal Service Shop• Places of Entertainment• Restaurants (Dining, Take Out)• Retail Food Store• Retail Store• Service or Repair Shop• Shopping Centre• Shopping Mall. <p>Notwithstanding Subsection 17.2.6, the minimum Rear Yard shall be 3.0m</p>
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7. Public Consultation Strategy

In accordance with the *Planning Act*, the Township of Wellington North provides public notice of the Zoning By-law Amendment application and Wellington County provides public notice of the Official Plan Amendment and Draft Plan of Subdivision 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 that Township and County Council will be considering the applications.

GSP Group will provide a presentation at the Statutory Public Meeting to review the Proposed Development and to respond to questions and comments regarding the Proposed Development prior to a final decision being made by the applicable Council (County or Township).

8. Justification

The proposed applications are appropriate as they are consistent with the Provincial Planning Statement, and conform to the Wellington County Official Plan.

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

8.1 Proposed Use and Location are Appropriate

The use of the Site for residential and commercial development is appropriate and compatible with surrounding land uses. The development provides a variety of housing types in accordance with Provincial and County policy while maintaining an average density that is compatible with the adjacent residential neighbourhood and the Village of Arthur as a whole. The Site is located within the settlement boundary of Arthur and has access to Highway 6, Wellington County Road 109, and the Village's downtown, schools, and community uses.

8.2 Built Form and Density is Appropriate and Desirable

The Draft Plan of Subdivision is compact in form and efficient to service in accordance with Provincial and County policy. Three street connections are proposed, ensuring connectivity to the surrounding neighbourhood and transportation network and providing places of ingress/egress for emergency vehicles. The proposed street network is a modified grid system, as is typical in Arthur.

The Proposed Development is integrated into the surrounding neighbourhood through an access onto Schmidt Drive and Eliza Street as well as looped servicing from Schmidt Drive to Eliza Street. A sidewalk is provided on one side of each road to provide pedestrian circulation.

The proposed density is appropriate to balance the intensification goals of the Province and County while maintaining compatibility with the existing neighbourhood. A variety of housing types are proposed to achieve this density, with the majority being in the form of ground-oriented dwellings. The proposed apartment block is oriented towards Eliza Street and the townhouse units have been integrated into the remainder of the subdivision. The provision of a commercial block will provide additional Highway Commercial opportunities to the Village.

8.3 Environmental Concerns have been Addressed

The wetland, woodland, and area of steep slope have been evaluated and appropriate buffers and setbacks have been identified. These areas that are outside of the proposed lots are to be zoned “Natural Environment” (NE) to prohibit site alteration and development.

8.4 Adequate Servicing Capacity and Appropriate Stormwater Management

The Site will be serviced by municipal water and wastewater. A Functional Servicing and Stormwater Management Report has been prepared to assess servicing options and determined that there is adequate capacity to service the development.

8.5 Site-specific Zoning Provisions are Appropriate

The requested site-specific zoning provisions are appropriate and reflect modern zoning standards that promote intensification and compact built form. The Wellington North Comprehensive Zoning By-law was adopted in 2001. Since that time, Provincial planning policy has shifted to direct municipalities to intensify development within the built boundary. The objective of intensification is to decrease urban sprawl, thereby protecting farmland, decreasing the costs of infrastructure (roads, transmission lines, pipes, etc.), and encourage public and active transportation to combat greenhouse gas generation.

The requested site-specific amendments seek to modernize the R1C and R3 zones to facilitate the development of a modern, mixed-density residential subdivision. The amendments generally seek to increase density by permitting reduced lot areas, lot frontages, and setbacks, and permitting an increase in height and decrease in parking for the apartment park. The amendments conform to the Official Plan, specifically Part 4.4.2 which states “*New residential developments will be promoted at densities which efficiently use available servicing and are appropriate to site conditions and existing patterns of development*” and Part 4.4.3 which supports “*increased densities in newly developing greenfield areas with a broader mix of housing types than has been the norm in small towns.*”

Site Plan Approval will be required for townhouse and apartment blocks and the commercial block, providing an opportunity for municipal staff to comment on building height, articulation, façade, parking, circulation, servicing, lighting, landscaping, and other detailed design matters that have not been determined at this time.

9. Conclusion

GSP Group Inc. was retained by Sarah Properties Inc. to prepare a Planning Justification Report in support of an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision for 211 Eliza Street and 8014 Wellington Road 109 in Arthur. The applications would facilitate the development of a residential subdivision consisting of a mix of single detached dwellings, townhouse and apartment units. The Official Plan Amendment would redesignate the Site to “Residential” and “Highway Commercial” and align the “Core Greenlands” designation with the evaluated natural heritage buffers. The Zoning By-law Amendment would rezone the Site to various site-specific residential zones with site-specific provisions, a Highway Commercial (C2-XX) Zone, and would align the “Natural Environment” (NE) and “Open Space” (OS) zones with the evaluated natural heritage and steep slope buffers and the proposed parkland. The proposed Draft Plan of Subdivision would implement the street layout and lot/block fabric to facilitate the Proposed Development.

The Proposed Development and applications were discussed with municipal staff during a Pre-application Consultation Meeting in February 2021 and through subsequent meetings. Municipal staff identified that a Planning Justification Report, Environmental Impact Study, Archaeological Assessment, Functional Servicing Report, Stormwater Management Report, and Hydrogeological Assessment are required for a complete application.

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

- They are consistent with the policies of the Provincial Policy Statement;
- They conform to the Wellington County Official Plan;
- The Proposed Development intensifies a Site within the settlement boundary of Arthur;
- The Proposed Development provides additional housing types to the community;
- The Proposed Development provides additional commercial space to the community;
- The development is compatible with the surrounding neighbourhood;
- The development can be adequately serviced;
- The natural heritage features associated with the Site and surrounding area have been protected;
- The proximate cultural heritage features have been adequately considered; and,
- The development is appropriate within this urban context.

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

Appendix A – Draft Official Plan Amendment

PART B – THE AMENDMENT

All of this part of the document entitled **Part B – The Amendment**, consisting of the following text and map constitutes **Amendment No. __** to the Official Plan for the County of Wellington.

DETAILS OF THE AMENDMENT

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

1. THAT **Schedule A6-2 (Arthur)** of the County of Wellington Official Plan is hereby amended by changing the designations identified on Schedule “A1” from **Future Development** to **Residential** and **Highway Commercial**.

Appendix B – Draft Zoning By-law Amendment

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER XXX-20

BEING A BY-LAW TO AMEND BY-LAW 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 Section 34 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' of By-law 66-01 is amended by changing the zoning on lands described as Part of Lot 1, Concession 1 (Geographic Township of West Luther), Township of Wellington North, County of Wellington and municipally known as 211 Eliza Street and 8014 Wellington Road 109, as shown on Schedule "A" attached to and forming part of this By-law from Low Density Residential (R1C), Future Development (FD), Highway Commercial (C2) and Natural Environment (NE) to Low Density Residential (R1C-XX), Medium Density Residential (R2-XX), High Density Residential (R3-XX), Highway Commercial (C2-XX), Natural Environment (NE), and Open Space (OS-XX).
2. THAT Section 31, Exception Zone, is amended by the inclusion of the following new exceptions:

31-XX Part of Lot 1, Con 1, 211 Eliza Street and 8014 Wellington Road 109	R1C-XX	Where applicable, the following regulations shall apply to the land zoned R1C-XX : <ol style="list-style-type: none">i. Notwithstanding Subsection 11.2.3, the minimum front yard (setback to dwelling) shall be 4.5 metres.ii. Notwithstanding Subsection 11.2.5, the minimum exterior side yard shall be 4.0 metres.
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		<ul style="list-style-type: none"> iii. Notwithstanding Subsection 11.2.6, the minimum rear yard shall be 7.5 metres. iv. Notwithstanding Subsection 11.2.8, the maximum lot coverage shall be 50%.
	R3-XX Bungalow Townhouse	<p>Where applicable, the following regulations shall apply to the land zoned R3-XX:</p> <ul style="list-style-type: none"> v. Notwithstanding Subsection 13.2.1.3, the minimum Front Yard (to dwelling) shall be 4.5 metres. vi. Notwithstanding Subsection 13.2.1.5, the minimum Exterior Side Yard shall be 4.0 metres. vii. Notwithstanding Subsection 13.2.1.6, the minimum Rear Yard shall be 7.5 metres. viii. Notwithstanding Subsection 13.2.1.9, the maximum number of Attached Units in a Row shall be 8.
	R3-XX Cluster Towns	<p>Where applicable, the following regulations shall apply to lands zoned R3-XX:</p> <ul style="list-style-type: none"> xiii. Notwithstanding Subsection 13.2.2.1, the minimum lot area shall be 5058 sq.m for up to 25 dwelling units. xiv. Notwithstanding Subsection 13.2.2.3, the minimum Front Yard (dwelling unit) shall be 4.5 metres. xv. Notwithstanding Subsection 13.2.2.4, the minimum Rear Yard shall be 7.5 metres. xvi. Notwithstanding Subsection 13.2.2.5, the minimum Interior Side Yard shall be 4.0 metres. xvii. Notwithstanding Subsection 13.2.2.6, the minimum Exterior Side Yard shall be 4.0 metres.

		<p>viii. Notwithstanding Subsection 13.2.2.9, the maximum number of attached units in a row shall be 8 metres.</p> <p>xix. Notwithstanding Subsection 6.27.4, parking spaces may be located within 1 metre of the street line or 1 metre of any lot or zone containing a residential use.</p> <p>xx. Notwithstanding Subsection 6.27.8 (Table 3), the parking rate for cluster townhouse dwellings shall be 1.25 spaces per unit.</p>
	R3-XX Apartment Block	<p>Where applicable, the following regulations shall apply to lands zoned R3-XX:</p> <p>xi. Notwithstanding Subsection 13.2.3.1, the minimum lot area for an apartment building or multiple buildings consisting of a maximum of 130 units shall be 1.5 hectares.</p> <p>xii. Notwithstanding Subsection 13.2.3.7, the maximum building height shall be 24 metres or 6 storeys.</p> <p>xiii. Notwithstanding Subsection 6.27.4, parking spaces may be located within 1 metre of the street line or 1 metre of any lot or zone containing a residential use.</p> <p>xiv. Notwithstanding Subsection 6.27.8 (Table 3), the parking rate for apartment dwellings shall be 1.25 spaces per unit.</p>
	C2-XX	<p>In addition to the permitted uses of Section 17.1, the land zoned C2-XX also permits the following uses:</p> <ul style="list-style-type: none"> • Bake Shop • Convenience Store • Day Nursery • Financial Office • Medical Clinic • Neighbourhood Store • Personal Service Shop • Places of Entertainment • Restaurants (Dining, Take Out)

		<ul style="list-style-type: none"> • Retail Food Store • Retail Store • Service or Repair Shop • Shopping Centre • Shopping Mall. <p>Notwithstanding Subsection 17.2.6, the minimum Rear Yard shall be 3.0m</p>
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3. THAT except as amended by this By-law, the land shall be subject to all applicable regulations of Zoning By-law 66-01, as amended; and,

4. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O. 1990, as amended, or where applicable, pursuant to Sections 34(30) and (31) of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST, SECOND, AND THIRD TIME THIS ___ DAY OF ___, 20__.

ANDY LENNOX, MAYOR

KARREN WALLACE, CLERK