



The County of Wellington
Planning Dept.

March 7th, 2025

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County of Wellington
Planning & Development Department
74 Woolwich Street
Guelph, Ontario N1H 3T9

Attention: Aldo Salis, Director of Planning and Development

RE: Application for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision
665 Eliza Street and Vacant Property on the West Side of Eliza Street (Roll No. 2349000013126000000), Arthur, Township of Wellington North
TBG Project No: 22853

Introduction

On behalf of our client Tribute/Sorbara Arthur Holdings Inc., The Biglieri Group Ltd. ("TBG") is pleased to submit the enclosed application for Official Plan Amendment ("OPA"), Zoning By-law Amendment ("ZBA"), and Draft Plan of Subdivision ("DPS") for the lands municipally known as 665 Eliza Street and a vacant property on the west side of Eliza Street, bounded by Eliza Street, Wells Street (unopened) and Macauley Street (unopened) with no municipal address. Collectively these properties are referred to as the subject site or subject lands. The proposal will allow for the development of 815-866 homes, including single-detached, semi-detached, and street townhouses. It features public parklands, stormwater management, municipal infrastructure (a water tower, well pumphouse, and sanitary pump station), and natural heritage blocks preserving the Farley Creek watercourse. Of the 55.34-hectare site, 29.22 hectares are designated for residential use.

Subject Site and Local Context

The subject lands, totaling 55.34 hectares, are located north of Arthur in Wellington North and consist of two parcels on either side of Eliza Street. The eastern parcel at 665 Eliza Street West is a square-shaped farmstead with a residential dwelling, barns, and cropland, surrounded by agricultural uses, a trucking yard, and wind turbines. The western parcel is triangular, bordered by unopened road allowances, Farley Creek, and agricultural lands, with no existing buildings. Farley Creek runs along the northern portion of both parcels, crossing Eliza Street via a culvert and continuing southeast along the eastern property.

The immediate surrounding area consists of the following land uses:

PLANNING | DEVELOPMENT | PROJECT MANAGEMENT | URBAN DESIGN | HERITAGE

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North: Residential lot, agricultural lands, a dog kennel and training centre, rural residential dwellings and barn structures associated with agricultural lands, and a mechanic warehouse.

East: Agricultural fields.

South: Unopened Macauley Street, lands used for cash cropping within the urban boundary of Arthur, and a general contracting workshop. Further south along the east side of Eliza Street are the Town's sewage lagoons. Further south are residential neighbourhoods and a school site.

West: The unopened Wells Street and agricultural lands.



Figure 1 – Subject Site

Proposed Development

The proposed development will expand housing options in Arthur, offering a mix of single-detached, semi-detached, and street townhouse dwellings. Single-detached homes will have 11-12 metre frontages, semi-detached homes will have 7.5-metre frontages, and townhouses will have 6-metre frontages. Each unit will contain three to four bedrooms and feature diverse architectural styles. A total of 815 to 866 units are planned, including 454-504 single-detached homes, 112-113 semi-detached homes, and 249 townhouses, with final numbers subject to servicing assessments.

The development also includes 3.62 hectares of public parkland designed for community use with playgrounds, gazebos, benches, sports equipment, and native landscaping. Additionally, 2.62 hectares along Farley Creek will be preserved as a protected natural heritage area, ensuring environmental conservation. A Meander Belt Analysis and Environmental Impact Study established the width of this corridor. Two stormwater management blocks located on either side of Eliza Street will support water

management and environmental sustainability. The development is designed to integrate with existing neighbourhoods while maintaining a balance between housing, green space, and essential infrastructure.

Supporting Studies

In support of the application for OPA, ZBA and DPS, we are pleased to submit the following:

	Item	Author	Date
1	Cover Letter	The Biglieri Group Ltd.	March 2025
2	Application Form - Wellington County Official Plan Amendment	The Biglieri Group Ltd.	March 2025
3	Application Form - Wellington North Zoning By-law Amendment	The Biglieri Group Ltd.	March 2025
4	Application Form - Wellington County Plan of Subdivision	The Biglieri Group Ltd.	March 2025
5	Application Form - Wellington County Public Consultation Strategy	The Biglieri Group Ltd.	March 2025
6	Conceptual Site Plan	The Biglieri Group Ltd.	January 2025
7	Draft Plan of Subdivision	The Biglieri Group Ltd.	January 2025
8	Planning Rationale Report	The Biglieri Group Ltd.	March 2025
9	Draft Official Plan Amendment	The Biglieri Group Ltd.	February 2025
10	Draft Zoning By-law Amendment	The Biglieri Group Ltd.	February 2025
11	Urban Design Brief	The Biglieri Group Ltd.	February 2025
12	Topographic Surveys	JD Barnes	August 2024
13	Stormwater Management & Functional Servicing Report	SCS Consulting	March 2025
14	Noise Impact Assessment (Land Use Compatibility)	HGC Engineering	March 2025
15	Air and Odour Assessment (Land Use Compatibility)	Ortech Consulting	February 2025
16	Transportation Impact Study	Crozier	February 2025
17	Hydrogeological Report	GEMTEC	February 2025
18	Geotechnical Investigation	GEMTEC	February 2025
19	Environmental Site Assessment	GEMTEC	February 2025
20	Environmental Impact Study	GeoProcess	February 2025
21	Meander Belt Width Assessment	GeoProcess	February 2025
22	Land Needs Assessment	Parcel Economics	February 2025
23	Arthur Water and Wastewater Report	DLW Engineering	March 2025
24	Stage 1 Archaeological Assessment	Parslow Heritage	December 2024

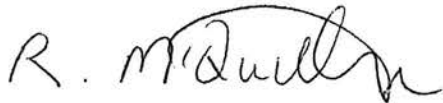
Conclusion

We trust that this application package for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision is prepared to the satisfaction of the Township of Wellington North and the County of Wellington. If you should have any questions or concerns, please contact the undersigned at your earliest convenience.

Sincerely,



Rachelle Larocque, M.Sc., BES, RPP, MCIP
Partner



Robert McQuillan, BCom, MPI
Planner

cc. Tribute/Sorbara Arthur Holdings Inc.
C. Barnett, Osler, Hoskin & Harcourt LLP
D. Jones, Township of Wellington North