

PLANNING RATIONALE REPORT

665 Eliza Street, Arthur

Prepare For:

Tribute/Sorbara Arthur Holdings Inc.



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TBG Project No.: 22853

TABLE OF CONTENTS

	page
1.0 INTRODUCTION	1
2.0 SUBJECT LANDS AND CONTEXT	3
2.1 Subject Site	3
2.2 Surrounding Lands.....	4
2.3 Transportation Network	5
2.3.1 Road Network	5
2.3.2 Transportation	5
2.3.3 Transit Network	6
2.4 Public Service Facilities.....	8
2.5 Emerging Development Context.....	9
3.0 PROPOSAL.....	11
3.1 Description of the Proposed Development	11
3.1.1 Residential Dwellings.....	11
3.1.2 Parks, Natural Heritage and Stormwater Management	11
3.1.3 Land Use Compatibility	11
3.2 Development Rationale	13
3.3 Application History	13
3.3.1 Required Approvals	13
4.0 POLICY CONTEXT.....	16
4.1 Overview	16
4.2 Planning Act	16
4.2.1 Provincial Interest	16
4.2.2 Subdivision of Land	18
4.2.3 Summary.....	20
4.3 Provincial Planning Statement (2024).....	21
4.3.1 Planning for People and Homes	21
4.3.2 Housing.....	22
4.3.3 Settlement Areas.....	23

4.3.4	Energy Conservation, Air Quality and Climate Change	23
4.3.5	Services and Infrastructure	24
4.3.6	Recreation and Healthy Communities	26
4.3.7	Natural Resources	26
4.3.8	Cultural Heritage and Archeology	28
4.3.9	Natural Hazards.....	28
4.3.10	Summary.....	29
4.4	County of Wellington Official Plan.....	30
4.4.1	Wellington Growth Strategy	31
4.4.2	Housing.....	33
4.4.3	The Greenlands System	34
4.4.4	The Urban System	35
4.4.5	Detailed Primary and Secondary Urban Centre Policies	37
4.4.6	Natural Land Use Policies	38
4.4.7	Greenfield Land Use Policies.....	39
4.4.8	Infrastructure.....	40
4.4.9	Transportation	43
4.4.10	Summary.....	43
5.0	TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW	45
6.0	SUPPORTING STUDIES	46
6.1	Urban Design Brief.....	46
6.2	Stormwater Management & Functional Servicing Report.....	46
6.3	Noise Compatibility Assessment.....	46
6.4	Air and Odour Assessment	47
6.5	Transportation Impact Study.....	47
6.6	Geotechnical Investigation.....	48
6.7	Hydrogeological Investigation	48
6.8	Environmental Site Assessment	48
6.9	Environmental Impact Study	49
6.10	Meanderbelt Width Assessment	49
6.11	Land Needs Assessment.....	50

6.12 Water and Wastewater Servicing Report 50
6.13 Stage 1 Archaeological Assessment 51
7.0 CONCLUSION 52

LIST OF TABLES

TABLE 1 – PROPOSED ZONING PROVISION 45

LIST OF FIGURES

FIGURE 1 – LOCATION CONTEXT 2
FIGURE 2 – SUBJECT SITE 3
FIGURE 4 – LANDS TO THE NORTH 4
FIGURE 5 – LANDS TO THE EAST 4
FIGURE 6 – LANDS TO THE SOUTH 4
FIGURE 7 – LANDS TO THE WEST 4
FIGURE 3 – SURROUNDING CONTEXT 5
FIGURE 8 – ACTIVE TRANSPORTATION 7
FIGURE 9 – ROAD NETWORK 7
FIGURE 10 – PUBLIC SERVICE FACILITIES 9
FIGURE 11 – CONCEPTUAL SITE PLAN 12
FIGURE 12 – TOWNSHIP OF WELLINGTON NORTH SCHEDULE A MAP 2 ARTHUR DETAIL 15
FIGURE 13 – SCHEDULE B6-2 – ARTHUR LAND USE: WELLINGTON COUNTY OFFICIAL PLAN 30

APPENDICIES

- APPENDIX A – CONCEPTUAL SITE PLAN**
- APPENDIX B – OFFICIAL PLAN AMENDMENT**
- APPENDIX C – ZONING BY-LAW AMENDMENT**

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1.0

INTRODUCTION

The Biglieri Group Ltd. was retained by Tribute/Sorbara Arthur Holdings Inc. to prepare a Planning Rationale Report in support of a proposed residential development on the lands municipally addressed 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 subject lands are legally described:

- PT LT 1 CON 2 WEST LUTHER AS IN RON74408; WELLINGTON NORTH; and
- PART PARK LOTS 1 AND 2 NORTH OF MACAULEY STREET SURVEY CROWN ARTHUR VILLAGE; PART 2, 61R22310 TOWNSHIP OF WELLINGTON NORTH.

The proposal seeks to establish a residential development consisting of between 815 and 866 homes in the form of single-detached, semi-detached and street townhouse dwelling typologies. The proposal includes public parklands, stormwater management blocks, a blocks for municipal infrastructure (one block for a water tower and well pumphouse and one block for a sanitary pump station), and blocks for natural heritage containing the Farley Creek watercourse. The total lot area of the subject lands is 55.34 hectares, with 29.22 hectares proposed for residential development.

To facilitate a residential community on the subject site, Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA), and Draft Plan of Subdivision (DPS) applications are required to facilitate the proposed development.

This Planning Rationale Report evaluates the merits of the development proposal in the

context of all applicable provincial, regional, and local policies. We conclude that the proposed development is consistent with the Provincial Planning Statement (2024) and conforms to the County of Wellington Official Plan (Office Consolidation July 2024).

In subsequent sections of the report, the site and vision for development is introduced in detail. Then, consistency with and conformity to the relevant land use planning policy landscape is discussed. Finally, land- and policy-based investigations that were undertaken as part of this planning exercise are introduced.

For the reasons presented throughout this Planning Rationale Report, it is our opinion that the proposal represents good planning, and we recommend the approval of the requested Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision.

Figure 1 – Location Context



2.0 SUBJECT LANDS AND CONTEXT

2.1 Subject Site

The subject lands are located at the north end of the community of Arthur in the Township of Wellington North, approximately one kilometre north of the village centre (**Figure 2**). They are 55.34 hectares in size and constitute two distinct parcels: one on the east and one on the west side of Eliza Street. The address for the eastern property is 665 Eliza Street. It is generally square in shape and has a frontage of approximately 640 metres onto Eliza Street. At present, the parcel is made up of a farmstead and cropland. The farmstead consists of a residential dwelling and two barns with two driveway accesses that connect to Eliza Street. The balance of the site consists of agricultural cropland. The property is generally flat in topography with some minor sloping. Its surrounding land uses are agricultural.

The neighbouring property to the west contains large scale wind turbines. The neighbouring property to the north contains a trucking yard, and there is a livestock operation further northwest of the site.

The western property does not have a municipal address. It is generally triangular in shape and is bounded by an unopened portion of Wells Street to the west, the unopened Macauley Street right of way to the south, Eliza Street to the east and Farley Creek to the north. It has an approximate frontage of 625 metres onto Eliza Street. At present, the parcel is made up of cropland. There are no buildings on this property. It is generally flat in its topography with some minor sloping. There are agricultural uses on surrounding lands. To the south, there is a contractor’s yard, and to the north, a future residential lot, and a kennel and dog training centre.

The Farley Creek watercourse cuts along the northern portion of both parcels of the subject lands and is surrounded by trees. The watercourse crosses Eliza Street via a subsurface culvert. On the eastern property (665 Eliza Street), it veers south-east and realigns to run parallel with Eliza Street.

Figure 2 – Subject Site



2.2 Surrounding Lands

The subject lands are surrounded by agricultural and rural commercial uses. (**Figures 3 – 7**). This includes a trucking company to the northwest, a kennel and boarding facility to the northeast, and a contractor's yard to the south. Parcels to the east, west and north of the subject site are zoned Agricultural.

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

East: Agricultural fields

South: Unopened Macauley Street, lands used for cash cropping within the urban boundary of Arthur, and a general contracting workshop. A concrete ready-mix plant is proposed for a lot which has been granted provisional consent to sever and will front onto Macauley Street, which will be opened as a condition of that development. 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 4 – Lands to the North



Source: Google Earth (2023-2024)

Figure 5 – Lands to the East



Source: Google Earth (2023-2024)

Figure 6 – Lands to the South



Source: Google Earth (2023-2024)

Figure 7 – Lands to the West



Source: Google Earth (2023-2024)

Figure 3 – Surrounding Context



2.3 Transportation Network

2.3.1 Road Network

The subject lands have direct frontage onto Eliza Street, Wells Street and Macauley Street. Both portions of Wells Street and Macauley Street which abut the property are unopened. Access to Provincial Highway 6 (Smith Street) is provided via Fredrick Street or the opened portion of Wells Street to the south and west. Highway 6 is the major north-south connection to the town of Arthur. As per Schedule B6 of the County of Wellington Official Plan, Eliza Street (Wellington Road 14) is classified as a County Road. Wells Street is a local road.

Highway 6 offers direct access to the centre of Arthur, and to Arthur-Kincardine Road (Wellington Road 109) to the south. Wellington Road 109 provides access to Orangeville in the east, and Harriston/Palmerston to the west. Southbound, Highway 6 offers direct access to

Fergus-Elora, Guelph, and Hamilton. It also provides connection to Kitchener-Waterloo. Heading north along Highway 6 offers access to Mount Forest, Durham, and Owen Sound.

2.3.2 Transportation

Given the rural context, there are minimal existing active transportation options for accessing the subject lands and within the community of Arthur itself. This portion of Eliza Street is a rural cross-section without sidewalks or bike lanes and with deep ditches on either side. Sidewalk connections are present on the east side of Eliza Street to the south, ending at an unnamed and unopened road allowance across from the Arthur Community Centre Park. Sidewalks are also present on the west side of Tucker Street to the south but end at the parking lot of St. John Catholic School.

The West Luther Trail is located to the south-east of the property, with the trailhead located approximately 400 metres to the south on Eliza

Street and is approximately 11 kilometres in length, connecting to the Upper Grand Trailway. The Arthur Hiking River Trail is located at the south end of Arthur and runs for approximately 2.8 kilometres east-west along the southern edge of Arthur, roughly parallel to Arthur-Kincardine Road (Wellington Road 109) from Wells Street West to Frederick Street West. There is a connection to Highway 6 (Smith Street) at the start/end of the Arthur Hiking River Trail.

2.3.3 Transit Network

Wellington County operates the RIDE WELL service, which is a publicly-funded, rural transit service which offers door-to-door transportation services within Wellington County and to the City of Guelph. Guelph Owen South Transit (GOST) also runs two south-bound and two north-bound busses daily which stops in Arthur, as well as communities between Arthur and Owen Sound northbound, and Arthur and Guelph southbound. Further connections to the broader area are provided once within the City of Guelph or Owen Sound.

Figure 8 – Active Transportation

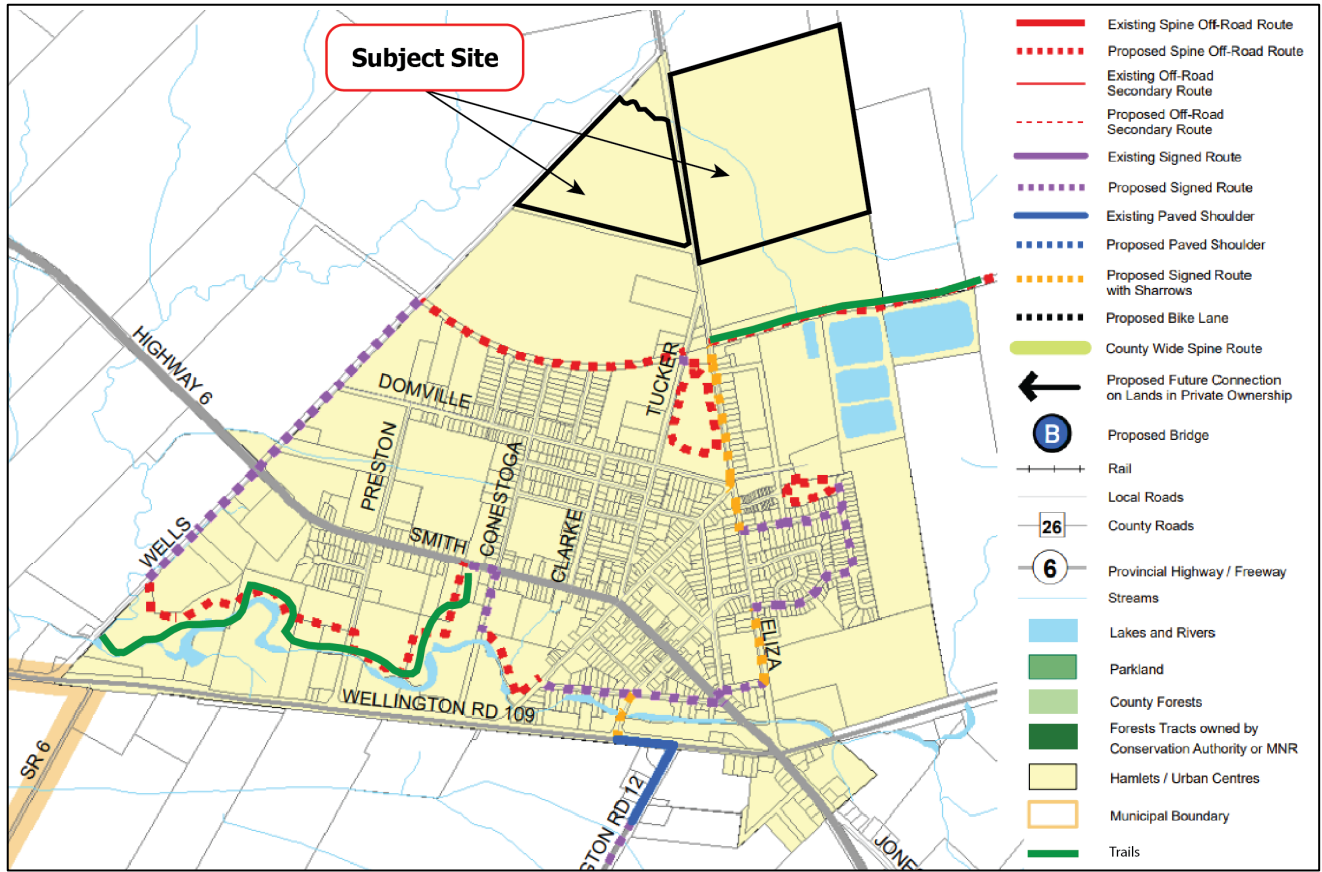
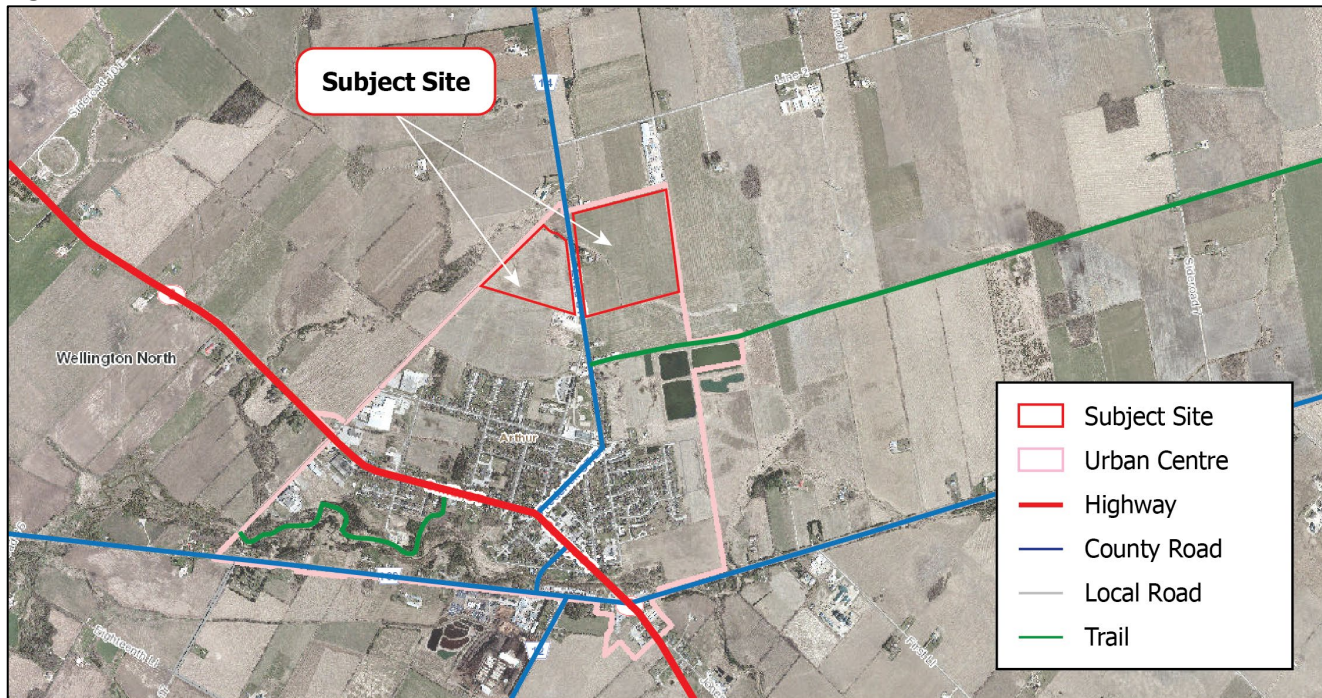


Figure 9 – Road Network

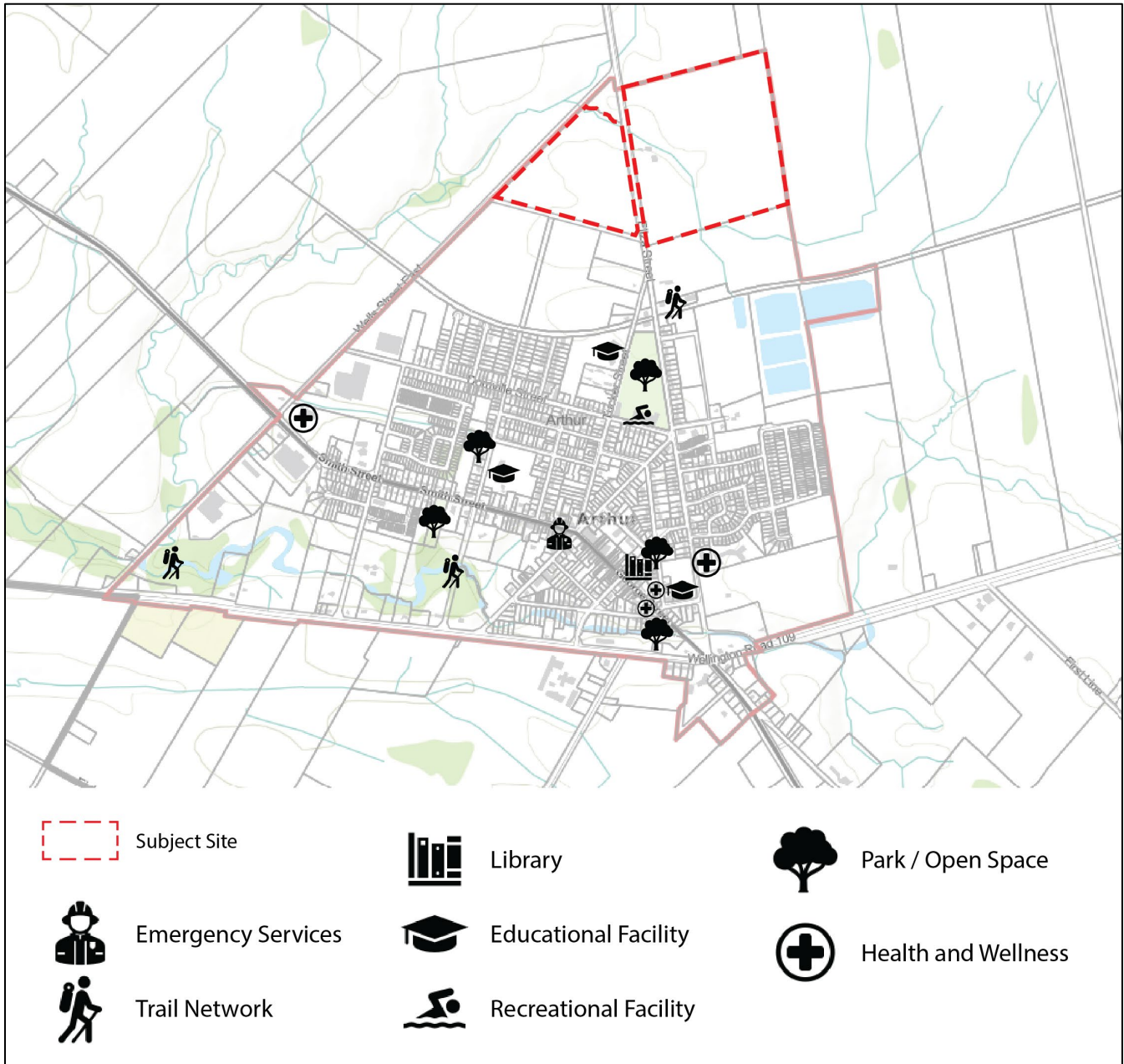


2.4 Public Service Facilities

The subject site is near several key public service facilities located in Arthur (Figure 9). These facilities are entirely within the settlement area boundary of Arthur. Public/community services of note include the Wellington County Library Arthur Branch located approximately 1.5 kilometres south of the subject lands on Charles Street East. Schools in the community of Arthur include Arthur Public School, St. John Catholic School and Arthur Christian School. St John Catholic School is closest to the subject lands at approximately 350 metres south. Adjacent to St. John Catholic School, south of the intersection of Tucker Street and Eliza Street are the Arthur Ball Diamonds, Arthur Pool and Arthur Arena. These facilities are approximately 500 metres south of the subject site. Arthur's village centre is approximately 1 kilometre south of the subject site and is home to shops, restaurants, grocery stores, banks and other services.

Additionally, the subject site is serviced by fire emergency services, with Arthur Fire Station located on Highway 6 near Frederick Street East. The closest Ontario Provincial Police station is located to the west in Teviotdale on Kinardine Road. The closest hospital is the Groves Memorial Community Hospital in Fergus to the south, with the Louise Marshall Hospital located north in Mount Forest.

Figure 10 – Public Service Facilities



2.5 Emerging Development Context

There are modest development activities in the community of Arthur. Cachet Homes registered a residential community in 2022 on Preston Street North, south of Domville Street, and north of Smith Street, consisting of 141 single-detached dwellings and 99 street townhouse dwellings. At

a public meeting on January 27, 2025, an application for Zoning By-law Amendment and Draft Plan of Subdivision was presented for lands located at the southeast corner of Arthur, on the end of Eastview Drive and Schmidt Drive. This application proposed 18 single-detached dwellings, 12 semi-detached dwellings and 25 street townhouse units. Wellington County Planning Staff recommended approval.

A public meeting was held on July 8, 2024 for an application for Zoning By-law Amendment (ZBA) to permit a ready-mix concrete plant at 510 Eliza Street, Arthur, a property which is directly south of the subject lands. The ZBA was approved. An associated application for Consent to Sever was presented to the County of Wellington Land Division Committee and was also approved, with a Notice of Decision issued on September 10, 2024. The severed parcel is planned to accommodate the ready-mix concrete plant. A condition of the severance is for the owner to receive Environment Compliance Approvals from the Province of Ontario. Construction on the facility has not commenced. Tribute/Sorbara Arthur Holdings Inc has designed their Conceptual Site Plan to ensure compatibility with this neighbouring land use.

3.0 Proposal

3.1 Description of the Proposed Development

The proposed development will create additional housing options for the community of Arthur that provides opportunities for current and future residents to live and play. The proposal includes a range of housing types and sizes, parklands and trails that connect to existing neighbourhoods, preserves and protects natural heritage features, and provides necessary infrastructure to support sustainable growth.

3.1.1 Residential Dwellings

The proposed development will introduce single-detached, semi-detached and street townhouse dwellings. Single detached units will have frontages of between 11 metres and 12 metres, semi-detached dwellings will have frontages of 7.5 metres, and street townhouse units will have frontages of 6 metres. These units will contain three to four bedrooms each and will be offered in a variety of architectural styles. More detailed information regarding the design of the proposed units is outlined in the Urban Design Brief enclosed within this application package.

A total range of 815 to 866 units are proposed. A final number of units is to be determined following further civil engineering investigations which will clarify servicing constraints and the extent to which the proposed population can be accommodated. 454-504 single detached units are proposed, 112-113 semi-detached units are proposed, and 249 street townhouse units are proposed.

3.1.2 Parks, Natural Heritage and Stormwater Management

The proposed development includes 3.62 hectares of public parklands designed for community use. Features such as children's playgrounds, gazebos, benches, and sporting equipment will be considered. Further, parks will be landscaped with natural tree plantings and other native vegetation.

2.62 hectares will be preserved as a protected natural environmental area lining Farley Creek. A Meander Belt Analysis and Environmental Impact Study prepared by GeoProcess Research Associates determined the width of the natural heritage corridor, ensuring adequate land is preserved for environmental protection along Farley Creek. The natural heritage area borders two stormwater management blocks, one on both the east and west sides of Eliza Street.

3.1.3 Land Use Compatibility

Preparation of the Conceptual Site Plan considered surrounding land uses to facilitate compatibility with surrounding properties. In 2024, the owner of the property to the south municipally known as 510 Eliza Street received approval from the Township of Wellington North and the County of Wellington for a ready-mix concrete plant use. The development proposal on the subject lands was designed to incorporate mitigation measures which will ensure future residents are not impacted by concrete mixing activities to the south. A Noise Impact Study and a Land Use Compatibility Assessment prepared by HGC Acoustics and Ortech Consulting respectively, enclosed within this application package, outline the ways in which the proposal responds to nearby land uses, and mitigates their impacts on the proposed development. Mitigation measures include berming, acoustical fencing, and the orientation of the dwellings to the industrial uses to minimize impacts to bedrooms and amenity areas.

Figure 11 – Conceptual Site Plan



The Conceptual Site Plan is enclosed within this application package in its full size, along with a Draft Plan of Subdivision.

3.2 Development Rationale

The Community of Arthur is well positioned to absorb residential growth. The Wellington County Official Plan (OP) directs that growth within the Township should be accommodated in its *Urban System*. OP Schedule B6 shows that Wellington North has two *Urban Systems*: the communities of Arthur and Mount Forest. The subject site frames the northern portion of Arthur within the urban boundary. OP Schedule B6-2 designates the subject site *Future Development* which offers flexibility for determining appropriate land uses based on anticipated land needs.

As a part of its Municipal Comprehensive Review, the County of Wellington undertook a Land Needs Assessment (LNA) which revealed that the Township of Wellington North needed to redesignate approximately 81 hectares of existing Future Development lands to Community Area to meet growth allocations but still had an excess of 89 hectares of Future Development lands within existing urban boundaries (Mount Forest and Arthur). The study also identified that the Township has an approximately 40 hectares of surplus employment lands. The County's Growth Management study was undertaken using A Place to Grow - Growth Plan population projections. With the implementation of the Provincial Planning Statement 2024, which replaces the Growth Plan, it identifies that Ministry of Finance growth numbers should be used. The Ministry of Finance growth numbers have historically produced higher growth estimates but have also typically been more consistent with current growth trends. Based on the Land Needs Analysis completed by Parcel Economics using the Ministry of Finance growth numbers, it has identified that all of the subject lands, which are designated as Future Development, are required now to meet the Township's projected growth.

It is recognized that servicing in Arthur is currently constrained due to the limited capacity in the wastewater treatment facility, as well as drinking water storage and pressure systems.

Solutions to both limitation have been provided by the engineering reports prepared by SCS Consulting and DWL Engineering. These solutions include the establishment of a new well to meet the community's water needs and a water tower to ensure appropriate water pressure. Further detailed design will be completed through the full engineering submission required as part of the subdivision approval process.

3.3 Application History

Representatives from Tribute/Sorbara Arthur Holdings Inc. and The Biglieri Group Ltd met with Township of Wellington North and County of Wellington staff and politicians on February 1, 2024 to introduce intentions for development in the community of Arthur. A Pre-Consultation meeting with Township of Wellington North and County of Wellington was held on June 26, 2024 at the Township of Wellington North municipal office, during which time a high-level concept proposed development was discussed, and preliminary feedback was received. Following this Pre-Consultation meeting, the Township of Wellington North and County of Wellington advised that they were of the opinion that an application was premature and therefore no formal pre-consultation notes or complete application checklist would be provided. Tribute/Sorbara Arthur Holdings Inc. and their consultants contend there is a strong development rationale for the subject lands and have prepared a fulsome application package. In preparation for this application, extensive land- and policy-based investigations were undertaken to determine feasibility for development.

3.3.1 Required Approvals

Applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision are required to facilitate the proposed development.

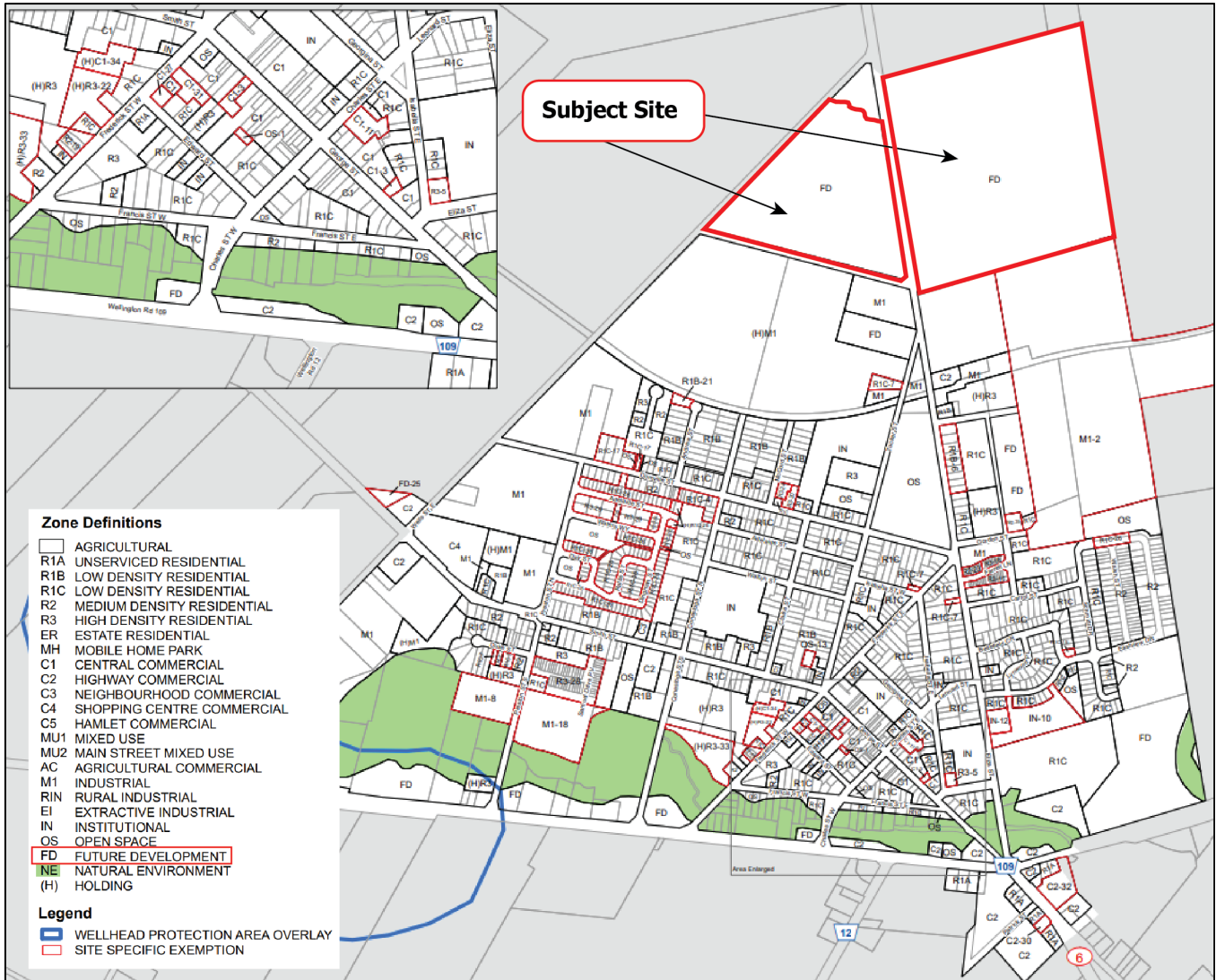
- Amendment to the Wellington County Official Plan Amendment will redesignate

the subject lands from *Future Development* to *Residential*. The existing portion of the subject lands that is designated *Core Greenlands* will not be redesignated and will be maintained, ensuring long-term protection of natural heritage assets.

- Amendment to the Corporation of the Township of Wellington North Zoning By-law No. 6601 will rezone portions of the subject site for the following uses:
 - Residential Type 2 (R2-xx) with site-specific performance standards to permit single-detached, semi-detached and street townhouse dwellings;
 - Open Space (OS) to permit parklands and stormwater management ponds; and
 - Natural Environment (NE) to ensure long-term protection of existing natural heritage features.

A Draft Plan of Subdivision will establish development lots and blocks, road network, parkland and stormwater management blocks.

Figure 12 – Township of Wellington North Schedule A Map 2 Arthur Detail



4.0 Policy Context

4.1 Overview

The subject lands are in the community of Arthur and are identified on Schedule A of the County of Wellington Official Plan (“County OP”) as being *Primary Urban Centre* and *Designated Greenfield Area*. As per Schedule B6-2 of the County OP, which is the land use plan for the community of Arthur, the lands are designated as *Future Development* and *Core Greenlands*. The lands are zoned *Future Development* as per Wellington North’s Zoning By-law.

The proposed development is supported by policy directions set out in the Planning Act (1990), the Provincial Planning Statement (2024), and the County of Wellington Official Plan (Office Consolidation 2024).

4.2 Planning Act

The Planning Act (“the Act”) is Ontario’s provincial legislation that governs land use planning, emphasizing sustainable economic development within a healthy environment. It provides the framework for preparing policy documents which guide provincial interests into municipal planning decisions, creating the basis for official plans, zoning bylaws, land divisions, and citizen involvement in planning proposals. It establishes streamlined planning processes and local planning administration.

4.2.1 Provincial Interest

Section 2 of the Planning Act outlines the matters of provincial interest which all municipal councils must have regard for when making decisions on planning matters. The matters of provincial interest are:

(a) the protection of ecological systems, including natural areas, features and functions;

The proposed development will protect the natural heritage system area that is located on the subject site. A Meander Belt Study and an Environmental Impact Study have been prepared by Geoprocess to determine the limit of the natural heritage features on the site and the required buffer areas. This in turn has informed the proposed limits of development.

(c) the conservation and management of natural resources and the mineral resource base;

The subject lands do not contain any known natural resources or mineral resources and are located within the *Urban Centre Boundary* of Arthur. The proposed development will therefore not impact the Province’s supply of natural and mineral resources.

(e) the supply, efficient use and conservation of energy and water;

The proposed development will be serviced by the existing municipal system for the community of Arthur. Upgrades to the municipal water and wastewater system will be required and solutions have been outlined in the Functional Servicing Plan submitted as part of the application. A block for a future municipal water well and water tower have been incorporated into the overall design of the subdivision. Water and electrical conservation measures will be installed in accordance with minimum Building Code standards.

(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

The proposed development will be serviced by expanded municipal water and sanitary services,

as well as by communications infrastructures. The subject lands front onto Eliza Street, which will provide local and interregional connections.

(h) the orderly development of safe and healthy communities;

The subject lands are located within the Arthur Urban Centre Boundary and are currently designated for Future Development. The location of the lands at the northern boundary of the community, within proximity to existing community services and facilities, such as schools, parks and a sporting complex, make them well positioned to accommodate a safe and healthy residential development. Based on a Land Needs Assessment undertaken by Parcel Economics, the County of Wellington has an oversupply of lands designated for employment uses and an undersupply of lands designated for residential uses. The proposed residential development supports the development of a safe and healthy community.

(j) the adequate provision of a full range of housing, including affordable housing;

The proposed development will provide a range of unit types that includes single-detached units, semi-detached units and townhouse units. Housing supply in the community of Arthur at present is predominantly made up of single detached units. By providing semi-detached and townhouse units this development will offer housing options that are smaller in size and more attainable for current and future residents.

(o) the protection of public health and safety;

The proposed development has been designed to protect public health and safety. A 100-metre buffer has been provided between the proposed residential uses and the employment uses to the south. Appropriate buffer areas have been applied to the natural heritage system and watercourse that crosscuts the site.

(p) the appropriate location of growth and development;

The proposed development is appropriately located to accommodate growth and development. The subject lands are designated as Future Development in the County OP. By including these lands within the urban boundary, the Township and County have identified that these lands are in the appropriate location for future growth within the municipality. As stated above, a Land Needs Assessment was carried out by Parcel which determined that Wellington County lacks lands for residential growth and development. The location of the development adjacent to other residential uses and within close proximity to community services, such as a school and recreation facilities, make them appropriately situated for the proposed development.

(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

The proposed development will be designed to be pedestrian oriented as sidewalks will be included throughout the design. There have also been discussions with the landowner to the south to create pedestrian linkages between the proposed development and future development to the south. The community of Arthur is currently serviced by Wellington County's Ride Well on-demand public transportation service. Increased residential density may support future public transit servicing.

(r) the promotion of built form that,

(i) is well-designed,

(ii) encourages a sense of place, and

(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

The proposed development has been situated such that they are buffered from current and proposed employment uses to the south, while creating an interior neighbourhood that

protected from potential noise and dust. The development is designed to provide pedestrian connections and be a walkable neighbourhood. The built form of the proposed development will be further established during detailed design phases of the planning process and will be designed to fit into the existing design and character of the community of Arthur.

Three park spaces are provided throughout the development that will be designed to be safe, accessible, attractive, and vibrant. One of the park blocks has been centrally located within the proposed development and the other two are located on the southwestern property boundary to create a buffer area from the future employment uses to the south. The natural heritage system block and the stormwater management blocks will also provide additional greenspaces for residents to enjoy. Opportunities for implementing walking trails throughout these spaces will be further explored.

(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate

Where possible, measures to mitigate greenhouse gas emissions will be incorporated into the development and construction plan. These will be further evaluated during detailed design.

Overall, the proposed development has regard for the matters of provincial interest as outlined above and will create a neighbourhood which is well integrated into the community of Arthur and Wellington North.

4.2.2 Subdivision of Land

Section 51(24) of the Planning Act lays out the criteria which must be considered when reviewing applications for Draft Plan of Subdivision.

Criteria

(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

(a) the effect of the development of the proposed subdivision on matters of provincial interest as referred to in section 2;

The matters of provincial interest in section 2 of the Planning Act have been reviewed above and determined that the application has regard for these matters.

(b) whether the proposed subdivision is premature or in the public interest;

The proposed development is not premature as the Subject Site is identified as Future Development within the Wellington County Official Plan. This designation ensures the orderly development of unbuilt areas within urban centres by requiring an Official Plan Amendment with an approved site or concept plan before major development can proceed. One of the criteria for consideration of the redesignation of future development lands is the availability of municipal services. As will be outlined in later sections of this report, as well as the Functional Servicing Report and Stormwater Management Report (SCS Consulting) and the Water and Wastewater Servicing Report (DWL Engineering Services), there are servicing constraints within Arthur, however, they can be mitigated and addressed through the development of the subject lands.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

Application for Official Plan Amendment has been submitted to redesignate the lands from Future

Development to Residential. Applications for Zoning By-law Amendment and Draft Plan of Subdivision have been submitted in conjunction with the Official Plan Amendment to implement the proposed development design.

(d) the suitability of the land for the purposes for which it is to be subdivided;

The Subject Site is fairly flat with minimal topographic variations. Farley Creek and associated floodplain run through the subject site, and appropriate buffers have been included in the proposed layout. No development is proposed within the Farley Creek Corridor.

(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

The proposed development does not include affordable housing units. However, the proposed range of housing types ensures broader housing options for people in different life stages.

(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;

The proposed development will have access to Eliza Street and Macauley Street, which is currently an unopened road. The existing and future road connections can accommodate the anticipated traffic. The development includes an internal road network designed to accommodate the anticipated traffic levels and designed to Township standards.

(f) the dimensions and shapes of the proposed lots;

The draft plan of subdivision has laid out blocks which will be further lotted out through the Part Lot Control process to create the individual single,

semi-detached, and townhouse units. The lots will be generally rectangular in nature, with some irregular lots at road bends and adjacent to the natural heritage and stormwater management blocks.

(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;

There are no restrictions anticipated with the development of this property.

(h) conservation of natural resources and flood control;

As previously noted, Farley Creek runs along the north of the western portion of the Subject Site, crosses under Eliza Street and runs through the centre of the eastern portion of the subject lands. No development is proposed within these areas, and appropriate buffer space has been allocated to the subdivision blocks surrounding these features. Floodplain modelling was also completed to ensure that the appropriate development extents were identified.

(i) the adequacy of utilities and municipal services;

There are currently servicing constraints within Arthur. The proposed development will require a new sewage pumping station, which has been included as a block in the plan and an upgrade to the existing wastewater treatment plant. The Township has been investigating their sanitary servicing constraints for some time, and the upgrades required to accommodate the proposed development can be included in the final municipal strategy. The Township has also been exploring opportunities for additional municipal well locations, including investigations that have been undertaken at the intersection of Wells and Macauley Streets. As this has been identified as a possible location for a new municipal well, a

block has been included for a new well house and water tower to serve the subject development, as well as the existing town.

(j) the adequacy of school sites;

There are currently three schools within proximity to the Subject Site: two elementary schools (Kindergarten to Grade 8) and one private school. Secondary schools are located in Mount Forest to the north and Fergus to the south. Local School Boards will be circulated as part of the formal review process and will identify the existing 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;

All parks identified on the draft plan will be dedicated to the Township. The stormwater management ponds, water tower and well house, and sanitary pumping station blocks will also be blocks and infrastructure which will be dedicated to the Township and will become municipal infrastructure upon subdivision assumption.

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

The proposed development efficiently uses the lands available, providing a range of housing forms. All buildings will be constructed according to minimum Ontario Building Code standards for energy efficiency. All other energy efficiency and conservation measures will be at the discretion of future land owners.

(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating 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 or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).

As a draft subdivision plan is proposed, it is not anticipated that Site Plan Control will be required as all detailed design will be completed through the Subdivision Approval process.

4.2.3 Summary

The proposed development has been thoughtfully designed to comply with the criteria set out in Section 51(24) of the Act, which guides subdivision approvals. These policies prioritize appropriate timing, sufficient infrastructure, and careful consideration of existing and future site conditions, including potential impacts on the natural environment. The development aligns with these criteria while also addressing provincial and public interests, particularly in relation to housing, environmental preservation, and seamless integration with the surrounding area.

4.3 Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS 2024), 2024 is a province-wide land use planning policy framework that replaces both the PPS 2020 and the A Place to Grow Growth Plan for the Greater Golden Horseshoe while building upon housing-supportive policies from both documents. It is a policy statement issued under the authority of Section 3 of the Planning Act and provides policy direction on matters of provincial interest related to land use planning and development as of October 20, 2024. Accordingly, decisions affecting planning matters shall be consistent with the PPS 2024.

4.3.1 Planning for People and Homes

The following policies outlined under Section 2.1 *Planning for People and Homes*, provides general policy directives for land use planning in Ontario.

2.1 Planning for People and Homes

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

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

As per the above Policy, the Ontario Population projections provided by the Ministry of Finance shall be used to inform planning decisions, although Municipalities can justify the use of existing or alternative projections. Growth horizon requirements include maintaining a 15-year supply of residential land while encouraging the creation of complete communities that

include a range of housing options varying in density.

The Ontario Ministry of Finance anticipates significantly more growth in Wellington County than previously forecasted for the County by the Growth Plan. The most recent forecast was prepared in the fall 2024 and forecasts a population of 400,166 persons in Wellington County by 2051. This is approximately 37,200 persons more than the population forecasts contained in the 2020 Growth Plan prepared by of the Ministry of Municipal Affairs and Housing. As such, these numbers have been used in the Land Needs Assessment prepared by Parcel Economics which demonstrates that there is a greater need for housing growth in Wellington County, and the Township of Wellington North, than was previously planned for by the Province and County.

To align with these policy directives for increased forecasted growth and based on the Parcel Economics Land Needs Assessment, it is our planning opinion that the subject lands are needed now to accommodate Arthur's anticipated growth needs.

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

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

The proposed development introduces an appropriate range and mix of housing options to meet anticipated housing demands within Arthur, Wellington North, and the County of Wellington. The proposed development will add between 815-866 units to the County's housing supply that will consist of varying housing typologies including single-detached, semi-detached, and townhouse units. This range of housing will help the County to address the changing housing needs of current and future residents. This mix of housing also creates a more accessible housing market for people in all stages of life.

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

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, longterm care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*

The subject lands are in an area that is appropriately situated to accommodate additional residential growth and to foster the creation of a complete community. The proposed development will introduce more diverse housing options to the community that will meet the needs of people of different social and economic demographics by providing smaller unit sizes and more diverse housing typologies. The proposed development has also been designed to incorporate parks and greenspaces throughout to create recreational opportunities for future

residents. It will be configured to support pedestrian mobility throughout the site and will incorporate sidewalks and other active transportation infrastructures into the design. Additionally, the lands are situated in proximity to existing services and facilities within Arthur, which include an elementary school, an arena, a playground, a pool, and baseball diamonds that are all located approximately 750 metres south of the lands that can also be used by future residents.

4.3.2 Housing

The following policies provide provincial policy direction for the development of housing.

2.2 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 wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation;*

As outlined above, planning authorities shall permit and facilitate the development of all housing options required to meet the needs of current and future residents. The proposed development will create more diverse housing options in the community of Arthur, including single-detached, semi-detached and townhouse units. This in turn is facilitated through gentle densification that supports more efficient land use patterns that make use of existing municipal servicing and community services and facilities.

The proposed development provides densification and efficient land use patterns that are appropriately scaled to the community of Arthur and its small town character.

4.3.3 Settlement Areas

The following policies provide direction for settlement areas.

2.3.1 General Policies for Settlement Areas

1. *Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.*
2. *Land use patterns within settlement areas should be based on densities and a mix of land uses which:*
 - a) *efficiently use land and resources;*
 - b) *optimize existing and planned infrastructure and public service facilities;*

The subject site is located within the settlement area boundary of the community of Arthur. As outlined above, settlement areas shall be the focus of growth and development. Further to this, a Land Needs Assessment completed by Parcel Economics found that the Township of Wellington North has a surplus of lands designated for employment uses and requires lands designated for residential purposes. This is corroborated by the findings of a Land Needs Assessment completed by the County of Wellington as part of their Official Plan Review process. As per the County's Land Needs Assessment, the Township of Wellington North has an excess of 40 hectares of employment lands. As such, the report recommends that 81 hectares of Future Development lands be redesignated to Community Areas, but that an excess of 89 hectares of Future Development lands would remain. The subject lands were not identified as lands to be redesignated to Community Area, however, the Ministry of Finance numbers have

identified that these lands are needed to accommodate the projected growth. The subject lands can contribute 38.09 hectares of land to fulfill this need and are intended to be developed to a (minimum) density of 50 residents and jobs per hectare. The proposed development will be serviced by municipal water and sewer infrastructure and is located within close proximity to existing community resources such as schools, recreational uses such as a pool and an arena, a fire station and a library. As such, we find the proposed development to represent an appropriate level of density that will efficiently use existing and planned community resources.

4.3.4 Energy Conservation, Air Quality and Climate Change

The following policies provide regulations for development that is energy efficient and adaptive to climate change.

2.9 Energy Conservation, Air Quality and Climate Change

1. *Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:*
 - a) *support the achievement of compact, transit-supportive, and complete communities;*
 - b) *incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;*
 - c) *support energy conservation and efficiency;*
 - d) *promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and*
 - e) *take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.*

Climate change has been considered through the proposed site design which supports active transportation throughout the site. The proposed design ensures that the stormwater management facilities are appropriately sized to accommodate storm events within the proposed ponds. The redevelopment of the site will include landscaped open spaces which will assist in the absorption of stormwater and a natural heritage system block will be maintained to protect the natural heritage system features on the site. Where possible, measures to reduce greenhouse gases will be incorporated into the design and construction methods and will be further explored through detailed design.

4.3.5 Services and Infrastructure

The following policies provide direction and regulations for development relating to servicing and infrastructure.

3.1 General Policies for Infrastructure and Public Service Facilities

- 1. Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:
 - a. are financially viable over their life cycle, which may be demonstrated through asset management planning;*
 - b. leverage the capacity of development proponents, where appropriate; and*
 - c. are available to meet current and projected needs.**

The proposed development is located within the Urban Centre Boundary of Arthur which is

serviced by municipal water and wastewater infrastructures. The Arthur Water and Wastewater Report prepared by DLW Engineering identifies that the community of Arthur requires expansion to its municipal servicing infrastructure to accommodate the community's anticipate growth. DLW proposed opportunities for sustainable expansion of existing services. As such, the proposed development will efficiently use existing and proposed municipal infrastructure.

3.6 Sewage, Water and Stormwater

- 1. Planning for sewage and water services shall:
 - a. accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services;*
 - b. ensure that these services are provided in a manner that:
 - (1) can be sustained by the water resources upon which such services rely;*
 - (2) is feasible and financially viable over their life cycle;*
 - (3) protects human health and safety, and the natural environment, including the quality and quantity of water; and*
 - (4) aligns with comprehensive municipal planning for these services, where applicable.**
 - c. promote water and energy conservation and efficiency;**

- d. *integrate servicing and land use considerations at all stages of the planning process;*
 - e. *consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of municipal water services and municipal sewage services to support efficient use of these services to meet current and projected needs for increased housing supply; and*
 - f. *be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5.*
2. *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. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.*
1. *Planning for stormwater management shall:*
- a) *Be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;*
 - b) *minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;*
 - c) *minimize erosion and changes in water balance including through 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;*
 - f) *promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and*
 - g) *align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.*
- With regard to servicing and infrastructure policies, the proposed development will thoroughly assess the overall efficiency, life cycle, and long-term impacts of the proposed servicing on the community. The development includes plans for the construction of an elevated water storage tank, two stormwater management ponds, a sanitary pumping station, and fulsome municipal servicing infrastructure that will be designed to efficiently accommodate the proposed residential uses and also support future growth. Tribute/Sorbara Arthur Holdings Inc. is committed to collaborating with the Township of Wellington North to address capacity of its wastewater treatment plant to ensure it can withstand sustainable growth as the community expands over time.
- Similarly with regard to water servicing, the development proposes an elevated water storage tank, to ensure a sustainable and reliable water supply for the community. The development aims to promote efficient water servicing. These on-site water servicing solutions will optimise land use and ensure that the community's current and future water needs are met in an efficient and sustainable.

4.3.6 Recreation and Healthy Communities

The following policies guide the development of accessible, safe and attractive public spaces, recreation facilities, parks, trails and open spaces.

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

- 1. Healthy, active, and inclusive communities should be promoted by:*
 - a. planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
 - 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;*

The proposed development closely aligns with the policies set out in Section 3.9 of the PPS. The development promotes a healthy, active, and inclusive community by incorporating a range of public amenities and recreation opportunities. The development includes a natural heritage system block that will feature an integrated trail network, which will provide residents with easy access to outdoor recreation opportunities. In total, the proposed development will feature 5.90 hectares of Natural Heritage System. Additionally, three park spaces will be provided, totaling 3.62 hectares. The park spaces will be designed to serve different recreational purposes and will also create a buffer area between the proposed development and land uses to the southwest.

The proposed development is designed to increase pedestrian and bicycle mobility as integrated sidewalks and bike lanes will be implemented throughout the street network. These features will help to foster social interaction amongst residents and create a stronger sense of community, while ensuring the site is designed for people of all ages with a range of public accessibility in mind. Further to this, all sidewalks and parks in the proposed development will be designed to meet accessibility requirements as set forth in the Ontario Building Code.

4.3.7 Natural Resources

The following policies direct for the protection of the Province's natural heritage system and key natural heritage features.

4.1 Natural Heritage

- 1. Natural features and areas shall be protected for the long term.*
- 2. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*
- 6. Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*
- 8. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there*

will be no negative impacts on the natural features or on their ecological functions.

The subject site contains a watercourse (Farley Creek) that crosscuts the site running northwest to southeast. It is identified as being within Grand River Conservation Authority (GRCA) regulation limit and is identified as Core Greenlands in the Land Use Plan for the Community of Arthur. Culvert improvements will facilitate a clear flow of Farley Creek across Eliza Street at a subsurface level. On the east side of Eliza Street, Farley Creek is proposed to be moderately realigned to better facilitate stormwater management infrastructure and create a more efficient parcel of land. A Meander Belt Width Assessment prepared by GeoProcess Research Associated delineated the meander belt (riverine erosion hazard) to inform development limits and sizing of the proposed realigned stream corridor. The Meander Belt Width Assessment concluded that meander belt dimensions of 24.6 metres and 33.6 metres are required for the portion of Farley Creek Tributary relevant to the subject site. As such, the proposed tributary realignment accommodates and exceeds this minimum width requirement to ensure a healthy tributary. An EIS prepared by GeoProcess Research Ltd. confirmed that proposed tributary realignment can proceed without negative impacts to the natural heritage system with standard mitigation measures outlined in the report.

4.2 Water

1. *Planning authorities shall protect, improve or restore the quality and quantity of water by:*
 - a. *using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering*

cumulative impacts of development;

- b. *minimizing potential negative impacts, including cross-jurisdictional and crosswatershed impacts;*
 - c. *identifying water resource systems;*
 - d. *maintaining linkages and functions of water resource systems;*
 - e. *implementing necessary restrictions on development and site alteration to:*
 1. *protect all municipal drinking water supplies and designated vulnerable areas; and*
 2. *protect, improve or restore vulnerable surface and ground water, and their hydrologic functions;*
 - f. *planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; and*
 - g. *ensuring consideration of environmental lake capacity, where applicable.*
2. *Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.*

The proposed development aims to protect and enhance the site's existing natural resources and features. It will introduce stormwater management methods to safeguard the water resources and uphold overall water quality and

erosion control. This development presents an opportunity to ensure the enhancement and protection of the Farley Creek natural area(s) running through the subject lands. Stormwater management measures as presented in the Functional Servicing and Stormwater Management report prepared by SCS Consulting, combined with proposed natural landscape, buffers, and drainage areas, will safeguard significant water courses within the site and prevent the spread of harmful or potentially polluted water to adjacent lands through waterways. Further, a new water storage tank is proposed to be accommodated on the subject site, with design characteristics included in the Arthur Water and Wastewater Report by DLW Engineering, and will facilitate access to safe and clean drinking water for future residents of the proposed development as well as the broader Arthur community. Proposing the development on full municipal services rather than individual septic systems will ensure the safety of the well water sources, as well as prevent nutrient loading.

4.3.8 Cultural Heritage and Archeology

The following policies apply to the protection of cultural heritage and archaeological resources within the province.

4.6 Cultural Heritage Resource

2. Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.

3. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.

The subject lands do not contain any cultural heritage resources as identified by the Town's Heritage Register.

Regarding archaeological resources, a Stage 1 Archaeological Assessment was undertaken by Parslow Heritage Consultancy. It determined that the subject lands contain archaeological potential due to their proximity to water sources, historical settlements, and transportation routes, as well as the subject site's soil types, which were conducive to past human settlement. As such, a Stage 2 Archaeological Assessment is planned to be completed during fair weather months when access to soil and site characteristics is possible.

4.3.9 Natural Hazards

The following policies apply to areas identified as containing natural hazards.

5.2 Natural Hazards

2. Development shall generally be directed to areas outside of:

b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and

The subject lands contain a watercourse that runs northwest to southeast. There is a floodplain area associated with the watercourse as per the Grand River Conservation Authority's regulated mapping. GeoProcess Research Associates has prepared a Meander Belt analysis and an Environmental Impact Study that determined the limit of the lateral extent that the channel of the watercourse has occupied. The Meander Belt Analysis informed the proposed limit of development and as such, any floodplain area associated with the watercourse will be included within the Natural Heritage System block outside of the proposed limit of development.

4.3.10 Summary

It is our professional opinion that the proposed development is consistent with the PPS and will support the Town and County in meeting provincial policy directives, such as: increasing housing supply with more diverse unit typologies; supporting the development of a complete community; and protecting the Province's natural heritage resources.

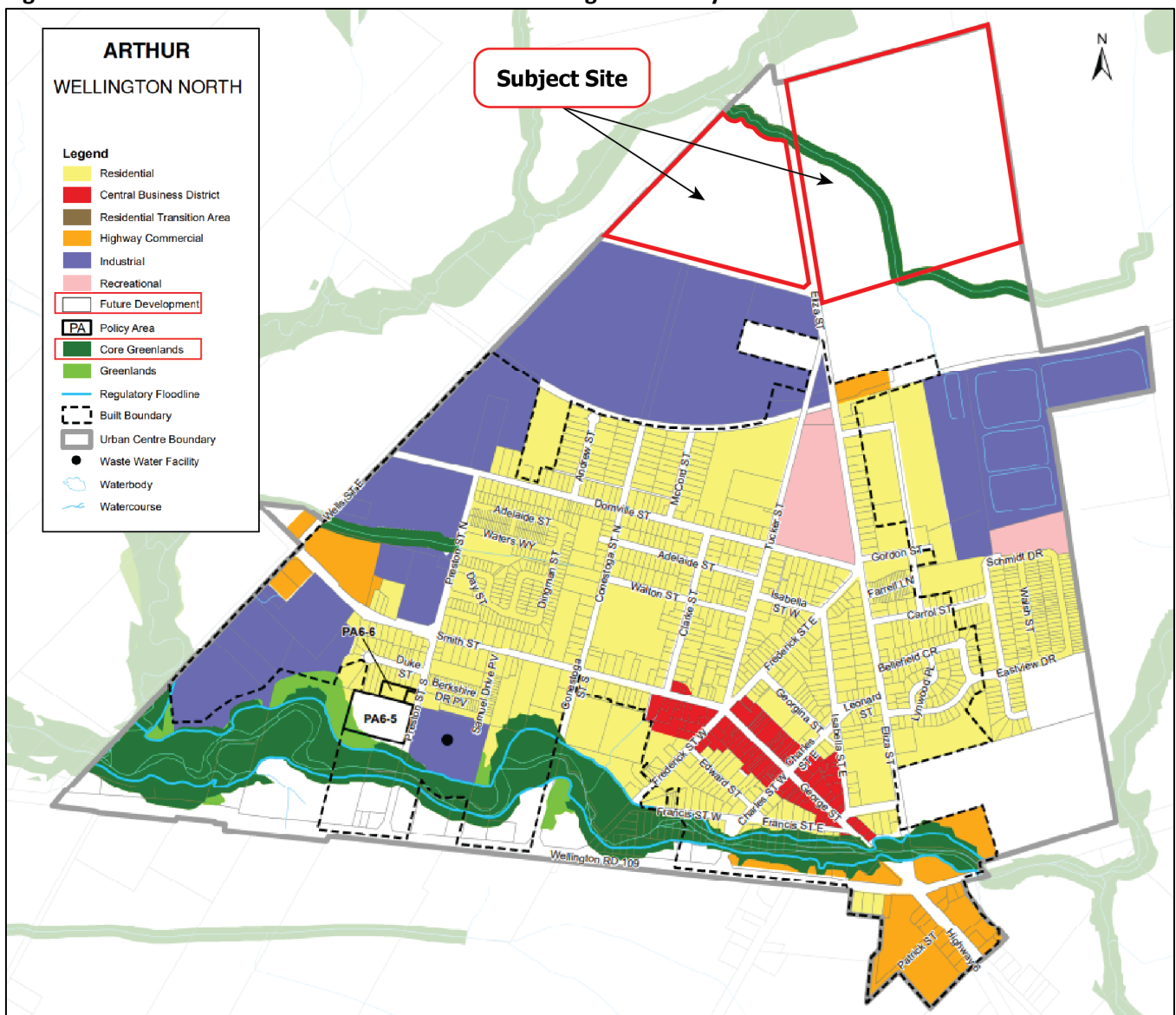
4.4 County of Wellington Official Plan

The County of Wellington is the upper tier planning authority on behalf of the Township of Wellington North. The County of Wellington Official Plan (OP) is the guiding land use planning policy document for this jurisdiction as the Township does not have an Official Plan. It

contains policies pertaining to both the County as a whole and more locally for its constituent municipalities therein. This section addresses the proposed development's conformity to Wellington County OP policies in the Wellington North context.

The subject lands are in the community of Arthur and are identified on Schedule A of the County of Wellington Official Plan ("County OP") as being

Figure 13 – Schedule B6-2 – Arthur Land Use: Wellington County Official Plan



Primary Urban Centre and Designated Greenfield Area. As per Schedule B6-2 of the County OP, which is the land use plan for the community of Arthur, the lands are designated as Future Development and Core Greenlands.

In all sections reviewed below, the most relevant policies were included. Where policies did not apply to the project, they were not included.

4.4.1 Wellington Growth Strategy

The following policies outlined under OP Section 3.3 Guiding Growth and Section 3.4 Servicing Group provides general goals for growth in Wellington County.

3.3 Guiding Growth:

to encourage efficient cost effective development patterns;

The proposed development will introduce an appropriate range, mix, and density of residential units that will make efficient use of expanded infrastructure, roads, active transportation routes, sidewalks, municipal servicing, parkland, and goods and services available in the community of Arthur.

to take advantage of capacities in existing and planned water, waste water, utilities and transportation systems to support the achievement of complete communities through a more compact built form;

Tribute/Sorbara Arthur Holdings Inc. welcomes the opportunity to support the Township of Wellington North and the community of Arthur in expanding its water and wastewater servicing capacity. It is understood that municipal servicing is to be expanded in Arthur, and the applicant and their consultants are willing to provide expertise in ensuring sustainable and effective servicing expansion to support future generations in Arthur. The proposal includes a block for a future municipal well and water tower as it has been

identified by the Township that an additional well and water tower would be required to support the development in Arthur, with preliminary investigations occurring in the area of Wells and Macauley Streets. Further, the proposed development will include the construction of new municipal roads and improvements to existing municipal rights of way to support growth.

to encourage growth in primary and secondary urban centres;

A residential community on the subject lands is consistent with the OP's intention for growth to be accommodated within urban centres. The subject land is within the community of Arthur's urban area and is designated *Future Development*, intended to accommodate the community's growth.

to encourage more efficient use of land through increased densities in designated greenfield areas of primary and secondary urban centres;

The community of Arthur is identified as a Primary Urban Centre. The subject lands are identified as being greenfield, and thus the policies encourage a more efficient use of land and increased densities. A residential community consisting of single-detached, semi-detached, and street townhouse dwellings will introduce an appropriate density profile to the community of Arthur, ensuring an efficient use of available while, while balancing the rural and low-density character of the area.

to maintain a healthy balance between jobs and housing in order to reduce the need for long-distance commuting, and increase the modal share of walking and cycling, where appropriate;

The Wellington County Growth Management Action Plan identified that the Township of Wellington North has a surplus of Employment Lands and requires additional Community Areas. The proposed development provides additional

residential uses in an area that has existing employment capacity, shortening commute times for local workers and providing housing for an expanded workforce base.

to provide choice for residents and businesses by providing a variety of growth opportunities, housing types, services, recreation and cultural activities, and public open space;

Future residents will be presented with housing choice based on the proposed single-detached, semi-detached and street townhouse dwelling typologies. The housing forms will suit people of different life stages, different family sizes, and will promote great attainability of market-rate housing in Arthur.

to encourage mixed-use and pedestrian-friendly development in appropriate locations;

The proposed development will include sidewalks throughout. It contemplates bike lanes and other active transportation features. Commercial uses have not been incorporated into the overall design of the development due to the size of the community and the distance to the downtown core. To introduce commercial nodes into the design would detract from the primary focus of commercial operations, being George and Smith Streets. Road and sidewalk connections to Macauley Street are proposed, which provide connections further south to the central of the community. This will provide future residents with connectivity to the existing built-up area of Arthur.

- *to prohibit the establishment of new settlement areas;*

The subject lands are located in the existing settlement area of Arthur and within Arthur's urban boundary, as delineated in OP schedule in B6-2. The development will not create a new settlement area.

to support a culture of conservation, including water, energy and cultural heritage conservation, air quality protection and integrated waste management; and

The subject site does not contain cultural heritage resources. A Stage 1 Archaeological Assessment was completed of the subject lands and a Stage 2 assessment will be completed. The proposed development will be designed with stormwater management infrastructure that supports conservation. An air quality assessment is included in this application package which addresses air quality in the area.

to support the achievement of complete communities in primary and secondary urban centres and hamlets

The proposed development introduces residential uses in close proximity to existing community services in Arthur. The Arthur baseball diamonds, pool and arena are roughly 500 metres south of the subject site. There are three schools within walking distance on the subject site, and Arthur's village centre with shops and restaurants is approximately 1-kilometre away.

3.3.1 Greenfield Density Target:

The County outlines a target for greenfield area density to enable the achievement of the aforementioned growth objectives.

the designated greenfield area of the County will be planned to achieve an overall minimum density of not less than 40 residents and jobs per hectare.

The subject site is a designated Greenfield Area in the County OP Schedule A. The proposed development achieves a density of approximately 53 to 56 persons and jobs per hectare which is further outlined in the Land Needs Assessment prepared by Parcel Economics and included in this application package. This modestly exceeds

the minimum density of 40 residents and jobs per hectare as outlined in the OP target for Greenfield Areas.

3.4 Servicing Growth

Wellington will provide for the efficient and environmentally sound use of land by encouraging full municipal water and waste water services for new development. Where full municipal services are not available or cannot be provided, municipalities may choose to use private communal sewage services and private communal water services. The use of individual on-site systems will be limited to the low intensity uses in the rural system and unserviced settlement areas. Existing development and development commitments based on individual on-site services may be recognized and, if proven adequate, may continue. Development commitments may include lands designated or zoned for development or with approved subdivisions.

The proposed development will be serviced by expanded municipal water and wastewater infrastructure. DLW Engineering has prepared an Arthur Water and Wastewater Report which outlines servicing needs and opportunities for growth in the Arthur community. SCS Consulting prepared a Functional Servicing and Stormwater Management Report which outlines how the proposed development will be serviced through municipal infrastructure. Both reports are included in this application package.

4.4.2 Housing

The following policies outlined under OP Section 4.4 are related to housing in Wellington County.

4.4.1 Supply

The County will ensure that residential growth can be accommodated for a minimum of 15 years through residential intensification, redevelopment and if necessary, lands which

are designated and available for new residential development.

The County will maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a 3-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

The proposed development supports the County's requirement of ensuring land is available for housing growth. The County of Wellington's population is growing and was forecasted by the Ministry of Finance in Fall 2024 to reach 400,166 persons by 2051. The subject site is needed to accommodate this population growth for residential uses.

4.4.2 Variety

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. New multiple lots or units for residential development will incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.

The proposed development introduces single-detached, semi-detached and street townhouse dwelling typologies. This housing mix introduces choice for residential typologies suitable to people of different life stages, income levels and needs. A modest density which exceeds the OP greenfield target ensures that land is used efficiently while also respecting the area's rural character.

4.4.4 Greenfield Housing

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

b) require new developments to achieve densities which promote the overall designated greenfield area 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;*
- iii) The minimum greenfield density target will be measured over all designated greenfield areas of the County, excluding natural heritage features and areas, natural heritage systems and floodplains (provided development is prohibited in these areas), and employment areas and cemeteries, as well as rights-of-way for: electricity transmission lines; energy transmission pipelines; freeways, as defined by and mapped as part of the Ontario Road Network; and railways; and*
- iv) encourage the introduction of medium density housing types in new subdivisions and other designated greenfield areas.*

The proposed mix of housing achieves a density of 16.48 to 17.52 units per gross hectare (calculated with the exclusion of existing natural heritage system on the subject site). Medium density housing typologies including semi-detached and street townhouse units are proposed. As such, the development meets and exceeds the density for newly developing subdivision.

4.4.3 The Greenlands System

5.4 CORE GREENLANDS

Within the Greenlands System certain areas have greater sensitivity or significance. These areas will be identified in policy and protected. These areas have been included in the “Core” Greenlands designations and include:

- provincially significant wetlands*
- all other wetlands;*
- habitat of endangered or threatened species and fish habitat; and*
- hazardous lands.*

An existing tributary on the subject site is designed Core Greenlands in the County OP. An EIS was prepared by GeoProcess Research Associates to evaluate the subject lands with a focus on the natural heritage area and Core Greenlands system. The proposed development, its impacts on the Greenlands system, and conformity with OP policies related to the Greenlands system is addressed in the EIA enclosed within this submission package.

Section 5.6.4 of the OP states that:

Core Greenland areas shall be placed in a restrictive zone which prohibits buildings, structures and site alterations except as may be necessary for the management or maintenance of the natural environment. Other greenlands may also be given a restrictive zoning by a municipal council.

Zoning by-laws may also recognize existing land uses in core greenlands and, where appropriate, provide for reasonable expansions or alterations. Zoning by-laws may also establish setbacks from Core Greenland areas in which no buildings or structures shall be permitted.

The proposed development seeks to rezone the Core Greenlands area in the Township of Wellington North Zoning By-law from *Future Development* to *Natural Environment*. This will serve to ensure the natural heritage system is preserved and restricted from development activity.

4.4.4 The Urban System

Section 7 of the County of Wellington OP defines the Urban System as the larger urban places in Wellington which are expected to accommodate the majority of growth over the planning period. This includes Primary Urban Centres. The community of Arthur is identified as a Primary Urban Centre in OP Schedule A. New development along with increases in population will be directed to the Urban System and, in particular, to those areas with full municipal services.

7.3 Planning Approach

Development based on municipal services which promote environmental protection and efficient land use will be encouraged. Land use patterns in the urban system shall be based on:

- a) densities and a mix of land uses which:
 - i) efficiently use land and resources;*
 - ii) 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; and**
- b) a range of uses and opportunities for intensification and redevelopment.*

The subject lands offer an opportunity to accommodate growth within an existing Urban System area. The proposed development introduces a mix of housing with an appropriate density of 53 to 56 persons and jobs per hectare. Arthur is well serviced by commercial facilities including shops, restaurants, banks, supermarkets, hardware stores. Further, it is served by publicly funded schools, an arena and baseball diamonds, and public parks. All general and community services are within a one-kilometre radius of the subject lands. As such, the proposed development makes efficient use of existing facilities in the area.

As has previously been identified and is examined further in the report prepared by DLW

Engineering, that there are servicing constraints for both the water and wastewater systems in the community. The proposed development includes solutions to address the water supply constraints have been incorporated into the overall design of the plan and include a new municipal well and water tower. The location of the municipal well is based on preliminary investigations completed by the Township which identified the area of Wells and Macauley Streets as a preferred location. Solutions for the wastewater treatment plant capacity have also been reviewed and recommendations provided in the DLW Engineering report.

The proposed development avoids urban expansion by developing within the existing delineated urban boundary on lands designated for Future Development. It uses existing roadways and provides opportunities for natural and efficient expansion of municipal infrastructure in an orderly manner.

7.4 Primary Urban Centres

7.4.1 Permitted Uses

Primary urban centres are expected to provide a full range of land use opportunities. Residential uses of various types and densities, commercial, industrial and institutional uses as well as parks and open space uses will be permitted where compatible and where services are available.

More detailed official plan designations and policies as well as zoning regulations will identify the location and nature of various permitted uses in primary urban centres.

The subject lands are within the urban boundary of Arthur, which is identified as being a primary urban centre in the County's Official Plan. Although the lands are currently designated as Future Development, it is our opinion that the lands are appropriate for residential use given the location and surplus of employment lands within Arthur. The additional residential uses will support the employment lands located to the

south of the subject property. The proposal includes residential, parks, and stormwater blocks, in addition to the natural heritage corridor present on both of these parcels. The application seeks to redesignate the property as Residential and the associated Zoning By-law Amendment will provide the specific zone requirements for the single, semi-, and townhouse dwellings.

7.4.3 Land Use Compatibility

More detailed planning policies and zoning regulations shall be developed for primary urban centres to ensure that existing and proposed uses are compatible and that adverse impacts are kept to a minimum and that appropriate mitigation is provided where practical.

The lands on the south side of Macauley street are currently used as a contracting yard. As has previously been stated, an application for Zoning By-law Amendment to allow a ready-mix concrete plant has been approved by the Township, as well as a Severance application to create a new parcel for this use. Although construction on the concrete plant has not commenced, a Land Use Compatibility and Noise and Vibration Analysis have been completed to implement appropriate mitigation measures. This has been incorporated into the overall design of the plan to include sound berms and orient dwellings so that minimum noise standards can be achieved.

Uses to the north along Line 2 have also been identified as being noise and odour causing: a trucking facility and a dairy farm. To address the noise associated with the trucking facility, a noise berm has been proposed. To address the odour from the dairy farm, warning clauses on the lots are proposed to advise of periodic odours from the farm being omitted.

The proposed mitigation measures will appropriately ensure that the residential development is not impacted by the existing

contracting yard, trucking facility, and dairy farm as well as the proposed ready-mix concrete plant.

7.4.5 Residential Use

Primary urban centres shall provide a broad range of residential uses to provide a diverse supply of housing, including affordable housing.

Wellington will plan for a diverse range and mix of housing options, densities, and unit sizes on full municipal services.

As has previously been outlined, the proposed development includes a range of residential dwelling types, including single-detached, semi-detached, and townhouse dwellings. A range of size of units is also proposed within these three housing forms. This will provide a greater range of options for current and future residents. Although no affordable housing units are proposed in the development, the range in housing forms and lot sizes will accommodate a range of household incomes.

7.4.12 Parks and Open Space

Primary urban centres shall provide adequate parks and open space areas to serve their population and may provide recreational opportunities for a larger regional population. Parks and open space areas may be located in or adjacent to greenland areas depending on impacts and opportunities.

The proposed development includes a range of park sizes for future residents, which will allow for options for parks programming and design. The parkland dedication (3.62 hectares) represents 6.5% of the total land area, which exceeds the minimum of 5% of the total land area outlined in the Planning Act. The proposed parks have been spread between the two development blocks, and are appropriately sized to service their immediate communities.

4.4.5 Detailed Primary and Secondary Urban Centre Policies

Part 8 of the Wellington County Official Plan creates the guidelines for growth and development with primary and secondary urban centres. These are to be the areas that are the focus of residential, commercial, and employment uses. The vision of these areas is to enhance small town character while encouraging a greater variety of housing, in addition to the predominantly single detached dwellings.

4.4.5.1 Residential Land Use Policies

8.3.2 Objectives

Wellington has set the following objectives for residential development:

- b) to provide a variety of dwelling types to satisfy a broad range of residential requirements and ensure that affordable housing is available;*

The proposal will provide a range of dwelling types to meet a range of housing needs within the community. The development includes single-detached, semi-detached, and townhouse dwellings which will provide options for dwelling types. The development does not include any affordable housing units, but will provide more attainable housing options.

- c) to manage the rate of growth and the amount of residential development within the urban centre in order to maintain and enhance the small town character;*

The lands are currently designated as Future Development in the County's Official Plan. This designation recognizes that the lands will be needed for development in the future. Based on the Land Needs Assessment prepared by Parcel Economics, the lands are required for residential development earlier than outlined in the Wellington County Official Plan. The proposal is

consistent and compatible with the character of the surrounding area and development densities are consistent with existing residential areas.

- e) to ensure that adequate infrastructure will be available to all residential areas;*

As has previously been outlined, Arthur has identified servicing limitations within their existing urban area. The Water and Wastewater Summary report prepared by DLW Engineering has identified strategies for addressing the servicing constraints to allow for the development to proceed forward. The servicing solutions outlined will ensure that appropriate water and wastewater services are available to allow for the proposed development to move forward.

- f) to minimize potential compatibility issues between residential and other land uses;*

As has previously been outlined, a Land Use Compatibility Report and a Noise and Vibration Analysis have been prepared to examine the impacts on the proposed development from neighbouring industrial uses. The reports identify and recommend mitigation measures to ensure that the proposed residential dwellings are not negatively impacted, and provide appropriate separation distances to existing industrial operations to allow them to continue to operate.

8.3.4 Low-Density Development

This plan considers single-detached, semi-detached and duplex dwellings to be low density housing forms. The Zoning By-law may provide separate zones for only single-detached, semidetached or duplex dwelling units or a combination of any of the above. The character of existing low density residential neighbourhoods should generally be protected and land uses which would cause significant loss of privacy, loss of view, or loss of sunlight due to shadowing or which would be incompatible due to their nature

shall be discouraged. Section 8.3.11 provides additional consideration in this regard.

The proposed development is predominantly low-density residential dwellings, being single-detached and semi-detached dwellings. Appropriate zone regulations are proposed to ensure privacy and provide appropriate amenity area for future residents.

8.3.5 Medium Density Development

Multiple residential developments such as townhouses and apartments may be allowed in areas designated RESIDENTIAL subject to the requirements of the Zoning By-law and further provided that the following criteria are satisfactorily met:

- 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.*

The fifteen (15) blocks of street townhouses can be considered to fall into the Medium Density residential category, having a density of 41 units per hectare. These units are incorporated into the overall design of the plan and located along Eliza Street, as well as along Macauley Street. The proposed semi-detached dwellings provide a transition between the townhomes and the single-detached dwellings.

As has previously been reviewed, appropriate municipal services can be provided to the site, subject to upgrades outlined in the report prepared by DLW Engineering. Further, appropriate stormwater management strategies have been proposed to capture and treat anticipated stormwater generated by the development. Appropriate zone provisions are proposed to implement the townhouses.

4.4.6 Natural Land Use Policies

Section 8 of the Wellington County Plan outlines the policies for the natural heritage areas within the primary urban centres. These features include rivers, woodlands, wetlands, smaller watercourses, and other similar features which require protection. Farley Creek runs through the property and has been identified on Schedule B6-

2 of the Official Plan. The policies below apply to the subject lands.

8.9 GREENLANDS SYSTEM

8.9.5 Flood Plain Lands

Many urban centres were settled along the banks of a major water course. A significant portion of many urban centres in Wellington lie within a flood plain. The following policies shall apply to land designated GREENLANDS within a flood plain.

- a) this Plan prescribes a “one-zone” approach to flood plain management, meaning that development is restricted below the Regulatory Floodplain (i.e. flood plain area), as shown on Schedule B);*
- b) no buildings or structures shall be erected and no placement, movement or removal of fill may occur within the flood plain without the prior approval of the Conservation Authority;*
- e) the creation of lots which extend into flood susceptible areas may only be permitted, in consultation with the Conservation Authority, where no public agency is willing to assume ownership of the flood plain lands and that sufficient buildable area exists outside the flood plain;*
- f) amendments to this Plan will not be required for minor revisions to flood plain boundaries.*

The Farley Creek corridor has identified on the proposed development plan, with the creek and floodplain limits having been reviewed. Through the investigations completed by SCS and GeoProcess, the floodplain extent was accurately mapped and the necessary width and extents have been incorporated into natural heritage blocks. All development will be located outside of these natural heritage blocks and will no development will be permitted within the defined floodplain area. Two (2) stormwater management ponds will be constructed to capture, treat, and release the stormwater created by the proposed development.

4.4.7 Greenfield Land Use Policies

The subject lands are identified as being Future Development in the Official Plan, and are therefore considered to be greenfield development.

8.10 FUTURE DEVELOPMENT

8.10.2 Objectives

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.*

As part of this application for OPA and ZBA, an application for Draft Plan of Subdivision is also being submitted. This outlines the proposed road network, infrastructure blocks, parks, and proposed residential areas. A review of the servicing available in Arthur, as well as servicing constraints has been reviewed, and appropriate servicing solutions have been identified. The proposed applications meet the above criteria.

8.10.4 Redesignation of Future Development Areas

Development within the FUTURE DEVELOPMENT areas will be limited and restricted to ensure that premature provision of municipal services will not be required.

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 threequarters 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.*

The Land Needs Assessment completed by Parcel Economics has identified that the lands are required to meet the residential land needs of the County prior to the year 2051. This need is based on Ministry of Finance growth numbers, as well as growth constraints within other municipalities in the County. The Land Needs assessment clearly identifies that there is a need for the development of the subject site in the short term.

As has been outlined, the servicing limitations currently within Arthur have been identified and proposed upgrades and improvements identified. Any improvements would require coordination with the Township as they will become municipal infrastructure. It is anticipated that any extensions or upgrades to facilitate the proposed development will be the responsibility of the developer.

A plan of subdivision has been submitted in conjunction with the OPA which sets out the proposed road networks, parks, stormwater facilities, and natural heritage corridor. This plan

creates a comprehensive vision for the proposed residential development.

The lands immediately south are also within the urban boundary of Arthur, and are a mix of employment, residential, and future development. The subject proposal is the logical next step for development within Arthur, and will not result in leap-frogging of other residential lands which should be developed prior to these.

A comprehensive review of the property has been completed to evaluate the development constraints. An overview of the reports and studies provided is reviewed later in this report, and copies of the studies have been submitted as part of the complete application.

4.4.8 Infrastructure

Part 11, Environmental Services, outlines the policies for water and waste water services, stormwater management facilities and waste management services. The intent of this section is to optimize the use of municipal services, while also promoting the efficient use of these systems. The review of these policies outline the servicing strategies and appropriateness of the proposal.

PART 11 ENVIRONMENTAL SERVICES

11.2 WATER AND SEWAGE

11.2.4 Primary and Secondary Urban Centre Policies

The following water and sewage policies apply in primary and secondary urban centres:

- a) municipal services are the preferred method of servicing in all urban centres and reasonable efforts will be made to provide for municipal services in all urban centres;*
- b) most Urban Centres have municipal sewer and water services. Development will normally be required to connect to these services;*

- c) *individual on-site servicing is not allowed in urban centres which have municipal services except:*
 - i. *to provide for the continued use of lots developed on individual on-site services;*
 - ii. *to allow a small scale use on an existing lot in an area where municipal services are not reasonably anticipated;*
 - iii. *to recognize previous development approvals where individual on-site services are still appropriate.*
- e) *all municipalities with municipal water and sewage services will ensure that adequate capacity exists to provide opportunities for both residential and economic development activities;*
- f) *municipal water and sewage capacity will be reviewed at regular intervals and allocations may be altered if no substantial development has taken place over a three year period.*

A water and Wastewater Servicing Report has been prepared by DLW Engineering Services Ltd. In February 2024, on behalf of Tribute/Sorbara Arthur Holdings Inc.. Their analysis includes an assessment of the viability of expanding Arthur's existing Water Supply and Wastewater Treatment Plant (WWTP) to aid in accommodating the proposed development upon the subject lands.

The September 2020 Water and Sanitary Systems Technically Study- Arthur, by Triton Engineering Services Limited for the Township of Wellington North, establishes that Arthur's water system is a single-pressure zone water main distribution network. This is pressurized by two elevated towers, with water supplied by three bedrock wells. According to Township records from 2020, the system currently services 939 homes and 109 industrial/commercial/institutional properties and provides fire protection to the entire service area.

The proposed development will have between 815-866 residential units, which will result in

approximately 2,200 to 2,240 new residents to Arthur. Solutions to address existing water limitations are proposed, which include the construction of a new municipal water well and water tower. The solution for the wastewater treatment plants include an expansion to the existing plant and the installation of a sewage pumping station to ensure that there is appropriate pressure to send the flows to the treatment plant. The solutions outlined will require coordination with the Township, however, will provide the required level of servicing to support the development of the subject lands.

11.3 STORM WATER MANAGEMENT

11.3.2 Level of Protection

Development and redevelopment in all watersheds shall incorporate storm water management to control runoff up to and including the 1:100 year design event or Regional Storm, whichever is greater. The level of storm water management to be achieved is to be determined through an assessment of watershed conditions and negotiations with the County, the local municipality and the Conservation Authority. Best management practices and storm water management techniques will be implemented in consultation with appropriate government agencies.

11.3.6 Major-Minor Protection

Where appropriate, all new development shall incorporate the "Major-Minor" system concept in consultation with the appropriate Conservation Authority and:

- a) *the Major system shall be designed to control the anticipated increase in storm water runoff, created by the development, over pre-development conditions. The Major system should accommodate the 1:100 year or Regional Storm, whichever is the greater. And, where necessary, this system will require detention or temporary storage facilities to control*

discharge rates; Wellington County Official Plan Page 170 July 2024

- b) the Minor system shall accommodate runoff from more frequent storms up to the design capacity of an existing receiving system. And, where necessary, this system will require retention or storage facilities. New collection systems will be designed in accordance with municipal servicing standards.*

11.3.7 Natural Drainage

Natural drainage systems should be used in the design of new subdivisions and all major watercourses should be left as much as possible in their natural state including riparian vegetation, existing vegetative buffers, or the establishment of vegetative buffers. Channelization will be discouraged where possible. Detention and retention facilities may be permitted in open space areas to ensure controlled runoff into receiving streams. Any modification to an existing natural watercourse will be done in accordance with the requirements of the Conservation Authorities Act and will preserve floodplain storage for all major watercourses.

Hydrological Modelling, completed by SCS Consulting Group to support the applications has evaluated the hydrologic and hydraulic conditions of the subject lands for review by the Grand River Conservation Area. Farley Creek has been identified as running southeast-northwest through the site, crossing under Eliza Street with a diameter of 2750 millimetre. It enters a CSP Culvert before crossing under Wells Street via a CSP Culvert with a 2000 millimetre diameter. This section lets out into the more naturalized section of Farley Creek, which eventually connects to Conestogo Creek. The Creek is regulated by the GRCA, who has provided an estimated Regional Storm flood line. There is no engineered regulatory floodplain mapping associated with the subject lands.

Given these findings, SCS's analysis determined that to set the limits of development, a detailed floodplain analysis is required. To date, the existing hydrologic and hydraulic conditions have been prepared and modelled to define the aforementioned Regional Storm floodplain. The limits of the floodplain assessment were set at Fawley Creek in the west, and the headwater portion of the creek in the south/southeast, where the assessment begins.

Hydrology modelling has determined that the drainage area at the connection to Fawley Creek is 199.26 hectares. In a Regional Storm event, SCS identifies a Regional Flow of approximately 13.55m³/s at this connection, modelled as a single flow node.

Hydraulic modelling was utilized to also determine the existing Regional Storm Floodplain. This included establishing site topography via LIDAR and a Topographic Survey, completed August 2024. Discrepancies between the survey and LIDAR data range from 0.1 metres to 0.8 metres, and is the largest at the southern limits. Topography at this point is relatively flat, and the discrepancy does not affect the drainage boundary as identified.

The downstream boundary condition features an estimated Regional Storm Floodline elevation at the junction with the creek of approximately 459 metres. The Manning's n value for the creek is 0.035, and is consistent with the GRCA's floodplain mapping criteria. The manning's n value for the overbanks was 0.05, and in developed areas, a "low intensity" value of 0.08 was established. Both values are within the standard range of the GRCA's floodplain mapping criteria.

A Riparian Storage Methodology was established by SCS given the wide and shallow nature of the existing floodplain and nearby constraints. A creek realignment has been proposed to facilitate the development of the subject lands, which necessitates floodplain modifications which are

still under review. This could include culvert upgrades, but existing riparian storage volume will be retained in the proposed reconfiguration of the creek.

As outlined, the stormwater management plan prepared by SCS provides a robust stormwater management plan which is consistent with the policies in the Wellington County Official Plan.

4.4.9 Transportation

Part 12 of the Official Plan outlines the transportation goals to create safe pedestrian, cycling, and roadway facilities.

12.2 PEDESTRIAN FACILITIES

Pedestrian facilities will be encouraged both as a means of travel and for recreation. The following policies will be supported in Wellington.

- a) *sidewalks will be required in all new developments in all urban centres and will be encouraged in hamlets, whenever practical;*

The development will include sidewalks on a minimum of one side of all interior roads, and both sides of the street for all arterial roads. There are currently no sidewalk connections between the subject lands and to the south where the sidewalks end south of an unnamed road allowance on the east side of Eliza Street. Opportunities to provide and enhance pedestrian connections to the central core of Arthur will be further discussed with Township staff through this application process.

12.5 ROADWAYS

12.5.4 Local Roadway

Local roadways include both urban and rural roads under the jurisdiction of a local municipal government. The following policies apply to local roads:

- a) *urban roads may be classified as*
- b) *arterial, or collector or local routes to*

recognize a hierarchy of functions and to encourage development compatible with those functions;

- i. *arterial roads are normally provincial or county roads servicing high volumes of intra-urban traffic at moderate speeds and with limitations on property access;*
- ii. *collector roads may be county or local roads serving moderate to high volumes of traffic into and out of downtown areas and connecting to other urban areas as well as collecting local traffic for distribution to the arterial road system;*
- iii. *local roads serve low volumes of local traffic and provide access to individual properties;*

The proposed new municipal roadways created as part of the development will be classified as local roads as they will serve only the proposed neighbourhood and see low traffic volumes. A Traffic Impact Study was completed by CF Crozier Engineering to review the traffic generation and evaluate the safety of the proposed connections onto Eliza Street. The proposed development includes sidewalks on at least one side of the street, which is consistent with the above noted policy.

4.4.10 Summary

Following the review of planned development and the availability of developable land within the town of Arthur, it has been determined that the development of the subject lands can and will ensure Wellington can accomplish its objectives for housing and growth. This will ensure the adequate supply and mix of housing within the town of Arthur.

The proposal will ensure that a diverse mix of housing typologies is delivered, while respecting and maintaining the existing character of the rest of Arthur Township. This will include low density housing such as single-, semi-, and townhome typologies, which will maintain the existing

character of nearby residential neighbourhoods and other adjacent land uses. Any medium-density development will be located near major roadways, and will not exceed the densities, height, or shape requirements set by the policies of the WCOP. Any such components of the development will also feature the requisite grading, parking, landscaping and amenity spaces to ensure that the housing therein is of high quality.

For all residential uses to be developed, adequate servicing will be provided, and careful consideration will be given to nearby land uses and the residents therein, as appropriate and applicable. New municipal roadways proposed will meet the Township's minimum standards and include pedestrian facilities to encourage active transportation.

The site has been extensively investigated to examine natural heritage features as well as archaeological potential. The Environmental Impact Study has identified that the development will not negatively affect the natural heritage features (Farley Creek) and has identified appropriate setbacks and buffering.

5.0 Township of Wellington North Zoning By-law

The parks and municipally owned blocks (stormwater management ponds, municipal well, etc.) will be zoned as Open Space (OS). The Farley Creek corridor will be zoned Natural Environment (NE). The residential blocks are proposed to be rezoned as Medium Density Residential (R2) with the following modifications:

The subject site is currently zoned as Future Development in the Township of Wellington Zoning By-law. The zone permits the use of property for agricultural operations and existing uses only.

Table 1 – Proposed Zoning Provision

Zoning Comparison	Provision	Current	Proposed
Single Detached Dwelling	LOT AREA, Minimum	371.6 m ²	270 m ²
	LOT FRONTAGE, Minimum	12.0 m	9.0 m
	FRONT YARD, Minimum	6 m	6.0 m
	INTERIOR SIDE YARD, Minimum	1.2 m	1.2 m
	EXTERIOR SIDE YARD, Minimum	6 m	3.0 m
	REAR YARD, Minimum	7.6 m	7.5 m
	BUILDING HEIGHT, Minimum	10.5 m	13 m or 3 storeys
	LOT COVERAGE, Maximum	40%	60%
	FLOOR AREA, Minimum	Less than two storey - 83.6 m ² Two storey or more - 102.2 m ²	N/A
Semi Detached Residential Dwelling	LOT AREA, Minimum	550.0 m ²	240 m ²
	LOT FRONTAGE, Minimum	18 m	12.0 m
	LOT AREA, Minimum per dwelling	275.0 m ²	120 m ²
	LOT FRONTAGE, Minimum per dwelling unit	9.0 m	6.0 m
	FRONT YARD, Minimum	6.0 m	6.0 m
	INTERIOR SIDE YARD, Minimum	1.2 m	1.2 m
	EXTERIOR SIDE YARD, Minimum	6 m	3.0 m
	REAR YARD, Minimum	7.6 m	7.5 m
	BUILDING HEIGHT, Minimum	10.5 m	13 m or 3 storeys
	LOT COVERAGE, Maximum	45%	60%
	FLOOR AREA, Minimum	Less than two storey - 70.0 m ² Two storey or more - 92.9 m ²	N/A
Street Townhouse	LOT AREA, Minimum	280.0 m ²	120 m
	LOT FRONTAGE, Minimum per dwelling unit	6.5 m	6.0 m
	LOT FRONTAGE, Minimum corner lot	13.6 m	9.0 m
	FRONT YARD, Minimum	6 m	6.0 m 4.5 front face of dwelling
	EXTERIOR SIDE YARD, Minimum	6 m	3.0 m
	INTERIOR SIDE YARD, Minimum	1.2 m	1.2 m
	REAR YARD, Minimum	7.6 m	7.5 m
	BUILDING HEIGHT, Minimum	13 m or 3 storeys	13 m or 3 storeys
	FLOOR AREA, Minimum	70.0 m ²	n/a
Maximum Number of Units Attached in a Row	4	8	

6.0 Supporting Studies

6.1 Urban Design Brief

The Biglieri Group has prepared an Urban Design Brief (UDB), dated February 2025 for the proposed development. The UDB outlines best practices for designing the public, private, and semi-private spaces within the proposed residential development in Arthur, Wellington North. The Urban Design Brief presents the vision and design framework for the proposed development, offering a comprehensive analysis of the site and its surrounding context. The report evaluates the project's alignment with applicable urban design policies, ensuring a thoughtful integration with the existing community while promoting high-quality design, functionality, and sustainability.

The UDB concludes that the proposed development conforms with the County of Wellington Official Plan and the Township of Wellington North Zoning By-law 66-01. The development will incorporate urban design and architectural strategies to create a safe, pedestrian-friendly, and inviting built environment. Thoughtful building designs and landscape elements will enhance and complement the existing small-town character, fostering a cohesive and welcoming community.

6.2 Stormwater Management & Functional Servicing Report

The Functional Servicing and Stormwater Management Report (FSSR) was prepared by SCS Consulting Group Ltd. dated March 2025. The FSSR was prepared in support of a Plan of Subdivision for the proposed development. This report demonstrates that the development can

be graded and serviced in accordance with the Township of Wellington North, Grand River Conservation Authority (GRCA), and the Ministry of Environment, Conservation and Parks (MECP) design criteria.

The site features slopes of 0.40% to 20% draining into a tributary of Farley Creek, necessitating a permit from the Grand River Conservation Authority due to a regulated watercourse. A floodplain analysis identified a backwater condition at Eliza Street causing adjacent flooding. Proposed modifications include channel realignment to prevent spillover while preserving flood storage. The development will meet the Township of Wellington North's drainage criteria, minimize retaining walls, and address stormwater management. A 2.5 metres noise barrier is planned for the northeast corner, alongside berms and fencing. To reduce flooding at Eliza Street, channel realignment and culvert upgrades, including a new culvert at Street G, will ensure a 40.6 metres meander belt with at least 0.7 metres freeboard and 6 metres clearance from residential lots while maintaining flood storage capacity.

The proposed development will transform agricultural and low-density residential land into a community with housing, parks, and essential infrastructure. Located in the Grand River Watershed, it will feature two wet stormwater management ponds for quality and erosion control. Sanitary services will connect via a new pumping station, while water will come from a new well and elevated reservoir. Proper drainage will be maintained through grading, with a standard 20 metre ROW for roads. Erosion and sediment controls will be implemented, and utility providers have confirmed capacity.

6.3 Noise Compatibility Assessment

A Noise Compatibility Assessment was prepared by HGC Engineering dated March 2025. This study

has been prepared to assess the compatibility and noise of land use per MECP guidelines. A site visit in July 2024 examined the acoustic environment, topography, and surrounding land uses. The findings indicated that the existing and future industrial uses to the south and northeast of the Subject Site may exceed the MECP noise limits at the proposed development.

The study confirms that the proposed residential development is feasible with appropriate noise mitigation measures. For traffic noise, forced air ventilation with ductwork for future air conditioning is required for dwellings near Eliza Street, along with warning clauses in property agreements. For stationary noise, two mitigation options are proposed. Option 1 recommends a Class 4 designation, requiring air conditioning, upgraded glazing, brick facades, and a 2.5 metre noise barrier near Ivan Armstrong Trucking. Option 2, if Class 4 is not granted, involves higher noise barriers (up to 6m), berms, and windowless facades in sensitive areas. To refine mitigation strategies, a detailed noise study will be required at the design stage.

6.4 Air and Odour Assessment

An Air Quality Study has been prepared by Alliance Technical Group dated February 2025. This study evaluated the impact of air contaminants and odour emissions on a proposed development site, following the Ministry of Environment, Conservation and Parks (MECP) guidelines. Key emission sources identified within a 1000-metre MECP D-6 and 1500-metre OMFRA area included an aggregate crusher, a ready-mix concrete plant, a waste disposal site, and a proposed sewage pumping station. AERMOD modelling indicated potential dust impacts within 85 metres, prompting a proposal to place residential units 100 metres away, separated by parks. Odour assessments showed that concentrations from the waste disposal tank and sewage station would exceed MECP thresholds by less than 0.5% of the time annually, conforming to guidelines. The study confirmed adequate

Minimum Distance Separation (MDS) from nearby dairy farms to prevent odour impacts. The findings indicate the development aligns with air quality and odour standards.

The Study concluded that the proposed development is adequately distanced from nearby industrial and agricultural activities to avoid negative impacts on air quality and unpleasant odors. Additionally, establishing a buffer zone with parks between the proposed residential units on the Site and the nearby dust emission sources (CBC and Teeswater) is anticipated to alleviate future air quality issues at the Site.

6.5 Transportation Impact Study

A Transportation Impact Study (TIS) has been prepared by C.F. Crozier & Associates Inc. dated February 2025. The purpose of this Study is to evaluate the potential effects of a proposed development or project on the existing transportation infrastructure. The TIS identified that all study intersections are expected to operate at an acceptable level of service (LOS) "B" during peak a.m. and p.m. periods, with the proposed development generating 478 and 646 vehicle trips, respectively. By 2035, intersections are projected to have a minimum LOS of "D," although the Eliza and Tucker Street intersection may face capacity issues, potentially reaching LOS "F" during the p.m. peaks. While signal warrants are unnecessary for this and other intersections, left-turn lane warrants for Eliza at Macauley and Tucker Streets require 30-metre storage lanes. The County may consider future signal installation at Eliza and Tucker to improve operations to LOS "A" or "B." The site will also need to provide 866 parking spaces to meet requirements. The study concluded that the proposed residential development could be supported from a perspective of traffic operations and safety.

6.6 Geotechnical Investigation

Geotechnical Investigations were completed for both the eastern and western portions of the Subject Site. These investigations were prepared by GEMTEC, dated February 2025. These reports provide recommendations for site preparation, foundation design, excavation methods, and stormwater management. Shallow spread footings are deemed suitable, and measures for groundwater control during construction are advised. The stormwater management pond design should consider low hydraulic conductivity soils, ensuring proper drainage and stability. Pavement design recommendations include granular base layers and asphalt specifications.

The findings from these reports indicate that the subsurface soil conditions are broadly suitable for the proposed development, considering the anticipated building construction. Additional consideration will need to be given to groundwater control and management during construction. Additionally, considerations related to the final grading and long-term operational strategies should be prioritized to ensure the project's overall success and sustainability.

6.7 Hydrogeological Investigation

Hydrogeological Investigations were prepared for both the East and West sites by GEMTEC dated February 2025. Both studies assessed subsurface conditions, groundwater flow, and potential dewatering requirements. The West site (18.4 ha) and the East site (38.4 ha) are underlain by silty clay and glacial till, with bedrock estimated at 42-48m depth. Groundwater levels ranged from 1.2m to 3.8m below the ground surface, with flow generally directed southwest toward Farley Creek or its tributary.

The investigations determined that both sites exhibit low-permeability soils; the West site contains localized sandy silt pockets, potentially

increasing groundwater inflow during excavation. Water quality testing identified exceedances of provincial guidelines, with the West side showing elevated phosphorus, toluene, oil & grease, and TSS, while the East side had higher cobalt, phosphorus, and oil & grease. Both sites may require construction dewatering, with expected inflow rates below 50,000 L/day but potentially exceeding 400,000 L/day initially, necessitating either an Environmental Activity and Sector Registry (EASR) or a Permit to Take Water (PTTW).

Further monitoring, sediment control, and treatment for contaminants will be required before discharging groundwater, ensuring compliance with environmental regulations.

6.8 Environmental Site Assessment

Phase One Environmental Site Assessments were completed for both the East and West portions of the Subject Site. These assessments were prepared by GEMTECH in February 2025. The assessment was conducted in accordance with Ontario Regulation 153/04 and aimed to identify past and present environmental conditions, evaluate potential contamination risks, and determine whether a Phase Two ESA is necessary.

The study area included a 250-metre radius around the site currently used for agricultural purposes. The investigation involved a review of historical records, aerial photography, environmental databases, interviews, and a site reconnaissance. The records review confirmed that the property had been used for agricultural activities since 1954, and pesticides were likely applied on-site. Additionally, nearby properties were identified as having potentially contaminating activities (PCAs), including large-scale pesticide applications, de-icing agents, and an aggregate storage facility.

Three Areas of Potential Environmental Concern (APECs) were identified:

1. **APEC 1** – The entire site is considered to have been subject to large-scale pesticide applications, potentially impacting soil and groundwater with contaminants such as organochlorine pesticides (OCPs), metals (arsenic, selenium, chromium), and other regulated substances.
2. **APEC 2** – The eastern portion of the site is located near potential off-site contamination from pesticides and road de-icing agents, which may impact groundwater quality.
3. **APEC 3**—The northern portion of the site is near historical pesticide applications, raising concerns about potential contamination of soil and groundwater.

The study found no prior environmental investigations were conducted. While no significant contamination was visually detected, the presence of PCAs and APECs means a Record of Site Condition (RSC) cannot be filed based solely on the Phase One ESA. A Phase Two ESA is recommended for soil and groundwater testing to evaluate potential contamination and necessary remedial actions before development. Additional hydrogeological and geotechnical evaluations should also be completed to assess site conditions and address potential environmental risks.

6.9 Environmental Impact Study

An Environmental Impact Statement (EIS) has been prepared by GeoProcess Research Associated Inc., dated February 2025. This report assesses the potential negative impacts of the proposed development on natural heritage features and provides recommendations for defining natural area boundaries, implementing mitigation strategies, and incorporating design measures to preserve or enhance existing natural features and functions.

The assessment methodology included reviewing planning policies, mapping, and databases to identify natural heritage features. Field studies

consisted of a two-season floristic inventory, breeding bird and amphibian surveys, and wildlife observations. Watercourse characterization followed the Ontario Stream Assessment Protocol (OSAP), and a Species at Risk (SAR) screening was completed alongside a Significant Wildlife Habitat (SWH) screening.

The impact assessment of the proposed development examines direct, indirect, and cumulative effects on the natural heritage system (NHS) and suggests mitigation measures. Direct impacts from construction, such as vegetation removal and grading, can affect habitats and groundwater. The realignment of Farley Creek will improve aquatic and riparian habitats by enhancing the natural corridor. Indirect impacts include increased light, noise, and human activity affecting wildlife. Mitigation strategies encompass minimizing outdoor lighting, implementing bird-safe design, and promoting pollinator gardens. Cumulative impacts from agricultural activities complicate the assessment, but stormwater management and riparian planting will help alleviate future disturbances. Recommended measures include wildlife inspections before construction, erosion control, scheduling vegetation clearing outside breeding seasons, and minimizing construction noise. Utilizing native plants and maintaining dust control will further reduce disruptions to the NHS while enhancing ecological functions.

6.10 Meanderbelt Width Assessment

The Meander Belt Width Assessment was prepared by GeoProcess Research Associates Inc. dated February 2025, This assessment follows provincial and municipal policies, including the Provincial Policy Statement (2020), the County of Wellington Official Plan (2024), and Grand River Conservation Authority regulations.

The assessment involved a comprehensive historical analysis of land use and channel modifications associated with the tributary,

alongside extensive field investigations and advanced geomorphic modeling to establish suitable development boundaries. The tributary was divided into two reaches (FCT-1 and FCT-2), showing signs of erosion and adjustment. The study determined meander belt widths of 24.6m for Reach FCT-1 and 33.6m for Reach FCT-2, incorporating a safety factor for long-term stability.

Based on the findings, the report recommends the design of a naturalized stream corridor that accommodates the established meander belt widths. This design will facilitate future adjustments, thereby mitigating erosion risks effectively. These insights will play a crucial role in shaping the development's layout, ensuring adherence to regulatory standards while maintaining the intrinsic ecological functions of the watercourse.

6.11 Land Needs Assessment

A Land Needs Assessment has been prepared by Parcel Economics Inc., dated February 2025. The purpose of this Land Needs Assessment is to assess the amount of land needed for development over the planning horizon, as outlined in policy 8.10.1 of the Wellington County Official Plan. This analysis will determine whether additional Future Development lands are necessary to accommodate growth in Wellington North and Wellington County through 2051.

The assessment determined that Wellington County needs to expand settlement boundaries by 611 hectares of Community Area lands by 2051, an increase of 356 hectares from previous estimates. Additionally, within Wellington North, nearly all Future Development lands must be redesigned to satisfy Community Area needs, resulting in only a 10-hectare surplus. Due to constraints in the Town of Erin, additional growth is allocated to Wellington North, which will require all its 686 hectares of Community Area lands, 81 hectares of which are proposed for

redesignation. This assessment identified that 66% of these lands are developed, falling short of the threshold set in the Wellington County Official Plan, conflicting with the PPS, 2024.

This assessment demonstrates that the Future Development Lands in Wellington North are required to accommodate the population growth through the year 2051. Therefore, the Future Development lands will not be required for employment purposes. The assessment outlines that the subject site should be reclassified from Future Development to Community Area in the Wellington County Official Plan.

6.12 Water and Wastewater Servicing Report

A Water and Wastewater Servicing Report was prepared by DLW Engineering Services Ltd dated March 2025. The assessment revealed that Arthur's water supply relies on three groundwater wells with a 2,255 to 4,216 m³/day capacity, supporting up to 489 residential units. To support the Tribute Arthur development, a new well and an elevated storage tank with a minimum capacity of 1,800 m³ are needed. Currently, the wastewater system has a capacity of 1,860 m³/day, expanding to 2,300 m³/day in Phase II.

The development will also require a new sewage pumping station and further wastewater treatment plant (WWTP) expansion. Key recommendations include enhancing capacity for future growth, converting the equalization tank to a secondary treatment system, and adjusting sludge treatment and storage due to historical data discrepancies. Also, effluent storage capacity should be increased from June to September for low-flow months.

This study determined that there are viable water and wastewater servicing options for the proposed development within the Township of Wellington North based on the expansion of the

well water supply and existing wastewater treatment plant.

6.13 Stage 1 Archaeological Assessment

A Stage 1 Archaeological Assessment has been prepared by Parslow Heritage Consultancy Inc. dated December 2024. The Stage 1 archaeological assessment aims to gather information on the study area's geography, history, land conditions, and any previous archaeological research or sites nearby. This was achieved through reviewing historical and environmental literature, archaeological site databases, previous assessments, consulting knowledgeable individuals, and examining historic maps and aerial imagery.

The study area is considered to have high archaeological potential based on several factors outlined in the MCM's 2011 Standards and Guidelines for Consultant Archaeologists. The area is located near historic transportation routes, including County Road 14 and a portion of the Toronto, Grey & Bruce Railway, which is now part of the Canadian Pacific corridor. It is also in proximity to the Village of Arthur, an early Euro-Canadian settlement. The study area's soils are suitable for Indigenous and Euro-Canadian agricultural practices, further indicating the likelihood of archaeological resources. Features like water sources, elevated topography, and resource areas like food and medicinal plants or minerals suggest archaeological potential. However, areas with extensive land disturbance, such as quarrying or major infrastructure development, may have compromised the archaeological integrity, reducing the likelihood of finding cultural material.

Based on these findings, the recommendation is to conduct a Stage 2 archaeological assessment prior to any ground disturbance. This assessment should include a test pit survey at 5-metre intervals and a pedestrian survey at 5-metre intervals.

7.0 Conclusion

The Biglieri Group Ltd. was retained by Tribute/Sorbara Arthur Holdings Inc. to prepare planning applications and obtain the municipal approvals required to facilitate residential development on the lands municipally addressed 665 Eliza Street and a vacant property on the bounded by Eliza Street, Wells Street, Macauley Street and Farley Creek. This proposal seeks an Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision. The existing designation and zoning of Future Development does not permit residential uses. The proposed development consists of residential units in the form of single-detached, semi-detached and street townhouse dwelling typologies, two stormwater management ponds, a water storage tank, public roads and parks, and a natural heritage system.

This Planning Rationale Report has evaluated the merits of the proposed applications in the context of all applicable Provincial and County policies, and Township standards, and relevant non-statutory policies. It is our opinion that that the proposed development is consistent with the policies as set out in the Provincial Planning Statement (2024) and conforms to the County of Wellington Official Plan.

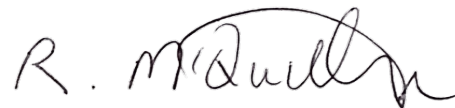
For all the foregoing reasons, as well as other reasons as outlined in this report, it is our professional opinion that the proposed development is appropriate and desirable, represents good planning, and warrants the support of the County of Wellington and Township of Wellington North.

If you should have any questions or concerns, please contact the undersigned at your earliest convenience.

Respectfully submitted,
THE BIGLIERI GROUP LTD.



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

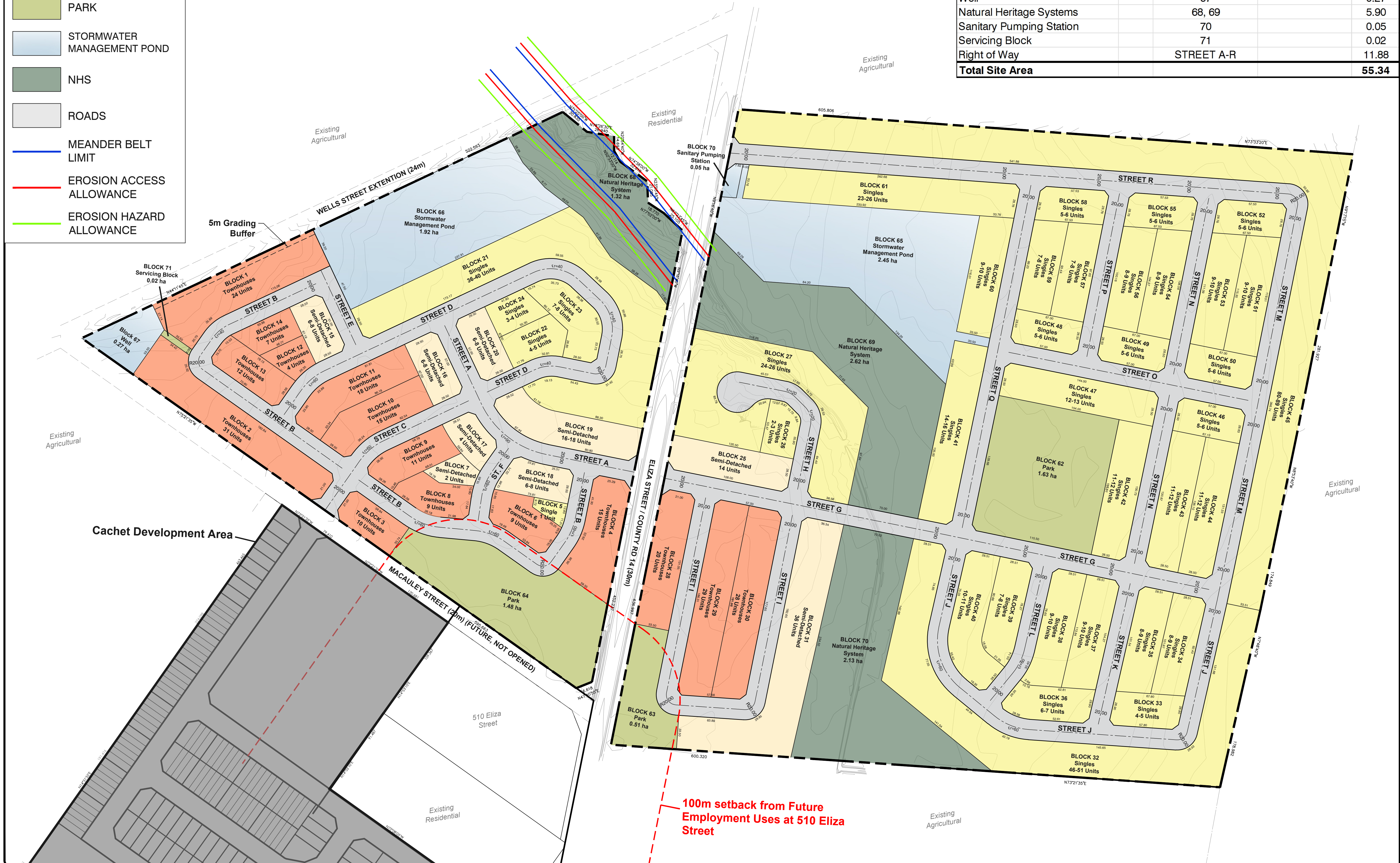
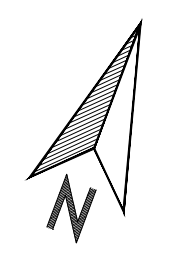


Robert McQuillan, BCom, MPI
Planner

APPENDIX A

LEGEND

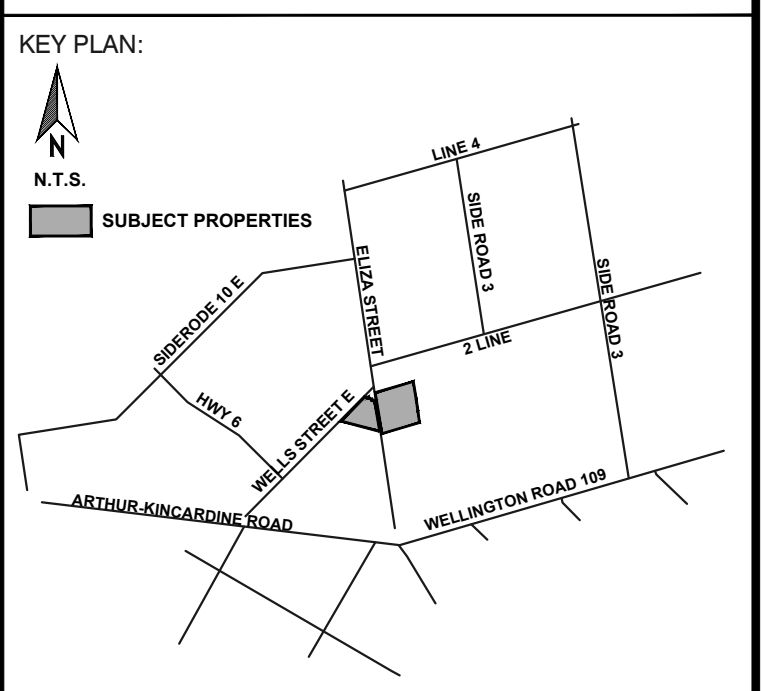
- 36' AND 40' SINGLES
- 20' FREEHOLD TH
- 25' SEMIS
- PARK
- STORMWATER MANAGEMENT POND
- NHS
- ROADS
- MEANDER BELT LIMIT
- EROSION ACCESS ALLOWANCE
- EROSION HAZARD ALLOWANCE



Schedule of Land Use			
Description	Lot / Block No.	Residential Units	Area (ha)
Single Detached Residential	5, 21-24, 26, 27, 32-61	454-504	19.96
Semi-Detached	7, 15-20, 25, 31	112-113	3.21
Street Townhouse	1-4, 6, 8-14, 28-30	249	6.05
Net Developable Total		815-866	29.22
Park	62-64		3.62
Stormwater Management Pond	65, 66		4.38
Well	67		0.27
Natural Heritage Systems	68, 69		5.90
Sanitary Pumping Station	70		0.05
Servicing Block	71		0.02
Right of Way	STREET A-R		11.88
Total Site Area			55.34

TITLE:
DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION:
PART OF PARK LOTS 1 AND 2
NORTH OF MACAULEY STREET
CROWN SURVEY
AND
PART LOT 1 CONCESSION 2
WEST LUTHER AS IN R0N174408
TOWNSHIP OF WELLINGTON NORTH
COUNTY OF WELLINGTON



REQUIRED INFORMATION:
AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990.

(a) SEE PLAN (g) SEE PLAN (i) PIPED WATER TO BE PROVIDED
(b) SEE PLAN (h) SEE KEY MAP (j) SILTY CLAY, SILTY SAND, GLACIAL TILL
(c) SEE SCHEDULE OF LAND USE (k) SEE PLAN (l) SEE PLAN
(d) SEE PLAN (m) SANITARY & STORM SEWERS TO BE PROVIDED
(e) SEE PLAN (n) SEE PLAN (o) NOTE: CONTOURS RELATE TO CANADIAN GEODETIC DATUM

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN IN ACCORDANCE WITH A PLAN OF SURVEY PREPARED BY J.D. BARNES LIMITED

RAYMOND J. SIBTHORP O.L.S.
DATE

OWNER'S CERTIFICATE:
I HEREBY AUTHORIZE THE BIGLIERI GROUP LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF WELLINGTON

TRIBUTE/SORBARA ARTHUR HOLDINGS INC.
DATE

ARTHUR, WELLINGTON NORTH DEVELOPMENT

APPROVAL STAMP:

TRIBUTE/SORBARA ARTHUR HOLDINGS INC.

REVISIONS

No.	Description	Date	Int.
3			
2			
1			

No. PROJECT No. 22853
DATE: January 14, 2025
SCALE: 1:1750
DRAFTED BY: EC CHECKED BY: MP
DRAWING No. **DP-01**

BIGLIERI GROUP

2472 Kingston Road, Toronto
21 King Street W. Suite 1502, Hamilton
(416) 693-6165
thebiglierigroup.com

100m setback from Future Employment Uses at 510 Eliza Street

APPENDIX B

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
BY-LAW NUMBER XXXX**

BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01 BEING THE 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 & 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 described as PART OF PARK LOTS 1 AND 2 NORTH OF MACAULEY STREET CROWN SURVEY and PART LOT 1 CONCESSION 2 WEST LUTHER AS IN RON74408 TOWNSHIP OF WELLINGTON NORTH COUNTY OF WELLINGTON, Arthur, as shown on Schedule "A" attached to and forming part of this By-law from Future Development (FD) to:
 - a) Medium Density Residential with Exception R2-XX,
 - b) Open Space OS, AND
 - c) Natural Environment NE.

2. THAT Section 12 – R2 – Residential Zone, is hereby amended by adding exception R2-XX with the following provisions:
 - a) 12.2.1 Single Detached Residential Dwelling

12.2.1.1	LOT AREA, Minimum	270 m ²
12.2.1.2	LOT FRONTAGE, Minimum	9.0 m
12.2.1.3	FRONT YARD, Minimum	6.0 m
12.2.1.4	INTERIOR SIDE YARD, Minimum	1.2 m
12.2.1.5	EXTERIOR SIDE YARD, Minimum	3.0 m
12.2.1.6	REAR YARD, Minimum	7.5 m
12.2.1.7	BUILDING HEIGHT, Minimum	13 m or 3 storeys
12.2.1.8	LOT COVERAGE, Maximum	60%
12.2.1.9	FLOOR AREA, Minimum	n/a

b) 12.2.2 Semi Detached Residential Dwelling

12.2.2.1	LOT AREA, Minimum	240 m ²
12.2.2.2	LOT FRONTAGE, Minimum	12.0 m
12.2.2.3	LOT AREA, Minimum per dwelling	120 m ²
12.2.2.4	LOT FRONTAGE, Minimum per dwelling unit	6.0 m
12.2.2.5	FRONT YARD, Minimum	6.0 m
12.2.2.6	INTERIOR SIDE YARD, Minimum	1.2 m
12.2.2.7	EXTERIOR SIDE YARD, Minimum	3.0 m
12.2.2.8	REAR YARD, Minimum	7.5 m
12.2.2.9	BUILDING HEIGHT, Minimum	13 m or 3 storeys
12.2.2.10	LOT COVERAGE, Maximum	60%
12.2.2.11	FLOOR AREA, Minimum	n/a

c) 12.2.6 Street Townhouse

12.2.6.1	LOT AREA, Minimum	120 m
12.2.6.2	LOT FRONTAGE, Minimum per dwelling unit	6.0 m
12.2.6.3	LOT FRONTAGE, Minimum corner lot	9.0 m
12.2.6.4	FRONT YARD, Minimum	6.0 m 4.5 front face of dwelling
12.2.6.5	EXTERIOR SIDE YARD, Minimum	3.0 m
12.2.6.6	INTERIOR SIDE YARD, Minimum	1.2 m
12.2.6.7	REAR YARD, Minimum	7.5 m
12.2.6.8	BUILDING HEIGHT, Minimum	13 m or 3 storeys
12.2.6.9	FLOOR AREA, Minimum	n/a
12.2.6.10	Maximum Number of Units Attached in a Row	8

d) 12.3 Landscaped Area

- i. No part of any required front yard or required exterior side yard associated with a single detached dwelling and semi-detached dwelling or a duplex dwelling shall be used for any purpose other than a landscaped area except for a driveway leading to a private garage.

- ii. A minimum of 45% of the required front yard and required exterior side yard shall be maintained as a landscaped area.
- 3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
- 4. THAT this By-law shall become effective from the date of passage by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS
xxth DAY OF xx, 20xx

CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH





MAYOR

CLERK

AMENDMENT #XX TO THE COUNTY OF WELLINGTON ZONING BY-LAW 66-01



Legend

-  Subject Site
-  From: Future Development To: R2-XX
-  From: Future Development To: Open Space
-  From: Future Development To: Natural Environment

APPENDIX C

THE CORPORATION OF THE COUNTY OF WELLINGTON

Official Plan Amendment No. X

The following text, together with Schedule XXX, attached hereto, constitutes Official Plan Amendment No. “X” to the Official Plan of the Corporation of the County of Wellington, 1999.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the County of Wellington Official Plan by revising the land use designation as shown on Schedule XXX attached hereto from “Future Development” to “Residential” to permit the development of single-detached, semi-detached, and street townhouse dwellings with lot sizes as determined in the associated Zoning By-law.

2.0 Location:

The lands affected by this Amendment are located in PART OF PARK LOTS 1 AND 2 NORTH OF MACAULEY STREET CROWN SURVEY and PART LOT 1 CONCESSION 2 WEST LUTHER AS IN RON74408 TOWNSHIP OF WELLINGTON NORTH COUNTY OF WELLINGTON.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development supports the policies of the County of Wellington Official Plan and pertaining to the redesignation of future development lands, providing a range of housing forms, efficient use of land and infrastructure, and preserving and protecting the natural environment.
- The Amendment is consistent with the Provincial Planning Statement, 2024, and the County of Wellington Official Plan, 1999.

4.0 Actual Changes:

4.1 Schedule

- a) That Schedule B6-2 – County of Wellington Official Plan be amended by redesignating a portion of the subject lands from “Future Development” to “Residential” as shown on Schedule XXX attached to this Amendment.
- b) That Schedule B6-2 – County of Wellington Official Plan be amended by redesignating a portion of the subject lands from “Future Development” to “Open Space” as shown on Schedule XXX attached to this Amendment.

5.0 Implementation:

An implementing Zoning By-law Amendment and Site Plan will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule “XXX” to By-law No. _____ passed on the __ day of _____ 202X.

CORPORATION OF THE COUNTY OF WELLINGTON

WARDEN

CLERK-TREASURER

DRAFT

AMENDMENT #XX TO THE COUNTY OF WELLINGTON OFFICIAL PLAN



Biglieri

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TBG Project No.: 22853

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