

**PROPOSED ZONE CHANGE
AND
DRAFT PLAN OF SUBDIVISION**

6542 and 6560 Gerrie Road

SITE CONTEXT

Located on west side of Gerrie Road

North of Thomas Boulevard

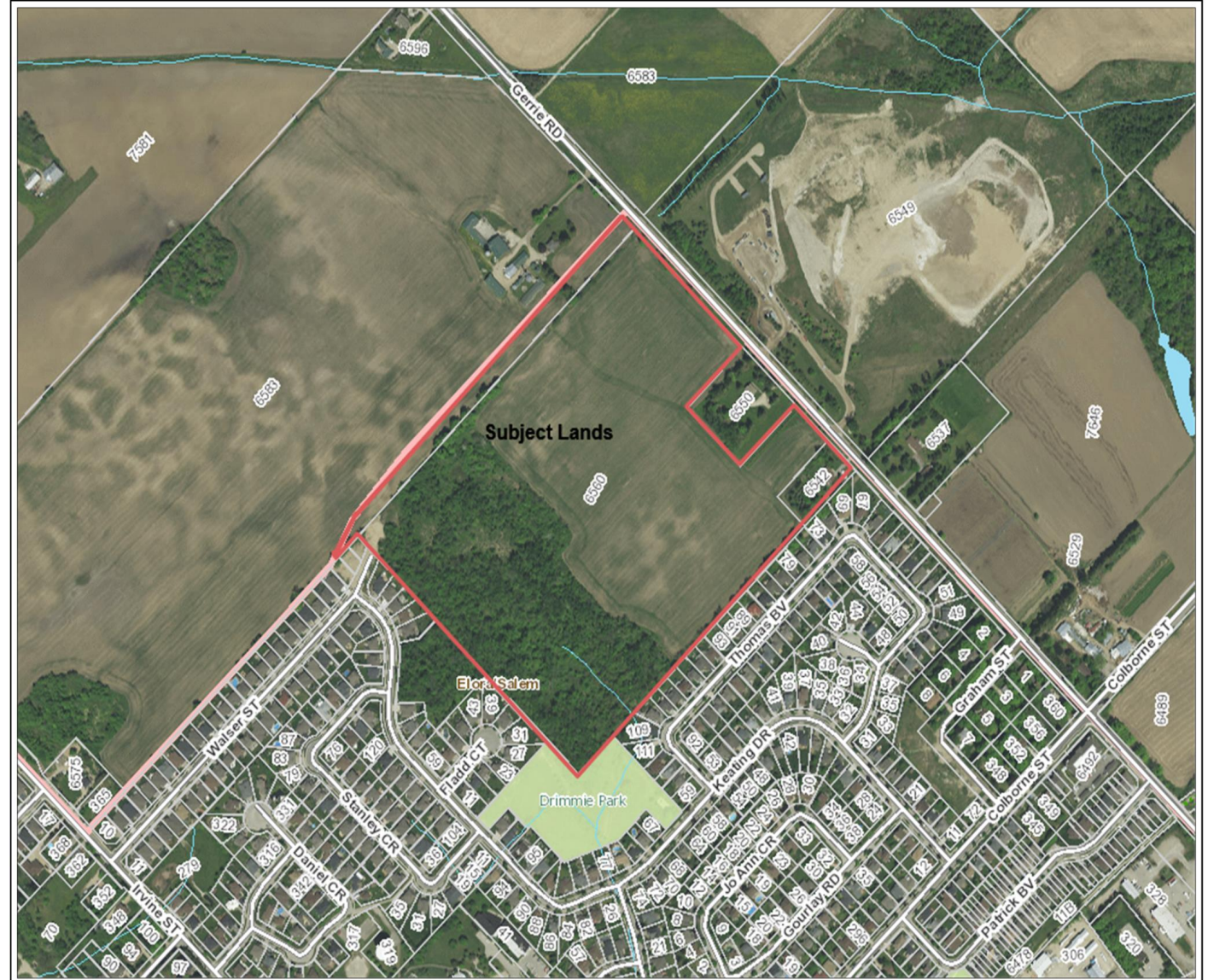
21.46 hectares in size

Surrounds single detached dwelling at 6550 Gerrie Road and abuts single detached dwellings on Thomas Boulevard, Fladd Court & Keating Drive

Contains a single detached dwelling

Part of property is farmed

Part of the property contains Provincially Significant Wetlands and Woodlands



PROPOSED DEVELOPMENT

- 117 Single Detached Residential Lots
- 1 Cluster townhouse block
- 1 Apartment block
- Park block
- 2 Stormwater Management Facilities
- 1 Open Space Block
- Extension of Walser Street
- 44% of land will be either open space, park or stormwater management



OFFICIAL PLAN – County of Wellington

Designated part of Elora/Salem Urban Centre, Core Greenland and Greenlands

- strive to attain at least 16 units per gross hectare (6.5 units per gross acre) in newly developing subdivisions;

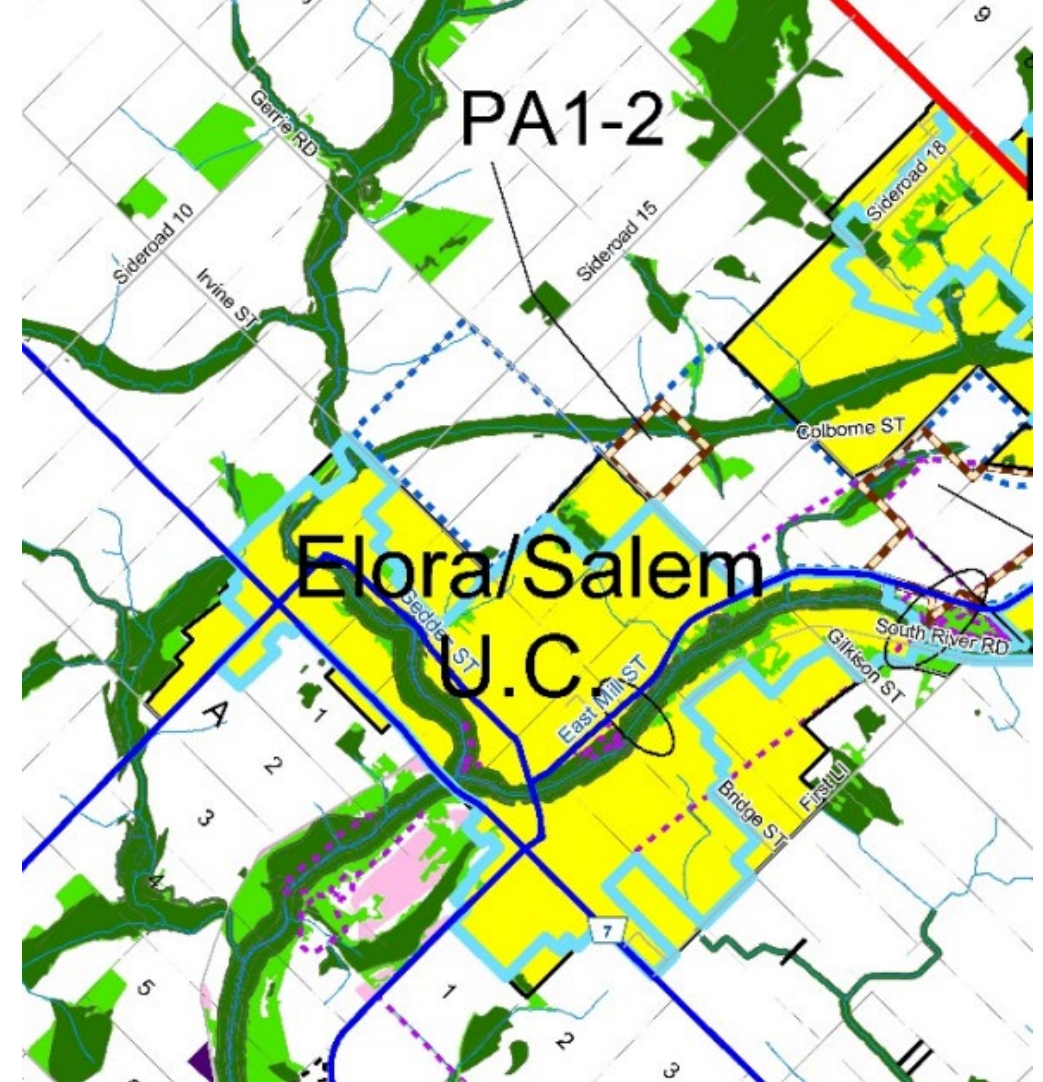
(Density is being met)

Development has been sited:

- outside of the PSW and significant woodland boundaries.
- 10 m from the edge of the significant woodland and
- 30 m from the edge of the PSW.
- SWM facility and a secondary trail are permitted uses within buffer.

The Plan will:

- Introduce a compact, mixed density community.
- provides for the protection of the Natural Heritage features found along the westerly limit of the property.
- Provide important collector linkage between Irvine Street and Gerrie Road as set out in Township Official Plan



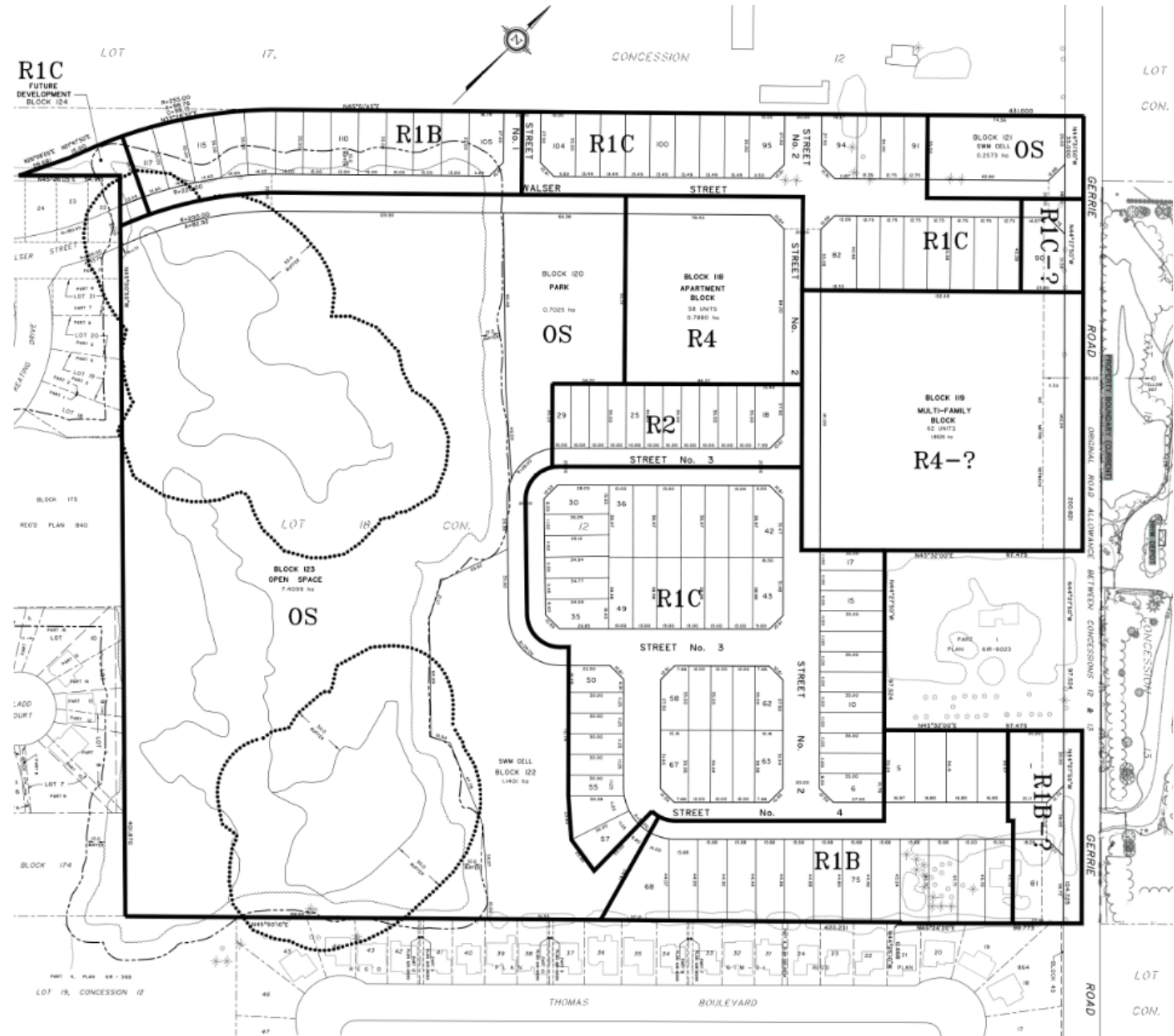
Schedule 2: Land Use

ZONING BY-LAW AMENDMENT

- Currently zoned Agricultural with
- Environmental Protection area and
- Environmental Protection Overlay

PROPOSED ZONING

Zoning	Land Use	Lot/Block
R1B	Detached Residential Minimum Lot Frontage - 14 m	Lots 2-5, 68-80, 105-117
R1B - ?	Detached Residential Minimum Setback from Gerrie Road – 11.5 m	Lot 1, 81
R1C	Detached Residential Minimum Lot Frontage - 11 m	Lots 6-17, 30-67, 82-102 Block 124 (Future Development)
R1C-?	Detached Residential Minimum Setback from Gerrie Road – 11.5 m	Lot 90
R2	Detached Residential Minimum Lot Frontage - 9 m	Lots 18-29
R4	Apartment	Block 118
R4-?	Cluster Townhouse Minimum Setback from Gerrie Road – 11.5 m	Block 119
OS	Park Stormwater Management Open Space, Wetland, Woodland	Block 120 Blocks 121 & 122 Block 123



TECHNICAL STUDIES

1. Planning Justification Report (BSRD)
2. Preliminary Servicing, Grading and Stormwater Management Report (GM BluePlan)
3. Odour Emissions Summary Dispersion Modelling Report - Elora Transfer Facility (Burnside Consulting)
4. Acoustical Impact Assessment Report – Elora Transfer Facility (Burnside Consulting)
5. Air Quality Assessment – Elora Transfer Facility (RWDI Consulting)
6. Traffic Impact Study (Paradigm Consulting)
7. Archaeological Report (Fisher Archaeological)
8. Environmental Impact Study (North-South Environmental Inc.)
9. Assessment of Environmental Impacts (GM BluePlan)
10. Enhanced Phase 1 and Phase 2 Environmental Site Assessments (GM BluePlan)

PROVINCIAL POLICY STATEMENT, 2020

The proposed development is consistent with the Provincial Policy Statement 2020

- Located within the urban boundary of Elora-Salem Urban Centre
- Result in an efficient use of land and existing infrastructure
- Facilitate residential intensification through the creation of a mixed density residential subdivision
- Preserve the existing wetlands and woodlands on the property
- Provide housing for a range of income levels and demographics
- Includes a neighbourhood park and a linkages to adjacent neighbourhoods, Drimmie Park and Keating Drive Park north of Drimmie Park

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

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

Where and How to Grow - Manage growth in a manner which ensures better use of land and infrastructure and encourages a compact built form.

2.2.7 Designated Greenfield Areas

New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:

- a) supports the achievement of complete communities;
- b) supports active transportation; and
- c) achieves minimum density target applicable to the *designated greenfield area* of Wellington County that is not less than 40 residents and jobs combined per hectare;

Subdivision conforms with these policies

CONCERNS

- Density
- Loss of Trees
- Impacts on wetland and woodland

Lands were brought into the urban boundary in 2010 to accommodate future development.

Required density has been established through the Growth Plan and Official Plan.

Buffering of existing residential was considered in the design of the plan with deep lots adjacent to the houses on Thomas Boulevard and the house at 6550 Gerrie Road. Will review lot sizes across the back of the Gerrie Road house. Design of townhouse block to ensure adequate buffering of residential units.

Trees on the property are being protected except for the extension of Walser Street which is set out in the Official Plan

Wetland and woodland will maintain its main function as a small area of habitat for generalist species as well as a small number of habitat specialists that are locally rare.

CONCLUSIONS

The development is:

- Consistent with the policies of the Provincial Policy Statement
- Conforms to the Growth Plan for the Greater Golden Horseshoe
- Conforms to the County and Township Official Plans for development within Greenfield areas.

Services are available and adequate to accommodate the proposed development.

The subdivision will not adversely impact the Natural Heritage System.

The design of the plan integrates well with surrounding land uses, while meeting the provincial and county mandated density requirements.

The plan incorporates a neighbourhood park, open spaces, trail and sidewalk system that provides walkable connections to parks and adjacent neighbourhood.