

# PLANNING REPORT AND URBAN DESIGN BRIEF

CLAYTON SUBDIVISION  
TOWNSHIP OF CENTRE WELLINGTON (SALEM)  
COUNTY OF WELLINGTON

PREPARED ON BEHALF OF  
Cache Developments (Elora) Inc.



Source: NAK

July 21, 2022

Project No. 2134



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<b>Table of Contents</b>		<b>Page</b>
1.	Introduction	1
2.	Background	1
3.	Existing Conditions and Surrounding Land Uses	1
4.	Development Proposal	6
5.	Planning Framework	12
5.1	Provincial Policy Statement 2020	12
5.2	A Place to Grow 2020	14
5.3	County of Wellington Official Plan	14
5.4	Township of Centre Wellington Municipal Plan	20
5.5	Township of Centre Wellington Zoning By-law	23
6.	Urban Design Brief	25
7.	Summary of Supporting Reports	31
7.1	Functional Servicing Report	31
7.2	Stormwater Management Report	32
7.3	Hydrogeological Report	32
7.4	Arborist Report	33
7.5	Environmental Impact Study	33
7.6	Traffic Impact Study	34
7.7	Stage 1 and 2 Archaeological Assessment	34
8.	Conclusion	35

## Figures

Figure 1	Proposed Stormwater Management Approach	2
Figure 2	Surrounding Land Use	3
Figure 3	Salem Public School	3
Figure 4	Subject Property at the Intersection of Irvine and Woolwich Streets	4
Figure 5	From Irvine Street Looking South Across the Subject Property	5
Figure 6	From Irvine Street Looking West Across the Subject Property	5
Figure 7	Bricker Avenue Located to the South of the Subject Property	6
Figure 8	Proposed Draft Plan of Subdivision (April 28, 2022)	7
Figure 9	Proposed Zoning Map	8
Figure 10	Zoning Compliance Chart	9
Figure 11	Schedule A1 Wellington County Official Plan	15
Figure 12	Intensification Criteria	18
Figure 13	Medium Density Residential Criteria	19
Figure 14	Township of Centre Wellington Municipal Plan	22
Figure 15	Excerpt from Zoning Map 52	23
Figure 16	Cycle and Pedestrian Network	25
Figure 17	Urban Design Response to Site Conditions	25
Figure 18	Private Realm Guidelines for Residential Area	26
Figure 19	Pedestrian Connections and Fencing	28
Figure 20	Example Front Elevation Rendering for 11 m lot	29
Figure 21	Example Front Elevation Rendering for 11 m lot	29
Figure 22	Example Front Elevation Rendering for 9.2 m lot	30
Figure 23	Example Front Elevation Rendering for 11 m lot	30
Figure 24	Example Street Townhouse Front Elevation Rendering	31

## 1. **Introduction**

This report has been prepared in support of a Zone Change and Draft Plan of Subdivision application for the property legally described as Part of Lot 16, Concession 11, Salem (Geographic Township of Nichol), Township of Centre Wellington, County of Wellington. The Clayton property is owned and proposed to be developed by Cache Developments (Elora) Inc. The total area of the site is 12.491 ha. The property has frontage on both Woolwich Street East and Irvine Street and is located in Salem. Two existing road stubs, Marr Drive and Clegg Road are proposed to be extended and connect with the existing residential community. There are no existing buildings on the subject property. Two sizes of single detached lots (11 m and 9.2 m) are proposed as well as street townhouses for a total of 296 units. An open space block has been included which will provide a buffer to the abutting treed area located to the west and also provide a walkway connection to Salem Public School. A linear Park Block and walkway connection are proposed along Woolwich Street East to provide an active transportation link and community connectivity. The stormwater management facility for this property is proposed to be located on the Elora Sands property.

## 2. **Background**

A Pre-consultation process was undertaken with the Township of Centre Wellington and the County of Wellington. Through this process preliminary comments were received and the submission requirements to support this application were confirmed on October 4, 2021. The proposal was revised to respond to the comments received. This Planning Report and Urban Design Brief were requested through the pre-consultation process to form part of a complete application.

## 3. **Existing Conditions and Surrounding Land Uses**

The property owned by Cache Developments (Elora) Inc. has a total area of 12.491 hectares. The property is legally described as Part of Lots 16, Concession 11 (Geographic Township of Nichol) (Salem), Township of Centre Wellington, County of Wellington. The property has 231.7 m of frontage on the south side of Woolwich Street East and 389.7m of frontage on Irvine Street. The property is currently vacant of any buildings.

The Functional Servicing Report prepared by MTE dated July 20, 2022 describes the site as;

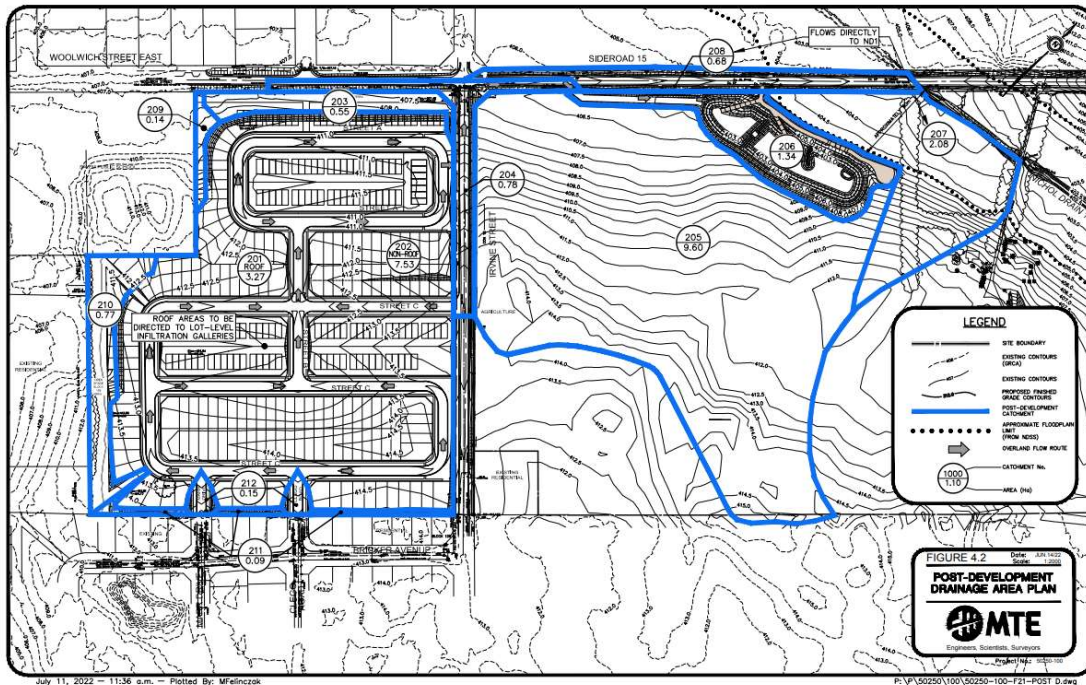
*“Under existing conditions, the Clayton lands are moderately sloped throughout a majority of the subject lands (generally 1.0 % to 14.5 %). The southwest corner experiences a localized steep change in elevation. Existing elevations range between 407.3 m at the Irvine Street and Woolwich Street East intersection to 414.4 m at the high ridge of the lands near the south corner. Under pre-development conditions, a majority of surface runoff from the subject lands flows from south to north towards the south ditch on Woolwich Street East. The ditch directs flows northeast across Irvine Street via a 450 mm diameter culvert and through the south ditch on SR15 to the ND1, which is a tributary of Irvine Creek.”*

The Stormwater Management Report prepared by MTE dated July 20, 2022 describes the proposed stormwater management approach as;

*“Cachet also owns the Elora Sands property (7581 Sideroad 15) located east of Irvine Street. The Elora Sands property is bisected by the Nichol Drain No. 1. The stormwater management facility for the Clayton Subdivision is proposed to be located on the Elora Sands property. The major overland flow route from the Clayton lands will be directed via Irvine Street and Sideroad 15 onto the Elora Sands property through a designed open channel into the stormwater management facility.*

*It is proposed that the south ditch on Sideroad 15 be redirected onto the Elora Sands property transitioning into a 6 m wide vegetated flat-bottomed channel designed to convey the 100 year storm event flows with a maximum flow depth of 0.5 m.”*

Figure 1 – Proposed Stormwater Management Approach



Source: Stormwater Management Report prepared by MTE dated July 20, 2022

The Scoped Environmental Impact Study prepared by Beacon dated July 2022 describes the existing conditions as;

*“The Clayton property is currently undeveloped with an agricultural field and adjacent natural heritage features including a woodland and valleyland. The woodland and valleyland are designated as “Greenlands” in the County of Wellington Official Plan.”*

The existing surrounding land uses include:

- North - Single detached residential homes fronting onto Woolwich Street.
- East - Agricultural lands with frontage on Irvine Street which the applicant has an interest in. (Elora Sands)
- South - Single detached homes fronting onto Bricker Avenue.
- West - Salem Public School. Large lot residential homes, woodland and valleyland.



Figure 2 – Surrounding Land Use

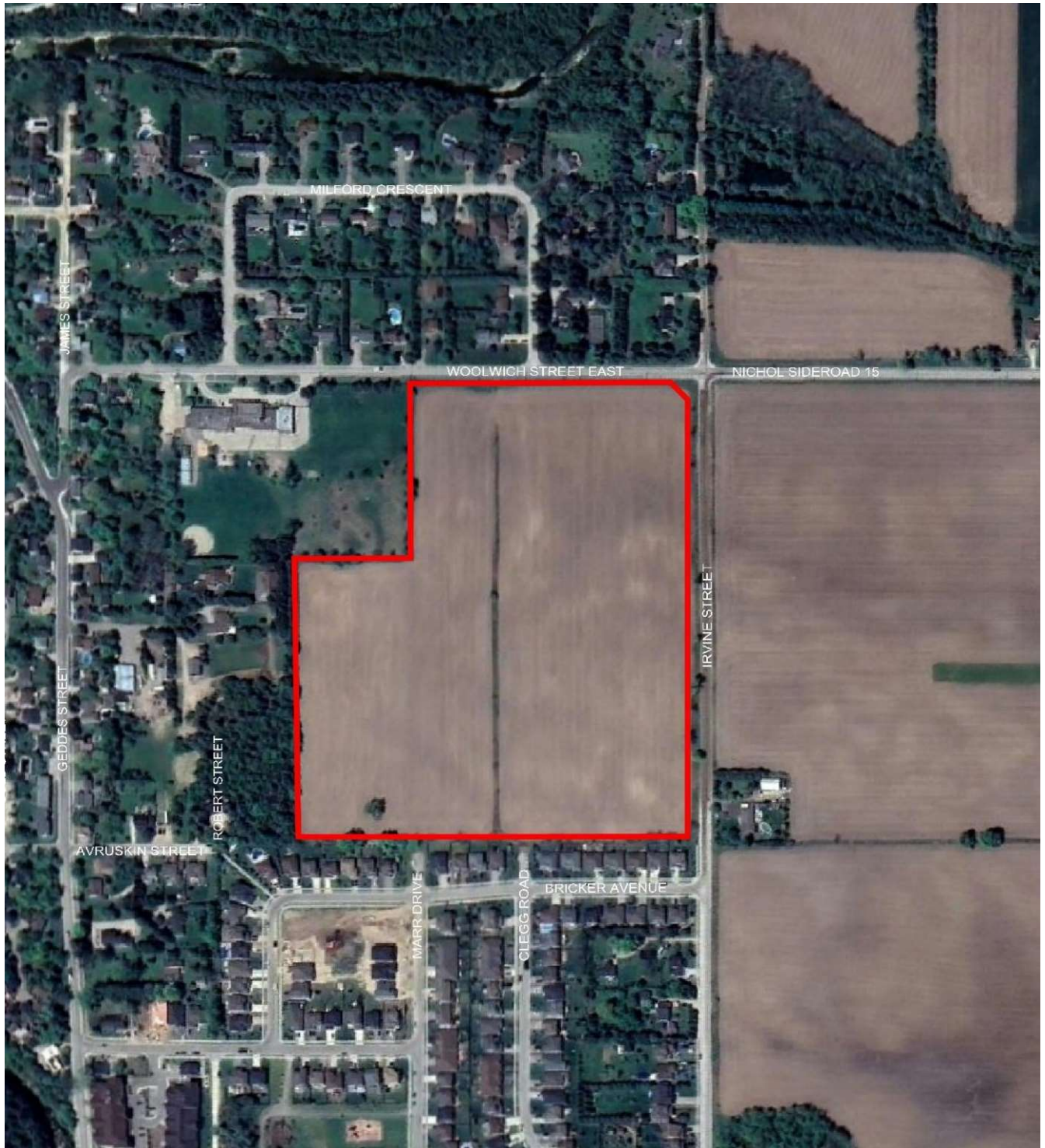




Figure 3 – Salem Public School



Figure 4 - Subject Property at the Intersection of Irvine and Woolwich Streets





Figure 5 – From Irvine Street Looking South Across the Subject Property



Figure 6 – From Irvine Street looking West Across the Subject Property





Figure 7 – Bricker Avenue Located to the South of the Subject Property



#### 4. Development Proposal

The proposed Zone Change and Draft Plan of Subdivision applications relate to the Clayton property legally described as Part of Lot 16, Concession 11, Salem (Geographic Township of Nichol), Township of Centre Wellington, County of Wellington. The subject property is owned and proposed to be developed by Cache Developments (Elora) Inc. The total area of the site is 12.491 ha. The property has frontage on both Woolwich Street East and Irvine Street and is located in Salem. Two existing road stubs, Marr Drive and Clegg Road are proposed to be extended and connect with the existing residential community. There are no existing buildings on the subject property. Two sizes of single detached lots (11 m and 9.2 m) are proposed as well as street townhouses for a total of 296 units. An open space block has been included which will provide a buffer to the abutting treed area located to the west and also provide a walkway connection to Salem Public School. A linear Park Block and walkway connection are proposed along Woolwich Street East to provide an active transportation link and community connectivity. The stormwater management facility for this property is proposed to be located on the Elora Sands property.

The planning applications that have been submitted for the Clayton property do not include or propose any changes to the Elora Sands property since the proposed stormwater management facility is currently permitted. The County of Wellington Official Plan and the Township of Centre Wellington Zoning By-law permit facilities for the detention, retention, discharge and treatment of storm water.

**Wellington County Official Plan May 6, 1999 (Last Revision July 20, 2021) Page 188**

##### *“12.6.1 Utilities Allowed*

***Except as provided for in Section 4.13, the following uses may be permitted in any land use designation, subject to the provisions of the Zoning By-law.***

- b) ***utilities and services necessary for the transmission of municipal water, sewage, public roads, parking facilities and facilities for the detention, retention, discharge and treatment of storm water.”***



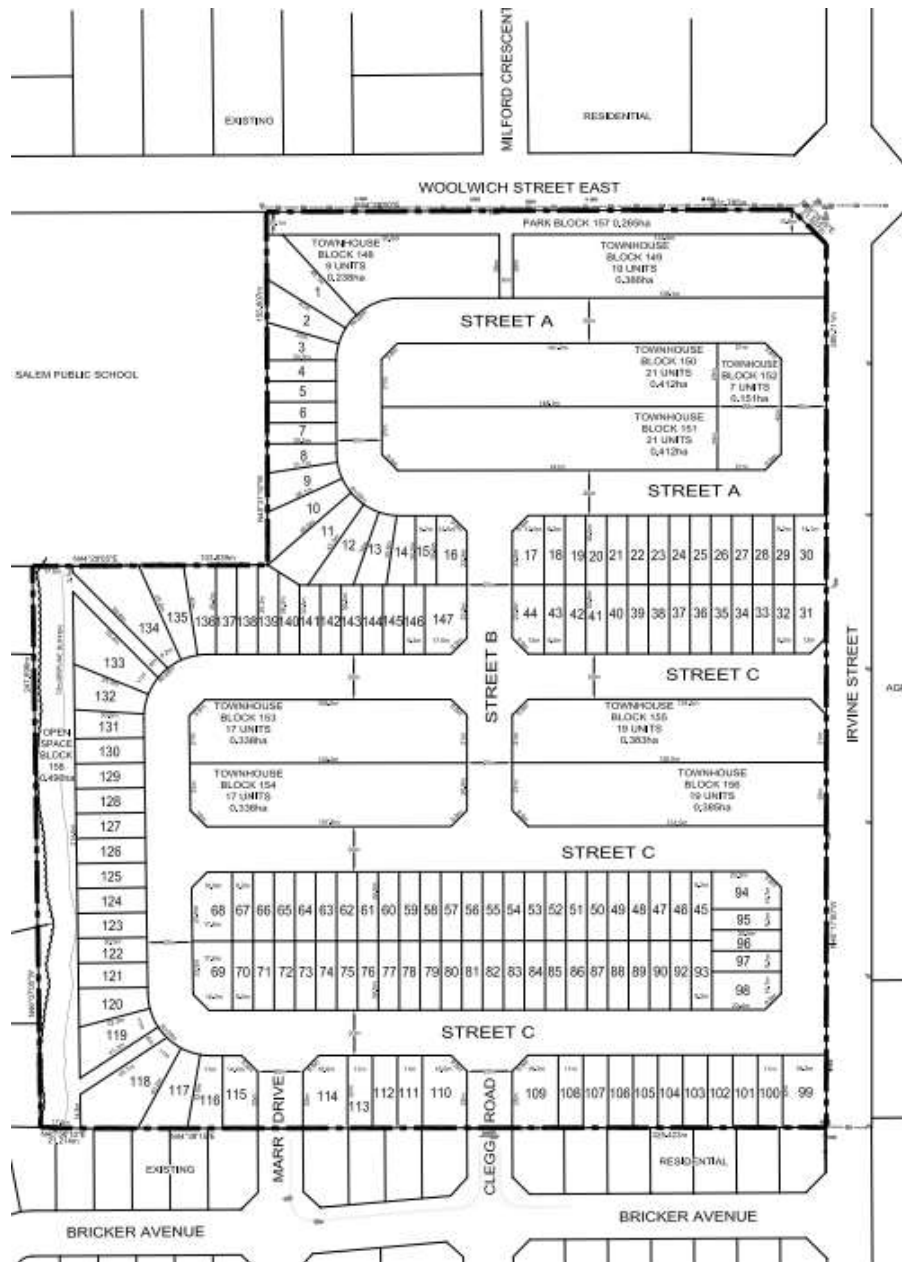
# Township of Centre Wellington Zoning By-law

## 4.39 USES PERMITTED IN ALL ZONES

Nothing in this By-Law shall apply to prevent or otherwise restrict in any way any of the following:

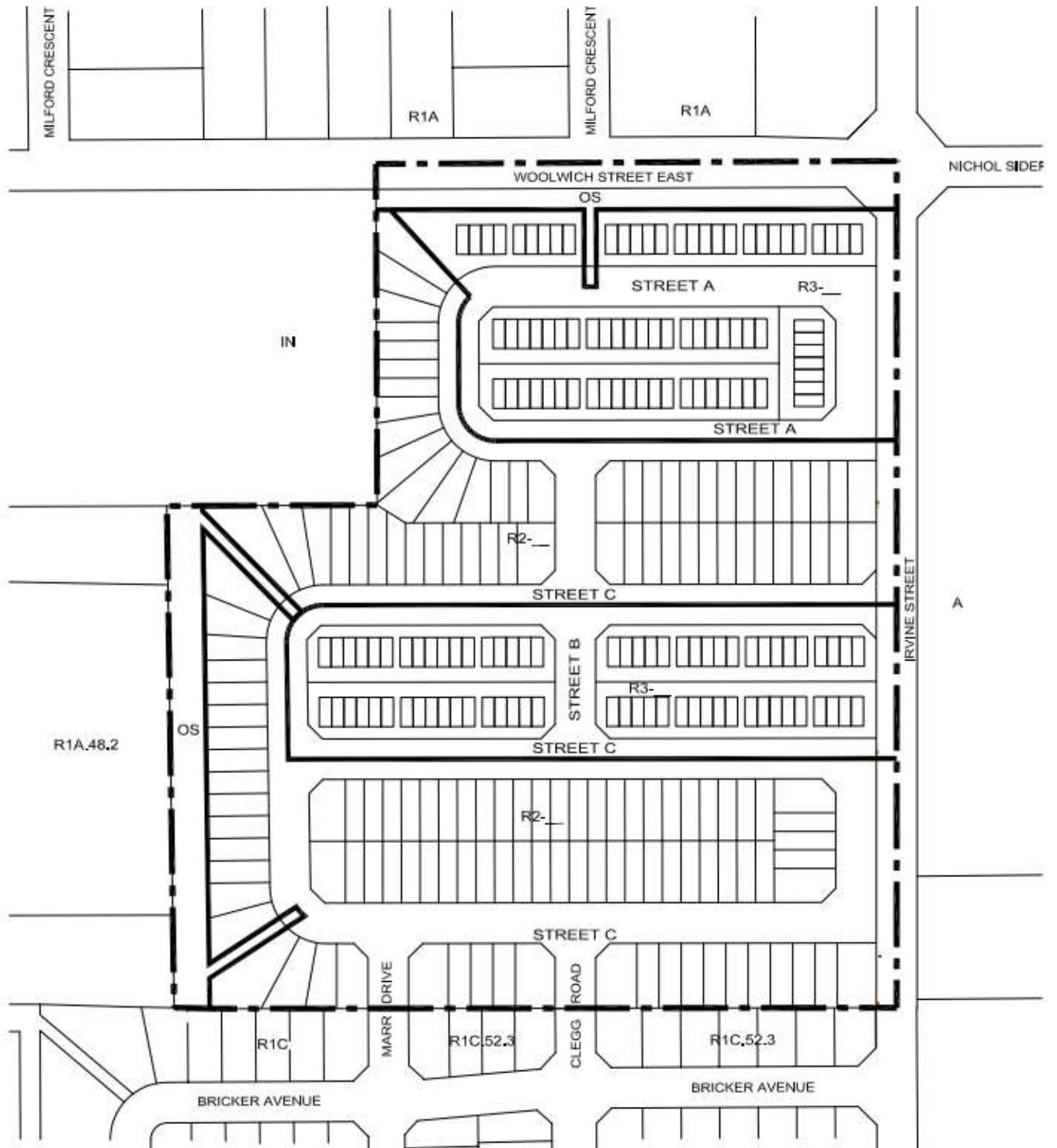
4.39.2 The installation or maintenance of a water-main, well, sanitary sewer main, storm sewer main, pumping station, gas main, pipeline, **storm water management facility**, lighting fixture, overhead or underground electrical services, cable television, telegraph or telephone line or associated tower or transformer, together with any installations or structures appurtenant thereto.”

Figure 8 – Proposed Draft Plan of Subdivision (April 28, 2022)



The subject property is currently within the Future Development FD Zone in the Township of Centre Wellington Comprehensive Zoning By-law No. 2009-045 (Office Consolidation – March 2020) Zoning By-law Map Urban 52. Figure 9 indicates the zones which are proposed for the Clayton property.

Figure 9 - Proposed Zoning Map





<b>Residential R.2 Zone Small Lot Single Detached Dwelling (Lots 1 to 147)</b>				
<b>7.2.1</b>	<b>Permitted use:</b> Small Lot Single Detached Dwelling	<b>Proposed use:</b> Small Lot Single Detached Dwelling		
<b>7.2.2</b>	<b>Zoning Regulation Table 7D - R2</b>			
A	Residential Unit Type	Small Lot Single Detached Dwelling		
		<b>Required</b>	<b>Provided</b>	<b>Compliance</b>
C	Minimum Lot Frontage	9m	9.2m	Yes
D	Minimum Lot Area	279 m <sup>2</sup>	280.8 m <sup>2</sup>	Yes
F	Maximum Building Height	3 storeys but not greater than 11m.		Yes
G	Minimum Front Yard	6 m	4.5 m to habitable portion of the dwelling, 6 m to garage door	No
H	Minimum Exterior Side Yard	4.5 m 6 m to front of garage	3.5 m to habitable portion of the dwelling, 6 m to garage door	No
I	Minimum Side Yard (1) where an attached garage is not provided one interior side yard shall be a minimum of 3m	1.2 m on one side, 0.6 m on the other side 1.8 m between dwellings on abutting lots	1.2 m 0.6 m 1.8 m between dwellings on abutting lots	Yes
J	Minimum Rear Yard	7.5 m	7 m	No
N	Minimum Landscaped Open Space	The Front Yard, except the driveway, shall be landscaped and no parking shall be permitted within this Landscaped Open Space		Yes
N	Driveway Width Restriction	The driveway width shall not exceed 55% of the lot width to maximum driveway width of 7.5m.	The driveway width shall not exceed 60% of the lot width to maximum driveway width of 7.5m.	No
O	Garage Width Restriction	The outside walls of an attached garage shall not exceed 55% of the lot width.	The outside walls of an attached garage shall not exceed 60% of the lot width.	No
O	Driveway Width Restriction	The driveway width shall be no greater than the width of the exterior dimensions of the garage		Yes
5.3.1.1	Parking space shall be located minimum 6 m from the streetline and to the rear of the front wall of the building.			Yes
5.3.1.5	Minimum Parking Space dimension 3m x 6 m. Driveway shall have a minimum width of 3m.			Yes
5.3.1.5	Minimum interior dimensions of a garage 3m x 6 m.		3 m x 6 m	Yes
5.5.1	1 parking space per dwelling.			Yes

Figure 10 – Zoning Compliance Chart (continued)

<b>Residential R.3 Zone Street Townhouse Dwelling (Blocks 148 to 156)</b>				
<b>7.3.1</b>	<b>Permitted use:</b> Small Lot Single Detached Dwelling	<b>Proposed use:</b> Small Lot Single Detached Dwelling		
<b>7.3.2</b>	<b>Zoning Regulation Table 7F – R3</b>			
A	Residential Unit Type	Street Townhouse		
		<b>Required</b>	<b>Provided</b>	<b>Compliance</b>
B	Minimum Lot Frontage	6m	6.1 m	Yes
C	Minimum Lot Area	190 m <sup>2</sup>	170m <sup>2</sup>	No
D	Minimum Lot Depth	26 m	28 m	Yes
E	Maximum Building Height	3 storeys but not greater than 11 m		Yes
F	Minimum Front Yard	6 m	4.5 m to habitable portion of the dwelling, 6 m to garage door	No
G	Minimum Exterior Side Yard	4.5 m 6 m to front of garage	4.5 m	Yes
H	Minimum Side Yard (unattached side)	1.8 m	1.8 m	Yes
I	Minimum Rear Yard	7.5 m	6 m	No
J	Maximum Number of Attached Dwelling units in a Row	6	6	Yes
K	Common Amenity area	Not applicable		N/A
L	Private Amenity area	Not applicable		N/A
M	Minimum Landscaped Open Space	40%	30%	No
N	Front Yard landscaping	The Front Yard on any Lot, except the driveway shall be landscaped and no parking shall be permitted within this Landscaped Open Space.		Yes
5.3.1.1	Parking space shall be located minimum 6 m from the streetline and to the rear of the front wall of the building.			Yes
5.3.1.5	Minimum Parking Space dimension 3m x 6 m. Driveway shall have a minimum width of 3m.			Yes
5.3.1.5	Minimum interior dimensions of a garage 3m x 6 m.		3 m x 6 m	Yes
5.5.1	1 parking space per dwelling.			Yes



Figure 10 – Zoning Compliance Chart (continued)

<b>Open Space OS Zone (Blocks 157 to 158)</b>				
<b>9.1.1</b>	<b>Permitted use:</b> <i>a) Active recreation</i> <i>b) Passive recreation</i> <i>c) A public park</i>	<b>Proposed use:</b> <i>a) Active recreation</i> <i>b) Passive recreation</i> <i>c) A public park</i>		
<b>9.1.2</b>	<b>Building Regulations</b>			
		<b>Required</b>	<b>Provided</b>	<b>Compliance</b>
a)	Minimum Lot Area	No minimum		Yes
b)	Minimum Lot Frontage	No minimum		Yes

Specialized Residential R.2 Zone Small Lot Single Detached Dwelling (Lots 1 to 147) regulations are requested;

- That a Minimum Front Yard of 4.5 m to the habitable portion of the dwelling and 6 m to the garage door be permitted where the zoning by-law requires 6m.
- That a Minimum Exterior Side Yard of 3.5 m to the habitable portion of the dwelling and 6 m to garage door be permitted where the zoning by-law requires 4.5 m to the habitable portion of the dwelling and 6 m to face of a garage.
- That a Minimum Rear Yard of 7 m be permitted where the zoning by-law requires 7.5 m.
- That the driveway width shall not exceed 60% of the lot width to maximum driveway width of 7.5m where the zoning by-law requires that the driveway width shall not exceed 55% of the lot width to maximum driveway width of 7.5m.
- That the outside walls of an attached garage shall not exceed 60% of the lot width where the zoning by-law requires that the outside walls of an attached garage shall not exceed 55% of the lot width.

Specialized Residential R.3 Zone Street Townhouse Dwelling (Blocks 148 to 156) regulations are requested;

- That a Minimum Lot Area of 170 m<sup>2</sup> be permitted where the zoning by-law requires 190m<sup>2</sup>.
- That a Minimum Rear Yard of 6 m be permitted where the zoning by-law requires 7.5 m.
- That a Minimum Landscaped Open Space of 30% be permitted where the zoning by-law requires 40%.

The current zoning of the subject property is Future Development FD Zone. The primary purpose of this FD Zone is to identify lands where future development may occur subject to appropriate planning studies and zoning regulations. The overview of the general intent and purpose of the Future Development Zone applies to lands that are part of the Elora/Salem Urban Centre that are expected to be developed or redeveloped in the future, but for which further planning review is needed before further development approvals can be granted. Permitted uses are limited to existing uses, buildings and structures only.

This Draft Plan of Subdivision and Zone Change submission includes the appropriate studies to support the rezoning of this parcel. This report recommends appropriate zoning regulations for the subject property. The proposed zoning amendment is required to change the property from the FD Zone to the appropriate residential and open space zones inclusive of the requested specialized R2 and R3 zoning regulations.

## 5. Planning Framework

### 5.1 Provincial Policy Statement 2020

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

The Provincial Policy Statement is issued under the authority of section 3 of the Planning Act and comes into effect on May 1, 2020. In respect of the exercise of any authority that affects a planning matter, section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. Comments, submissions or advice that affect a planning matter that are provided by the council of a municipality, a local board, a planning board, a minister or ministry, board, commission or agency of the government “shall be consistent with” this Provincial Policy Statement.

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. (**bolding** added for emphasis)

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

*1.1.1 Healthy, liveable and safe communities are sustained by:*

- a) **promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;”**
- e) *promoting the integration of land use planning, growth management, transit-supportive development, **intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;***

*1.1.3 Settlement Areas*

*The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. **It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.***

*1.1.3.1 Settlement areas shall be the focus of growth and development.*

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

- a) **efficiently use land and resources;**

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



## “1.4 Housing

1.4.3 *Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:*

- c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) ***promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;***
- f) ***establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.”***

## “2.1 Natural Heritage

2.1.1 ***Natural features and areas shall be protected for the long term.***

2.1.2 ***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.***

2.1.3 *Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that **natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.***

2.1.8 ***Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 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 Environmental Impact Study prepared by Beacon dated July 2020 defined the limits of the woodland and valleyland and recommended an appropriate buffer. No development is proposed within the identified natural features. A buffer is being provided to protect these features and 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 proposed development is consistent with the Provincial Policy Statement 2020 in the following manner:

- promoting efficient development and land use patterns
- planning to achieve cost-effective development patterns and standards to minimize land consumption and servicing costs
- using land and resources wisely
- promoting appropriate development standards which facilitate intensification, redevelopment and a compact form
- there will be no negative impacts on the natural features or on their ecological functions.

## 5.2 A Place to Grow 2020

Office Consolidation August 2020 Approved by the Lieutenant Governor in Council, Order in Council No 641/2019. The Growth Plan for the Greater Golden Horseshoe 2019 was prepared and approved under the Places to Grow Act, 2005 to take effect on May 16, 2019. Amendment 1 (2020) to the Growth Plan for the Greater Golden Horseshoe 2019 was approved by the Lieutenant Governor in Council, Order in Council No 1244/2020 to take effect on August 28, 2020;

*“As provided for in the Places to Grow Act, 2005, this Plan prevails where there is a conflict between this Plan and the PPS. The only exception is where the conflict is between policies relating to the natural environment or human health. In that case, the direction that provides more protection to the natural environment or human health prevails.”*

Excerpts from the Growth Plan are included in this report. **Bolding** has been added for emphasis.

“2 Where and How to Grow

2.1 Context

*It is important to **optimize the use of the existing urban land supply** as well as the existing building and housing stock to avoid over-designating land for future urban development while also providing flexibility for local decision-makers to respond to housing need and market demand. **This Plan's emphasis on optimizing the use of the existing urban land supply represents an intensification first approach to development and city-building, one which focuses on making better use of our existing infrastructure and public service facilities, and less on continuously expanding the urban area.***

2.2.7 Designated Greenfield Areas

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

The proposal for the subject property will assist the County and Township in meeting the Place to Grow 2020 minimum target for the Designated Greenfield Area to optimize the use of the existing urban land supply utilizing an intensification first approach to development and city-building focused on making better use of existing infrastructure and public service facilities, and less on continuously expanding the urban area.

## 5.3 County of Wellington Official Plan

The County of Wellington Official Plan was adopted by Wellington County Council on September 24, 1998, approved by the Ministry of Municipal Affairs on April 13, 1999 and came into effect on May 6, 1999. The County of Wellington Official Plan was last revised June 1, 2022.



The subject property is outlined in red. Schedule A1 of the County of Wellington Official Plan designates the site within the Fergus Urban Centre as shown on Figure 11. The County Official Plan implements the Provincial Policy Statement and A Place to Grow policy direction of directing growth to serviced urban areas and encouraging infill development to provide a range of housing types in a form that is compatible with existing development. This application will assist the Township in meeting the residential intensification target. The subject property is located within the Designated Greenfield Area of Elora/Salem.

For the entire property the **minimum** density is 16 units per hectare. The subdivision proposes 296 units and has an area of 11.995 hectares (net the Open Space Block) for a density of 24.67 units per hectare which meets the minimum target.

Figure 11 - Schedule A1 Wellington County Official Plan



The following are excerpts from the County of Wellington Official Plan. The County Official Plan policies below are well summarized by section 8.3.11 *“Wellington will encourage the development of vacant or under-utilized properties for residential uses which are compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks.”*

**“3.1 GENERAL STRATEGY**

*The priorities for directing growth will be as follows:*

1. *the majority of growth will be directed to urban centres that offer municipal water and sewage services.*

### 3.2 PROJECTED GROWTH

The forecast anticipates that 82% of population growth in Wellington County will take place in 14 urban centres.”

#### “4.4.4 Greenfield Housing

In 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 greenfield density target of 40 persons and jobs per hectare and specifically:*
  - i) **strive to attain at least 16 units per gross hectare** (6.5 units per gross acre) in newly developing subdivisions;
  - iii) *In (i) and (ii) above gross hectares or gross acres means residential land excluding environmentally protected features and non-residential uses (schools, convenience commercial) but includes roads, parks, storm water management areas or other utility blocks; and*
  - iv) **encourage the introduction of medium density housing types** in new subdivisions and other Greenfield areas.”

**Table 5**  
**Township of Centre Wellington**  
**Projected Growth in Wellington County to 2041**

	2016	2036	2041
<i>Total Population<sup>1</sup></i>	29,885	48,520	52,310
<i>Households</i>	10,785	17,245	18,690
<i>Total Employment<sup>2</sup></i>	11,970	20,130	22,780

	2016	2036	2041
<b>ELORA-SALEM</b>			
<i>Total Population<sup>1</sup></i>	7,565	12,080	13,060
<i>Households</i>	2,750	4,300	4,675

Wellington has the following objectives for growth:

- to encourage efficient cost effective development patterns;
- to take advantage of capacities in existing and planned water, waste water, utilities and transportation systems;
- to encourage growth in urban areas;
- to encourage more efficient use of land through increased densities in designated Greenfield areas of urban centres;”

## **PART 8 DETAILED URBAN CENTRE POLICIES**

### **8.1.3 Vision Statement**

- b) that the single-detached home will continue to be the dominant form of housing **but a greater variety of housing types will also be available;**

### **8.1.4 Major Objectives**

The major objectives of all urban centres are:

- b) to provide opportunities for an adequate supply and diversity of housing to satisfy the varied needs of a growing community;

## **8.3 RESIDENTIAL**

### **8.3.1 Overview**

This Plan attempts to provide for urban centres with populations as set out in Section 3. To accomplish this growth it is essential to provide adequate opportunities for housing in each urban centre.

The single-detached home is currently the dominant housing type in urban centres and this situation is expected to continue. However, new housing types are needed to provide a greater variety of residential accommodation as well as a more affordable housing supply. The Official Plan anticipates that semi-detached, **townhouse** and apartment dwellings will be developed to respond to this need and that these units may eventually account for at least one quarter of all housing units in most urban centres.

Wellington is strongly committed to preserving the character and integrity of existing residential areas and will make reasonable efforts to ensure that development is compatible with established neighbourhoods. Wellington is also committed to ensuring that controlled growth and development occur within the community in order to maintain and enhance the small town character of urban centres.

### **8.3.2 Objectives**

- b) to provide a variety of dwelling types to satisfy a broad range of residential requirements and ensure that affordable housing is available;
- g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods;

### **8.3.3 Permitted Uses**

The predominant use of land in those areas designated RESIDENTIAL on Schedule “A” of the Plan shall be residential development. A variety of housing types shall be allowed, but low rise and low density housing forms such as **single-detached** and semi-detached dwelling units shall continue to predominate.



There are some older residential neighbourhoods in most urban centres which have lots with larger than normal frontages and areas. These areas represent a style of development that is typical of small communities in Ontario and is an important factor in why many people choose to live in these communities. This Plan attempts to preserve the charm and integrity of these neighbourhoods and will make efforts to ensure that future development is sensitive to and compatible with existing residential development.

**Wellington will encourage the development of vacant or under-utilized properties for residential uses which are compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks.”**

Single detached and townhouse dwellings are permitted within the Urban Centre designation and the two single detached lot sizes proposed will provide a range of housing types to provide a greater variety of residential accommodation as well as a more affordable housing supply. Intensification proposals are to be evaluated using the Official Plan criteria in section 8.3.12 of the Official Plan. Figure 12 is an evaluation of the proposal based on the intensification criteria.

Figure 12 - Intensification Criteria

<b>8.3.12 Intensification Criteria</b> <i>Intensification within all residential land use designations shall be evaluated using the following criteria:</i>	
County of Wellington Official Plan Policy	Policy Analysis
a) <i>the compatibility of the proposed development in built form including height, massing, scale, setbacks, orientation, use, built form, architectural character and materials, separation distances, shadowing and privacy. Compatible development is considered to be development that may not be the same as existing adjacent development but which can co-exist with existing development while not creating unacceptable adverse impacts;</i>	The proposed development is compatible in built form including height, massing, scale, setbacks, orientation, use, architectural character and materials, separation distances, shadowing and privacy to the existing surrounding uses. The proposed use is residential which is keeping with the surrounding residential and institutional (Salem Public School) land uses. The separation distances and setbacks required by the zoning by-law are respected by the proposal. The proposed development will be able to co-exist with existing development while not creating the potential for unacceptable adverse impacts.
b) <i>the degree to which building height and massing shall provide a transition between planned and existing development;</i>	The proposed building height and massing are compatible between the planned and existing development.
c) <i>the maintenance of a lotting pattern that is generally consistent and compatible with the predominant character of the area;</i>	The lotting pattern is generally consistent and compatible with the predominant character of the area.
d) <i>the ability of roads or municipal infrastructure to accommodate the proposal;</i>	The Servicing and Stormwater Management Reports prepared by MTE and the Traffic Impact Study prepared by Paradigm Transportation conclude that the existing roads and municipal infrastructure are able to accommodate this proposal.
e) <i>the impact of the development on the streetscape including, where feasible, the protection of municipal street trees;</i>	An Arborist Report has been prepared by Beacon.
f) <i>the degree to which impact on the adjacent properties is minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, views, enjoyment of outdoor amenities, and shadowing;</i>	The Servicing and Stormwater Management Reports prepared by MTE determined that impact on the adjacent properties is minimized in relation to grading and drainage. The separation distances and setbacks required by the zoning by-law are respected by the proposal.
g) <i>the conservation of significant cultural heritage resources</i>	There are no significant cultural heritage resources located on the subject property.

Figure 13 – Medium Density Residential Criteria

8.3.5 Medium Density Development Multiple residential developments such as townhouses and apartments may be allowed in areas designated RESIDENTIAL <b>subject to the requirements of the Zoning By-law</b> and further provided that the following criteria are <b>satisfactorily</b> met:	
Criteria	Analysis of conformity
a) that <b>medium density development on full municipal services should not exceed 35 units per hectare (14 units per acre) for townhouses or row houses</b> , and 75 units per hectare (30 units per acre) for apartments, <b>although it may not always be possible to achieve these densities on smaller sites</b> ;	The Township R3 Street Townhouse Zone permits a Minimum Lot Area of 190 m <sup>2</sup> per unit. This is a density of 52.63 units per hectare. The maximum 35 unit per hectare density is more applicable to cluster townhouse developments which include a stormwater management area, communal parking lot, condominium road located on the site and a common amenity area. This maximum density is not achievable and should not be applied to a street townhouse site.
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;	The design of the proposed street townhouses comply with the maximum height and setbacks of the R3 Zone. Specialized zoning regulations have been requested for landscaping and lot area to efficiently use this serviced land within the urban area. The proposed townhouse units are either proposed in a location internal to the proposed subdivision or with a park block providing separation and a landscaped buffer from the townhouses to the 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;	Adequate landscaping will be provided 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;	Each freehold townhouse will have a backyard on-site amenity area for the occupants of the residential unit.
iii) adequate off-street parking, access and appropriate circulation for vehicular traffic, particularly emergency vehicles; and	2 off-street parking spaces will be provided per townhouse unit. One garage and one driveway parking space will be provided per unit. Off-street parking will be provided in compliance with the Township zoning by-law. The freehold units will be accessed from municipal roads which will provide appropriate circulation for vehicular traffic.

Figure 13 – Medium Density Residential Criteria (continued)

Criteria	Analysis of conformity
iv) adequate grading to ensure that drainage from the property is directed to public storm drainage facilities and not to adjoining properties.	MTE has prepared a preliminary grading plan and stormwater management report which confirm that the design will 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;	MTE has prepared a Functional Servicing report which confirms 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;	This criteria does not apply to the subject property which is not located within the built boundary.
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;	The subject property is located within a greenfield area where medium density in the form of street townhouses are allowed on local roads.
g) that a separate zone(s) is established for multiple residential development.	A separate R3 Zone is proposed for the proposed street townhouse blocks.

#### 5.4 Township of Centre Wellington Municipal Plan

The Township of Centre Wellington Municipal Plan was adopted November 24, 2003, approved May 32, 2005, and Consolidated January 4, 2013. Excerpts from the Township of Centre Wellington Municipal Plan are found below. The proposed development implements the existing Residential designation in the Centre Wellington Municipal Plan. Single family dwellings and townhouses are permitted within this designation and will provide a range of housing types to provide a greater variety of residential accommodation as well as a more affordable housing supply. The proposed single detached and townhouse units are compatible with the surrounding land uses. Full municipal services are available for the proposed housing. The subject property is located within the designated Greenfield Area within the Urban Centre of Elora/Salem.

### **“C.5 HOUSING POLICIES**

#### **C.5.1 Variety of Housing**

*The Township of Centre Wellington encourages the production of a **wide range of housing types** to meet future housing need. Council shall provide for the opportunity, through subdivision approval and zoning bylaw approvals, for a **variety of housing types** to be provided. Prior to approving new development or redevelopment, Council will consider the housing need within the community and the housing market area and provide opportunities for a **range of housing types** throughout the community that are appropriate given existing site conditions, neighbouring developments, and servicing options.*

## **D.2 RESIDENTIAL**

### **D.2.1 Overview**

The **single-detached home** is currently the dominant housing type in the urban centres and this situation is expected to continue. However, new housing types are needed to provide a greater variety of residential accommodation as well as a more affordable housing supply. The Municipal Plan anticipates that semi-detached, **townhouse** and apartment dwellings will be developed to respond to this need and that these units may eventually account for at least one quarter of all housing units in Fergus and Elora-Salem where full municipal services are available.

The Township is committed to preserving the character and integrity of existing residential areas and will make reasonable efforts to ensure that development is compatible with established. We are also committed to ensuring that controlled growth and development occur within the community in order to maintain and enhance the small-town character of urban centres.

### **D.2.2 Objectives For Residential Development**

7. To encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods;

### **D.2.3 Permitted Uses**

The predominant use of land in those areas designated RESIDENTIAL on Schedule "A" of the Plan shall be residential development. A variety of housing types shall be allowed, but low rise and low-density housing forms such as single-detached and semi-detached dwelling units shall continue to predominate.

**Townhouses** and apartments, bed and breakfast establishments, group homes and nursing homes, may also be allowed subject to the requirements of the Zoning By-law and the applicable policies of this Plan.

#### **D.2.11 Compatibility of New Development**

There are some older residential neighbourhoods in the urban centres which have lots with larger than normal frontages and areas. These areas represent the community's heritage and exemplify a style of development typical of small town Ontario.

Many people choose to live in Centre Wellington because of this heritage. This Plan attempts to preserve the charm and integrity of these neighbourhoods and will make efforts to ensure that future development is sensitive to and compatible with existing residential development.

The development of vacant or under-utilized properties for residential uses are encouraged but should be compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks. Developments such as residential conversions, bed and breakfast establishments or home occupations that do not substantially alter the exterior appearance of the existing residences may also be permitted in accordance with the policies of this Plan and the applicable zoning provisions.

#### **D.2.12 Intensification Criteria**

Intensification within all residential land use designations shall be evaluated using the following criteria:



- a) the compatibility of the proposed development in built form including height, massing, scale, setbacks, orientation, use, built form, architectural character and materials, separation distances, shadowing and privacy. Compatible development is considered to be development that may not be the same as existing adjacent development but which can co-exist with existing development while not creating unacceptable adverse impacts;
- b) the degree to which building height and massing shall provide a transition between planned and existing development;
- c) the maintenance of a lotting pattern that is generally consistent and compatible with the predominant character of the area;
- d) the ability of roads or municipal infrastructure to accommodate the proposal;
- e) the impact of the development on the streetscape including, where feasible, the protection of municipal street trees;
- f) the degree to which impact on the adjacent properties is minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, views, enjoyment of outdoor amenities, and shadowing; and
- g) the conservation of significant cultural heritage resources.”

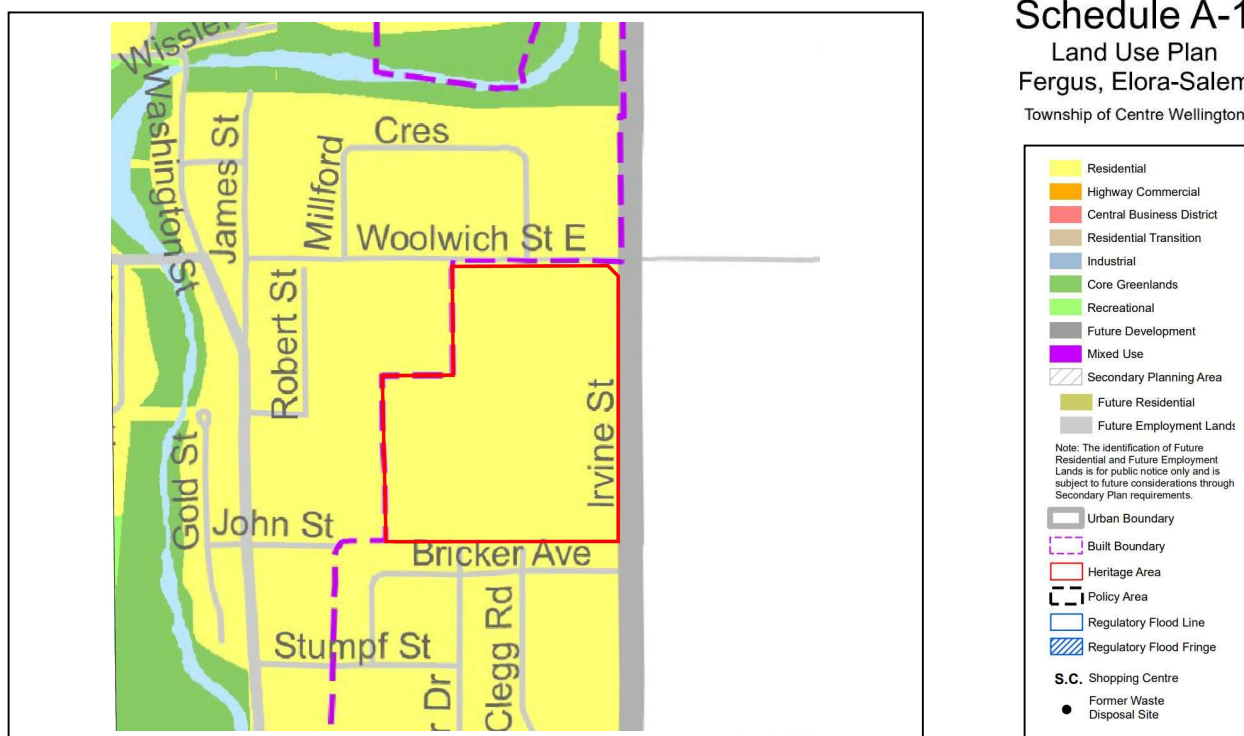
**“A.2 RELATIONSHIP WITH THE COUNTY OF WELLINGTON OFFICIAL PLAN**

The County Official Plan provides a consistent set of planning policies for the entire County. The County Official Plan contains sufficient detail to provide appropriate official plan coverage for all of Centre Wellington. The County Official Plan designates three major land use systems – the Greenlands system, the Rural system and the **Urban system**.

However, in order to avoid duplication, the Township has determined that the policies and land use plans of the County Official Plan pertaining to the Greenlands and Rural systems are appropriate for Centre Wellington. It is not necessary for the Township to maintain its own local municipal plan policies for the Rural and Greenlands areas.”

The subject property is outlined in red. The property is designated Residential in Schedule A-1 of the Township of Centre Wellington Official Plan. The subject property is located in the designated greenfield area.

Figure 14 – Township of Centre Wellington Municipal Plan



5.5 Township of Centre Wellington Zoning By-law

The current zoning of the subject property is Future Development FD Zone. The primary purpose of this zone is to identify lands where future development may occur subject to appropriate planning studies and zoning regulations. The overview of the general intent and purpose of the Future Development Zone applies to lands that are part of the Elora/Salem Urban Centre that are expected to be developed or redeveloped in the future, but for which further planning review is needed before further development approvals can be granted. Permitted uses are limited to existing uses, buildings and structures only.

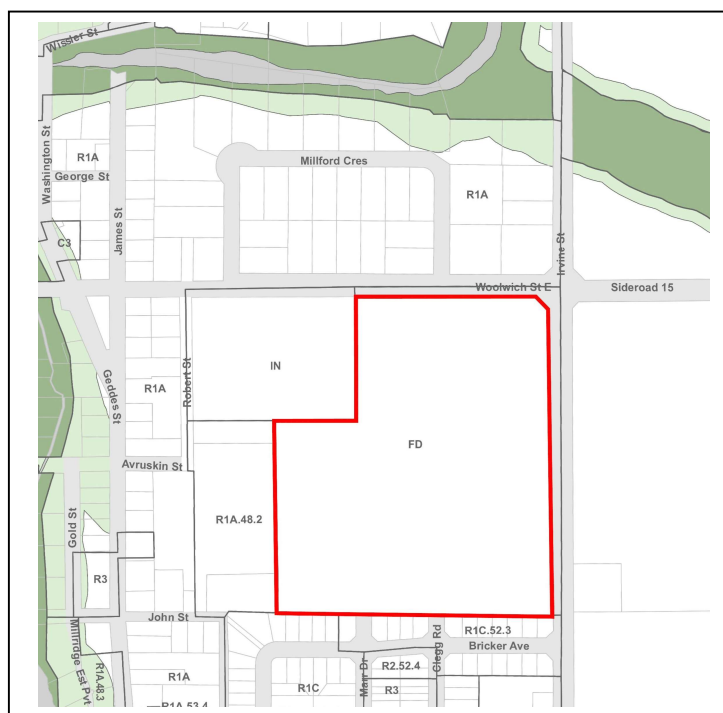
This Draft Plan of Subdivision and Zone Change submission includes the studies summarized within this report. This report recommends appropriate zoning regulations for the subject property. The proposed zoning amendment is required to change the lands from the FD Zone to the appropriate residential zones as outlined within this report.

Figure 15 - Excerpt from Zoning Map 52

The Township of  
Centre Wellington  
**Zoning By-Law**  
**Schedule "A"**  
**URBAN**  
**Map 52**  
Salem

**Legend**

- Zone Boundary
- ▭ Heritage Area Overlay
- Road
- Parcel Fabric
- ▭ Waterbody
- Watercourse
- ▭ EP
- ▭ EP Overlay
- ▭ Wellhead Protection Area 1
- ▭ Wellhead Protection Area 2
- ▭ Wellhead Protection Area 3



Excerpts from the Township of Centre Wellington Zoning By-law (February, 2021) are included below;

“2.6 ESTABLISHMENT OF ZONES AND ZONING MAPS

For the purpose of this By-law, the maps attached hereto as Schedule "A" shall be referred to as the Zoning Maps for the Municipality and are hereby declared to form part of this By-law. The following zones are hereby established as illustrated on the maps attached hereto as Schedule "A", and such zones may be referred to by the appropriate symbol:

ZONE CLASS	MAP SYMBOL	PRIMARY PURPOSE OF ZONE
FUTURE DEVELOPMENT	FD	To identify lands where future development may occur subject to appropriate planning studies and zoning regulations.”

## “8. Description of Zones

*This section includes an overview of the general intent and purpose of each zone.*

### *Future Development Zone*

*The FUTURE DEVELOPMENT (FD) ZONE applies to lands that are part of the Elora-Salem or Fergus Urban Centres that are expected to be developed or redeveloped in the future, but for which further planning review is needed before further development approvals can be granted. Permitted uses are limited to existing uses, buildings and structures only.”*

### “13.0 FUTURE DEVELOPMENT ZONE

*Within any FD ZONE, no land shall be used and no building or structure shall be constructed, altered or used except in accordance with the following regulations.*

#### 13.1 Permitted Uses

- a) *uses, buildings and structures lawfully existing on the date of passing of this bylaw*

#### 13.2 Regulations

- a) *As existing on the date of passing of this by-law”*

Blocks 157 and 158 are proposed to be included in the Open Space OS Zone.

### “9.0 OPEN SPACE ZONES

9.1 *Open Space Recreation (OS) Zone Within any OS ZONE, no land shall be used and no building or structure shall be constructed, altered or used except in accordance with the following regulations.*

#### 9.1.1 Permitted Uses

- a) *Active recreation*
- b) *Passive recreation*
- c) *A public park*
- d) *A recreation centre*
- e) *A sports park*
- f) *A public building*
- g) *A public use*
- h) *A cemetery*
- i) *A museum*
- j) *A library*
- k) *Uses, buildings and structures accessory to the foregoing*

#### 9.1.2 Building Regulations

- a) *Minimum Lot Area No Minimum*
- b) *Minimum Lot Frontage No Minimum*
- c) *Maximum Lot Coverage 30%*
- d) *Minimum Setback From Any Lot Line 6.0 m (19.7 ft)*
- e) *Maximum Building Height 3 storeys but not greater than 11.0 m (36 feet)”*

The proposal has been evaluated in accordance with the Draft Township of Centre Wellington – Place Matters: Urban Design Guidelines dated April 2015. The proposal has been determined to be best evaluated based on the “Private Realm Guidelines for Residential Areas.”

*“PURPOSE The purpose of The Urban Design Guidelines (UDGs) for Centre Wellington is to provide a framework of principals and guidelines that will provide design direction for the development, redevelopment and enhancement of buildings, façades, streetscapes, public open space and natural areas. The UDGs build on intentions and aspirations of the Township to create a community that conserves its cultural and natural heritage resources, while allowing for contextually sensitive growth and development.*

*EXISTING CHARACTER For the purposes of this document, the residential areas of Fergus and Elora-Salem shall encompass those lands designated as ‘Residential’ and ‘Future Residential’ by Schedule A-1 of the Township of Centre Wellington Official Plan, as amended.*

*PRIVATE REALM GUIDELINES FOR RESIDENTIAL AREAS For the purposes of the Urban Design Guidelines, the private realm consists of the buildings, structures and spaces that are found beyond public right of way and other public properties such as parks and trails. The private realm has a highly significant impact on the way residential neighbourhoods look, feel, and function. While the streetscapes and parks are the places where people travel, interact, and play, it is the rhythm, scale, and patterns of the private realm that dictate the comfort and sense of walkability that a neighbourhood has. Only the exterior features of a building are subject to the guidelines.”*

Figure 16 - Cycle and Pedestrian Network



Source: Paradigm Transportation Solutions



Figure 17 - Urban Design Responses to Site Conditions



Source: NAK

Figure 18 - Private Realm Guidelines for Residential Areas

Township of Centre Wellington - Draft Place Matters: Urban Design Guidelines - April 2015	
Residential Areas	
Private Realm Guidelines for Residential Areas	
<b>Parking and Garages</b>	
Guideline	How the proposal implements the guideline
Garages should be located to the side and rear of a property and not protrude beyond the main front façade of a residential dwelling.	Building elevations have been provided for the proposed residential dwellings showing the garages located to the side of the main front façade with front porches provided. The garage does not protrude beyond the main front façade of a residential dwelling.
Attached garages should be well integrated into the massing of the main building with good proportional detailing.	The proposed attached garages are well integrated into the massing of the main building with good proportional detailing.
Garages should be designed with single bays/doors, with doors reflecting the architectural character and detail of the main dwelling.	The garages are designed with a combination of single and double doors, with doors reflecting the architectural character and detail of the main dwelling.
Paving materials for parking areas can include asphalt, gravel, concrete, or concrete pavers and should be selected from a natural colour palette.	An asphalt paving material is proposed for the driveway parking areas.

<b>Building Style</b>	
Guideline	How the proposal implements the guideline
New buildings should incorporate a front façade and other façades that are visible from the public realm, that are well articulated through the use of compatible architectural elements, such as window trims, cornices, etc. Blank walls that face the street or other public areas are strongly discouraged.	The façades of the new buildings that are visible from the public realm, have been designed to be well articulated through the use of compatible architectural elements, such as window trims. There will not be blank walls provided that face the street.
New buildings and additions should reflect a traditional ratio of solids to voids, with regards to the placement of windows and doors.	As indicated by the example building elevations provided, the new buildings will reflect a traditional ratio of solids to voids, with regards to the placement of windows and doors.
Materials should be durable, high quality building materials that are similar or complimentary to those found within the neighbourhood or broader community.	The proposed building materials will be durable and high quality that are similar or complimentary to those found within the neighbourhood or broader community.
Brick, stone, and wood or cementitious siding are the preferred cladding materials. Other materials, such as stucco, decorative concrete or glass are permitted based on design merit and / or when used in combination with other materials. If vinyl siding must be used, ensure it is of a high quality. Aluminum siding is strongly discouraged.	Brick, stone, wood and high quality vinyl siding are proposed.
Extend finish materials to all sides of the building, including building projections.	Finish materials will be extended to all sides of the building, including building projections.
<b>Building Proportions, Scale and Placement</b>	
Guideline	How the proposal implements the guideline
Infill buildings and additions should be consistent with the existing setback, footprint, size and massing patterns of a neighbourhood, particularly the immediately adjacent properties.	The proposed buildings are consistent with the existing footprint, size and massing of the neighbourhood, particularly the immediately adjacent properties.
Infill buildings should be of a similar height of adjacent buildings. Abrupt variations in height should be avoided.	The proposed buildings are of a similar height of adjacent buildings. Abrupt variations in height have not been proposed.
Front and side setbacks of infill development should be consistent with adjacent buildings. Where setbacks are not generally uniform, the new building should be aligned with the building that is most similar to the predominant setback on the street. All setbacks must conform to Township By-laws.	All proposed setbacks are in compliance with the Township Zoning By-law.
New buildings should be placed perpendicular to the street, with windows and primary entrances fronting on to the street. Size, shape, proportion, number and placement of windows and doors should reflect common building patterns and styles of other buildings in the immediate area.	New buildings will be placed perpendicular to the street, with windows and primary entrances fronting onto the street. The size, shape, proportion, number and placement of windows and doors reflect the building patterns and styles of other buildings in the immediate area.
Site and design residential buildings on corner lots so that both the front and the side of the building are oriented to the public street and are detailed with similar quality and style.	The siting and design of the residential buildings on corner lots are oriented so that both the front and the side of the building are oriented to the public street and are detailed with similar quality and style.
Roof type, scale, and pitch, as well as design elements, should be complementary to the surrounding buildings and architectural vernacular. Roofs should be pitched with slopes between 30 – 60°.	Roof type, scale, and pitch, as well as design elements, are proposed to be complementary to the surrounding buildings and architectural vernacular.



Figure 19 - Pedestrian Connections and Fencing



Source: NAK

**LEGEND**

- ■ ■ Thematic Fence
- Privacy /Acoustic Fence
- Trail Connection
- Walkway Block
- ● ● Sidewalk



Figure 20 - Example Front Elevation Rendering for 11 m lot



Figure 21 - Example Front Elevation Rendering for 11 m lot





Figure 22 - Example of Front Elevation Rendering for a 9.2 m lot



Figure 23 - Example of Front Elevation Rendering for a 9.2 m lot



Figure 24 - Example Street Townhouse Front Elevation Rendering



## 7. **Summary of Supporting Reports**

A summary of the supporting reports is provided herein. It should be noted that these report summaries are not complete and should not be relied upon. Please refer to the complete reports as the basis for any review.

### 7.1 **Functional Servicing Report**

MTE prepared the Functional Servicing Report dated July 20, 2022. This report concluded the following;

- *“The roadworks and lot grading within the proposed development can generally be completed in compliance with the Township of Centre Wellington’s Design Standards while maintaining the minimum cover over the proposed sewers.*
- *The proposed development can be adequately serviced for sanitary sewage through the existing Marr Drive sanitary sewer. The sewer within the subject land are proposed at 0.4% which is within the MOE guidelines and requires approval from the Township of Centre Wellington Director of Engineering as outlined in township standards.*
- *A number of connection points to the existing and future municipal watermain system are available to provide water supply for the proposed development. The Township is to confirm whether adequate pressure and flow is available and the sizing of proposed internal water distribution network.*
- *Stormwater management for the development achieves an enhanced level of water quality control, quantity control to pre-development levels and erosion protection through the implementation of the proposed SWMF and infiltration facilities, as outlined in the Preliminary Stormwater Management Report, dated July 20, 2022.*
- *The proposed development can be adequately serviced through the extension of existing utilities including hydro, gas, cable TV, and telephone.”*

## 7.2 Stormwater Management Report

MTE prepared the Stormwater Management Report dated July 20, 2022. This report concluded the following;

- *'Enhanced' quality control of stormwater runoff can be provided by the proposed stormwater management strategy through the implementation of a SWMF forebay, and a wet pond cell;*
- *Quantity control targets for post development peak flows rates attenuation to predevelopment levels and directed to the ND1 can be achieved in the proposed SWMF for all storm events up to and including the 100-year event;*
- *Peak post development flow rates from drainage areas unable to drain to the SWMF will be limited to pre development target release rates;*
- *Conveyance of the Regional storm flows through the SWMF to ND1 can be achieved;*
- *Post development erosion will be mitigated by the use of a minimum 24-hour extended detention of the 25 mm storm event;*
- *Infiltration and surface water balance inputs to the ND1 will be enhanced under post development; and,*
- *Implementing erosion and sediment controls during construction will minimized any negative impacts of construction activities on the adjacent properties and the receiving watercourses."*

## 7.3 Hydrogeological Assessment

Soil-Mat Engineers & Consultants Ltd. prepared a Hydrogeological Assessment dated July 20, 2022 which included the following findings;

*"The Clayton Land is generally characterised by an upper layer consisting of a clayey sandy silt till underlain by a sand deposit that extended to deep depths. Some isolated areas were encountered that contained a more impermeable clayey sandy silt till.*

*The available data to date illustrates a variable groundwater level, ranging from about 3 to 6 metres below the existing ground surface at the southern half of the Clayton Lands, with the highest groundwater levels during the wet spring months. The groundwater drops to the southwest and to the north. The groundwater level drops to ranges of between 3 to 4 metres below the existing ground surface at the northern limits of the Clayton Lands.*

*The data indicates a relatively stable groundwater level with small fluctuations between the 'wet' and 'dry' months of the year. This can be attributed to highly permeable fine to coarse grained sand and silty sand deposits within the southern half of the Clayton lands. The groundwater level within Borehole No. 304 was noted to be higher in comparison to the other wells, however may be more susceptible to precipitation, resulting in 'perched deposits' of water within the more permeable above the clayey soils. The groundwater was noted to be deepest on the southern portion of the Clayton Lands, where the soil conditions at the borehole conditions generally indicated more permeable sandy soils until termination. The groundwater was shallowest at the northern portion of the Clayton lands, generally following the physical topography. Where encountered within the boreholes, the clayey deposits would tend to 'trap' the water within the low permeable layer and present a high groundwater condition than would otherwise be found within areas of permeable sandy soils. The manual readings gathered in April 2022 would be considered representative of a seasonal high."*



## 7.4 Arborist Report

Beacon Environmental prepared an Arborist Report dated July 2022 which inventoried a total of 146 trees. Of this total, 51 trees are required to be removed due to the proposed development. A summary of this inventory is provided below;

Inventoried Trees	
On-site trees	123
Off-site trees (private)	11
Shared boundary trees	3
Trees in the municipal road allowance	9
Total Trees Inventoried	146
Trees to be Removed and Retained	
Trees to be removed due to development	51
Trees to be removed due to condition, health and structure	4
Trees to be retained	91
Total Trees Inventoried	146

## 7.5 Environmental Impact Study

Beacon Environmental prepared a Scoped Environmental Impact Study dated July 2022 which concluded that;

*“Beacon has conducted a background review and field investigations in order to prepare this EIS for the Draft Plan of Subdivision. Seasonal field studies including vegetation characterization, breeding bird surveys and aquatic habitat assessment were completed.*

*This EIS was prepared using information collected through a review of relevant background information and scoped field investigations in 2021 and 2022.*

*The report characterizes existing natural heritage features on the properties and addresses potential impacts of the proposed development on the natural heritage features and functions associated with the properties. Although the impacts outlined herein are limited in intensity and scope, a series of mitigation measures are also recommended to ensure that the natural heritage features and functions on the subject properties and in the adjacent lands are appropriately addressed.*

*The Draft Plan of Subdivision will be largely confined to portions of the sites that are in agricultural use. The appropriate natural heritage policy framework was reviewed with respect to the PPS, Growth Plan, County of Wellington Official Plan, Township of Centre Wellington Official Plan, as well as the GRCA regulations and ESA. From an ecological standpoint there are no sensitive features or functions that were identified through Beacon’s work. Impacts are limited to tree removal outside of woodland features, removal of Bobolink habitat and potential impacts to Nichol Drain with respect to the SWMF outfall. All of these will be mitigated through the appropriate policies. Therefore, no negative effects are anticipated and enhancements to the subject property will be proposed as the project moves forward. General best practice mitigation measures including timing windows and erosion and sediment control should be undertaken and a restoration planting plan will be prepared. In summary, the proposed development is not anticipated to adversely impact the natural heritage resources and ecological functions associated with the natural heritage system provided the mitigation and enhancement measures recommended in this report are implemented.*

*In this regard, the Draft Plan of Subdivision can proceed in accordance with the applicable natural heritage policies and regulations.”*

## 7.6 Transportation Impact Study

Paradigm Transportation Solutions prepared a Transportation Impact Study dated June 2022 which concluded the following;

- *Existing Traffic Conditions: The study area intersections are currently operating within acceptable levels of service with no specific problem movements during the AM and PM peak hours.*
- *Development Trip Generation: the residential development is forecast to generate approximately 175 and 228 trips during the AM and PM peak hours upon full build-out.*
- *2026 Background Traffic Conditions: the study area intersections are forecast to operate within acceptable levels of service with no specific problem movements during the AM and PM peak hours.*
- *2026 Total Traffic Conditions: the study area intersections are forecast to operate within acceptable levels of service during the AM and PM peak hours with no specific problem movements.*
- *The proposed municipal street connection to Irvine Street is forecast to operate within acceptable levels of service during the AM and PM peak hours.*
- *The addition of the site generated traffic increases the overall delay at the study area intersections by two second or less during the AM and PM peak hours.*
- *2031 Background Traffic Conditions: the study area intersections are forecast to operate within acceptable levels of service with no specific problem movements during the AM and PM peak hours.*
- *2031 Total Traffic Conditions: the study area intersections are forecast to operate within acceptable levels of service during the AM and PM peak hours with no specific problem movements.*
- *The proposed municipal street connection to Irvine Street is forecast to operate within acceptable levels of service during the AM and PM peak hours.*
- *The addition of the site generated traffic increases the overall delay at the study area intersections by three second or less during the AM and PM peak hours.*
- *Remedial Measures: left-turn lanes are not warranted at the following intersections:*
  - *Westbound on Nichol Road 15 at Irvine;*
  - *Northbound on Irvine Street at Bricker Avenue;*
  - *Eastbound on East Mill Street (WR 18) at Irvine Street; and*
  - *Northbound on Irvine Street at Street C.*

## 7.7 Stage 1 and 2 Archaeological Assessment

Amick Consultants Limited prepared a Stage 1 and 2 Archaeological Assessment dated July 6, 2022. This assessment concluded that;



*“The Stage 1 Background Study for the proposed undertaking summarizes the evaluation criteria. Based on the criteria, the property is deemed to have archaeological potential on the basis of proximity to water, proximity to historic settlement structures, and the location of early historic settlement roads adjacent to the study area.*

*No archaeological sites or resources were found during the Stage 2 survey of the study area. In accordance with the definitions contained within the Standards and Guidelines for Consultant Archaeologists (MTC 2011), it has been concluded that no archaeological sites or resources were found during the Stage 2 survey of the study area.*

*As a result of the Stage 2 Property Assessment of the study area, no archaeological resources were encountered. Consequently, the following recommendations are made:*

*No further archaeological assessment of the study area is warranted;*

*The Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed;*

*The proposed undertaking is clear of any archaeological concern.”*

The letter dated July 7, 2022 from the Ministry of Tourism, Culture and Sport confirmed that the report was entered into the Ontario Public Register of Archaeological Reports.

## 8. **Conclusion**

This Planning Report and Urban Design Brief has been prepared in support of a Zone Change and Draft Plan of Subdivision application for the property located on Woolwich Street East and Irvine Street in Salem, legally described as Part of Lot 16, Concession 11 (Geographic Township of Nichol), Township of Centre Wellington, County of Wellington.

The proposal for the subject property is consistent with the Provincial Policy Statement. The proposed development will be municipally serviced and is within an existing Settlement Area. The A Place to Grow plan directs that growth be achieved in a compact and efficient form that optimizes the use of municipal infrastructure. The designations and policies of both the County of Wellington Official Plan and the Township of Centre Wellington Official Plan are met by the development proposal.

This report has been prepared and respectfully submitted by,




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Astrid Clos, MCIP, RPP

July 21, 2022

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Date