

PLANNING REPORT

**INVERHAUGH PASTURE EDGE SUBDIVISION
7278 SIDEROAD 4
TOWNSHIP OF CENTRE WELLINGTON
COUNTY OF WELLINGTON**

**PREPARED ON BEHALF OF
ELORA RIDGE DEVELOPMENTS LIMITED**



CBRE

December 14, 2018

Project No. 1705



423 Woolwich Street, Suite 201, Guelph, Ontario, N1H 3X3
Phone (519) 836-7526 Email astrid.clos@ajcplanning.ca

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1. Introduction

This report has been prepared in support of Draft Plan of Subdivision and Zoning Amendment applications for the property legally described as Park Lots 8 and 11 and Part of Park Lot 7, Part of Mill Property, Registered Plan 140 (Geographic Township of Pilkington) Township of Centre Wellington, (Inverhaugh) County of Wellington. The property is municipally addressed as 7278 SIDEROAD 4. The subject property is proposed to be developed by Elora Ridge Developments Limited. The total area of the site is 15.109 ha. The property is located within the Inverhaugh Hamlet Area as identified by the County of Wellington Official Plan. The proposal is known as the Pasture Edge Inverhaugh Subdivision.

2. Background

A Pre-consultation meeting was attended with the Township of Centre Wellington and the County of Wellington on July 26, 2017. Through this process preliminary comments were received and the submission requirements to support these applications were confirmed. The proposal was revised to respond to the comments received. This Planning Report was required through the pre-consultation process to be part of a complete application.

3. Existing Conditions and Surrounding Land Uses

The Hydrogeological Study prepared by GM BluePlan dated September 2018 describes the site topography as;

“According to topographic maps available through the Grand River Conservation Authority (GRCA 2015) and the conceptual plan of the proposed development (Appendix A), the Site has an irregular relief pattern owing to prior earthmoving related to historic gravel extraction. Elevations range between about 348 and 363 masl on-Site. The southeastern portion of the Site features a gradual south-southwest slope tending downward to Swan Creek. The northern part of the Site has a variety of steep, abrupt slopes associated with embankments and excavations ostensibly made as part of the prior extraction operations: a low area in the north-central portion of the Site lies at around 354 masl and is surrounded by an embankment that reaches 358 to 361 masl on the south and west sides. A closed depression lies in the central portion of the Site and reaches elevations as low as 351 masl.”

The Planning Report prepared by Stovel and Associates Inc. prepared on behalf of the Murray Group Limited and dated December 2003 stated that;

“The Murray Group has secured mining rights on portions of two farms in the Inverhaugh area. These farms are owned by Kenneth and Elizabeth Mussleman and Pasture Edge Farm Ltd.

The Pasture Edge Farm is approximately 15.5 ha in size and is comprised of idle agricultural fields, scrubland and a former gravel pit. The Pasture Edge Farm contains five agricultural buildings primarily used for housing turkeys.

The pit licence sought will be a Class A (Category 3) licence with extraction limited to a depth of 1.5 m above the established water table. The proposed (aggregate) development will not involve any of the following uses: redi-mix plant, asphalt plant, aggregate transfer station or recycling depot.

A Noise Study for the proposed (aggregate) development was completed by Aercoustics Engineering Limited, a qualified acoustic consultant. The Operations Plan for the proposed gravel pit development was developed in consultation with Aercoustics Engineering Limited. The Mitigative protocol recommended by this acoustic consultant were incorporated into the Site Plans. These considerations include the following ...

on site Mitigative measures (i.e. perimeter berming and setbacks) will be employed at the proposed pit to ensure that noise levels do not exceed regulated levels.

The proposed (aggregate) development will use an entrance/exit on County Road 21. This year round road is paved, regularly maintained and wide enough to handle trucks. The internal haul route for the Inverhaugh Pit will be regularly maintained by the Murray Group Limited.

Extraction of the subject pit should be viewed as an interim land use. The site will be rehabilitated to agriculture which is compatible with the adjacent land uses. This type of rehabilitation involves standard soil management activities such as the grading of the pit floor to achieve a slope of 2-5%, the removal of large stones, the replacement of previously stripped overburden and then topsoil resources. Rehabilitation measures will provide for the restoration of the same average soil capability and same general area of prime agricultural soils. The final rehabilitation of this site will be closely scrutinized to ensure that property grades are achieved.”

A letter dated September 29, 2016 prepared by Stantec Consulting Ltd. on behalf of Pasture Edge Farm Ltd. stated that;

“A portion of the property is within the Licensed Inverhaugh Pit under the Aggregate Resources Act for a Class A License, Category 3 by the Murray Group Limited.

In addition, the Murray Group Limited operates on the property located to the north the Licensed Inverhaven Pit under the Aggregate Resources Act for a Class A License, Category 3. It is our understanding that this pit is in operation.

It is our understanding that the extraction has been completed for the Inverhaugh Pit and therefore the next step is to rehabilitate the land to Agriculture in accordance with the existing approvals.

The existing use of the property is agricultural purposes and is developed with poultry barns.

The Grand River Conservation Authority has identified two environmental constraints that would require additional technical and survey work in order to define the developable area of the property. The Authority has defined the West Dam elevation of 351.74 metres.

The Authority has identified a steep slope adjacent to the Swan Creek which will have to be defined and provide for an appropriate setback to avoid any conflict with the hazard.

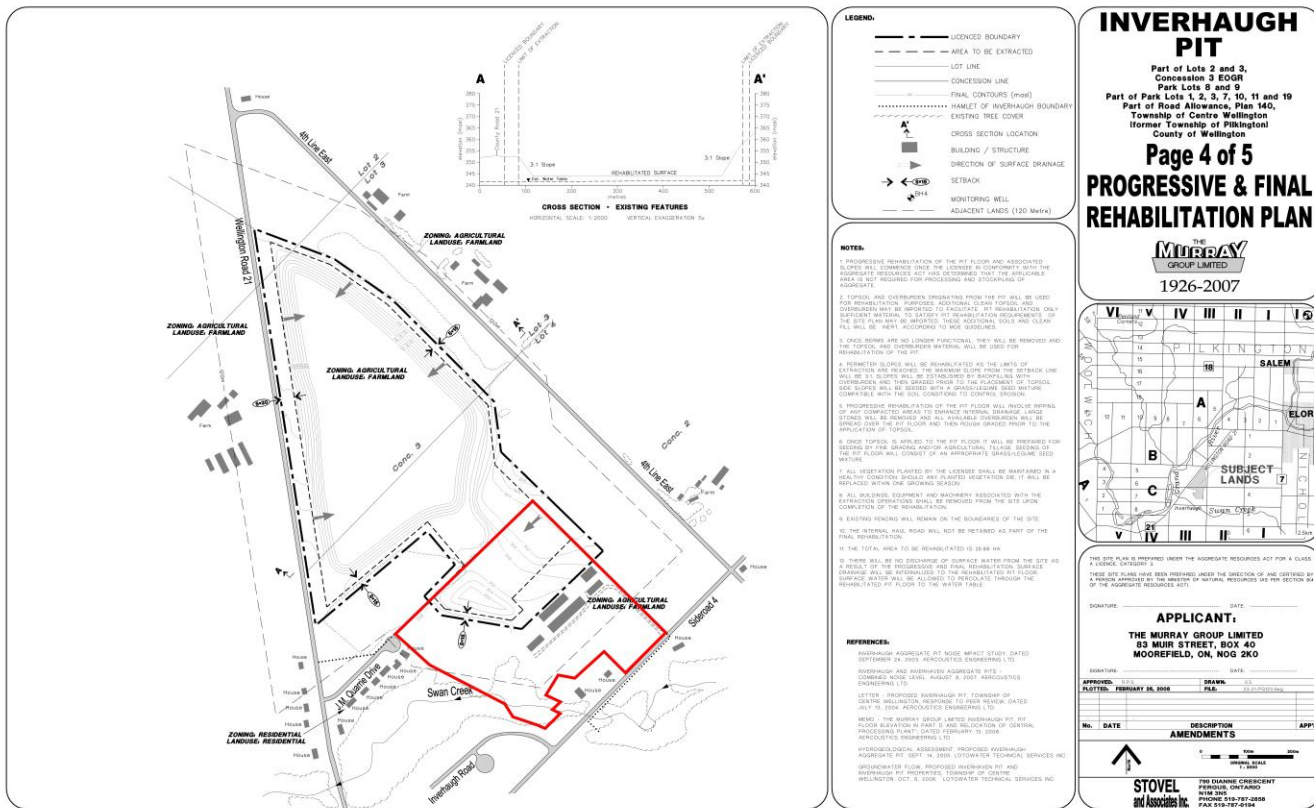
The other environmental features that will have to be addressed are the existing vegetation located on the property including the hedgerow along the western property boundary and the cold water fishery of Swan Creek.

Section 4.9.6 (of the County Official Plan) West Montrose and Everton Water Management Protection Areas identifies that consultation with the Grand River Conservation Authority is required given the potential implication of the West Montrose Water Management Protection Area. Through consultation with the Grand River Conservation Authority, it was defined that all residential development would have to be located above 351.74 metres elevation in order to avoid development being proposed within a hazard. Through discussion with the Authority, it was advised that if minor adjustments to the line were necessary to provide for a better development then this

could be considered and would be evaluated. The stormwater management strategy would have to address the municipal requirements and the quality control measures would have to be located above the 351.74 metres elevation. Quantity control could be located below the elevation and addresses where feasible within the proposed development.

Swan Creek is defined as Greenlands. Swan Creek is a cold water fishery and the floodplain of the creek is to be defined and protected. These lands would be zoned to not permit development.”

Figure 1 - License Boundary of the Inverhaugh Pit



The Inverhaugh Pit Plan prepared by Stovel and Associated Inc. dated February 26, 2008 (included as Figure 1) shows the Licensed Boundary. A red line has been added to this plan to indicate the limit of the property subject to the proposed Draft Plan of Subdivision and Zone Change applications.

The subject property is proposed to be developed by Elora Ridge Developments Limited. The total area of the site is 15.109 ha. The property has been previously used as gravel pit and is now in an agricultural use. The property to the north continues to be an active aggregate operation. There are existing poultry barns located on the subject property which are proposed to be demolished. The property has frontage on Sideroad No. 4 where the road access is proposed. A walkway and emergency access only are proposed to connect with J.M. Quarrie Drive. There is an existing woodlot located to the north of the property owned by the GRCA. There is an existing creek, wetland, treed area and the recommended buffers located on the property proposed to be included within an Open Space Block 43. 40 single detached estate lots are proposed on municipal Roads A and B. Two Stormwater Management Blocks 41 and 42 are also proposed. Given the large lots proposed, no municipal park is being provided. The parkland dedication is expected to be satisfied through a cash-in-lieu of parkland payment in accordance with the Planning Act, as amended.

The proposed development will be provided with private well and septic servicing. Each home is expected to have a double car garage with additional parking for a minimum of two additional cars located in each driveway.

Figure 2 – Surrounding Land Use



The existing surrounding land uses include:

- North - GRCA lands containing a woodlot. Active aggregate extraction area.
- East - Agricultural lands.
- South - Agricultural lands. Single detached homes fronting onto Sideroad No. 4.
- West - Single detached homes fronting onto Inverhaugh Road and J.M. Quarrie Drive. Environmental Protection lands.

Figure 3 - View to the South



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Figure 4 - View to the West



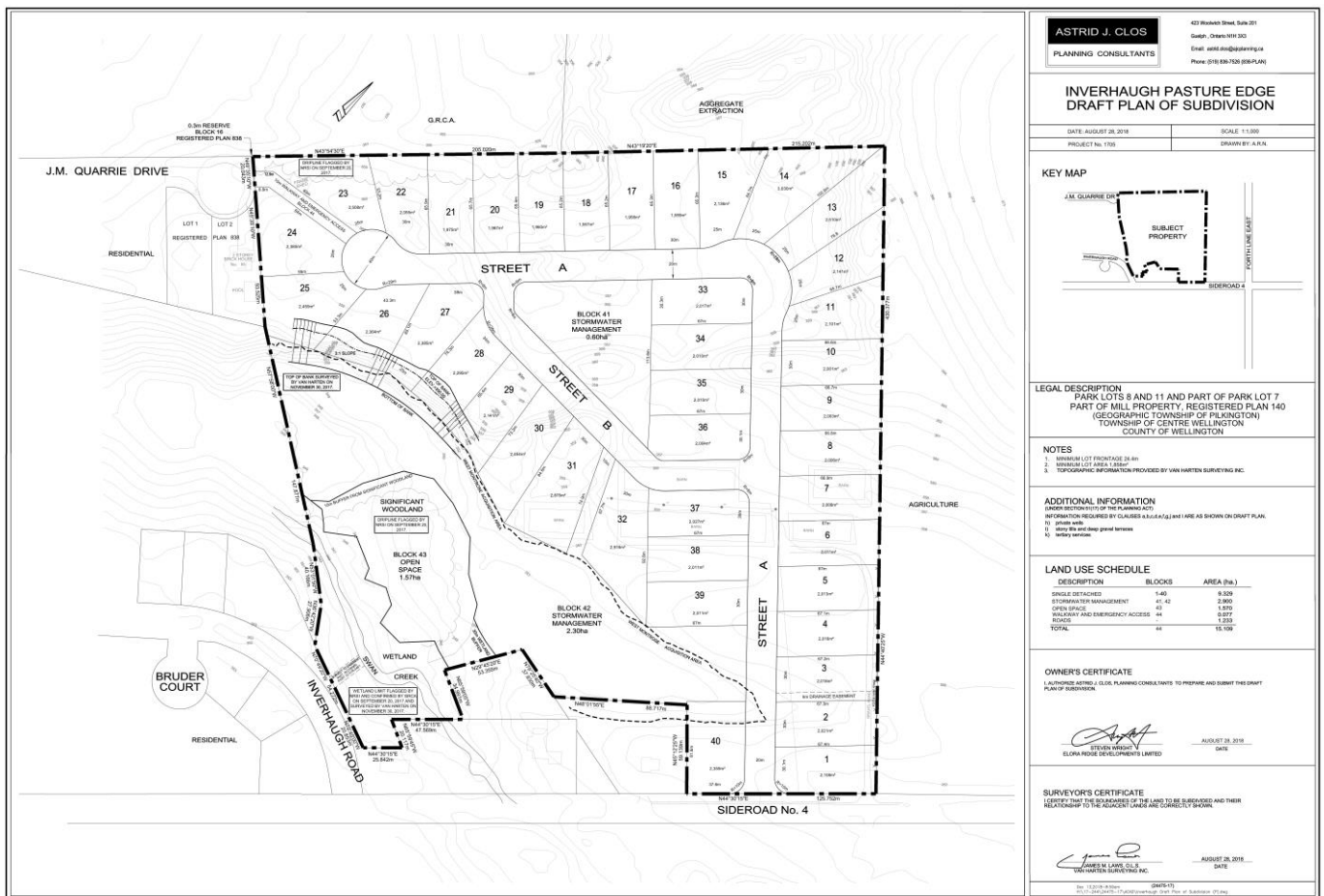
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4. **Development Proposal**

The proposed Draft Plan of Subdivision is included as Figure 5.

The subject property is proposed to be developed by Elora Ridge Developments Limited. The total area of the site is 15.109 ha. 40 single detached estate lots are proposed on municipal Roads A and B. Two Stormwater Management Blocks 41 and 42 are also proposed. Given the large lots proposed, no municipal park is being provided. The pre-consultation meeting minutes indicate that cash-in-lieu of parkland will be required by the Township. The parkland dedication is, therefore, to be satisfied through a cash-in-lieu of parkland payment in accordance with the Planning Act, as amended. The proposed development will be provided with private well and septic servicing. Each home is expected to have a double car garage with additional parking for a minimum of two cars within each driveway.

Figure 5 – Draft Plan of Subdivision (August 28, 2018)



The subject property is identified on the Township of Centre Wellington Zoning Map 91 as being within the M3.91.2 Zone, the A.91.1 Zone, the EP Zone and the EP Overlay Zone. The current M3.91.2 Zone permits both extraction and Agricultural land uses. The A.91.1 Zone permits agricultural uses. The site contains existing turkey barns which are proposed to be demolished. The current zoning does not permit the proposed Draft Plan of Subdivision; therefore, a zone change application has been applied for to the R1A Zone. In addition, the realignment of the OS, EP and EP Overlay Zones is being requested in accordance with the detailed Environmental Impact Study prepared for the subject property. (see Figure 6)

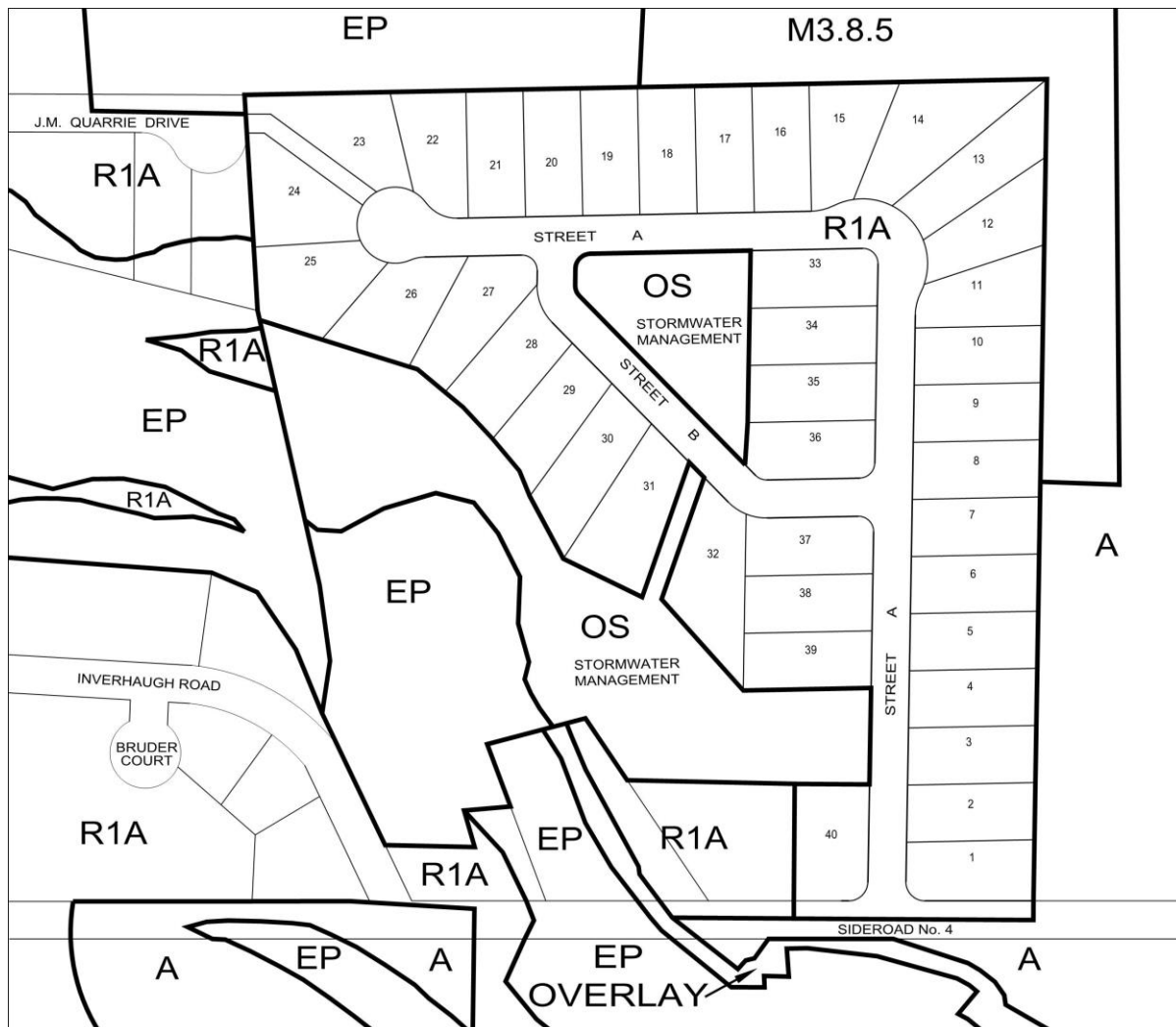
The proposed R1A Zone includes the following as permitted uses;

“7.1.1 Permitted Uses

- a) **A single detached dwelling**
- b) An existing semi-detached dwelling
- c) An existing link or twin dwelling
- d) A group home in accordance with Section 4.16
- e) Uses, buildings and structures accessory to the foregoing, including:
 - i. A bed and breakfast establishment (Class 1) in accordance with Section 4.6
 - ii. An accessory apartment in accordance with Section 4.1
 - iii. A home occupation in accordance with Section 4.18”

The zoning is proposed to change to the R1A Zone, OS Zone, EP Zone and the EP Overlay Zone as shown on Figure 6. The need for a specialized zoning regulation to ensure that grading and construction may occur within 30 m of the EP Zone within the Open Space Block 42 for Stormwater Management purposes and within the residential Lots 1 to 40 inclusive will be evaluated to ensure that the required setback is clear at the time any grading and construction is commenced in the future.

Figure 6 – Proposed Zoning Map



5. Planning Framework

5.1 Provincial Policy Statement 2014

Approved by the Lieutenant Governor in Council, Order in Council No. 107/2014. The Provincial Policy Statement 2014 (PPS) was issued under the authority of Section 3 of the Planning Act and was in effect as of April 30, 2014.

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.

The Provincial Policy Statement is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together. The language of each policy, including the Implementation and Interpretation policies, will assist decision-makers in understanding how the policies are to be implemented.

Provincial plans are to be read in conjunction with the Provincial Policy Statement. They take precedence over the policies of the Provincial Policy Statement to the extent of any conflict, except where the relevant legislation provides otherwise.

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

“1.1.3 Settlement Areas

*Settlement areas are urban areas and **rural settlement areas**, and include cities, towns, villages and **hamlets**. Ontario’s settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.*

1.1.3.1 *Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.”*

“1.1.4 Rural Areas in Municipalities

*Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include **rural settlement areas**, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas and urban areas are interdependent in terms of markets, resources and amenities. It is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy.*

1.1.4.1 *Healthy, integrated and viable rural areas should be supported by:*

- c) *accommodating an appropriate range and mix of housing in **rural settlement areas**;*

1.1.4.2 *In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.”*

“1.6.6 Sewage, Water and Stormwater

1.6.6.4 *Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided, **individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.** In settlement areas, these services may only be used for infilling and minor rounding out of existing development.*

“2.1 *Natural Heritage*

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.”*

“2.5 *Mineral Aggregate Resources*

2.5.3 *Rehabilitation*

2.5.3.1 *Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.”*

The Functional Servicing and Stormwater Management Report prepared by GM BluePlan Consulting Engineers as part of this submission, confirms that the proposed development within this settlement area will be serviced with individual on-site sewage services and individual on-site water services consistent with the Provincial Policy Statement. The Environmental Impact Study prepared by Natural Resource Solutions has evaluated the ecological function of the adjacent lands and demonstrated that there will be no negative impacts on the natural features or on their ecological functions. The proposed residential use is the rehabilitation of a previous on-site mineral aggregate operation. The Noise Study completed by Aerocoustics Engineering Ltd. has assessed the surrounding pit operations and recommended mitigating noise controls to promote land use compatibility with the proposed residential development.

The proposal for the subject properties is consistent with the Provincial Policy Statement 2014 in that an appropriate housing form is being accommodated with the Inverhaugh rural settlement area.

5.2 Places to Grow

The Growth Plan for the Greater Golden Horseshoe (2017) takes effect on July 1, 2017. *“This Plan applies to the area designated by Ontario Regulation 416/05 as the Greater Golden Horseshoe growth plan area. All decisions made on or after July 1, 2017 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise.”(1.2.2)*

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

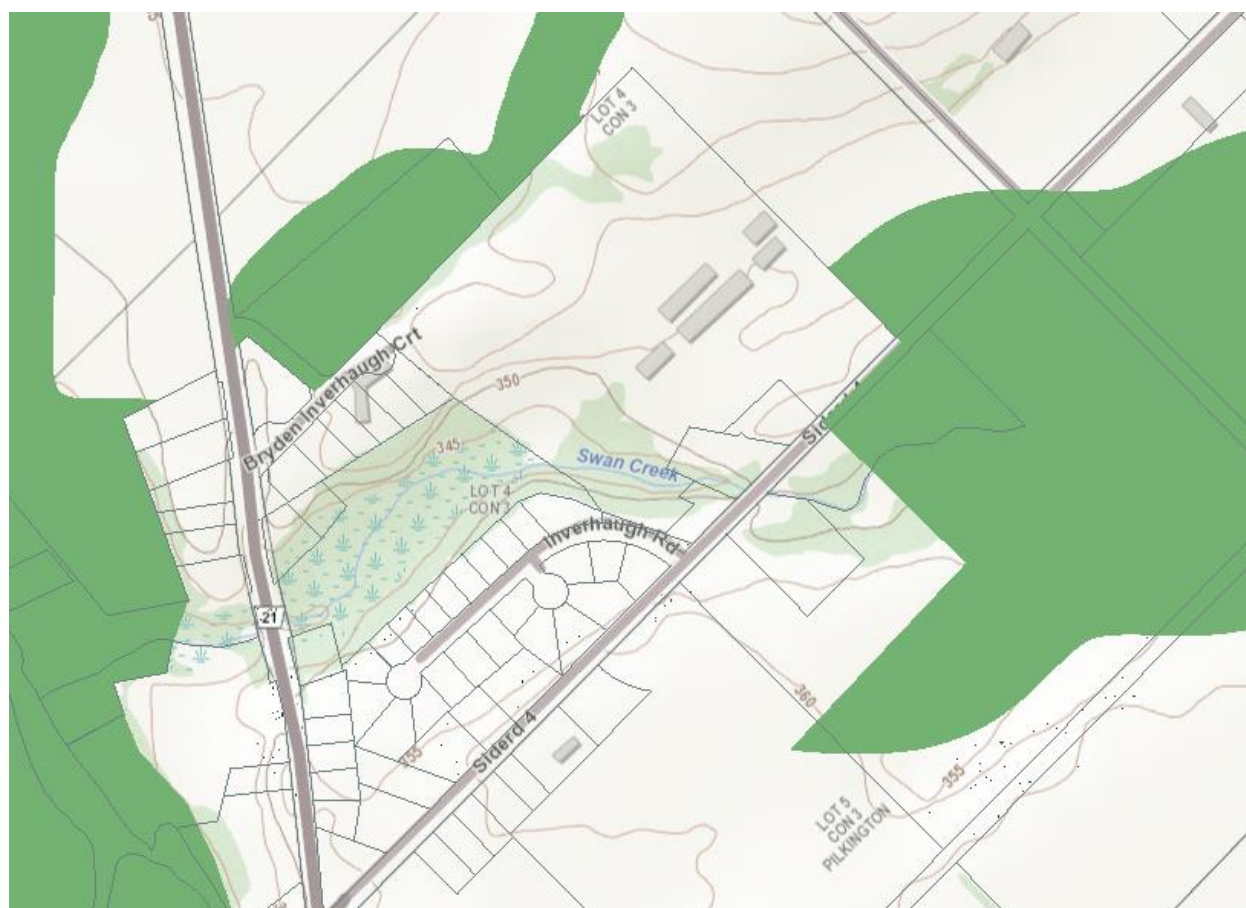
“2.2.9 Rural Areas

6. **New multiple lots or units for residential development will be directed to settlement areas, but may be allowed on rural lands in site-specific locations with approved zoning or designation in an official plan that permitted this type of development as of June 16, 2006.”**

“4.2.2 Natural Heritage System

1. **The Province will map a Natural Heritage System for the GGH to support a comprehensive, integrated, and long-term approach to planning for the protection of the region’s natural heritage and biodiversity. The Natural Heritage System mapping will exclude lands within settlement area boundaries that were approved and in effect as of July 1, 2017.”**

Figure 7 - Provincial Natural Heritage System Mapping



Ministry of Natural Resources and Forestry

The proposed development directs new multiple lot residential development to the Inverhaugh settlement area in conformity with the Growth Plan for the Greater Golden Horseshoe.

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 Official Plan, as amended, was last revised on June 1, 2018.

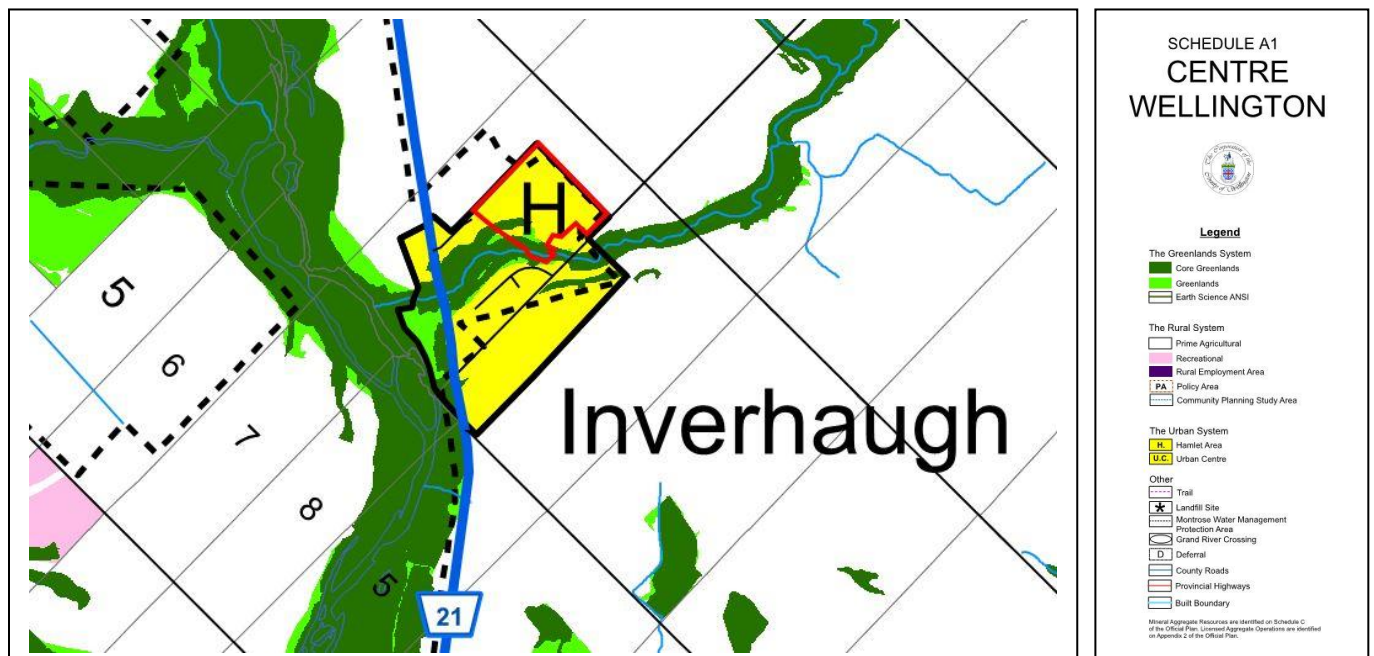
The subject property is outlined in red. Schedule A1 – Centre Wellington, of the County of Wellington Official Plan designates the site within the Inverhaugh Hamlet Area as shown on Figure 8. The subject property is included Hamlet Area, Core Greenlands, Greenlands and Montrose Water Management Protection Area designations.

The County Official Plan included Hamlets such as Inverhaugh within the Urban System where residential development is to be directed. Growth in these Hamlets is expected to proceed on individual on-site services. Development on the subject property is proposed to proceed with individual on-site services. The primary residential use identified in the County Official Plan in Hamlets is low density single detached units. The proposal is for low density single detached units in conformity with the Official Plan.

On August 10, 2017 a site meeting was held with GRCA staff. At that meeting the GRCA confirmed the items listed below. Please note that this application is subject to the GRCA's review and while I believe that this is an accurate reflection of the on-site discussion, this is subject to confirmation by the GRCA.

- GRCA confirmed that the 352 m contour is the West Montrose Acquisition Area and should be labeled as this on the Draft Plan of Subdivision. If minor adjustments to the line is necessary to provide for a better development then this could be considered and would be evaluated by the GRCA. (Block 42)
- GRCA has no objection to the top of bank being graded out to a 3:1 slope, subject to reviewing an EIS prepared to their satisfaction. (Lots 25 to 29)
- The GRCA has an interest in acquiring the West Montrose Acquisition Area but has no interest in either owning or having an easement in their favour over the trees next to the significant woodlot that the GRCA now owns. (Lots 18 to 23)

Figure 8 - Schedule A1 Wellington County Official Plan



“3.1 GENERAL STRATEGY

Wellington County will grow from approximately 96,000 people in 2016 to approximately 140,000 in 2041. Wellington will plan for new housing, commerce, employment and services for about 46,000 new residents.

*To achieve the general growth strategy Wellington will encourage a greater share of the County’s growth to locate in the urban system than has been the norm. New multiple lots and **units for residential development will be directed to Urban Centres and Hamlets**, and may be allowed in site-specific locations with existing approved zoning or designation that permits this type of development. The priorities for directing growth will be as follows:*

2. *growth will be limited in urban centres and **hamlets** that offer partial, private communal or **individual on-site services**.*

3.2 Projected Growth

*The forecast anticipates that 82% of population growth in Wellington County will take place in 14 urban centres. The **remainder will largely be directed mainly to hamlets** and secondary agricultural areas.”*

“4.9.6 West Montrose Protection Area

Two areas within the County have been identified as potential reservoir areas, West Montrose in Centre Wellington (Schedule A1) and Everton in Erin (Schedule A2). The reservoirs would require approval under the Environmental Assessment Act and such projects have not as yet, been supported by Wellington County or either local municipality. These protection areas are recognized in this Plan to ensure that present and future landowners are aware of the proposal and that development activities will not impair the use of the potential site for reservoir purposes. All planning authorities shall consult with the Grand River Conservation Authority prior to approving any development application within these protection areas. Chief Building Officials are encouraged to consult with the Grand River Conservation Authority prior to issuing building permits within these protection areas.”

“7.4 HAMLETS

- 7.4.1 *Permitted Uses Development will be relatively small-scale given the rural context and level of service available in **hamlets**. **The primary residential use will be low density single detached units**, although some small-scale multiple-unit development may be considered to provide greater housing variety.*

7.4.2 Servicing

Sewage and water services will be provided in accordance with Section 11.2 of this Plan.

Road access will be via internal roads where possible, then via local roads where possible and then via County Roads or Provincial Highways where there is no other alternative. In all cases appropriate siting standards must be met and road functions maintained.

7.4.3 Land Use Compatibility

*In **hamlets** the establishing of specific areas for various land uses is normally left to the zoning by-law. In establishing zones, Councils shall 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.*

7.4.4 Impact Assessment

*Where a Council is concerned about the impact a proposed development may have on a **hamlet**, it may require an impact assessment as set out in the general policy section of this Plan. **Hamlets will normally accommodate low density development on individual on-site services.** ”*

“11.2 WATER AND SEWAGE

11.2.1 Types of Services In this plan the following terms are used to refer to water and sewage services:

- c) individual on-site services: refers to individual on-site sewage services and individual on-site water services.”*

“11.2.3 Servicing Options Assessment

Site specific multi-lot or multi-unit development applications relying on private communal or individual on-site servicing may be required to:

- assess site and soil suitability and the viability of all reasonable servicing options;*
- recommend the type of sewage disposal system and establish appropriate lot, unit and/or block sizes, acceptable to the local municipality which demonstrate suitability for the on-site services;*
- assess the impact of the proposed means of servicing on: ground and surface water and associated ecological functions; potential interference with other wells; potential adverse impacts to natural features.”*

“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.*

Development is not allowed in provincially significant wetlands or the habitat of endangered or threatened species.”

“5.5 GREENLANDS

Other significant natural heritage features including habitat, areas of natural and scientific interest, streams and valleylands, woodlands, environmentally sensitive areas, ponds, lakes and

reservoirs and natural links are also intended to be afforded protection from development or site alteration which would have negative impacts.

These areas are often found within Core Greenlands. Where they are outside Core Greenlands they are identified as Greenlands.”

“5.6.7 Greenlands Mapping

The mapping identifying Core Greenlands and Greenlands on various schedules to this Plan may need to be refined by more detailed mapping on individual sites. Where more detailed mapping is available, minor adjustments may be made without an amendment to this Plan and the land use policies of the adjacent designation will apply as determined by Council.”

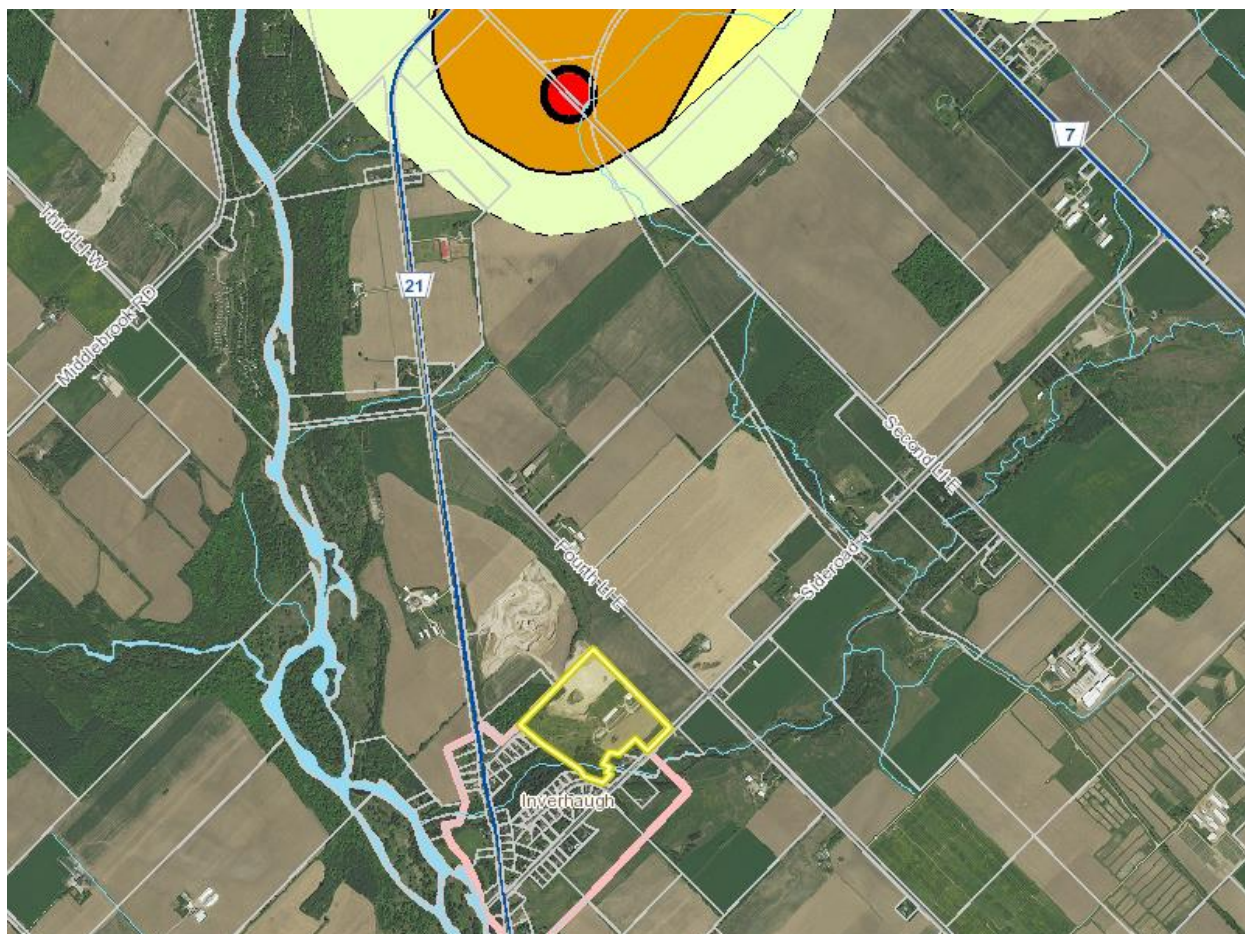
Figure 9 - Planning Impact Assessment

4.6.2 Planning Impact Assessment	
Planning impact assessments may be required to evaluate:	
County Official Plan Policy	Analysis
a) the need for the proposed use other than for aggregate operations, taking into account other available lands or buildings in the area;	A need analysis is not required as these lands are included in the Hamlet designation of the County Official Plan.
b) the appropriateness of the proposed site for the use proposed taking into consideration the size and shape of the land and its ability to accommodate the intensity of use proposed;	The proposal is for a low density residential development similar to the surrounding residential development on J.M. Quarrie Drive and Inverhaugh Road. The Transportation Assessment prepared by Salvini Consulting Inc. concluded that there is adequate sight distance of both eastbound and westbound traffic at the new proposed intersection of Street A and Sideroad 4. The Noise Study prepared by Aerocooustics Engineering Ltd. concluded that with the recommended noise controls in place, the noise levels at the proposed development are expected to be at or below the applicable sound levels.
c) the adequacy of the proposed method of servicing the site;	The Functional Servicing Report prepared by GM Blue Plan concluded that individual well and septic systems are adequate to service the site.
d) the compatibility of the proposed use with consideration given to the height, location, proximity and spacing of buildings; the separation between various land uses; impacts from noise, odour, dust or other emissions from the proposed use and from adjacent land uses; loss of privacy, shadowing or impact on cultural heritage resources and landscapes;	The proposed single detached dwellings are similar in use, height, location, proximity and spacing of buildings to the existing homes located within the Hamlet area. No odour, dust or other emissions will be generated by the proposed residential use. No impacts from the proposal related to loss of privacy, shadowing, or impact to any cultural heritage resources and landscapes on adjacent lands are anticipated. The proposed residential development is compatible with existing land uses both within and outside the Hamlet area.

Figure 9 - Planning Impact Assessment (continued)

4.6.2 Planning Impact Assessment Planning impact assessments may be required to evaluate:	
County Official Plan Policy	Analysis
e) the impact on natural resources such as agricultural land and mineral aggregate deposits;	The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) released Publication 853 "The Minimum Distance Separation (MDS) Document" which came into effect on March 1, 2017. This MDS document was created in support of the Provincial Policy Statement (PPS) 2014. Guideline #36 is clear that MDS does not apply within Settlement Areas. The definition of Settlement Areas includes "lands which have been designated in an official plan for development over the long-term planning horizon." The Noise Study prepared by Aerocoustics Engineering Ltd. concluded that with the recommended noise controls in place, the noise levels from surrounding pits at the proposed development are expected to be at or below the applicable sound levels.
f) the impact on biodiversity and connectivity of natural features and areas;	The Environmental Impact Study prepared by Natural Resource Solutions Inc. considered any potential impacts on biodiversity and connectivity of natural features and areas and recommended buffers and mitigation where necessary to ensure to impact to these ecological functions.
g) the exterior design in terms of bulk, scale and layout of buildings and other design elements;	The exterior design in terms of bulk, scale and layout of the proposed residential buildings will be similar to the existing homes located within the Hamlet area.
h) the possibility that site contamination has occurred or the site may contain historic petroleum wells or associated works, and if so, demonstrate compliance with provincial regulations;	Section 6.6.1 of the County Official Plan indicates that there are no known petroleum deposits of significance in the County.
i) methods of reducing or eliminating negative impacts;	The Noise Study prepared by Aerocoustics Engineering Ltd. concluded that with the recommended noise controls in place, the noise levels from surrounding pits at the proposed development are expected to be at or below the applicable sound levels.
j) other planning matters considered important by a Council.	No other planning matters have been identified at this time.

Figure 10 - Wellhead Protection Area Map



On August 27, 2018 Kyle Davis, Risk Management Official, Wellington Source Water Protection, provided the Wellhead Protection Area Map included as Figure 10 and confirmed that;

“Since this property is not located within a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), the application does not require a Source Protection Screening form or a Section 59 notice under the Clean Water Act.”

5.4 Township of Centre Wellington Municipal Official Plan

The Township of Centre Wellington Municipal Official Plan was adopted November 24, 2003, approved May 31, 2005, and Consolidated January 4, 2013. Excerpts from the Township of Centre Wellington Municipal Plan are found below.

The Township of Centre Wellington Municipal Official Plan relies on the County of Wellington Official Plan designations within the Rural and Greenlands system. The subject property is located within the Rural and Greenlands system, therefore, the County Official Plan contains the applicable policies.

“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. The Greenlands system consists of natural heritage features. The Rural system consists of prime agricultural areas, and the Urban system consists of hamlets and urban centres.

In Centre Wellington, there are three Urban Centres, Fergus, Elora-Salem and Belwood. The remainder of the Township is part of the Greenlands and Rural systems.

The County Plan also provides for local municipalities to rely on the County’s planning policies or to develop their own more detailed policies for all or parts of their community. The Township of Centre Wellington has chosen to prepare its own local municipal plan.

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.”

5.5 Township of Centre Wellington Zoning By-law

The subject property is identified on Map 91 as being within the M3.91.2 Zone, A.91.1 Zone, the EP Zone and the EP Overlay Zone in the Township of Centre Wellington Comprehensive Zoning By-law No. 2009-045 Office Consolidation February 2018. (see Figure 12)

The current M3.91.2 Zone permits both extraction and Agricultural land uses. The A.91.1 Zone permits agricultural uses. The current zoning does not permit the proposed Draft Plan of Subdivision, therefore, a zone change application has been applied for to the R1A Zone. In addition, the realignment of the OS, EP and EP Overlay Zones is requested in accordance with the detailed Environmental Impact Study prepared for the subject property.

The proposed R1A Zone includes the following as permitted uses;

“7.1.1 Permitted Uses

- a) **A single detached dwelling**
- b) An existing semi-detached dwelling
- c) An existing link or twin dwelling
- d) A group home in accordance with Section 4.16
- e) Uses, buildings and structures accessory to the foregoing, including:
 - i. A bed and breakfast establishment (Class 1) in accordance with Section 4.6
 - ii. An accessory apartment in accordance with Section 4.1
 - iii. A home occupation in accordance with Section 4.18”

Figure 11 - Zoning Compliance Chart

R1A Zone (Lot with Individual On-Site Sewer Services)				
A	Zoning Regulation	Required	Provided	Compliance
B	Minimum Lot Frontage	24.4 m	25 m	Yes
C	Minimum Lot Area	1,858 m ²	2,010 m ²	Yes
D	Minimum Lot Depth	26 m	53.3 m	Yes
E	Maximum Building Height	3 storeys but not more than 11 m.		Yes
F	Minimum Front Yard	7.5 m		Yes
G	Minimum Exterior Side Yard	4.5 m or 6m to the garage door.		
H	Minimum Side Yard	1.5 m or 3m on one side when no garage is provided.		Yes
J	Minimum Rear Yard	7.5 m		Yes
K	Maximum Lot Coverage (1) includes accessory buildings	30%		Yes
L	Minimum Landscaped Open Space	Front yard except the driveway must be landscaped. Maximum driveway width of 40% of the front yard width or areas.		Yes
Residential Parking Regulations				
5.3.1.1	For any single detached dwelling, parking located a minimum distance of 6 m from the street line and to the rear of the front wall of the main building or structure. A driveway may be used for the temporary parking of motor vehicles.	Legal parking space located minimum 6 m from the street.	6 m	Yes
5.3.1.4	Minimum parking space dimensions for single detached, are 3 m by 6 m and every driveway shall have a minimum width for access to a street of 3 m.	Minimum 3m x 6m parking space dimension for a driveway parking space.	3m x 6m	Yes
5.3.1.5	The minimum interior dimensions of an attached or detached garage shall be 3 m by 6 m.	Minimum interior dimension of a garage 3m x 6m.	3m x 6m	Yes

Figure 11 - Zoning Compliance Chart (continued)

Environmental Protection (EP) Zone and Environmental Protection Overlay Regulations				
	Zoning Regulation	Required	Provided	Compliance
2.6.3.5	The Environmental Protection (EP) Zone and Environmental Protection Overlay boundaries identified on the schedules to this By-law are intended to generally identify the location of potentially hazardous environmental features, or natural environment features that must be protected from development. During review of development applications and building permit applications, if necessary, the boundaries of the EP zone or overlay shall be more precisely determined in consultation with the Conservation Authority or other agencies having jurisdiction in the area. Where detailed resource mapping and/or site inspection results in a reinterpretation of the limits of the EP zone or overlay boundary, a zoning amendment will not be required, and all requirements of this by-law shall be reviewed relative to the revised interpretation of the EP Zone boundary, including any applicable setbacks. The uses and regulations of the adjacent zone on the same lot shall apply. Where a permit has been issued by the Conservation Authority, any provisions as set out in the permit shall also apply and shall supercede the zoning provisions where more restrictive.	The EIS is expected to provide a reinterpretation of the limits of the EP zone and EP overlay boundary to the satisfaction of the GRCA.		Yes
4.12.1	No building, structure, or private sewage treatment system shall be constructed closer than 30 m from the limit of an EP zone without the prior written approval of the Grand River Conservation Authority.	The EIS is expected to provide the rationale for any construction or grading which may be required to occur within 30 m of the EP Zone boundary to the satisfaction of the GRCA.		Yes
4.12.2	Interpretation of the limits of the EP zone boundaries is governed by regulations contained in Section 2.7 (2.6?) of this By-law. The location of the 30 m EP "setback" boundaries shall be adjusted accordingly in the event that the EP "zone" boundary is re-interpreted.	One of the requests of this zone change application is to adjust the EP boundary and 30 m setback in accordance with the approved EIS.		Yes

The need for a specialized zoning regulation to ensure that grading and construction may occur within 30 m of the EP Zone within the Open Space Block 42 for Stormwater Management purposes and within the residential Lots 1 to 40 inclusive will be evaluated to ensure that the required setback is clear at the time any grading and construction is commenced in the future.

Figure 12 - Excerpt from Zoning Map 91



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

**The Township of
Centre Wellington**
Zoning By-Law
Schedule "A"
URBAN
Map 91
Inverhaugh

6. Summary of Reports Submitted

6.1 Hydrogeological Study

GM BluePlan prepared a Hydrogeological Study dated August 2018 which states that;

“Groundwater levels in the overburden monitoring wells installed during the geotechnical investigation (TH-05-M through TH-08-M) were measured to be relatively deep in the range of 3.6 mbgs to 5.5 mbgs.

Upon review of the data, it was apparent that the pumping of TW-04 and TW-01 during the concurrent pumping test did not exert a measurable drawdown at any of the monitoring wells (i.e. TW-02, TW-03).

Averaging the results of the two methods, the estimated allowable flow rate is approximately 5,300 L/lot/d: the analyses indicate that the aquifers available on-Site are generally capable of providing sufficient water supply for a subdivision of 40 lots.

Assuming that each lot is provided with a tertiary treatment system capable of reducing nitrate concentrations in sewage effluent by 30%, a 40-lot development is anticipated to produce an estimated attenuated nitrogen concentration of 8.1 mg/L which is below the allowable limit of 10 mg/L.

For a development comprising 40 lots, tertiary treatment (i.e. Level IV treatment) with enhanced nitrate removal will be required to meet the nitrogen attenuation targets. As such, the on-site sewage systems may be designed as Type A dispersal beds. These beds often have a reduced footprint compared to other types of systems and allow greater flexibility in placement because they are permitted to be constructed on soils with “T-times” greater than 50 minutes.”

6.2 Functional Servicing and Stormwater Management Report

GM BluePlan prepared the Functional Servicing and Stormwater Management Report dated December 11, 2018 which concluded that;

“In summary, the features of the design for the proposed development are as follows:

- 1. Each lot will be serviced via private septic system.*
- 2. Each lot will be serviced via a private well.*
- 3. The post development stormwater runoff from the site during the 2, 5, 10, 25, 50, and 100-year design storm events have been attenuated to less than the pre-development level. Runoff from external areas have been conveyed through the site to an appropriate outlet.*
- 4. Quality control treatment (Enhanced – 80% total suspended solids removal) for Catchment 102 will be provided by a permanent pool within Block 41 stormwater management facility.*
- 5. Quality control treatment (Enhanced – 80% total suspended solids removal) for Catchment 103 will be provided via an oil/grit separator structure (CDS PMSU30_20) prior to discharging to Block 42 Stormwater Management Facility.*
- 6. Prior to construction, a silt fence will be installed along the property boundary in all locations where runoff will discharge from the site to adjacent lands. This will minimize the transport of sediment off-site during the construction period. ”*

6.3 Environmental Impact Study

Natural Resource Solutions Inc. prepared the Environmental Impact Study which will be submitted under separate cover.

6.4 Tree Inventory and Preservation Plan

MacKinnon and Associates prepared the Tree Inventory and Preservation Plan December 2018 which has been included with this submission.

6.5 Archaeological Study

AMICK Consultants Limited prepared the Archaeological Study dated June 2004 which concluded that;

“As a result of the archaeological assessment of this property, no archaeological resource was encountered which would represent a significant planning concern for the proposed undertaking. Consequently, it is recommended that any conditions of Plan approval respecting archaeological resources within these lands is unnecessary and that no further archaeological investigations are warranted for the same.”

The letter from the Ministry of Culture dated December 16, 2005 indicated that;

“The Ministry has had the opportunity to review the Stage 1 and 2 archaeological assessment report prepared by AMICK Consultants Limited for the (Pasture Farms Part of Lot 4 , Concession 3 EOGR, former Township of Pilkington, Township of Centre Wellington, Wellington County) under Licence P038. As a result of the Stage 2 field assessment of the approximately 12 hectare subject lands, nothing of archaeological investigations are warranted. The Ministry concurs with this recommendation.

Given the above, the requirement for an archaeological assessment of the subject lands has been fulfilled to the satisfaction of this Ministry.”

6.6 Traffic Impact Study

Salvini Consulting Inc. prepared the Transportation Assessment dated August 23, 2018 which concludes that;

“As requested, this transportation assessment considered the needs of a new proposed subdivision in Inverhaugh and concludes the following.

- *The site is expected to generate 30 and 40 trips in the weekday morning and afternoon peak hours, respectively.*
- *An eastbound left turn lane from Sideroad 4 to Street A is not warranted.*
- *A westbound right turn lane from Sideroad 4 to Street A is not needed.*
- *There is adequate sight distance of both eastbound and westbound traffic at the new proposed intersection of Street A and Sideroad 4.*
- *The new intersection will operate well under future total traffic conditions with a single lane on each approach.”*

6.7 Noise Study

Aeroustics Engineering Limited prepared the Noise Study dated December 13, 2018 which concluded that;

“Noise Control Recommendations

Based on the noise impact assessment of the neighbouring pit operations on the proposed development, the following noise control recommendations are provided to meet the applicable noise criteria.

These noise control measures are in addition to the current noise control measures outlined in the pits’ operating licences and should be implemented prior to occupancy of any houses located in the proposed development.

Proposed Development

Based on the site plan and ground elevations provided to Aeroustics, dated October 2018, all residential buildings constructed on lots 18, 19, 20, 21, 22, 23 and 24 should be single-storey dwellings. Alternatively, two-storey dwellings may be permitted on these lots, however no second-storey windows to noise sensitive spaces may be located on any facades with full or partial exposure to pit operations. Examples of noise sensitive spaces include but are not limited to bedrooms, living areas, dens, dining rooms, kitchens and lounges. If this alternative option is pursued, the architectural drawings should be reviewed by an acoustical consultant to confirm the requirements.

Furthermore, residential buildings constructed on all lots should have a maximum of two storeys.

Devin Pit

As a result of the proposed subdivision being constructed on the area of Devin Pit indicated as ‘Part D’ in the pit operating licence, it is assumed that the berms located along the west, south and east sides of the Part D lands will no longer be present. As such, the following noise control measures should be implemented in addition to the noise controls outlined in the operating licence.

- 1) *No aggregate operations will occur on the lands defined as Part D in the Devin Pit operating licence.*
- 2) *Construction of a berm along the southeast perimeter of the pit, shown in Figure 2 as ‘Proposed Berm 1’. The height of the berm should be a minimum of 364 m above sea level along the entire span shown. The barrier should be constructed prior to occupancy of the proposed subdivision and may be removed once all operations of the Devin Pit are terminated.*

Cole Pit

The following noise control measure is required for the Cole Pit, in addition to the noise controls outlined in the operating licence.

- 3) *An 8 m barrier should be constructed to block line-of-sight between the enclosed processing plant and the proposed development, as indicated in Figure 2 as ‘Proposed Berm 2’. The berm should be present any time the enclosed processing plant is operating. The barrier should be constructed prior to occupancy of the proposed subdivision and may be removed once all operations of the Cole Pit are terminated. This is an existing noise control but updated to address shielding for the proposed dwellings.*

Aeroustics has been retained by Elora Ridge Developments to assess the noise impact of the nearby aggregate operations on a proposed development located in Inverhaugh, Ontario. The noise control measures required for the pit operations have been considered and additional noise controls to address the proposed development have been outlined. With the additional noise controls in place, the noise levels at the proposed development are expected to be at or below the applicable sound level limits.”

7. **Conclusion**

The Draft Plan of Subdivision and Zone Change applications and development proposed for the property legally described as Park Lots 8 and 11 and Part of Park Lot 7, Part of Mill Property, Registered Plan 140 (Geographic Township of Pilkington) Township of Centre Wellington, County of Wellington (Inverhaugh) is consistent with the Provincial Policy Statement 2014. The proposed development is located within an existing Settlement Area in conformity with the Growth Plan 2017. The policies of the County Official Plan are met by the development proposal.

This report has been prepared and respectfully submitted by,

[Original Signed and Sealed]

Astrid Clos, MCIP, RPP

December 14, 2018

Date