

Planning Justification Report

Ainley Draft Plan of Subdivision and Zone Change



6542 and 6560 Gerrie Road

**Part of Lots 17 and 18, Concession 12
Township of Centre Wellington (Village of Elora)
County of Wellington**

Prepared By:

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1.0 INTRODUCTION AND PURPOSE

James Keating Construction (2004) Limited owns land located in the Township of Centre Wellington within the Elora Urban Centre. The property is described as Part of Lots 17 and 18, Concession 12 in the Township of Centre Wellington (geographic Township of Nichol). It is the owner's intention to create a plan of subdivision that will accommodate a mixed density residential subdivision.

Both the County of Wellington Official Plan and the Township of Centre Wellington Official Plan reference the need for a Planning Impact Assessment to measure various impacts and to propose methods of reducing and eliminating negative impacts.

The purpose of this report is to prepare the planning justification for this draft plan of subdivision and associated zoning by-law amendment.

Figure 1 identifies the subject lands. The property is located on the west side of Gerrie Road and north of Thomas Boulevard. It is opposite the Township's waste transfer station which is located on the east side of Gerrie Road. According to the County of Wellington Official Plan, this property is located in the northeast quadrant of the Elora Urban Centre, adjacent to the "Built Boundary".



Figure 1: LOCATION PLAN

1.1 Background Information

During the initial servicing and construction of Walser Drive through Ville Lora Downs North Phase 3 subdivision plan, it became apparent that the original alignment of Walser Drive and its future extension through the Ainley Farm to connect with Gerrie Road might not be possible due to environmental constraints. In an effort to resolve this question in an orderly fashion, James Keating Construction (2004) Limited worked with municipal staff and the Grand River Conservation Authority to determine a future alignment for Walser Drive that would satisfy both the Township and the Grand River Conservation Authority. This alignment does require the shifting of Walser Drive to the north as it enters the Ainley Farm in order to avoid the environmental constraints in this area.

In addition to the resolution of the future alignment of Walser Drive between Irvine Street and Gerrie; the status of the Ainley property being outside the urban boundary required addressing by the County and Township. During the preparation of the original Township of Centre Wellington Official Plan, the Ainley Farm was to be included in the "Elora-Salem Urban Centre". After public consultation, it was decided that the Ainley Farm would be removed from the urban centre due to the existing livestock operation on the adjacent Hill Farm and the conflict with the provincial MDS policies. Since the adoption of the original Official Plan, Keating Construction (2004) Limited acquired both the Ainley Farm and the Hill Farm. In an effort to move forward with development of the Ainley Farm, Keating Construction removed all livestock operations from the Hill Farm thereby eliminating potential conflict between future development and the provincial MDS requirements.

In February 2006, Township Council convened a public meeting to review an Official Plan Amendment to expand the Elora-Salem Urban Centre Boundary. As a result of that meeting the issue of the Township's waste transfer station along the opposite side of Gerrie Road was raised and a number of subsequent studies were required, prior to proceeding with the Official Plan Amendment.

In 2010, noise and odour issues associated with the waste transfer station were addressed to the satisfaction of the County and Township. Official Plan Amendment 69 to the County Official Plan was adopted in 2010. This amendment designated the lands as being located within the "Elora – Salem Urban Centre".

2.0 THE SITE AND SURROUNDINGS

The 21.46 hectare (53 acre) site is located in the northeast quadrant of Elora Urban Centre. It is relatively rectangular in shape and includes 340 metres (1,115') of frontage along Gerrie Road.

A portion of the site was formerly used as a local pit that was quarried for sand in the 1930s and the wetlands on the site are depressions left from quarrying. The west half of the property is a combination of forest and shrubby wetlands. The east half of the property consists of agricultural land used for crops. The property is relatively isolated from other natural areas in the county. A small ditch exits the site at the south end, and is channelized through the subdivisions to the south. At the southeast corner of the property there is an existing single detached dwelling that will be removed as part of this development.

The surrounding landscape to the north is under cultivation, while the landscape to the south and west has been developed with existing residential. Gerrie Road forms the easterly limit of the subject lands, however, this property surrounds, on three sides, an existing single detached residential dwelling which is located along the east side of Gerrie Road and does not form part of this development. Along the opposite side of Gerrie Road is the Township's waste transfer station.

3.0 DEVELOPMENT PROPOSAL

This application for a Draft Plan of Subdivision and Zone change will result in the creation of a mixed density residential development on lands that are currently vacant, save for one single detached residential dwelling. The plan will complete the existing residential node located between Colborne Street, Gerrie Road, Walser Drive and Irvine Street, within the Elora-Salem Urban Centre.

In addition, the draft plan of subdivision proposes to create a neighbourhood park, while protecting and enhancing the wetland/open space feature located along the westerly part of the property adjacent to the existing residential development along parts of Keating Drive, Fladd Court and Thomas Boulevard. Finally, the plan will accommodate the extension of Walser Drive from Irvine Street to Gerrie Road. Both Walser Drive and Gerrie Road are identified in the Township's Official Plan as existing and future collector roads.

Specifically, the plan will result in the creation of 122 single detached residential lots (1-122) that will be accessed by way of 4 internal local streets as well as along the extension of Walser Drive. One apartment block (123) that will accommodate approximately 63 units is also located at the intersection of Walser Drive and Street 1 with Walser Drive identified as a future collector road. A townhouse block (124) that could accommodate approximately 62 units is located along Street 2, just south of Walser Drive. This townhouse will abut Gerrie Road and an 11.5 metre building setback from Gerrie Road is proposed so that an adequate landscaped area can be established to buffer the townhouse units from Gerrie Road and the existing waste transfer station.

A 0.44 hectare neighbourhood park has been located along the south side of Walser Drive and the west side of Street 1 (Block 125). It is opposite the higher density apartment block and will abut the open space and stormwater management blocks. This arrangement will allow for the creation of an off-street trail system connecting this residential development with the abutting two subdivisions. A future development block is also proposed along the north side of Walser Drive. This location will allow for the continuation of the trail system, north in the future.

There will be one stormwater management pond encompassing Blocks 126 and 127 located along the west side of Street 1, abutting the open space block. A second pond will be located at the northwest corner of Walser Drive and Gerrie Road (Block 128).

Figure 2 is the proposed Draft Plan of Subdivision.

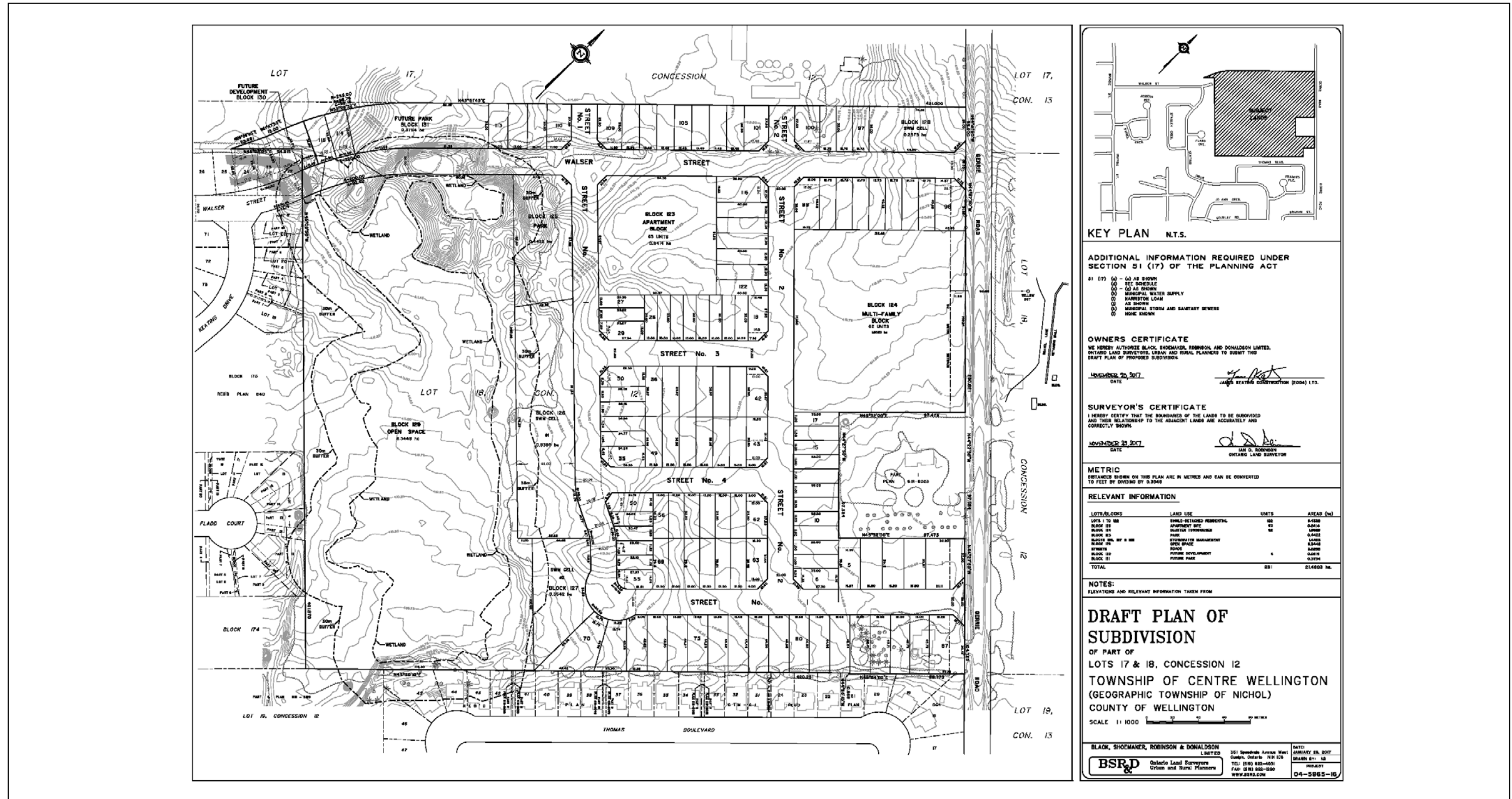


Figure 2: DRAFT PLAN OF SUBDIVISION

4.0 THE POLICY AND REGULATORY CONTEXT

This section reviews the policies and guidelines that have been considered as part of the overall analysis of the site development of this property.

4.1 Provincial Statutes

4.1.1 PLACES TO GROW ACT, 2005

This legislation creates the legal framework necessary for the government to designate a geographic area of the province as a growth plan area and subsequently to develop a growth plan for that area. It enables the government to plan population growth, economic expansion, and the protection of environmental and agricultural land.

4.1.1a) Growth Plan for the Greater Golden Horseshoe, 2017

The 2017 Growth Plan applies to the area designated by Ontario Regulation 416/05 as the Greater Golden Horseshoe Growth Plan Area. All decisions made after July 1, 2017 in the 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.

The subject lands are located within a defined "Settlement Area".

Section 1.2.2 of the Growth Plan notes that the vision for the Greater Golden Horseshoe is grounded in the following principles that provide the basis for guiding decisions on how land is developed, resources are managed and public dollars invested:

- Build compact, vibrant and complete communities.
- Optimize the use of existing and new infrastructure to support growth in a compact, efficient form.

According to Section 2.2.1, the vast majority of growth will be directed to settlement areas that:

- Have delineated built boundaries
- Have existing or planned municipal water and waste water systems; and
- Can support the achievement of complete communities.

The proposed development of the subject lands for a mixed density residential subdivision conforms to the policies set out in the 2017 Growth Plan. Although these lands are not within the "Built Boundary" as defined by the County's Official Plan, this subdivision is within a "Settlement Area" and immediately adjacent to existing municipal services which can be extended to allow for development on full municipal services, in a compact and efficient form.

4.1.2 THE PLANNING ACT

The Planning Act establishes the ground rules for land use planning in Ontario and describes how land uses may be controlled, and who may control them.

Section 1.1 sets out the purpose of the Planning Act. It is noted that the following subsections have relevance to this application:

- a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this act;
- b) to provide for a land use system led by provincial policy; and
- f) to recognize the decision making authority and accountability of municipal councils in planning.

In reviewing any development proposal, the Town must have regard to the theme of The Planning Act to promote employment opportunities and economic growth in appropriate locations.

Section 3 (1) of the Planning Act, R.S.O. 1990, and c.P.13, as amended establishes that policy statements may be issued by the Minister to deal with matters of provincial interest.

Section 3(5) of the Planning Act states that in exercising any authority that affects planning matters, every group who exercises such authority shall be consistent with policy statements issued under Subsection (1) of the Act and shall not conflict with provincial plans.

4.1.2. a) Provincial Policy Statement 2014

The Provincial Policy Statement (PPS) was approved by the Lieutenant Governor in Council, by Order in Council No. 107/214. It is intended to promote a policy-led system that recognizes that there are complex inter-relationships among environmental, economic and social factors in land use planning.

The 2014 Provincial Policy Statement reinforces and strengthens policies with respect to “settlement areas” being the focus of growth. It also establishes the importance of “intensification” as an effective tool for managing growth within settlement areas. In this regard, the PPS states:

- Planning authorities shall identify and promote opportunities for intensification and redevelopment;
- Development standards should be promoted which facilitate intensification, redevelopment and compact urban form;
- Planning authorities should establish and implement targets for intensification and redevelopment within built-up areas

The following specific policies are of some relevance to the subject proposal:

- 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;
 - b) accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs;
 - c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;

1.1.2 Sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas, to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time horizon of up to 20 years....

1.1.3.3 Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Section 1.4.3 notes that planning authorities shall provide an appropriate range of housing types and densities to meet the requirements of current and future residents by ... Permitting and facilitating all forms of residential intensification and redevelopment in accordance with policy 1.1.3.3.

Section 1.6. speaks to infrastructure and public service facilities. This section notes that infrastructure and public service facilities shall be provided in a coordinated, efficient and cost effective manner and shall be integrated with planning for growth within the community. It is also noted that the use of existing infrastructure should be optimized where possible. Municipal sewage services and municipal water are the preferred form of servicing.

2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:

- c) identifying surface water features, ground water features, hydrologic functions and natural heritage features and areas which are necessary for the ecological integrity of the watershed;
- e) maintaining linkages and related functions among surface water features, ground water features, hydrologic functions and natural heritage features and areas.
- g) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.

The implementation provisions of the PPS (in section 4.7) acknowledge that Official Plans are "...the most important vehicle for implementation of this Provincial Policy Statement." As such, Official Plans "...shall identify provincial interests and set out appropriate land use designations and policies...[and]...provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas."

The proposed development of the subject land is consistent with the goals and objectives of the Provincial Policy Statement. The subdivision is designed taking into consideration the Township and County targets for residential intensification while respecting existing development in the area. The plan will be developed on full municipal services with a comprehensive stormwater management strategy to protect quality and quantity of water. The subdivision plan also protects the existing natural features on the property.

4.2 County of Wellington Official Plan

The 1999 Official Plan for the County of Wellington was approved by the Ministry of Municipal Affairs and Housing on April 13, 1999. The County of Wellington has undertaken a comprehensive 5-year review of its Official Plan (OPA 81) which was adopted by County Council on September 26, 2013 and approved by the Ministry of Municipal Affairs and Housing on April 29, 2014. OPA 81, in its entirety, was appealed to the Ontario Municipal Board. On December 19th, 2014, the Ontario Municipal Board approved, with modifications, Official Plan Amendment 81.

The Official Plan for the County of Wellington designates the subject lands as “Urban Centre” on Schedule A1 of the Official Plan.

Section 2.1 sets out fundamental beliefs of the County. The following excerpts are pertinent to the proposed subdivision of the subject property:

- Direct growth to urban areas and in particular to those with municipal sewer and water services;
- Provide opportunities for housing which accommodate a wide range of need and affordability;
- Develop communities, which are efficient and livable;
- Ensure cost effective development and land use patterns;
-

Section 3.3 provides objectives for growth. The following specific policies are relevant to the subject application:

- Encourage cost effective development patterns;
- Take advantage of capacities in existing and planned water, wastewater and transportation systems;
- Provide choice for residents and businesses by providing a variety of growth opportunities; housing types, services, recreation and cultural activities and public open space.

Table 5 in Part 3 of the Plan establishes population and household growth for the Township of Centre Wellington with specific growth targets for the Elora-Salem urban area. The subject application will assist in meeting the household growth forecast of approximately 1,550 new households between 2016 and 2036. The subject application will result in the creation of approximately 251 new households.

Section 4.4 establishes policies for housing throughout the County. In greenfield areas, the County will encourage increased densities and a broader mix of housing and will require new developments to achieve densities which promote the overall greenfield density target of 40 persons and jobs per hectare and specifically:

- strive to attain at least 16 units per gross hectare (6.5 units per gross acre) in newly developing subdivisions;
- somewhat lower densities may be considered in newly developing subdivisions where physical and environmental constraints such as larger than normal storm water management requirements, parcel dimensions that do not yield efficient lotting patterns and the need for transition areas from adjacent land uses, or on small parcels of under 2 hectares (5 acres);
- 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
- encourage the introduction of medium density housing types in new subdivisions and other Greenfield areas.

Section 4.4.5 speaks to Affordable Housing. The following sections are pertinent to this application:

- The County will ensure that opportunities exist to provide housing to moderate and lower income households. A substantial portion of the County's existing housing stock is affordable. In order that this continues as Wellington grows, it is the policy of this Plan that a minimum of 25% of new housing units in the County will be affordable.
- In Wellington, second units, semi-detached, duplex, townhouse and low rise apartment units will provide the bulk of affordable housing opportunities. These units will almost always be located in urban areas with appropriate levels of servicing.

Section 4.6.2 sets out requirements for Planning Impact Assessments. Planning impact assessments may be required to evaluate:

- a) the need for the proposed use other than for aggregate operations, taking into account other available lands or buildings in the area;
- 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;
- c) the adequacy of the proposed method of servicing 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;
- e) the impact on natural resources such as agricultural land and mineral aggregate deposits;
- f) the impact on biodiversity and connectivity of natural features and areas;
- g) the exterior design in terms of bulk, scale and layout of buildings and other design elements;
- 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;
- i) methods of reducing or eliminating negative impacts;
- j) other planning matters considered important by a Council

Part 7 of the Official Plan addresses the Urban System. It is noted that the urban system includes hamlets and urban centres.

Section 7.3 notes that land use patterns in the urban system shall be based on:

- Densities and a mix of land uses, and
- A range of uses and opportunities for intensification and redevelopment.

Section 7.5 specifically establishes policies for urban centres. Urban centres are expected to provide the greatest opportunities for growth within the county.

Part 8 of the Official Plan sets out policies for Urban Centres. The urban centres are to be the primary focus for housing commerce, services, job creation, recreation and community facilities. One of the

objectives of the urban centre is to provide opportunities for an adequate supply and diversity of housing to satisfy the varied needs of the growing community.

Section 8.3.3 notes that the predominant land uses in areas designated for residential development shall be single detached and semi-detached dwellings, although townhouses and apartments may also be allowed.

Section 8.3.5 sets out policies for medium density residential development within areas of the Plan designated for Residential use. The following criteria have been established for townhouses and apartments:

- Medium density development on full municipal services shall not exceed 35 units per hectare (14 units per acre) for townhouses or row houses and 75 units per hectare (30 units per acre) for apartments, although it may not always be possible to achieve these densities on smaller sites;
- The design shall ensure compatibility with existing or future development on adjacent properties;
- The site will provide adequate on-site landscaping and screening, on-site amenities, adequate parking and traffic circulation and proper stormwater drainage;

Section 8.3.11 addresses Compatibility of New Development. In this regard the following policies are pertinent to this application:

- Where new residential development is proposed adjacent to an existing industrial use or other potentially incompatible land use, a planning impact assessment outlining measures to maintain land use compatibility, including land use separation and buffering, shall be provided.

Section 8.3.12 reviews Intensification Criteria and notes that 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 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.

Section 10.1.3 of the Official Plan notes that the County will consider the following when considering new lot creation by subdivision, consent or part lot control:

- a) that any new lots will be consistent with official plan policies and zoning regulations;
- b) that all lots can be adequately serviced with water, sewage disposal, stormwater management or drainage, fire protection, roads, utilities, solid waste disposal to accepted municipal standards and without undue financial burden on the municipality;
- c) that sufficient reserve water and sewage plant capacity will be available when lots are created in areas to be serviced by central water and sewage systems;
- d) that all lots will have safe driveway access to an all-season maintained public road and that access to a local road will be preferred over county and provincial roads, where practical;
- e) that public streets, spaces and facilities will be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including, but not limited to, walking and cycling.
- f) that the topography, soils and drainage of the site are satisfactory for the lot sizes and uses proposed;
- g) that tree loss related to anticipated development be kept to a minimum and, wherever reasonable, be compensated for by new tree planting.
- h) that natural heritage features are not affected negatively;
- i) that lots are not created in areas which would pose a threat to public health or safety;
- j) that natural resources such as agricultural lands and mineral aggregates would not be affected adversely;
- k) that the size and shape of proposed lots is suitable, including frontage, area and the proportion of frontage to depth;
- l) that the proposed lots and uses are compatible with and designed to minimize adverse impacts on surrounding uses;
- m) that all new lots shall have logical lot lines given existing lot patterns in the area, natural and human-made features and other appropriate considerations;
- n) that residential lots will have adequate access to community facilities such as schools, libraries and parks based on reasonable standards for the area;
- o) that the creation of any lot is necessary, timely and in the public interest;
- p) that provincial legislation and policies are met, including the Greenbelt Plan policies set out in Section 9.9 of this Plan.

Part 13 of the Official Plan sets out Implementation policies. It is noted that:

- Zoning by-laws will be one of the most important means whereby this Plan is implemented. Zoning by-laws will be amended to conform with the policies of this Plan. No zoning by-law amendment will be passed that is not in conformity with this Plan.
- Where a land use designation in this Plan authorizes a range of uses which may be allowed, the local zoning by-law may allow all or some of those uses based on local needs and circumstances. The by-law also may establish appropriate regulations related to those uses.

The subject application conforms with the policies of the Official Plan. The development is designed at a density that meet's the County's targets for greenfield development, while also at a scale that is compatible with the adjacent neighbourhood. Approximately 50% of the housing units will be townhouse and apartment dwellings thereby providing significant affordable housing opportunities within this subdivision. The plan also protects the natural features on the site.

A full discussion of these policies is contained in Section 5 of this report.

4.3 Municipal Official Plan – Township of Centre Wellington

The Ontario Municipal Board approved the Official Plan for the Township of Centre Wellington on May 31, 2005. While the County of Wellington Official Plan establishes broad policies applying to the entire county, the Township of Centre Wellington has chosen to establish detailed planning policies for land use only within their urban centres.

In February 2006, Township Council convened a public meeting to review an Official Plan Amendment to expand the Elora-Salem Urban Centre Boundary. As a result of that meeting the issue of the Township's waste transfer station along the opposite side of Gerrie Road was raised and a number of subsequent studies were required, prior to proceeding with the Official Plan Amendment.

In 2010, this matter was addressed to the satisfaction of the County and the County's Official Plan was amended to include the subject lands in the Elora-Salem Urban Centre.

The Township did not proceed with an amendment to their plan so technically the Official Plan for the Township does not include policies for these lands.

The Township's proposed amendment designated the subject lands for Residential and Core Greenlands.

Section "D" of the Official Plan contains detailed land use policies. Similar to the County Official Plan, the Township's Plan notes that the single detached home is currently the dominant housing type in urban centres and this is expected to continue. It is also noted that new housing types need to provide a greater variety of residential accommodation as well as a more affordable housing supply.

Section D.2.5 addresses medium density development. It states that medium density developments should not exceed 35 units per hectare (14 units per acre) for townhouses or row houses and 65 units per hectare (26 units per acre) for apartments. In addition, the OP states that the design of multiple residential developments with respect to building height, setback, landscaping and vehicular circulation must be compatible with existing or proposed development on adjacent lands. In order to conform to this policy, there must be adequate on-site landscaping to screen outdoor amenity areas and provide adequate buffering. There must be adequate on-site parking with each project and the grading of the properties must be completed in such a manner as to ensure that drainage is directed to public storm drainage facilities and not adjoining properties. Multiple residential projects should be located on an arterial or collector road or directly accessible to such a road by way of a local street. The development should not generate sufficient traffic to disturb the quiet and peaceful enjoyment of neighboring residential uses located on the local street. Separate zones will be created for multiple unit residential development and the municipality should encourage such developments in newly developing areas.

A complete discussion of how the proposed development meets these requirements is provided in Section 5.2 of this report.

Section E of the Plan speaks to Implementation measures. To that end, it is noted that impacts assessments may be required to assist the municipality in examining the impacts of development and for proposing methods for reducing or eliminating any negative impacts.

Along with this Planning Impact Assessment, a Functional Servicing and Stormwater Management Strategy, an Environmental Impact Study and a Traffic Impact Study have been prepared. A condensed version of these reports is set out in Section 5 below.

4.4 Township of Centre Wellington Comprehensive Zoning By-law No. (2009-045)

The subject lands are currently zoned for Agricultural (A), Open Space (OS), Environmental Protection (EP) and Environmental Protection Overlay.

In addition, a portion of the westerly side of the site within the EP area has been identified as being in the Wellhead Protection Area 2 and the remainder of the site is located within Wellhead Protection Area 3. The proposed development would accommodate land uses that are acceptable within these Wellhead Protection Areas.

A zoning amendment will be required to recognize this mixed density residential development and open space lands.

Specific zoning for this development will include Single Detached Residential (R1B), (R1C) and (R2) and Residential (R4) to permit cluster townhouses and apartment dwellings. In addition to the residential zones, stormwater management facilities, park and open space/conservation areas are to be zoned (OS).

The following table specifies the lots and blocks of the plan and the appropriate zoning.

Zoning	Land Use	Lot/Block
R1B	Detached Residential Minimum Lot Frontage - 14 m	Lots 2-5, 70-87
R1B - ?	Detached Residential Minimum Lot Frontage - 14 m Minimum Setback from Gerrie Road – 11.5 m	Lot 1
R1C	Detached Residential Minimum Lot Frontage - 11 m	Lots 6-17, 30-69, 88-95 & 97-122 Block 130 (Future Development)
R1C-?	Detached Residential Minimum Lot Frontage - 11 m Minimum Setback from Gerrie Road – 11.5 m	Lot 96
R2	Detached Residential Minimum Lot Frontage - 9 m	Lots 18-29
R4	Apartment	Block 123
R4-?	Cluster Townhouse Minimum Setback from Gerrie Road – 11.5 m	Block 124
OS	Park Stormwater Management Block 129	Block 125 Blocks 126, 127 & 128 Conservation and Resource Management
FD	Future Park	Blocks 131

Figure 3 identifies the proposed zoning for the property.

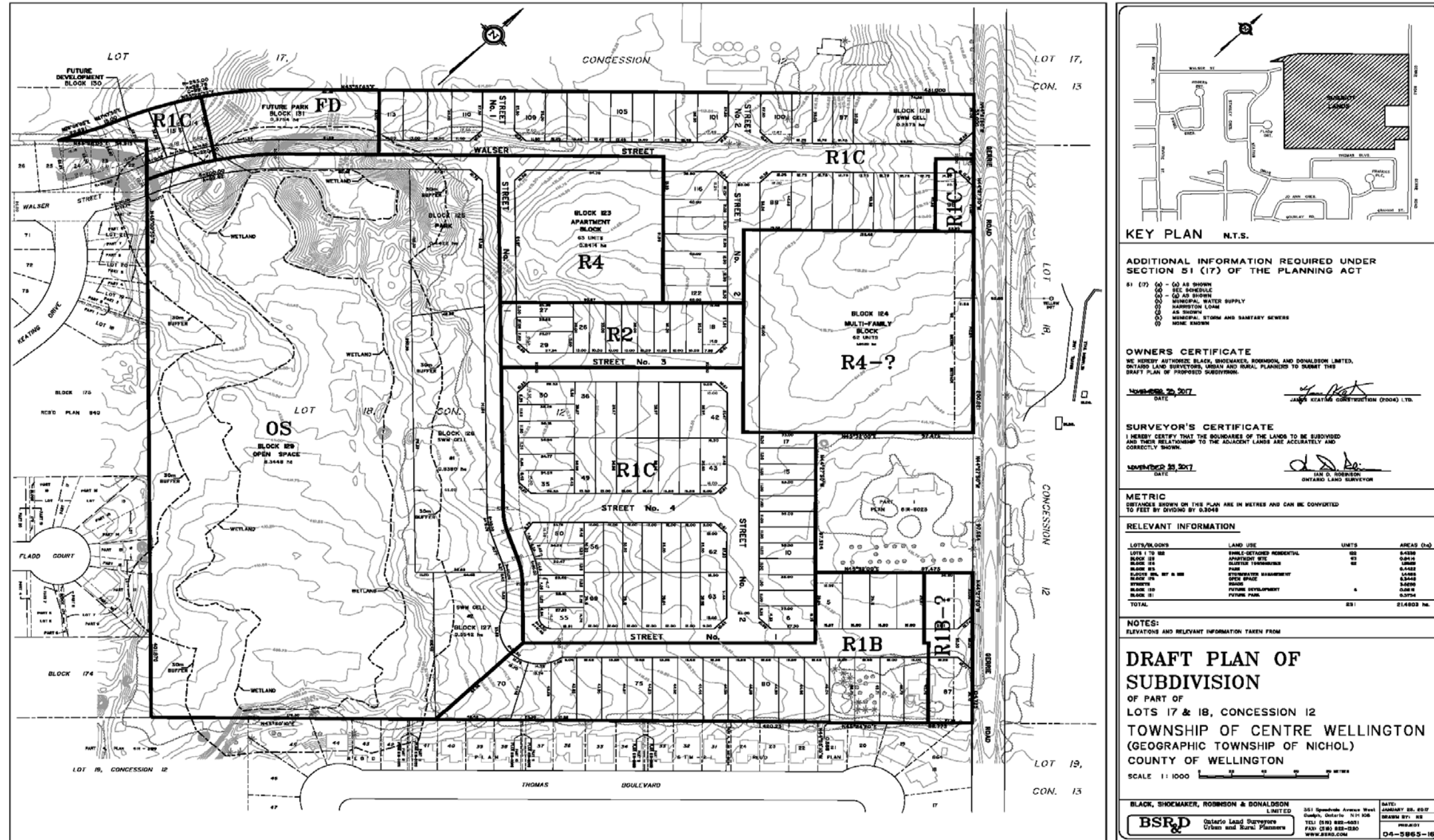


Figure 3: PROPOSED ZONING

5.0 THE SUPPORTING STUDIES

The following additional impact studies were prepared in support of this application:

- Preliminary Servicing and Stormwater Management Report, October 2017 (prepared by GM BluePlan Engineering)
- Environmental Impact Study, October 2017 (prepared by North-South Environmental Inc.)
- Traffic Impact Study, October 2017 (prepared by Paradigm Transportation Solutions Limited)
- Enhanced Phase 1 Environmental Site Assessment, December 2010 (prepared By Gamsby and Mannerow Limited)

5.1 Servicing and Stormwater Management

The firm of GM BluePlan Engineering was retained by James Keating Construction (2004) Limited to complete a Preliminary Servicing and Stormwater Management Report for this proposal. Their report addresses the requirements for watermain, sanitary sewers, storm drainage, stormwater management and road works. The following is a summary of the information contained in their report. For a detailed review, their report is provided under separate cover.

5.1.1 Water Supply

Water supply for the Ainley Farm Subdivision will be provided via the extension of a 200 mm diameter watermain along the Walser Street extension, Street No. 2 and a portion of Street No. 1. A 150 mm diameter watermain will be extended along the remainder of Street No. 1, Street No. 3, & Street No. 4.

5.1.2 Sanitary Sewers

Sanitary service for the proposed lots along the Walser Street extension and a portion of Street No. 2 will be provided by the extension of a 200 mm diameter sanitary sewer from the existing 200 mm diameter sanitary sewer on Walser Street. Sanitary service for the remainder of the site will be provided by the extension of a 200 mm diameter sanitary sewer on easement from the existing 200 mm diameter sanitary sewer on Keating Drive.

5.1.3 Storm Sewers

Storm sewers will be designed to convey the 5-year design storm event and will discharge to the two (2) stormwater management facilities and the existing storm sewer on Walser Street.

Major storm runoff will be conveyed within the limits of the street right-of-ways to the two (2) stormwater management facilities and the existing Walser Street right-of-way.

As per the Township of Centre Wellington municipal standards, foundation drainage will be collected in sump pits in each residential unit and pumped to the storm sewer system located within the municipal right-of-way.

5.1.4 Stormwater Management System

In line with current practices and guidelines, the stormwater management plan for the Ainley Farm Subdivision is a "treatment train" to attenuate post-development flows and to provide Enhanced (80% total suspended solids removal) water quality control treatment prior to discharge from the site. The "treatment train" will include a combination of lot level, conveyance and end-of-pipe best management practices.

Quantity control for runoff generated from the development will be provided by two (2) stormwater management facilities. Stormwater Management Facility No. 1 is located within Blocks 126 and 127. Stormwater Management Facility No.2 is located within Block 128.

Quality control for runoff generated from the development will be provided by four (4) oil/grit separators (Stormceptor or approved equivalent).

Lot level controls will simply consist of directing roof leaders to grassed areas and grassed swales. Conveyance controls will include the use a storm sewers, grassed swales, and four (4) oil/grit separator structures.

End-of-pipe controls will be provided by two (2) extended detention stormwater management facilities designed to attenuate post-development runoff prior to discharge from the site. Runoff generated from Stormwater Management Facility No.1 will discharge to the existing wetland, ultimately discharging to the existing swale in Drimmie Park and the existing storm sewers on Keating Drive. Stormwater Management Facility No.2 will discharge to the roadside ditch along Gerrie Road, ultimately discharging to a tributary of the Grand River.

A small portion of runoff from the westerly portion of Walser Street will discharge uncontrolled to the existing storm sewer system on Walser Street.

Major storm flows from the development will sheetflow overland via the municipal right-of-ways to either Stormwater Management Facility No.1 or Stormwater Management Facility No.2.

This combination of lot-level, conveyance and end-of-pipe controls will control the release of the runoff from the site.

5.1.5 Streets

All streets will be constructed with a minimum grade of 0.5% and a maximum grade of 8.0% as per Township of Centre Wellington standards. An urban road cross-section (20 m right-of-way width), with concrete curb and gutter will be provided for Street No.1, 2, 3, 4 and the extension of Walser Street, as per Township of Centre Wellington Standard Drawing STD R1.

Concrete sidewalks (1.5 metre wide) will be constructed along both sides of the Walser Street extension and Street No. 1, 2, 3 and 4.

5.1.6 Site Grading

The grade and elevation of the internal streets are controlled by the existing centre line elevations of Walser Street and Gerrie Road, the major overland flow route to the stormwater management facilities and the elevation of the existing sanitary sewers on Walser Street and Keating Drive.

The site has been graded to match the existing elevations along the property boundary of the adjacent lands. Minor grading on the adjacent lands located along the north boundary of the site is required. The adjacent lands along the north boundary of the site are owned by the Developer.

5.2 Environmental Impact Study

The firm of North-South Environmental Inc. was retained by James Keating Construction (2004) Limited to complete an Environmental Impact Study. The following is a summary of the information contained in their report. For a detailed review, their report is provided under separate cover.

The west half of the property is a mosaic of late-successional forest and shrubby wetlands, hereafter referred to as the "natural vegetation block". The east half of the property consists of agricultural land used for crops. The property is relatively isolated from other natural areas in the county. The nearest significant natural areas are provincially significant wetlands approximately 3.5 km to the west, but these are separated from the site by the Village of Elora. A small ditch exits the site at the south end, and is channelized through the subdivisions to the south.

No provincially significant plant species or plant communities were found on the Ainley Farm property. The natural vegetation block would be considered Significant Wildlife Habitat (SWH) according to MNRF because it harbours a provincially significant forest breeding bird species of Special Concern: Eastern Woodpeewee. SWH is protected by the Provincial Policy Statement (PPS), unless it can be shown that development will not result in negative impacts to the feature or function for which the area is identified. A small area of cultural woodland and cultural thicket is proposed to be removed along the edge of this feature to allow an access road into the agricultural part of the site, where most of the development is proposed. There will be no negative impacts to the function of the woodlot to support species of special concern as a result of the development, as this species is highly adaptable.

The site serves a function as a small mosaic of interspersed thicket swamp and fresh to moist poplar forest, with habitat mainly for generalist plant and wildlife species. The vegetation mosaic provides a minor function as habitat for a small number of breeding wood frogs, as well as leopard frog and spring peeper. Wood frogs are also a habitat-specific species, though the breeding population probably includes only those that spend the summer and winter in the forested areas of the Ainley Farm property. There is no evidence that woodland amphibian breeding habitat present on the Ainley Farm property supports a large amphibian population that disperses to other habitats in the landscape, and the area does not qualify as SWH for breeding amphibians. The small numbers of frogs noted indicate that the wetlands are unlikely to provide regional breeding habitat for frogs in habitats at a distance from the site. The site is unlikely to serve a function as a linkage or buffer to significant habitat as it is relatively isolated in the landscape, and thus it does not qualify as SWH for amphibian movement corridors.

The mosaic of wetland and forest vegetation is likely to retain its main function after development, as a small area of habitat for generalist species, as well as habitat for a limited number of habitat specialists which are locally rare. One wildlife species that is rare in Wellington County, vesper sparrow, occurred on the agricultural part of the property. Nesting habitat for this species is likely to be lost to development, and this loss cannot be mitigated as this is a species of broad agricultural habitats. However, only one individual was noted in this area, and there is abundant habitat for this species in the surrounding landscape so the impact to the local population will be very small.

A small portion of the 30 m buffer surrounding the natural wetland on the property will be developed as part of the stormwater block. This area mainly serves a function in providing protection to the wetlands

from contaminants and sediment, and buffering the wetlands to some extent from human-related activities. Water quality entering the wetland should be maintained to pre-development quality and quantity. The buffering function of the vegetation, especially within the 30 m buffer of the natural wetland, should be restored after construction by planting dense shrubs and trees (for example cedars) between the development and the natural vegetation block. Native trees and shrubs should be planted wherever possible.

Habitat for breeding amphibians will still be present in the wetland, and water levels may be more conducive to amphibian breeding post-development because of the increase in runoff. However, there is the potential for an increase in electrical conductivity in the water within the wetland from road salt dissolved in stormwater. Alternatives to road salt should be considered for this subdivision, and snow from road clearing should not be stored adjacent to the wetland.

5.3 Traffic Impact Study

The firm of Paradigm Transportation Solutions Limited was retained by James Keating Construction (2004) Limited. to complete a Traffic Impact Study. The following is a summary of the information contained in their report. For a detailed review, their report is provided under separate cover.

The conclusions of that study are as follows:

- The study area intersections are currently operating with satisfactory levels of service during the weekday AM and PM peak hours.
- The proposed residential development is expected to generate a total of 185 AM peak hour trips and 208 PM peak hour trips
- The study area intersections are anticipated to operate with satisfactory levels of service during the AM and PM peak hours under 2022 and 2027 future total traffic conditions (with full occupancy of the site)
- Inbound left-turn lanes are not warranted during the weekday AM and PM peak hours under 2022 and 2027 total traffic conditions at the Gerrie Road intersections with Walser Drive and Street 1.
- The Township of Centre Wellington should install 50 kilometre per hour speed limit signs on Gerrie Road from Colborne Street to north of the proposed intersection of Gerrie Road and Walser street.

5.4 Enhanced Phase 1 and Phase 2 Environmental Site Assessments

The Phase 1 ESA was undertaken to identify potential and/or actual environmental concerns associated with the subject property resulting from current and historical land use on the site and adjacent lands.

Potential sources of environmental impacts or risks originating from on-site sources included:

- Potential discharges of nitrates and E-Coli into the subsurface from liquid manure storage tanks and pumping station including associated piping.
- Potential impacts to the soil from pole mounted transformer on the Hill property which could potentially contain PCB's.
- Hydrocarbon impacted soil and groundwater from the possible leakage or spillage of fuels associated with the former UST.

Potential sources of environmental impacts or risks originating from off-site sources included groundwater and methane gas impacts from the closed Centre Wellington Landfill.

While potential for environmental impacts or risks to the site was considered low to moderate, a Phase 2 ESA was recommended.

A Phase 2 ESA was completed. The purpose of the Phase 2 ESA investigation was to assess soil and groundwater characteristics in the vicinity of the former UST. Impacts from other potential sources of environmental impact or risk on the property or from off site are deemed to be low and deemed not to warrant further investigation of a Phase II ESA.

Analytical results are compared to the potable groundwater Table 2 criteria of the *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act*, MOE, 2004 (Standard). Based on the results of sampling and visual inspection of the soil and groundwater, the site meets the remediation criteria of Table 2 of the Standard.

The findings of the investigation at the subject property are summarized as follows:

- The soil encountered consists of clay till overlying medium to coarse sand with some gravel and cobbles.
- No visible evidence of hydrocarbon impacts to the soil or groundwater was observed in the vicinity of the former UST.
- The concentrations of petroleum hydrocarbons in the soil in the vicinity of the former UST are below the Table 2 criteria of the Standard.

No further investigations or remediation is warranted.

6.0 PLANNING CONSIDERATIONS

The appropriateness of the subject application is addressed in this section using the criteria established in the Official Plans for the County of Wellington and Township of Centre Wellington.

a) *The needs taking into account other lands in the area.*

According to the Official Plan for the County of Wellington, additional lands will be developed for residential purposes in Centre Wellington to accommodate the population targets set by the Province under the Places To Grow Act. The Plan anticipates approximately 1,550 new households between 2016 and 2036 within the Elora-Salem Urban Centre. It is also a goal of the Official Plan to ensure an adequate supply of housing units both in terms of a variety of housing types and a variety of location throughout the community.

The subject application proposes approximately 251 new households, which represents approximately 16% of the projected inventory for Elora-Salem Urban Centre.

Finally, approximately 50% of the units located within this subdivision will be of a multiple residential form, which provides a greater opportunity of achieving the minimum target of 25% set by the County for the provision of affordable housing.

- b) *The appropriateness of the site taking into account the size and shape and the ability to accommodate the intensity of use.*

The property can easily accommodate the intensity of use anticipated by this draft plan of subdivision. The technical studies confirm there is sufficient land available to accommodate all servicing needs including stormwater management, as well as park land needs for future residents. In addition, the significant natural heritage features on the site can be adequately protected, including the provision of buffers.

The Official Plan notes that new developments in Greenfield areas should strive to attain a density of 6.5 units per acre. The proposed development will result in a density of 6.7 units per acre (excluding the natural heritage feature and buffer). The proposed density is in-keeping with the spirit and intent of the Official Plan.

The Official Plan also encourages the introduction of medium density housing forms in greenfield areas and new subdivisions. Approximately 50% of the units to be created by this subdivision will medium density housing.

- c) *Adequacy of the proposed method of servicing the site*

Sections 5.1 of this report address site services and traffic. The background reports prepared in support of this application also confirm that the site can be adequately serviced without impact on adjacent neighbours or the Township as a whole.

- d) *Compatibility*

The proposed subdivision is consistent with the existing pattern of lot sizes and lot configurations found in the abutting Ville Lora Downs subdivisions and the Keating/Walser Dive subdivision abutting the southerly and westerly boundaries of this property.

Single detached dwellings are proposed along the southerly property line, adjacent to the abutting existing single detached dwellings on Thomas Boulevard. The plan also proposes to create single detached dwellings adjacent to the southerly and westerly sides of the existing dwelling located on Gerrie Road. Although a cluster townhouse block is planned along the northerly side of this dwelling, there is an existing hedgerow that will provide immediate buffer to this land use and the townhouse block is sized appropriately to provide an enhanced buffer area. The apartment site is located along the collector road and away from existing single detached dwelling.

Pedestrian movement will be directed to City sidewalks and a future trail system providing connectivity to adjacent subdivisions, natural areas and public parkland.

- e) *Impact on natural resources (agricultural and mineral aggregate)*

The easterly portion of this site has been used for crop production, although it is designated as part of the Elora-Salem Urban Centre and planned for future development in the County's Official Plan. The lands

to the north are currently being cropped and this activity will not be impacted by the development of this property for residential purposes.

Although the easterly portion of the site was previously quarried for sand, neither this property, nor adjacent lands have been identified as currently containing mineral aggregate material. Therefore the use of this land for residential and institutional uses will not impact future mineral aggregate resources.

f) Impact on biodiversity and connectivity of natural features and area.

The site is unlikely to serve a function as a linkage or buffer to significant habitat as it is relatively isolated in the landscape.

The mosaic of wetland and forest vegetation along the westerly portion of the site will be preserved and is likely to retain its main function after development.

g) Exterior design

Detailed design of the townhouse and apartment sites, including building elevations and landscaping details will be addressed through Site Plan approval.

h) Site contamination

A Phase 1 and Phase II Site Assessment confirms that there are no site contamination issues within the existing property.

i) Eliminating negative impacts

The subdivision has been designed so that the residential lands are buffered from the wetland and natural heritage features by stormwater management facilities and parkland, followed by a public road allowance.

A detailed mitigation strategy has been provided to address any impacts resulting from the extension of Walser Drive adjacent to the north side of a wetland pocket. Also mitigation measures have been proposed for the extension of the sewer connection along the southwest edge of the natural vegetation block.

Enhanced tree planting throughout the stormwater management block is recommended, along with a planting strategy of native shrubs and trees along the edge of the natural vegetation block.

Provision of a well-defined trail within the woodlot is recommended to establish the proper use of the natural area.

Finally, an alternative to road salt is being recommended for winter maintenance of roads within the subdivision.

j) Other planning consideration.

The location of this subdivision is contiguous to an existing developed community, and its development extends, augments, enhances and completes the community associated with the northeast quadrant of

the Elora Urban Centre. This subdivision will also create diverse housing opportunities for different family types, life stages and income levels. Finally, this project also completes an important transportation link between Irvine Street and Gerrie Road.

All concerns relative to the existing waste transfer station located along the opposite side of Gerrie Road have been addressed by way of increased building setbacks along Gerrie Road and will be implemented through specialized zoning provisions.

7.0 CONCLUSIONS

The Growth Plan for the Greater Golden Horseshoe and the Provincial Policy Statement specifically recognize the need for urban municipalities to accommodate growth in a cost effective manner, minimizing land consumptive developments and encouraging a full range of housing types and densities. To this end, the proposal accomplishes these objectives.

Both the County and Township Official Plans also recognize this need to provide for a variety of housing forms. Accordingly, these Official Plans contain polices which establish criteria for evaluating such developments on a site specific basis, as well as a locational basis. In analyzing these policies, it is observed that this subdivision complies with the general guidelines and principles. This report concludes that the subject lands are well suited for the proposed subdivision and represents a compatible development for the area.

In terms of stormwater management, servicing, traffic impacts and environmental considerations, sufficient information has been reported to determine that the project complies with the Township's long range servicing strategy for this community and protection of natural heritage features.

The proposal represents an efficient use of land, sound planning principles and should not negatively impact adjacent neighbours. In summary, the proposal to construct a mixed density residential development on the subject property warrants approval based on appropriate and relevant land use planning principles.

Respectfully submitted


Nancy Shoemaker, B.A., B.P.P.P.
