

PLANNING JUSTIFICATION REPORT

ZONING BY-LAW AMENDMENT

27, 32 and 40 Broken Front Path &
11 Gilkison Street
Township of Centre Wellington

Date:

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1.0 INTRODUCTION

MHBC Planning was retained by 1238576 Ontario Limited to coordinate a Zoning By-law Amendment application and prepare this Planning Justification Report in support of the application to rezone a part of the Open Space along South River Road to a Residential Zone (R1.58.14). The lands are municipally known as 27, 32 and 40 Broken Front Path and 11 Gillkison Street in the Elora-Salem Urban Centre of the Township of Centre Wellington (the “Youngblood property”).

Specifically, this Zoning By-law Amendment application pertains to the northerly 5.56 hectares (13.73 acres) of the Youngblood property, which are identified as Blocks 5 and 11 within the Draft Approved Plan of Subdivision. The subject lands are irregularly shaped with frontage on South River Road. They are presently developed with two single detached dwellings and accessory buildings and are planned for residential development and open space.

The Youngblood property is irregularly shaped with frontage on the south side of South River Road and the west side of Gillkison Street. It comprises an area of 18.25 hectares (45.1 acres). The Youngblood property was subject to previous draft Plan of Subdivision and Zoning By-law Amendment applications which were approved by the Local Planning Appeals Tribunal on July 25, 2018 (Municipal File No. 23T-15003).

The Zoning By-law Amendment application is required to provide for a more efficient design for the residential development Block 5 and recognize the findings of the detailed Environmental Addendum Report. In support of the application the Planning Justification Report includes:

- An introduction and general description of the subject lands, surrounding uses and existing conditions to provide an understanding of the locational context;
- A description of the Zoning By-law Amendment application;
- A review and analysis of existing policy framework in relation to the proposed development and an assessment of consistency with the Provincial Policy Statement and conformity with A Place to Grow, the County of Wellington Official Plan and the Township of Centre Wellington Official Plan; and,
- Consideration and integration of recommendations for the supporting Environmental Addendum Report.

2.0 SITE DESCRIPTION & CONTEXT

The Youngblood property is located in the Elora community of the Township of Centre Wellington, in the County of Wellington. It is located to the east of downtown Elora and south of the Grand River.

The Youngblood property is located on the south side of South River Road, west of Gilkison Street and is comprised of four separate properties, held in single ownership, municipally known as 27, 32 and 40 Broken Front Path and 11 Gilkison Street. The Youngblood property has an area of 18.25 hectares and is planned for residential development through a draft approved Plan of Subdivision.

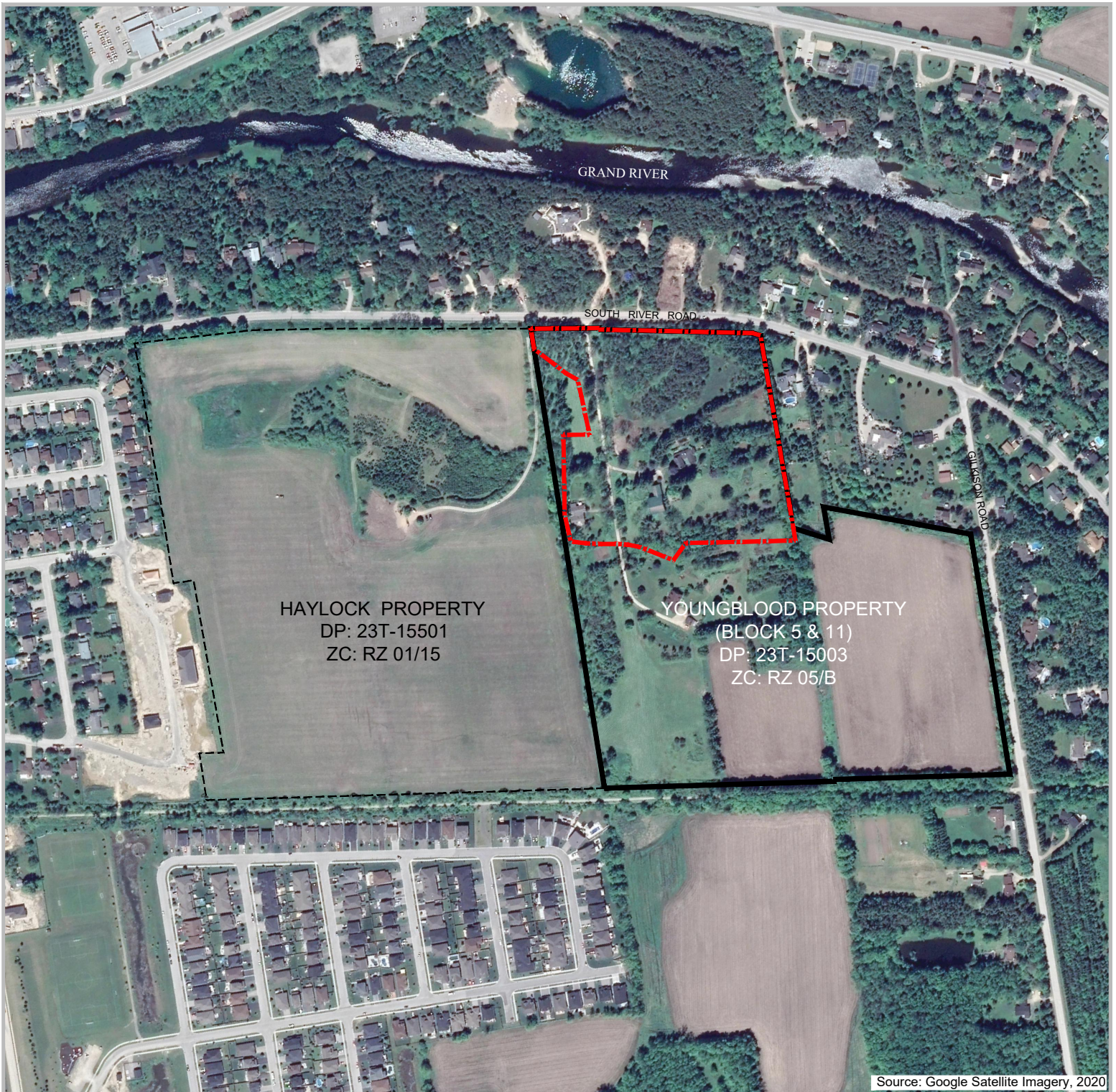
The Youngblood Subdivision was planned comprehensively with the lands to the west, known as the 'Haylock Subdivision'. The subdivisions were designed to form an integrated neighbourhood that includes a mix of single-detached and multiple dwelling units, parks, centralized shared stormwater management facilities, walkway connections and a network of new public streets. Access to the broader community is accommodated by new street connections to South River Road and Gilkison Street, York Street East and Murray Drive.

The subject lands form two blocks within the draft approved Youngblood Subdivision, Blocks 5 and 11.

- Block 5 has an area of 4.094 hectares and is planned for residential development
- Block 11 has an area of 1.462 hectares and is an open space block.

Currently, the subject lands are used for agricultural and rural residential purposes and feature two single-detached dwellings and accessory buildings. They are accessed by a private lane, known as Broken Front Path. A wooded area is located adjacent to South River Road.



The area within the immediate vicinity of the Youngblood Subdivisions is characterized by residential, rural residential uses and agricultural lands. The location of the subject lands is illustrated on **Figure 1** to this report.



Source: Google Satellite Imagery, 2020

Figure 1
Location Plan

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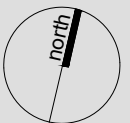
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-  Youngblood Subdivision

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Block 5
Youngblood Subdivision
Village of Elora
Township of Centre Wellington

3.0 PROPOSAL

3.1 Background

The design of the Youngblood Subdivision was part of a comprehensive process which included consideration of the development of the adjacent lands. Ultimately, both the Youngblood and Haylock Plans of subdivisions and related Zoning By-law Amendment applications were approved by the Local Planning Appeals Tribunal (now, the 'Ontario Land Tribunal') on July 25, 2018.

The draft approved Youngblood Subdivision is comprised of lotless blocks that front on to a network of local streets connected to the adjacent Haylock Subdivision and to Gilkison Street. As stated, this zoning by-law amendment application relates specifically to Blocks 5 and 11.

- Block 5 is a condominium block that is intended to be developed with single detached dwelling on large lots. A maximum of 30 lots is permitted and access is provided along the existing Broken Front Path.
- Block 11 is an Open Space Block which was planned to accommodate the retention of the existing wooded area on the Youngblood property as well as compensation and restoration plantings.

Through determining the ultimate design of Block 5, additional environmental field work and analysis has been completed, including an assessment of the significance of the woodlands located on the subject lands. Based on this information, the zoning by-law amendment proposes to adjust the limits of the Open Space (OS) zoning and the adjacent residential, R1A.58.14 zoning. The zoning by-law amendment will provide for the efficient development of Block 5 and maintain an open space block adjacent to South River Road.

3.2 Proposed Zoning By-law Amendment

The Township of Centre Wellington Zoning By-law 2009-045 (the "Zoning By-law") was approved in 2009 and has since been amended, including by the Zoning By-law Amendment application for the subject lands approved by LPAT in 2018.

As a result of that LPAT decision, Block 11 was zoned OS and Block 5 was zoned R1A.58.14. The OS zone permits limited recreation and open space uses. Residential uses are not permitted. The R1A.58.14 permits residential development, subject to the following site specific regulations:

- The maximum number of lots on all land zoned R1A.58.14 is 30
- All lots shall have access and lot frontage on a private road having a minimum width of 6 metres. The yard abutting the private road shall be considered a front yard. The private road shall be permitted one access to South River Road and may extend through the Open Space Zone
- The maximum lot coverage shall be 40%, including accessory buildings
- The minimum rear yard shall be 7.5 metres

- The minimum front yard shall be 4.5 metres to the face of the main building and 6.0 metres to the face of the garage
- Rows B, C, D, and L of Table 7A of By-law 2009-045 do not apply.

The current zoning is shown on **Figure 2** to this Report.

The proposed zoning by-law amendments seek to revise the boundary between the R1A.58.14 zone and the OS zone. The intent of the proposed Zoning By-law Amendment is to adjust the boundary of the OS zone to create a lateral woodland corridor along South River Road. The OS zone has a depth ranging from a minimum of 28 metres at the eastern limit and a maximum of 36.7 metres at Broken Front Path. The majority of the OS zone has a depth of 30 metres. The planned residential development of Block 5, as contemplated through the previous Plan of Subdivision and Zoning By-law Amendment application, will be maintained. The proposed zoning is shown on **Figure 3** to this report.

No change to the site specific regulations to the R1.58.14 zone, including the maximum number of units, are proposed. Further, no changes to the zoning by-law that applies to the balance of the Youngblood Subdivision are proposed.

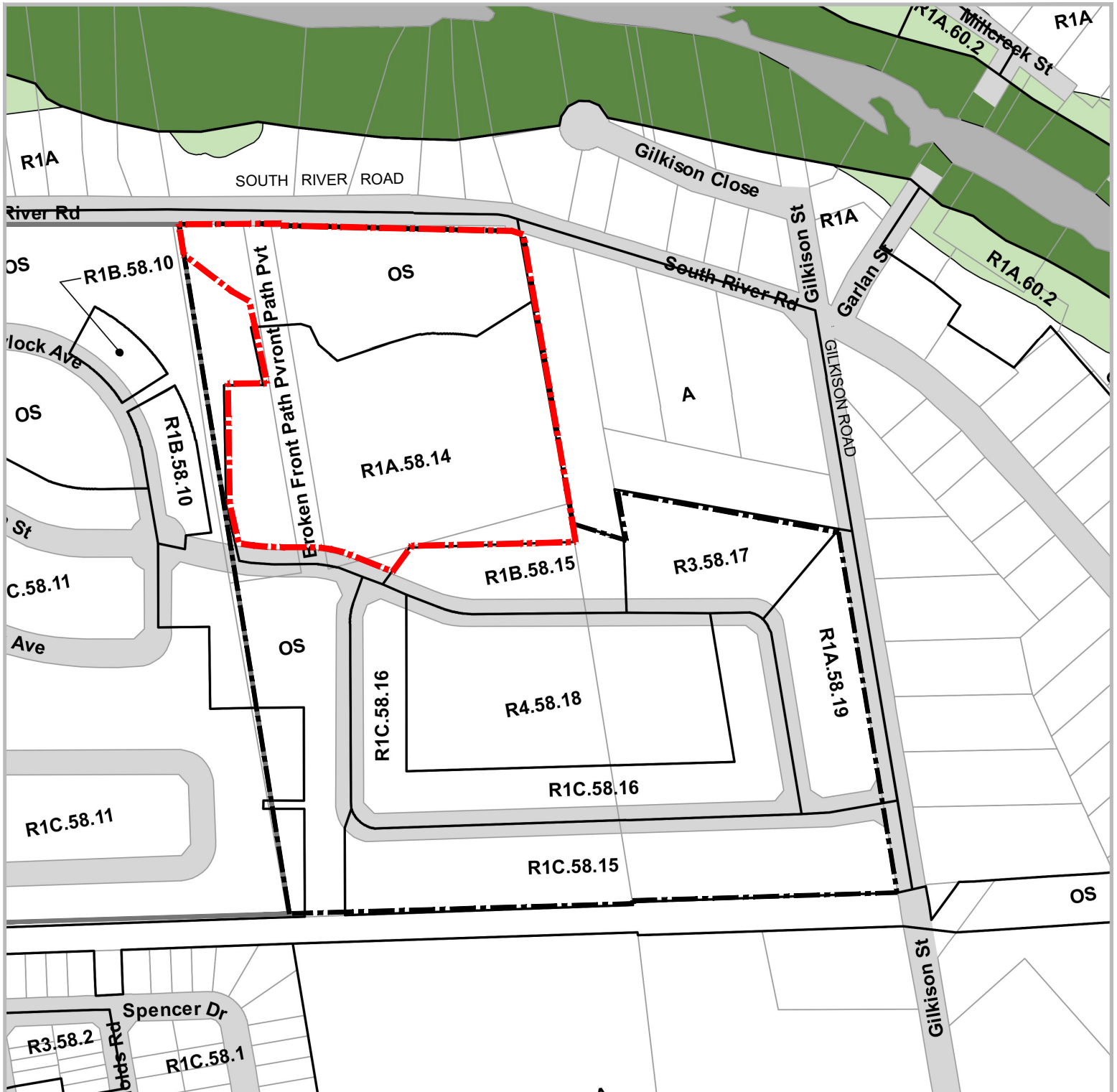




Figure 2

Zoning

Township of Centre Wellington Zoning By-Law 2009-045 (2021 Consolidation)

Block 5
Youngblood Subdivision
 Village of Elora
 Township of Centre Wellington

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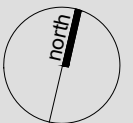
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-  Youngblood Subdivision

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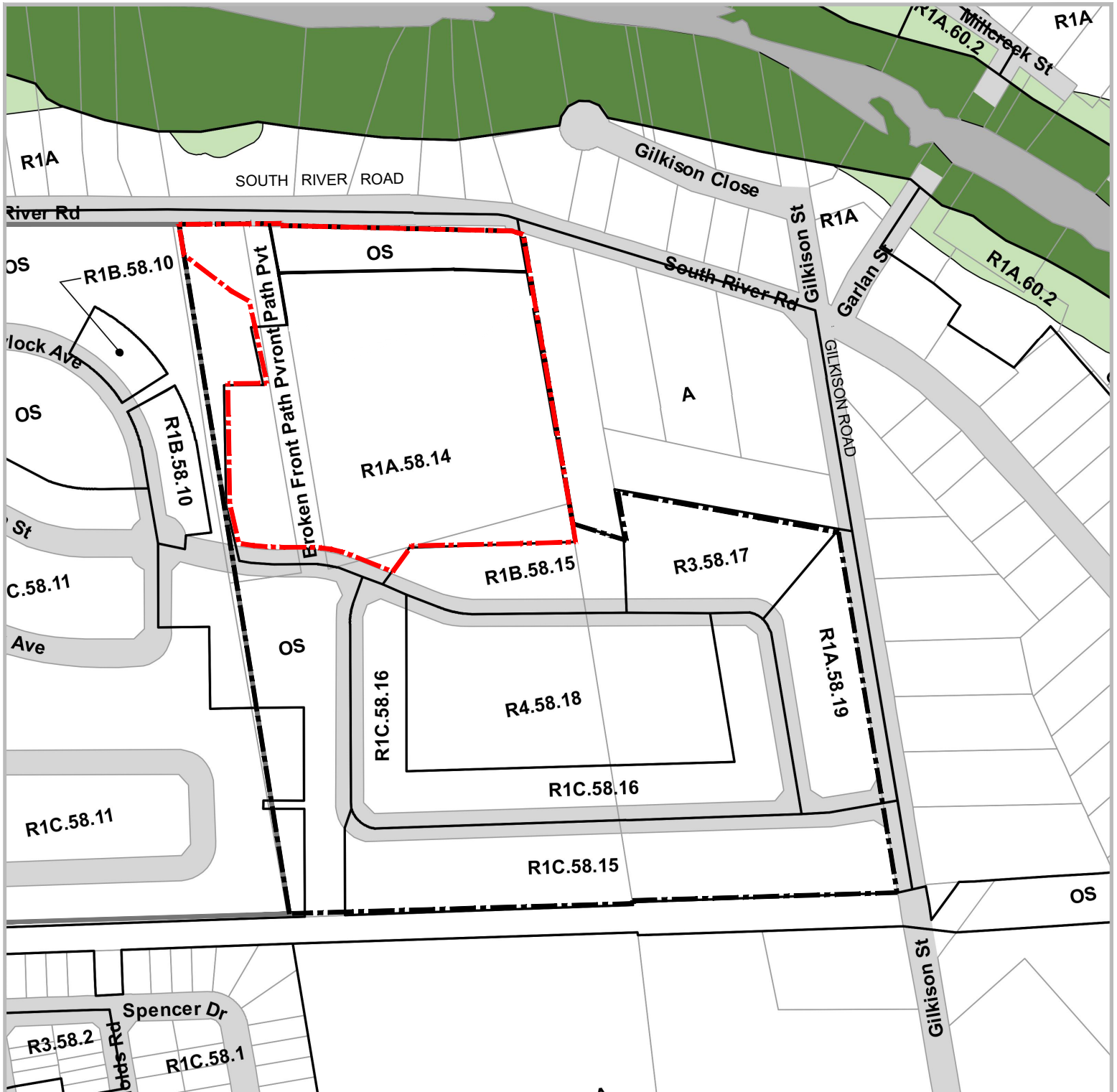


Figure 3
Proposed Zoning

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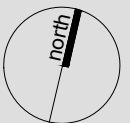
- Area of Application
- Youngblood Subdivision

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Block 5
Youngblood Subdivision
Village of Elora
Township of Centre Wellington

4.0 ENVIRONMENTAL ADDENDUM REPORT

Since approval of the Plan of Subdivision and Zoning By-law Amendment for the Youngblood Subdivision, an Environmental Addendum Report has been prepared by FriCorp Ecological Services ("FriCorp Report").

The purpose of FriCorp Report is to evaluate the wooded area located on the subject lands (Blocks 5 and 11) for significance. The analysis contained in the report was based on the Natural Heritage Reference Manual evaluation criteria and standards for woodland significance. The results of the analysis confirm the following:

- The woodland is not considered significant, based on size alone, per the provincial criteria.
- The woodland is not considered significant based on interior habitat criteria.
- The woodland partially meets the distance to other features standard for determining significance. The woodland is located approximately 15 metres from woodlands on the north side of South River Road but does not satisfy the minimum area threshold for significance.
- The woodland is not considered significant in terms to linkages between other significant features.
- The woodland is not considered significant in terms of source water protection.
- The woodland is not considered significant in terms of woodland diversity.
- The woodland partially meets the uncommon characteristics criteria for determining significance. The woodland features larger native species, however it does not satisfy the minimum area threshold for significance.
- The woodland partially meets the economic and social functions value criteria for determining significance. The woodland does provide some level of air quality improvement but does not satisfy the minimum area threshold for significance.

Based on the evaluation contained in the FriCorp Report, the woodland is not considered to be a significant woodland. Rather, the report provides that it would be more appropriate to consider this area as a functional natural screening feature. Based on the more detailed analysis and conclusion there is no significance in the wooded area, the limits of the Greenlands designation in the County Official Plan is being further refined to not include the wooded area.

The Environmental Addendum Report recommends that the woodland be retained for a distance of 30 metres from South River Road in order to create a lateral corridor along South River Road for a distance of 250 metres and a total area of 0.893 hectares. A tree inventory and replacement plan should be prepared for the subject lands which favours native species planting and the removal of aggressive, non-native species.

5.0 PLANNING POLICY ANALYSIS

This section demonstrates that the proposed Zoning By-law Amendment is consistent with and conforms to the applicable Provincial, Regional, and Municipal planning policy regulatory framework.

5.1 Provincial Policy Statement

Effective May 1, 2020, the Province of Ontario issued, in accordance with Section 3 of the *Planning Act*, a new Provincial Policy Statement (PPS). The PPS provides policy direction on matters of Provincial interest (Section 2.1, *Planning Act*) related to land use planning and development.

The PPS is to be considered in all planning decisions. One of the key considerations of the PPS is that planning decisions must be “consistent with” the Policy Statement. The following section provides an analysis of the proposed development in the context of the policies of the PPS.

The PPS provides a vision for land use planning in Ontario that encourages efficient development patterns that optimize the use of land, resources and public investment in infrastructure and public service facilities. A mix of land uses is encouraged to provide a mix of uses, support the financial well-being of the Province and municipalities, minimize the undesirable effects of development, including impacts on air, water and other resources and permit better adaptation and response to the impacts of a changing climate.

5.1.1 Settlement Areas

The subject lands are located within the Elora-Salem Urban Centre, which is considered to be a settlement area (Section 1.1.3.1) and within the Built-up Area, by the PPS. The built-up area is an area which supports the minimum targets for intensification and redevelopment.

Block 5 is proposed to be developed with single-detached dwellings on large lots within a draft approved Plan of Subdivision that features a range of dwelling unit types and densities. The proposed Zoning by-law Amendment application does not impact the form of development previously approved for the subject lands. Rather, it is required for the efficient development of Block 5 with single detached dwellings. The change to the residential zoning will allow for a more logical private road network and layout of lots.

Section 1.4 of the PPS pertains to housing, and states that an appropriate range and mix of housing types and densities shall be provided by directing new housing towards locations where appropriate infrastructure and public services facilities are or will be available; by promoting densities that efficiently use land, resources, infrastructure, and support the use of alternative transportation modes and public transit where it exists or is to be developed.

The proposed development is to be located on lands that are designated in the Township of Center Wellington Municipal Plan for residential development. The subject lands are within a draft approved residential plan of subdivision which has been designed to efficiently utilize infrastructure within this emerging community and has been comprehensively designed to ensure an efficient use of land.

5.1.2 Natural Heritage

Section **2.1.5b)** of the PPS provides that development and site alteration will not be permitted in significant woodlands. **Section 2.1.8** restricts development on lands adjacent to the identified Natural Heritage Features and areas.

The County of Wellington Official Plan designates the portions of the subject lands as Greenlands. Through the Plan of Subdivision process, separate Environmental Impact Assessments were prepared in support of the Haylock and Youngblood Subdivisions. However, these reports did not include a detailed assessment of woodland significance, per the province's Natural Heritage Reference Manual.

The PPS defines significant woodlands as:

an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Ontario Ministry of Natural Resources and Forestry;

The Environmental Addendum Report submitted in support of the proposed applications has been prepared to assess the significance of the wooded area on the subject lands in accordance with Natural Heritage Reference Manual. The Natural Heritage Reference Manual provides technical guidance for implementing the natural heritage policies of the PPS. The manual represents the Province's recommended technical criteria and approaches for being consistent with the PPS in protecting natural heritage features and areas in Ontario.

As summarized at Section 4.0 of this report, the woodlands on the subject lands are not considered to be significant per the provincial criteria.

Notwithstanding, the portion of the subject lands south of South River Road is proposed to be zoned OS. The OS zone has a depth ranging from a minimum of 28 metres and a maximum of 36.7 metres, with the majority of the zoning having a depth of 30 metres. The purpose of this open space area is to create a lateral woodland corridor along South River Road for a distance of 250 metres and a total area of 0.893 hectares. The report recommends that a tree inventory and replacement plan should be prepared which favours native species planting and the removal of aggressive, non-native species.

With regard to significant habitat, the Ministry of Natural Resources and Forestry provided a letter of advice on October 26, 2018 confirming that clearing of vegetation on the Youngblood Subdivision will not adversely affect listed bat species provided no vegetation removal occurs between April 1 and September 30 in order to avoid the active season for bats.

5.1.3 Summary

Matters related to transportation, parks, open space, cultural heritage, water, servicing and infrastructure

were addressed through the plan of subdivision application process and will not be impacted as a result of the proposed zoning by-law amendment application.

For the reasons outlined above, the proposed Zoning By-law Amendment is consistent with the policies of the Provincial Policy Statement, 2020.

5.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020

The Minister of Municipal Affairs and Housing issued A Place to Grow: Growth Plan for the Greater Golden Horseshoe (A Place to Grow), effective August 2020. A Place to Grow represents the long-term framework for implementing Ontario's vision for building strong, prosperous communities and managing growth within the Greater Golden Horseshoe. Decisions affecting planning matters shall conform to A Place to Grow.

Section 2.2.1 of A Place to Grow identifies how population and employment growth will be accommodated. This section introduces policies related to intensification, reducing dependence on the automobile, complete communities and efficient use of infrastructure. The draft approved Plan of Subdivision conforms to the policies of this section of A Place to Grow by:

- Directing new development to the built-up area;
- Making efficient use of lands within the designated greenfield area and assist in achieving density targets;
- Proposing a residential development which includes a full range of housing options;
- Providing high quality open space and active transportation connections; and
- Making efficient use of existing infrastructure (e.g. roads, water, sewer, etc.).

The subject lands are located within the delineated Built-up Area of the Elora-Salem Urban Centre in accordance with the schedules of the County of Wellington and Township of Centre Wellington Official Plan.

The proposed zoning by-law amendment will facilitate the development of the subject lands and will result in intensification within the delineated built-up area. Currently, these lands contain three single detached dwellings, a woodlot and landscaped areas. The proposed zoning by-law amendment will allow for the efficient development of Block 5, as contemplated through the draft approved Plan of Subdivision, with a maximum of 30 single detached dwellings on a private condominium road.

5.2.1 Summary

Matters related to transportation, cultural heritage, water, servicing and infrastructure were addressed through the plan of subdivision application process and will not be impacted as a result of the proposed zoning by-law amendment application.

For the reasons outlined above, the proposed Zoning By-law Amendment conforms to the A Place to Grow.

5.3 County of Wellington Official Plan

The County of Wellington Official Plan was adopted on May 6, 1999 and has since been amended.

The Youngblood property is located within the Elora -Salem Urban Centre. The subject lands are entirely located within the Built Boundary on Schedule A1 of the County OP, as illustrated on **Figure 4**.

5.3.1 Urban Centre

Section 7.5.5 states that Urban Centres shall provide a broad range of residential uses to provide a diverse supply of housing, including affordable housing. Single-family residences will continue to be the dominant use of urban lands and other forms of housing and densities appropriate to the servicing and nature of the community will also be developed including semi-detached, duplex, townhouse and apartment units. **Section 3.3.1** requires that a minimum of 20 percent of all residential development occurring annually will be within the Built-up Area.

The proposed zoning by-law amendment application seeks only to adjust the boundary of the residential and open space zones that apply to the subject. The form of the development for the subject lands as single detached dwellings, on large lots, accessed by a private condominium road will not be impacted by the application, nor will the maximum number of units permitted. The proposed mix of uses will continue to represent a positive contribution to the range of dwelling types available within the Elora community and contribute to intensification within the Built-up area.

5.3.2 Greenlands System

The Greenlands System is designated on Schedule A of the County Official Plan and is divided into two broad categories: Core Greenlands and Greenlands. **Section 5.4** provides that the Core Greenlands system has greater sensitivity and significance. These areas are identified in policy and protected. The subject lands do not contain any lands designated Core Greenlands.

Section 5.5 describes the Greenlands system as containing 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 that are intended to be afforded protection from development or site alteration which would have negative impacts.

As illustrated on **Figure 4**, portions of the subject lands are designated Greenlands by Schedule A1. The previously prepared Environmental Impact Studies and the Environmental Addendum Report prepared in support of this application confirm that the Greenlands designated portions of the subject lands are comprised of wooded areas adjacent to South River Road.

The Greenlands and Core Greenlands designations extend to the north of South River Road. However, this area has been significantly altered since the Environmental Impact Study was completed at the time of the LPAT hearing. The area has developed with residential uses that removed large parts of the Greenlands in the vicinity of the subject lands. A summary of this activity is include in the Environmental Addendum Report.

Section 5.5.4 provides that in the Urban System, woodlands over one (1) hectare are considered to be significant by the County and are included in the Greenlands System. Woodlands of this size are Significant Woodlands will be protected from development or site alterations which would negatively impact the feature or their ecological functions. Good forestry practices will be encouraged and tree

removal will be subject to the County's Forest Conservation By-law. Smaller woodlands may also have local significance and, where practical, these smaller woodlands should be protected.

Section 5.5.4 also states that detailed studies such as environmental impact assessments may be used to identify, delineate and evaluate the significance of woodlands based on other criteria such as: proximity to watercourses, wetlands, or other woodlands; linkage functions; age of the stand or individual trees; presence of endangered or threatened species; or overall species composition.

Section 5.6.2 provides that development or site alteration within the Greenlands designation shall only be permitted if there are no negative impacts to significant features and functions and there are no significant negative impacts to other Greenland features and functions.

The Environmental Addendum Report prepared in support of this application contains a detailed evaluation of woodlands significance based on the criteria set out in the Natural Heritage Reference Manual, prepared by the Ministry of Natural Resources. Based on this evaluation, it is determined that the existing woodland does not satisfy the provincial criteria for significance and is therefore not considered to be a significant woodland.

The report recommends that the woodland along South River Road be retained for a distance of 30 metres from South River Road. The wooded area would serve as a functional screening feature by creating a corridor along South River Road with an area of 0.839 hectares. Within this area, an updated tree inventory and replacement plan is recommended in order to produce a native and better quality wooded area.

The analysis contained within the Environmental Addendum Report and the recommended extent of the woodland represents a refinement to the delineation of the Greenlands designation shown on Schedule A1 of the County Official Plan. Such refinements are permitted per **Section 5.6.7** which allows for minor adjustments to the Greenlands mapping to be made on individual sites without an amendment to this Plan, where more detailed mapping for individual sites is available.

Based on the findings of the Environmental Addendum Report, the proposed zoning by-law amendment application will not result in negative impacts to any significant features. The creation of a native and high quality woodland corridor in the portion of the Open Space area and will support the function of the Greenlands network.

5.3.3 Servicing and Stormwater Management

Section 3.4 of the County Official Plan provides servicing and stormwater management policies. Through the review of the development applications in support of the Youngblood Subdivision, an appropriate servicing and stormwater management strategy was determined. The conditions of Draft Approval require a number of technical engineering studies to be prepared prior to registration of the Plan of Subdivision. The proposed zoning by-law amendment application will not impact the servicing or stormwater management strategy for the subject lands.

5.3.4 Summary

The proposed Zoning By-law Amendment conforms to the County of Wellington Official Plan. The proposal relates only to a revision to the boundary between the residential and open space zones. The proposal will not impact the planned development of the subject lands with single detached houses on large lots accessed by a private condominium road. The Environmental Addendum Report prepared in support of the application has undertaken a detailed evaluation of the wooded area on the subject lands

and determined that they do not meet the criteria to be considered 'significant'. Based on the findings of the Environmental Addendum Report, development will not have an adverse impact on the greenlands network.

5.4 Township of Centre Wellington Municipal Official Plan

The Township of Centre Wellington Municipal Official Plan (the "Municipal Plan") was adopted by Council on November 24, 2003 and approved by the Ontario Municipal Board on Map 31, 2005.

The subject lands, designated Residential by Schedule A-1 – Land Use Plan (**Figure 6**). The subject lands are located within the Built Boundary. The remaining portion of the Youngblood property is located outside the Built Boundary and is considered to be within the Greenfield Area.

5.4.1 Residential Designation

Section D.2.1 of the Municipal Plan provides that the single-detached home is the dominant housing type in urban centres but acknowledges that new housing types are needed to provide a greater variety of residential housing and a more affordable housing supply. Semi-detached, townhouse and apartment dwellings are anticipated to respond to this need. Accordingly, **Section D.2.3** provides that in the Residential designation a variety of housing types shall be allowed, but low-rise and low-density housing forms such as single-detached and semi-detached dwelling units will continue to predominate. **Section D.2.4-D2.5** of the Municipal Plan states that low density development is considered to be single-detached, semi-detached and duplex dwellings.

The draft approved Plan of Subdivision was designed to maintain the existing rural character of South River Road. Through the approval process, it was determined that there would be no residential development directly along South River Road. The proposed zoning by-law amendment application will maintain the open space zone along South River Road, such that the character of South River Road will not be impacted. The remaining open space area continues to provide a woodland corridor for South River Road to the residential area, area for additional plantings of native species and the removal of non-native species.

In order to maintain the character of the Youngblood property and ensure compatibility with the adjacent rural residential land uses, the subject lands were planned as a Residential Condominium Block to be developed with single-detached estate dwellings on large lots accessed by a private condominium road directly to South River Road, as approved through the LPAT decision. The detailed design of this block will be subject to future site plan and plan of condominium applications based on the Design Principles established through the development review process and contained within the Neighbourhood Design Guidelines. The zoning will continue to allow the private access road to the Block along the existing Broken Front Path, as previously approved.

The proposed Zoning By-law Amendment application has been requested to facilitate the development of the Subject Lands in order to create an efficient form of development, consistent with the design intent developed for these lands through the previous approval process. The increase to the extent of the residential zone is intended to allow for greater flexibility in terms of road design and lot layouts, such that the block can be developed as envisioned through the previous approval process.

5.4.2 Natural Heritage

Section C.3 of the Municipal Plan provides policies regarding Natural Heritage. It is noted that the Municipal Plan does not designate any part of the subject lands as Core Greenlands.

With respect to wooded areas, **Section C.3.9** provides that the Township recognizes that smaller wooded areas also have local significance. Wooded areas contribute to erosion control, groundwater storage and wildlife habitat. Where practical, these smaller woodlots should be protected, even if they are not included in the Core Greenlands designation. The protection and preservation of existing trees and woodlots is encouraged. Where development proposals may impact a significant woodlot, an EIS will be required.

The wooded area on the subject lands are not included in the Core Greenlands designation in the County or Municipal Plan. However, as previously stated, portions of the subject lands are within the County's Greenlands system.

The Environmental Addendum Report confirms the woodlands on the subject lands are not considered to be significant, based on provincial criteria. The proposed zoning by-law amendment application requests that the OS zone be revised to have a minimum width of 28 metres and a maximum width of 36.7 metres from South River Road. This area will accommodate tree preservation, compensation planting and result in a high quality wooded area adjacent to South River Road.

Based on the foregoing, the proposed development has been designed in consideration of the existing Natural Heritage Features on the subject lands.

5.4.3 Servicing and Stormwater Management

Section C.6.1 provides general servicing policies which require that all new development within the Elora-Salem Urban Centre be provided with full municipal services, to Township Standards, including: sanitary sewage disposal facilities; water supply facilities; storm drainage facilities; hydro; public roads; telecommunications.

An appropriate servicing and stormwater management strategy was determined through the previous approvals. The conditions of Draft Approval require a number of technical engineering studies to be prepared prior to registration of the Plan of Subdivision. No changes to the servicing and stormwater management strategy will occur as result from the proposed zoning by-law amendment.

5.4.4 Official Plan Summary

The proposed Zoning By-law Amendment Township of Centre Wellington Municipal Plan. The proposal relates only to a revision to the boundary between the residential and open space zones and will not increase the development approved on the subject lands.

The efficient development of the subject lands will support the Township goals of intensification in the Built Boundary. The proposed estate residential type of development, as a condominium with a private road, will be a positive financial contribution to the Township.

The Environmental Addendum Report prepared in support of the application has undertaken a detailed evaluation of the wooded area and contains recommendations related to restoration and management of a woodland corridor on the subject lands.

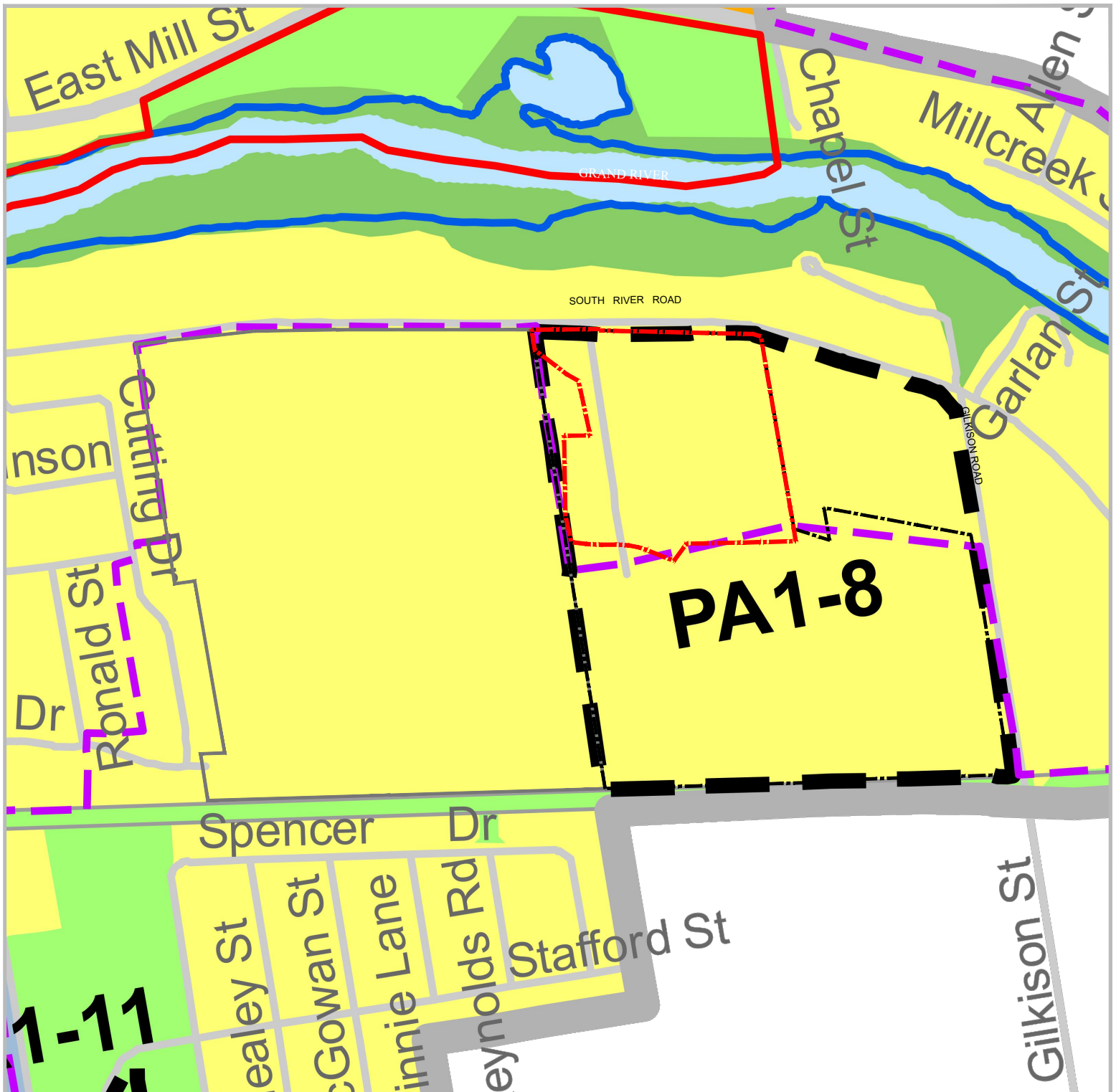










Figure 4
Schedule A-1 Land Use Plan
 Township of Centre Wellington Official Plan 2016

Block 5
Youngblood Subdivision
 Village of Elora
 Township of Centre Wellington

LEGEND

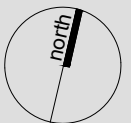
-  Area of Application
-  Youngblood Subdivision
-  Residential
-  Core Greenlands
-  Recreational
-  Urban Boundary
-  Built Boundary
-  Policy Area

DATE: February 3, 2022

SCALE: 1:6,000

FILE: 1285C

DRAWN: JB



K:\1285C - Youngblood\RPT\Figure 4 - CW OP Schedule A-1.dwg

MHBC PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE

200-540 BINGEMANS CENTRE DR, KITCHENER, ON, N2B 3X9
 P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

5.5 Zoning

The Township of Centre Wellington Zoning By-law 2009-045 (the “Zoning By-law”) was approved in 2009 and has since been amended, including by the Zoning By-law Amendment application for the subject lands approved by LPAT in 2018.

As a result of that LPAT decision, Block 11 was zoned OS and Block 5 was zoned R1A.58.14. The OS zone permits limited recreation and open space uses. Residential uses are not permitted. The R1A.58.14 permits residential development, subject to a number of specific provisions included to ensure compatibility with adjacent residential uses and maintain the character of the Youngblood lands.

The proposed zoning by-law amendments seek to revise the boundary between the R1A.58.14 zone and the OS zone. The intent of the proposed Zoning By-law Amendment is to adjust the boundary of the OS zone to create a lateral woodland corridor along South River Road and facilitate the efficient development of Block 5 as contemplated through the previous Plan of Subdivision and Zoning By-law Amendment application.

The current OS zone depth ranges from 50 metres to 98 metres and has an area of 1.462 hectares. The proposed OS zone has a depth ranging from 28 metres to 36.7 metres along South River Road and an area of 0.893 hectares, as shown on **Figure 3** to this Report.

No change to the site specific regulations established in the zoning by-law, including the maximum number of units, are proposed through these applications. Further, no changes to the zoning by-law that applies to the balance of the Youngblood Subdivision are proposed.

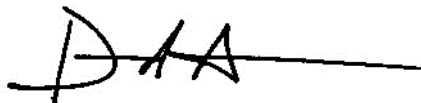
6.0 SUMMARY & CONCLUSIONS

The purpose of this Planning Justification Report was to evaluate the proposed Zoning By-law Amendment application in the context of the existing land use policies and regulations. The analysis contained in this report demonstrates that the applications are in the public interest and represent good planning for the following reasons:

- The proposed zoning by-law amendment conforms to the policy framework of A Place to Grow and is consistent with the Provincial Policy Statement, 2020;
- The proposed zoning by-law amendment conforms to the policies of the County of Wellington Official Policies Plan;
- The proposed zoning by-law amendment conforms to the policies of the Township of Centre Wellington Municipal Official Plan; and,
- The proposed zoning by-law amendment and modification to the OS limit is supported by an environmental analysis of the woodland area and a woodland corridor is maintained along South River Road.
- The proposed zoning by-law amendment facilitates the appropriate development of the subject lands, as contemplated by the draft approved Plan of Subdivision.

The public consultation strategy will include the typical Township review process and public consultation as established through the Planning Act, which will include a Public Meeting.

Respectfully submitted,



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Vice-President



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Associate