



Planning Justification Report

Belwood Valley Estates

6640 Wellington Road 19 & 53 Seventh Line, Belwood, Ontario, Canada

Prepared for:

BelCal Inc.

2907 Upper James Street, Mount Hope, Ontario

Prepared by:

Stovel and Associates Inc.

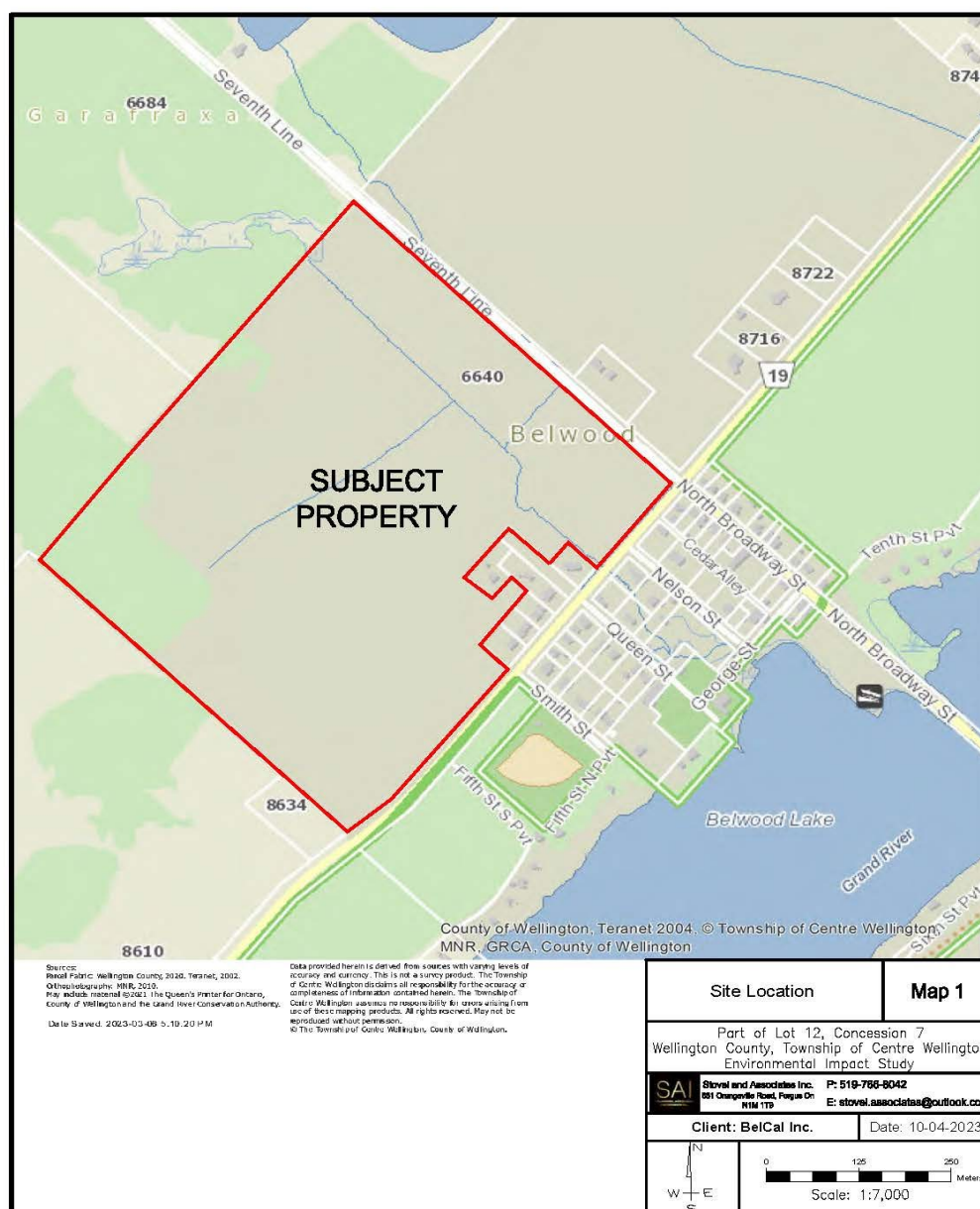
651 Orangeville Road, Fergus, Ontario



1.0 INTRODUCTION

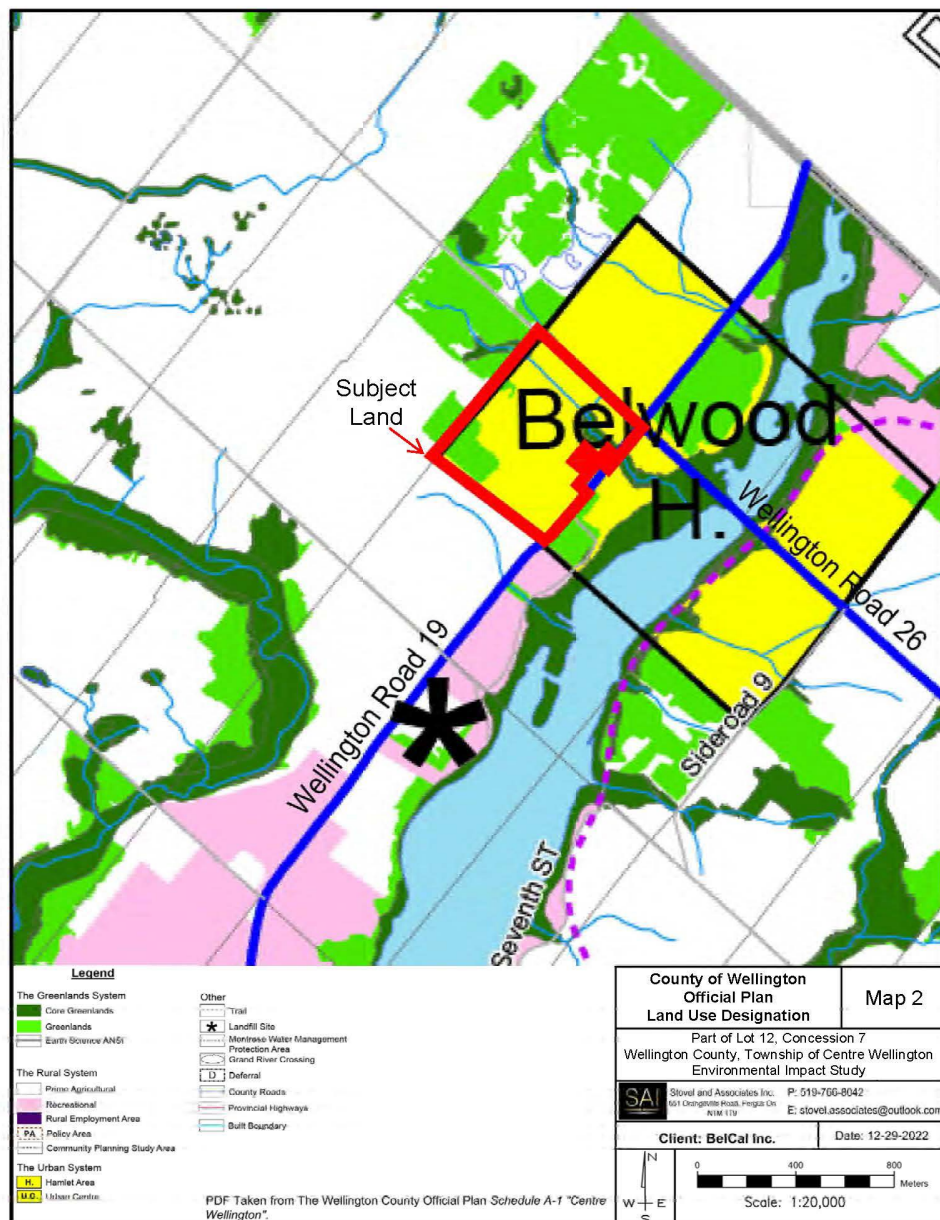
1.1 Background and Context

Stovel and Associates Inc. ("SAI") was retained by BelCal Inc. to complete a Planning Justification Report ("PJR") of a proposed subdivision in the Township of Centre Wellington (Belwood). The project is referred to as Belwood Valley Estates. The lands in question are approximately 38.35 ha in size and are located on Part of Lot 12, Concession 7. The municipal address is 6640 Wellington Road 19 ("WR19") and 53 Seventh Line. WR19 abuts the property on the southeastern limits of the site and 7th Line is located on the east/northeastern limits of the site (see Map 1).

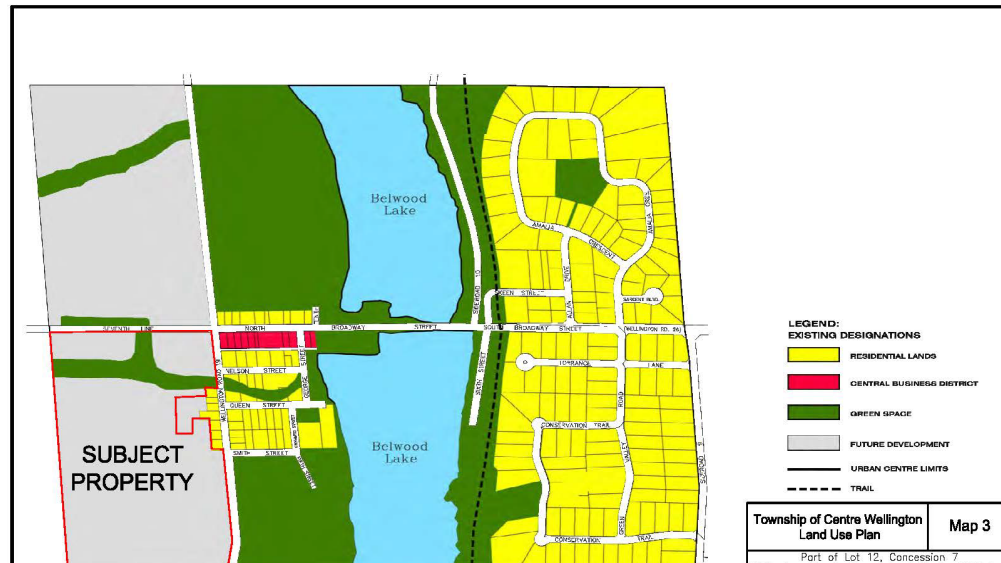


In the context of this report, the lands in question are referred to as the site, subject lands or subject property.

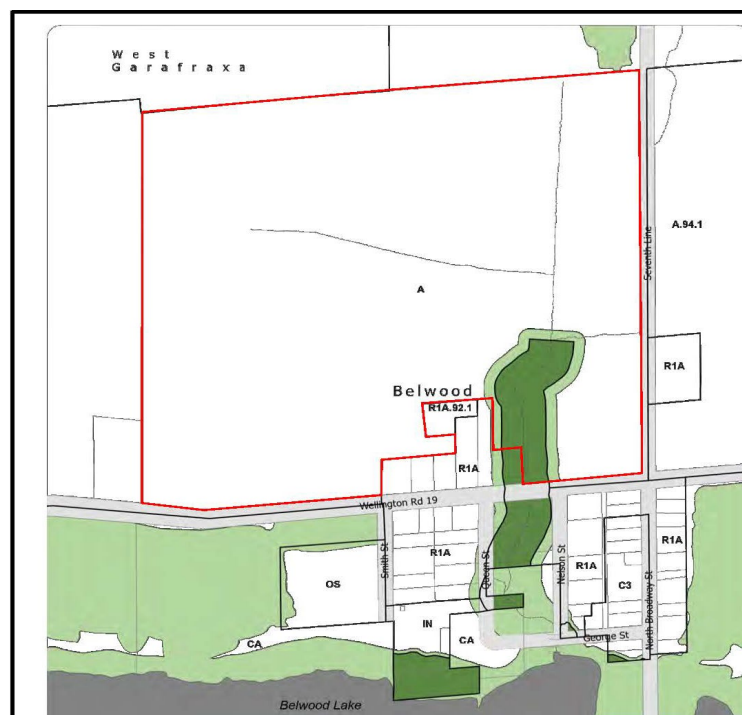
The lands in question are designated Hamlet in the County of Wellington Official Plan ("County OP") (see Map 2). A small portion of the site is designed Greenland, recognizing the presence of a Significant Woodland in the northwest portion of the site. In the southeastern portion of the site, lands associated with an onsite watercourse are designated Core Greenland. The Core Greenland designation reflects the presence of flood hazard lands and a small wetland in the northeastern part of the site. Lands designated Hamlet may be used for residential purposes. An amendment to the County OP is not required.



The Township of Centre Wellington Official Plan (“Township OP”) designates much of the site as Future Development (Map 3). The onsite stream/ditch system to the east of the site is designated Core Greenland.



The Township of Centre Wellington Zoning Bylaw (“Zoning Bylaw”) zones much of the site as Agriculture (Map 4). A portion of the site is zoned Environmental Protection (“EP”). The EP represents the Flood Plain as mapped by the Grand River Conservation Authority (“GRCA”).



Map 4 - Centre Wellington Zoning By-Law

As part of the planning approvals process for the proposed development, BelCal Inc. is required to apply to the Township of Centre Wellington for a Zoning By-law Amendment ("ZBA").

An application for a Draft Plan of Subdivision will be submitted to the County of Wellington.

1.2 Purpose and Scope

This report provides the planning justification for the proposed development application. The following study objectives are addressed in this report:

- 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 (County OP. Sept. 2023. Page 33 – Policy 4.6.2).

2.0 SITE LOCATION AND SURROUNDING LAND USES

2.1 Site Description

The subject site is located on Part of Lot 12, Concession 7. WR 19 abuts the property on the southeastern limits of the site and 7th Line is located on the east/northeastern limits of the site.

The total area of the subject site is approximately 39 hectares in size. The site mainly comprises agricultural fields that have been used for common field crops. The agricultural fields comprise almost 32 ha of the site. The onsite watercourses are agricultural drains that were excavated by the former landowner to provide drainage for the site.

There is a woodlot in the northwest corner of the site. This woodlot has been designated Greenland and is the most notable natural vegetation community on the site. This woodlot is approximately 3.5 ha in size.



A small coniferous plantation is located in the northcentral portion of the site. This woodlot is approximately 0.3 ha in size and surrounds a former gravel pit. This plantation has been designated Greenland in the County OP.



There are three small watercourses on the site that have been excavated (by the former landowner) to provide drainage. The southern extent of the main watercourse is designated Core Greenland and has been mapped by the Grand River Conservation Authority (“GRCA”) as part of the engineered Flood Plain. Small coniferous plantations follow this drainage network in the southeastern extent of the site.

In the southern portion of the site is a small block of residential units. There are five (5) residential lots, ranging in size from 0.2 to 0.4 ha in size. These single detached residences are serviced by private, individual wells and septic systems. Two of the residences front on an unassumed road that extends north into the subject property providing access to WR 19.

2.2 Surrounding Uses

The subject property is located within the Hamlet of Belwood. Existing residential subdivisions are located south of the site.

Lands to the west and east of the site are cultivated for common field crop production, however the Hamlet boundary for Belwood extends east of 7th line to include the adjacent parcel.

The lands to the north of the site are forested and are not included in the Hamlet boundary.

The most noteworthy adjacent land use is the community of Belwood and Belwood Lake (which is located approximately 250 m to the south of the site).

2.3 Transportation Context

The site fronts onto both 7th Line and WR 19. 7th Line is a continually maintained municipal road under the jurisdiction of the Township of Centre Wellington. In proximity to the site, 7th Line is paved. Wellington Road 26 (“WR26”) is located at the intersection of 7th Line and WR 19; the southern branch of the intersection is WR 26.

WR 19 and WR 26 are continually maintained County Roads. These roads are paved in proximity to the site. The County Roads provide one travelled lane in each direction.

The intersection of WR 19 and 7th Line is signposted with a full stop for the 7th Line/WR 26 branches.

3.0 PROPOSED DEVELOPMENT

3.1 Description of Development Proposal

The proposed development is comprised of 107 single detached dwellings (See Figure A – at rear of report).

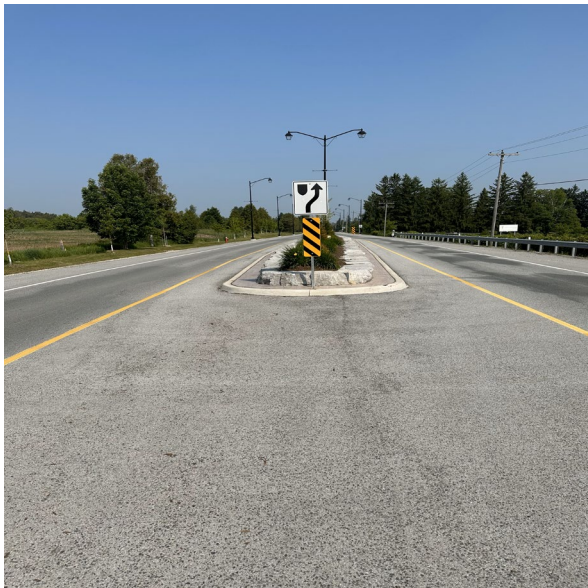
The units are proposed to be part of a Plan of Subdivision. The residential units will be serviced utilizing advanced tertiary septic systems and private, drilled individual wells. Lot sizes range from approximately 0.2 to 0.3 ha in size and have minimum frontages ranging from 30-35 m, not including the lots on curves or cul de sacs. Each home is expected to have a double-car garage with additional parking for a minimum of two cars within each driveway.

The proposed development will have two entrances: one on WR 19 and one on 7th Line. An existing access on an unassumed road (extension of Queen Street) is not proposed to be brought to municipal standard and will be used as a service access only. The road cross-section utilizes a semi-urban section with pavement, curb, and gutter. The road section has been designed using a standard 20m right of way.

The internal road network sets out the following:

- There is approximately 2500m of road in the proposed subdivision;
- There is one crossing of the onsite ditch;
- Most roads are double-loaded except Street E along 7th Line which is single-loaded.
- Street F is a separate phase of the development that provides 8 lots on a separate cul de sac.

The entrance along WR 19 is proposed to utilize a divided exit/entrance lane. The median is proposed to be landscaped in this area. The following photographs illustrate a similar type of entrance for the community of Alton.



There are two stormwater management ponds to be constructed in the south and central portion of the site. The engineering proposal includes design elements to capture additional runoff water to help mitigate the potential for downstream flooding.

Two options for Parks are noted: a) the northwest bush is proposed to be dedicated to the Township and a trail system is proposed around the perimeter of the bush. The woodlot would remain in its natural state and the trail would make use of an existing tractor lane in the bush; and b) in the southeastern portion of the site, portions of the existing plantations are proposed to be used for park features. With regard to the trail system, it is anticipated that the public trail would provide access via two accesses off of Street A to residents of the Hamlet. Access to the trail system would be via the main entrance on WR 19, just west of Smith Street.

3.2 Traffic Impact Study

The proposed site is on the northwest corner of the intersection of WR 19 and 7th Line/North Broadway Street. Existing and future operation of this intersection was evaluated. The intersection is currently controlled by stop signs on the northbound and southbound (North Broadway Street and 7th Line, respectively). The intersection currently operates acceptably during weekday peak hours, with Level of Service B or better for all approaches during both peaks.

The proposed development includes 107 detached houses and is expected to add 106 trips to the road network during the weekday afternoon peak hour, with 68 entering the development and 38 leaving the development during this peak hour. Three road connections to the network are proposed: 2 on 7th Line and 1 on Wellington Road 19. Left turn lane warrant evaluation indicates that no left turn lanes will be required at these proposed access intersection locations, and capacity analysis indicates acceptable intersection operation based on single lane approaches in each direction. Available sight distance at each of the proposed access locations was evaluated based on TAC Geometric Design Guidelines for Canadian Roads using road center line profiles for 7th Line and Wellington Road 19, and it was found that each proposed access location has adequate sight distance. The intersection of Wellington County Road 19 and 7th Line/North Broadway Street is also expected to operate acceptably with the addition of site traffic and will not require any improvements to accommodate future traffic demand.

3.3 Environmental Impact Study

An Environmental Impact Study (EIS) has been prepared by Stovel and Associates Inc. The EIS includes seasonal field studies including vegetation characterization, breeding bird surveys, amphibian call surveys, and aquatic habitat assessment, as well as a review of the PPS, Growth Plan, County of Wellington Official Plan, as well as the GRCA regulations, *Endangered Species Act* and *Fisheries Act* regarding the appropriate natural heritage policy framework.

The policy framework review determined that the proposed development is consistent and in conformity with the applicable policies, in some cases subject to GRCA permitting and approval. Overall, the EIS concludes that the proposed development can proceed in accordance with the applicable natural heritage policies of the municipality and GRCA.

3.4 Geotechnical Assessment

Chung & Vander Doelen Engineering LTD. ("CVD") conducted a preliminary geotechnical characterization for a residential subdivision proposed to be developed at 6640 Wellington Road 19 in Belwood, Ontario. The purpose of this investigation has been to determine the subsurface conditions and relevant soil properties at the subject site in order to provide preliminary geotechnical recommendations for the design and construction of site grading operations, internal roadways, site servicing, and residential foundations.

Twenty-seven (27) test pits were advanced to depths between 2.4 and 5.2m below existing grade to investigate and characterize the subsurface conditions across the site. The field work was conducted on June 22 and 23, 2022 under the supervision of CVD using a track-mounted excavator. The following was encountered during the investigations:

- Silty sand to gravelly sand

- Sandy silt to silt
- Clayey silt to silt, and
- Glacial till (20 of the 27 test pits were underlain by sandy silt till to clayey silt till).

Groundwater conditions were monitored during and at completion of the test pits. Twenty-one of the test pits remained dry at completion of excavation. Subsurface seepage was encountered at five test pits between depths ranging from 1.8 to 4.5m below existing grade.

Recommendations were provided by CVD addressing:

- General site grading
- Site grading for engineered fill construction,
- Site grading for wastewater leaching bed envelopes,
- Pavement design,
- Excavation and site servicing,
- Building foundations,
- Lateral earth pressures, and
- Percolation time

3.5 Hydrogeological Assessment

Groundwater Science Corp completed a hydrogeologic assessment to address impacts related to servicing the proposed development. The assessment included Ontario Ministry of the Environment, Conservation and Parks Procedure D-5-4: Technical Guideline for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment (August 1996); and, Procedure D-5-5: Technical Guideline for Private Wells: Water Supply Assessment (August 1996). The hydrogeologic study also provides overall site characterization (e.g. high water table conditions) and impact analysis (e.g. water balance) to support engineering design components associated with the proposal.

The hydrogeologic study included a review of geologic conditions based on site borehole drilling and test pit results (completed by others); review of seasonal water level monitoring results (Stovel and Associates Inc) over a one year period; monitoring well response tests and shallow groundwater quality sampling; a door to door water well survey; supervision during construction of 5 test (water supply) wells; supervision and monitoring during test well pump testing (per Procedure D-5-5) and water quality sampling; site characterization; nitrate loading calculations (per Procedure D-5-4); and, overall impact analysis of the proposed site servicing. The study indicated that private wells can be safely used to service the proposed subdivision and that nitrate loading is within acceptable levels when tertiary treatment systems are implemented on each of the proposed residential lots. Specific recommendations regarding the construction and use of private wells are made.

In summary, based on the results of the hydrogeologic assessment, the proposed BelCal Inc Belwood development site is suitable to support development of a 107 lot subdivision using private water wells and private sewage systems with tertiary treatment (i.e. Level IV achieving at least 65% nitrate removal) without causing impact to the local groundwater resources or natural heritage features.

The hydrogeologic study made the following recommendations with respect to the proposed development:

- Tertiary sewage treatment systems capable of achieving at least 50% nitrate removal are to be provided to residences constructed as part of the proposed development.
- Private water wells servicing the proposed development are recommended to be completed within the bedrock aquifer and constructed according to all applicable regulations.
- Test well TW3 should be re-developed prior to use and re-sampled for arsenic. If arsenic concentrations persist at or near drinking water limits then the residence using this well should

either be provided with adequate treatment to remove arsenic prior to household use, or, alternate arrangements made to reduce the arsenic levels at the well (e.g. such as deepening the well followed by redevelopment and resampling).

3.6 Stormwater Management and Grading

WSP E&I Canada Limited (WSP) and Scheckenberger & Associates Ltd. (SAL) have prepared a Stormwater Management (SWM) Brief to provide details on the proposed SWM works for the subject development, and specifically how these works are intended to address the governing criteria of the Township of Centre Wellington (Township), Grand River Conservation Authority (GRCA) and the Province of Ontario.

The conceptual SWM plan addresses the specific criteria and requirements associated with the management of stormwater runoff (quantity and quality), as well as the management of open water features specific to watercourses and headwater drainage features (HDF). As part of the development of the overall SWM plan, Aqualogic conducted a complementary watercourse and headwater drainage feature assessment to support the planning and management of on-site drainage features.

As part of the proposed SWM plan, it is recommended that runoff quality be treated through a series of techniques, whereby a portion of the runoff from the private residential development sites could be captured through on-lot source controls, which could then combine with roadway runoff and be treated with conveyance controls through the roadside drainage system (enhanced grassed swales with gutter outlets). The roadway drainage system is proposed to be of a hybrid form, whereby the roadway would have short shallow ditches on one side, and a storm sewer and curbs/gutter outlets, to facilitate an “urban” feel while addressing the Provincial requirement for a treatment train of multiple best management practices. The combined treated residential and roadway runoff from the lands west of the Main reach will then discharge to one of two proposed Stormwater Management Facilities (SWMFs), where the runoff will be treated/detained. For the lands east of the Main watercourse, no SWMFs are proposed, however a subsurface storage system is proposed for both the north and south enclaves upstream of their discharge points to the Main watercourse (one for the north and one for the south development parcels) to promote peak flow and volume control for roadway runoff and also assist in treating runoff for water quality objectives, prior to discharge to the Main watercourse.

The previously noted two (2) SWMFs are also proposed to provide controls primarily for the management of flooding and secondarily for erosion control. The SWMF, as noted, can be either “wet” or “dry”. Based on the currently proposed SWM plan which advocates for source and conveyance controls, it is suggested that the SWMFs would preferentially be dry. This form of SWMF would have reduced maintenance and also provide informal open space for the area residents, hence is considered preferred.

Volume control is being recommended to meet the “draft” guidance from MECP (2022). This amount of control for both the private and public lands is expected to adequately meet the needs of the site's erosion criteria. The MECP recommends a three-tier assessment and implementation process whereby Tier 1 (preferred) provides volume controls using measures at source, such as rain gardens and infiltration pits to capture and infiltrate the 90th percentile runoff event which for Belwood would be a 29 mm event. Further, volume controls can be achieved for the roadway system either through infiltration trenches constructed in appropriate locations along the roadside ditches (not in areas with shallow groundwater or high bedrock) or through subsurface systems located within the proposed SWMF.

4 PLANNING FRAMEWORK AND ASSESSMENT OF CONFORMITY

This section of the PJR provides an overview of the legislation, Policy Statements and Official Plan policies that relate to the proposed development application.

4.1 Ontario Planning Act

The Planning Act establishes the legislative framework for land use planning in Ontario. The Planning Act outlines matters of provincial interest as part of municipal planning decisions and provides for statutory planning processes in Ontario. Section 2 of the Planning Act identifies the breadth of matters considered as being of provincial interest which a municipality must “have regard to” in carrying out its responsibility under the Planning Act. These matters are general in nature and broad in range. These matters are described in more detail through the policy statements and provincial plans issued under Section 3 of the Planning Act and through the Official Plan of the County of Wellington and Township of Centre Wellington Official Plan.

4.2 Provincial Policy Statement, 2020

The Provincial Policy Statement (“PPS”) provides direction on matters of provincial interest related to land use planning. The Planning Act requires that, “*decisions affecting planning matters shall be consistent with*” the PPS. The PPS states that “*the long-term prosperity and social well-being of Ontario depends upon planning for strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy.*” The following is a summary of the PPS policies that are relevant to the proposed development application.

Managing and Directing Land Use

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 affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing, and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) *promoting the integration of land use planning, growth management, transit supportive development, intensification and infrastructure planning to achieve cost effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*
- g) *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*
- h) *promoting development and land use patterns that conserve biodiversity.*
- i) *preparing for the regional and local impacts of a changing climate.”*

Opinion:

The proposed development provides for residential development at a scale that is appropriate and consistent with land use patterns in the former Township of West Garafaxa and the Hamlet of Belwood. The lots are sized to meet the engineering requirements for the septic systems to be employed at the site.

Single detached dwellings are the only units that will be constructed at the site, however, provisions for additional residential units can be incorporated into the individual construction plans for each house.

The Draft Plan of Subdivision incorporates a proposal for Parkland dedication and a Trail system. The viability of this proposal will need to be further examined in consultation with Township officials.

In terms of servicing, the only services that will be assumed by the municipality are the stormwater management facility and the internal road works. These features will be designed and constructed to municipal standard. As required, the provision of perpetual maintenance of the stormwater management facility will be addressed as a condition of the future Subdivision Agreement.

In terms of the issue of climate change, it is anticipated that builders of individual houses will look to energy-efficient building envelopes and heating systems, such as electric heat pumps.

Settlement Areas

1.1.3 *“Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario’s settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available. The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.”*

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

Opinion:

The subject lands are part of the Hamlet of Belwood. Belwood is considered a rural settlement area and is a focus of development for this portion of the Township of Centre Wellington.

Rural Areas in Municipalities

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

Rural Areas are defined as being a system of lands within municipalities that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas.

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

c) accommodating an appropriate range and mix of housing in rural settlement areas.

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

Opinion:

As previously noted, the proposed development provides a type of housing that is appropriate for rural settlements. The type of servicing is suitable and appropriate for Belwood.

The proposed development regards the rural character of the area and protects existing significant natural heritage features. The proposed trail system is similar to other trails in the Township and has been designed to allow other members of the community to utilize and enjoy.

Through the approval of the proposed development, Belwood will be a focus for growth and development for the next 10-20 years.

Public Spaces, Recreation, Parks, Trails and Open Space

Policy 1.5.1 of the PPS states, in part, that “*Healthy, active communities should be promoted by:*

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
- b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*
- c) providing opportunities for public access to shorelines; and*
- d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.”*

Opinion

The proposed development incorporates a park/trail system that promotes healthy, active communities. The location of the internal trail system can be accessed by members of the Belwood community. The trail utilizes an existing low-impact lane through a semi-natural woodland. In addition, the developer has set aside additional parkland in the southern portion of the site that can be utilized members of the community. Access to these parklands can be via the existing entrance north of Queen Street.

Sewage, Water and Stormwater

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

Response:

The Functional Servicing and Stormwater Management Report prepared by WSP/Scheckenberger and the Hydrogeological Assessment prepared by Groundwater Services Corp. Confirm that the proposed development within the settlement area will be serviced in a manner that is consistent with the PPS.

Natural Heritage

Policy 2.1.8 provided the following direction: “*Development* and *site alteration* shall not be permitted on *adjacent lands* to the *natural heritage features and areas* identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the *ecological function* of the *adjacent lands* has been evaluated and it has been demonstrated that there will be no *negative impacts* on the natural features or on their *ecological functions*.”

The EIS prepared by SAI has evaluated the ecological resources and functions of natural heritage features on the subject property and adjacent to the site. The EIS demonstrated that there will be no negative impacts on the natural features or their functions.

Cultural Heritage and Archaeology

Policy 2.6.2 addresses archaeological resources: “*Development* and *site alteration* shall not be permitted on lands containing *archaeological resources* or *areas of archaeological potential* unless *significant archaeological resources* have been conserved.

An Archaeological Study was completed by Lincoln Environmental Consultants. No significant archaeological resources were identified onsite. A copy of the Ministry clearance letter is included in the application package.

Provincial Policy Statement Conclusion

The proposed development is consistent with the policy direction of the PPS, providing housing that is locally appropriate in an existing settlement area.

4.3 Growth Plan for the Greater Golden Horseshoe 2019

The Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) builds upon the policy foundation provided by the PPS and provides additional and more specific land use planning policies to address issues facing specific geographic areas in Ontario. The Greater Golden Horseshoe area is to have *“sufficient housing supply that reflects market demand and what is needed in local communities. Thriving, livable, vibrant, and productive urban and rural areas will foster community health and individual well-being.”*

The following is a summary of Growth Plan policies relevant to the proposed development application.

Rural Areas

Section 2.2.9 of the Growth Plan provides the policies regarding development in Rural Areas.

Policy 2.2.9.6 establishes that *“new multiple lots or units for residential development will be directed to settlement areas, this form of development “may be allowed on rural lands in site-specific locations with approved zoning or designation in an official plan that permitted this type of development as of June 16, 2006.”*

Policy 4.2.2.1 addresses the Natural Heritage System. It states as follows:

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

Growth Plan for the Greater Golden Horseshoe Conclusion

The proposed development is in conformity with the Growth Plan. The subject land is located within an existing settlement area that was designated well before 2017. Provisions related to the policies of the Natural Heritage System are not applicable to the proposed development.

4.4 Wellington County Official Plan

The County of Wellington Official Plan was adopted by Wellington County Council on September 24, 1998, approved by the Ministry of Municipal Affairs on April 13, 1998 and came into effect on May 6, 1999. The County Official Plan, as amended, was last revised April 12, 2023.

As previously noted, the County OP (modified Schedule A-2 of OPA 119, April 12, 2023) designates Belwood as a Hamlet in the Rural System. The County wishes to encourage growth to occur in primary urban centres, secondary urban centres and hamlets. The build-out and eventual expansion of primary urban centres is therefore a logical outcome of this policy direction. Secondary urban centres and hamlets are expected to be built out with only modest expansions allowed. Hamlets are expected to eventually build out on existing designated lands, while growth beyond their current boundaries will be limited (6.3). Development will be relatively small-scale given the rural context and level service available in Hamlets. The primary residential use will be low-density single detached units, although some small-scale multiple-unit development may be considered to provide greater housing variety (6.11.1). Sewage and water

services will be provided in accordance with section 11.2 of the County Official Plan. Road access will be via internal roads where possible, then via local roads where possible and then via County Roads or Provincial highways where there is no other alternative. In all cases, appropriate siting standards must be met and road functions maintained (6.11.2). In Hamlets, the establishment of specific areas for various land uses is normally left to the zoning by-law. In establishing zones, Councils shall ensure that existing and proposed uses are compatible and that adverse impacts are kept to a minimum and that appropriate mitigation is provided where practical (6.11.3).

Section 10.1.3 of the Official Plan sets out Matters for Consideration when considering lot creation by subdivision:

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.*

The County Official Plan sets out the requirement to complete studies in support of a proposed plan of subdivision, including, but not limited to planning impact assessments, environmental impact assessments, preliminary stormwater management plans, a Servicing Options Assessment, and a hydrogeological study. In addition, based on a pre-consultation meeting with County Planning staff, it was determined that a Noise Impact Assessment and Traffic Impact Assessment were also required. Given the proximity to features associated with the Greenland System, an Environmental Impact Study was also required.

Section 3 of this report provides an overview of the findings of these supporting technical documents. Copies of the reports were included with the submission to the County Planning Office.

The following table provides an overview of the responses to technical requirements set out in 4.6.2 Planning Impact Assessment.

Relevant County Policy (4.6.2)	Response/Analysis
a) Need	There is no requirement for Needs Analysis as the lands are included in the Hamlet designation.
b) Appropriateness of site for proposed use (size, shape and ability to accommodate intensity of use)	Site has been long-designated for future development in Belwood. Proposal is for single-detached homes on private services similar to what is found in Belwood. Lot shape and sizing is similar to what exists in Belwood and meets the requirements of the Zoning Bylaw.
c) Adequacy of Servicing	Appropriate engineering studies were completed to address the provision of water and sewage treatment. The measures recommended in these technical reports ensures that Ministry guidelines are satisfied.
d) Compatibility	The proposed single detached homes are similar in use, height and density to what currently exists in Belwood. Landscaping recommendations will provide for adequate buffering. Noise warning clauses on specified lots will be implemented. No impacts on adjacent land uses are anticipated.
e) Impact on Natural Resources (Agriculture and Mineral Aggregates)	No impacts on agriculture or mineral aggregates are anticipated. There are no pits in the area and existing livestock operations are well setback from the property. MDS I provisions do not apply to development within a settlement boundary.
f) Impact on biodiversity and connectivity to natural features.	No impacts on significant natural heritage features or functions (including biodiversity and connectivity) are anticipated. Through the vegetation management and landscaping programs recommended for the development, an overall net improvement is anticipated.
g) Exterior design (bulk, scale and layout of buildings and other design elements)	The exterior design will be similar to the existing built-up area of Belwood. Additional tree plantings and landscaping along WR19 are proposed to assist in buffering the visual impact of the proposed development.
h) Possibility of site contamination.	No known areas of contamination onsite and no known petroleum deposits of significance in the County.
i) Methods to reduce or eliminate negative impacts.	Technical reports were prepared that include recommendations to reduce or eliminate potential impacts, including noise warning clauses, tree preservation and management plan, landscaping, and sedimentation and erosion control plans.
i) Other planning matters considered important by a Council.	At this stage in the process, no other planning matters have been identified at this time.

4.5 Township of Centre Wellington Official Plan

The Township of Centre Wellington Municipal Official Plan was adopted November 24, 2003, approved May 31, 2005 and Consolidated January 4, 2013. The Township Official Plan relies on the County of Wellington Official Plan designations within the Rural and Greenlands system. The subject property is located within the Rural and Greenlands system, therefore, the County Official Plan contains the applicable policies. In Centre Wellington, there are three Urban Centres, Fergus, Elora-Salem and Belwood. The remainder of the Township is part of the Greenlands and Rural systems. The County Official Plan provides for local municipalities to rely on the County's planning policies or to develop their own more detailed policies for all or parts of their community. The Township of Centre Wellington has prepared its own local Official Plan with specific policies aimed at the main settlements in the Township, such as Fergus, Elora and Belwood.

The Township Official Plan sets out policy guidance related to Parkland in C.12, including establishing a goal of approximately 3 hectares of parkland or open space for every 1,000 people in Centre Wellington. In addition, C.12.1 sets out policies related to Parkland Dedication and C.12.3 addresses Cash-In-Lieu of Parkland Dedication as documented below:

C.12.1 Parkland Dedication

As a condition of the development, redevelopment or division of land, the Township of Centre Wellington shall require for parks purposes:

- 1. For residential development, the conveyance of up to 5% of the land area proposed for development;*
- 2. For commercial and industrial development, the conveyance of up to 2% of the land area proposed for development;*
- 3. For residential development, the Township may also pass by-laws pursuant to Section 42 of the Planning Act to require that land be conveyed to the municipality for park or other public recreational purposes at a rate of one hectare for each 300 dwelling units proposed.*

C.12.3 Cash-In-Lieu of Parkland Dedication

In the following circumstances, the Township may accept cash-in-lieu of the parkland dedication described above:

- 1. If the required amount of parkland dedication would inhibit the development or redevelopment potential of the remainder of the site*
- 2. If the required amount of parkland dedication would be insufficient to satisfy municipal objectives*
- 3. If additional parkland is not needed, or if other more suitable parcels of land are available for park purposes*
- 4. Where an area is adequately served by municipal or other open space lands,*
- 5. Where the Township wishes to combine the parkland dedications of a number of small developments to provide for one large park area.*

Cash-in-lieu payments shall be placed in a separate account and used for the acquisition of, or development of parklands within the Township.

It is important to note that the proposed development proposes the following:

- Dedication of the northwest woodlot to the Township (approximately 3.5 ha), and
- Dedication of Open Space/Parkland to the Township.

As well, a trail system is proposed to provide active living opportunities and to link with the existing village.

4.7 Township of Centre Wellington Zoning by Law

The Township of Centre Wellington Comprehensive Zoning By-law No. 2009-045 ("Zoning Bylaw") sets out the relevant zones and zoning provisions for the municipality. As previously noted, the Site is zoned

primarily Agricultural (A) and will require a zoning amendment to permit the establishment of residential land uses on the site. The onsite watercourse is zoned Environmental Protection (EP) with an EP Overlay. Additional EP zones (which follow the main watercourse/drain onsite) are proposed. In addition, an Open Space (OP) zone is proposed. The Open Space zone will include the stormwater management blocks and park blocks on the site.

The proposed zone is R1A. The permitted uses of the R1A zone are not proposed to be modified for this development. The following table sets out a zoning conformance chart for specific zoning regulations in the R1A – XXX zone.

There are two exceptions to the R1A provisions. First, the minimum lot frontage is reduced to 21 m due to several lots in the subdivision being located on a cul de sac. The second exception relates to the maximum lot coverage which is proposed to be 40% instead of 30%. This exception is required to provide for flexibility in building design and accessory structures.

A draft of the site-specific zoning amendment is included as Appendix A.

A	R1A (Onsite Sewer Services)	Required	Provided	Compliance
B	Min. Lot Frontage	24.4 m	21 m	No
C	Min. Lot Area	1,858 m ²	1900 m ²	Yes
D	Min. Lot Depth	26 m		Yes
E	Max Building Height	3 storeys but not more than 11 m		Yes
F	Min. Front Yard	7.5 m		Yes
G	Min. Exterior Side Yard	4.5 m or 6 m to garage door		Yes
H	Min. Interior Side Yard	1.5 m or 3 m on one side when no garage is provided		Yes
J	Min. Rear Yard	7.5 m		Yes
K	Max. Lot Coverage (1) includes accessory buildings	30%	40%	No
L	Min. Landscaped Open Space	Front yard except the driveway must be landscaped. Max. Driveway width of 40% of the front yard width or areas.		Yes
5.3.1.1	For any single detached dwelling, parking located a minimum distance of 6 m from the street line and to the rear of the front wall of the main building or structure. A driveway may be used for the temporary parking of motor vehicles.	Legal parking space located minimum 6 m from the street.	6 m	Yes
5.3.1.4	Minimum parking space dimensions for single detached, are 3 m x 6 m and every driveway shall have a	Minimum 3m x 6m parking space dimension for a driveway parking space.	3m x 6m	Yes

	minimum width for access to a street of 3 m.			
5.3.1.5	Minimum interior dimensions of an attached or detached garage shall be 3m x 6m.	Minimum interior dimension of a garage is 3m x 6m.	3m x 6m	Yes

5. RECOMMENDATIONS FROM TECHNICAL REPORTS

The recommendations from technical reports submitted in support of this proposed development application are copied into this document (Appendix B) and could form the basis for conditions of development.

6. CONCLUSIONS

The Draft Plan of Subdivision and Zoning By-law Amendment applications that are proposed for the subject property in the Hamlet of Belwood are consistent with the PPS and conform to the Growth Plan, County of Wellington Official Plan and Township of Centre Wellington Official Plan. Existing natural heritage features are protected through a series of setbacks and vegetation enhancements. Through the implementation of the replanting program, an overall net increase in native tree cover is anticipated. Open Space and Parkland features have been identified to provide appropriate opportunities for residents of Belwood. Recommendations have been developed to ensure that the proposed development meets relevant provincial guidelines.

Figure A



Conceptual Plan

6640 Seventh Line Belwood, Ontario
Lot 12, Concession 7
Township of Centre Wellington
County of Wellington

Notes

- All Coordinates Were Determined Using NAD83 CSRS - Zone 17.
- Structural Locations Have Not Been Confirmed.
- This is Not a Plan Of Survey.
- Locations of Natural Features Have Been Extracted From The Government of Ontario: Land Information Ontario Open Data.
- Aerial Imagery Provided By Microsoft Corporation @ 2022 Maxar CNES (2022) Distribution Airbus DS.
- Distances Shown on This Plan Are Adjusted Ground Distances and Can Be Converted To Grid Distances by Multiplying by An Averaged Combined Scale Factor of 0.999636.
- Coordinates on This Plan Are UTM, ZONE 17, NAD83 (CSRS-2010) Adjustment and Are Based on GPS Observations From a Network of Permanent GPS Reference Stations.

Legend

Subject Lands	
Existing Lot Line	
Proposed Lot Line	
Proposed Roadway	
Open Space / Parkland / Environmental Enhancements	
Proposed Path / Trail	
Proposed Stormwater Management Facility	
Environmental Buffer	
Watercourse (G.R.C.A)	
Wetland (G.R.C.A)	
Floodplain (G.R.C.A)	
Wooded Area	
Existing Hard Wood Bush	
Lands Not Part Of Development	
Meander Belt (WSP)	
Hydro Pole	
Proposed Regulatory Limit	

Client: Belcal Inc.

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DRAFT

Date : 08/21/2023

Scale 1:3000

Appendix A: DRAFT ZONING

The Corporation of the Township of Centre Wellington

Zoning By-law Amendment No. ____

Being a by-law to amend Zoning By-law 2009-045 of the Municipality of the Township of Centre Wellington pertaining to Part of Lot 12, Concession 7 (Geographic Township of West Garafraxa) Township of Centre Wellington, County of Wellington.

Whereas, the Council of the Corporation of the Township of Centre Wellington deems it in the public interest to pass a by-law to amend By-law 2009-045; and,

Whereas, pursuant to the provisions of Sections 34 & 36 of the Planning Act R.S.O. 1990, as amended, by-laws may be amended by Councils of Municipalities; and,

The Council of The Corporation of the Township of Centre Wellington enacts as follows:

1. Map 92 to By-law 2009-045 are hereby amended by re-zoning the lands shown on Schedule "A", affixed hereto, from the Agriculture (A) and Environmental Protection (EP) zones to Residential 1 A Zone, Open Space (OS), Agriculture (A) and Environmental Protection (EP).
2. Section 15 of By-law 2009-045 is hereby amended to implement a new Exception Zone (R1A-XXX):

Notwithstanding anything else in this by-law to the contrary, on lands zoned R1A-XXX the following provisions shall apply:

Zone Requirements

7.1.2.B Minimum Lot Frontage	21 m (or as set out on Draft Plan of Subdivision XXTXXXX)
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7.1.2.K Maximum Lot Coverage	40%
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3. Schedule "A" and all notations thereon, are hereby declared to form part of this By-law
4. THAT the subject land as shown on Schedule "A" to this By-law shall be subject a **HOLDING PROVISION**, as set out below:

i) A Holding (H) Provision is hereby established and identified on Schedule 'A' attached hereto, by the letter "H" in parentheses following a zoning symbol established in this By-law.

ii) Where a zoning symbol is followed by the letter "H" in parentheses, the provisions of the By-law applicable to the zone symbol shall only apply upon the removal of the letter "H" by an Amendment By-law as approved by Council in accordance with the provisions of

Section 36 of the Planning Act.

iii) Until the removal of the letter “H”:

a) No land, building or structure shall be used for any purpose other than that for which it was lawfully used prior to the passing of this By-law with the exception of a use by a public authority or existing agricultural use once the specific items listed in section iv) (a) has been satisfied;

iv) The (H) Holding Provision shall only be lifted for all other uses when the Township of Centre Wellington is satisfied that the following items have been addressed:

(a) A subdivision agreement(s) (or condominium agreement(s)) between the Owner and the Township of Centre Wellington has been executed in accordance with the terms of the subdivision agreement(s) (or condominium agreement(s)) to satisfy all requirements, including financial, servicing, environmental and other requirements to the satisfaction of the Township.

5. This by-law shall come into force and take effect upon being passed by Council, pursuant to the Planning Act, R.S.O. 1990, as amended.

Read a first, second and third time and finally passed this ____day of ____, 20__.

XXX, Mayor

XXX, Clerk

Appendix B: CONDITIONS OF DRAFT PLAN APPROVAL

No.	Condition
1	THAT this draft approval applies to the draft plan, County of Wellington File No. 23T- ___, as dated October 31, 2023 by Stovel and Associates Inc. boundary certified by Luke Wilcox, OLS Van Harten Surveying Inc., showing Lots 1 - 107 single detached residential lots (26.08 ha) Blocks 110 and 111 Stormwater Management (1.43 ha); Blocks 112 and 113 Open Space (1.80 ha); Block 108 Walkway/Emergency Access (0.27 ha) and Roads (5.09 ha) being a site total of 38.74 hectares of land.
2	THAT prior to final approval by the County of Wellington, the proposed final plan be given review and acceptance by the Township of Centre Wellington.
3	THAT prior to final approval by the County of Wellington, the County is to be advised by the Township of Centre Wellington that appropriate zoning is in effect for this proposed subdivision.
4	THAT any dead ends, day-lighting triangles at street intersections, and open sides of road allowances created by this draft plan shall be terminated in 0.3 metre reserves to be conveyed to, and held in trust, by the Township of Centre Wellington.
5	THAT the Owner enter into a written subdivision agreement with the Township of Centre Wellington and that the subdivision agreement be registered by the Township of Centre Wellington against the lands to which it applies; and further, that a copy of the subdivision agreement as registered be forwarded to the County of Wellington.
6	THAT prior to any grading or construction on the site and prior to registration of the plan, the owners or their agents submit the following plans and reports to the satisfaction of the Grand River Conservation Authority. a) A Final Stormwater Management Report in accordance with the 2003 Ministry of Environment Report entitled, "Stormwater Management Practices Planning and Design Manual" and in keeping with the Functional Servicing Report (dated August, 2023, revised WSP/Scheckenberger). b) Detailed Lot Grading and Drainage Plans showing existing and proposed grades. c) An Erosion and Siltation Control Plan in accordance with the Grand River Conservation Authority's Guidelines for sediment and erosion control, indicating the means whereby erosion will be minimized and silt maintained on-site throughout all phases of grading and construction. d) The submission and approval of a Development, Interference with Wetlands and Alterations to Shorelines and Watercourses permit from the GRCA prior to any grading within the regulated area.
7	THAT the Subdivision Agreement between the Owner and the Township of Centre Wellington contain provisions acceptable to the Township of Centre Wellington and the Grand River Conservation Authority for the completion and maintenance of the works in accordance with the approved plans and reports noted in the condition <i>above</i> throughout all phases of grading and construction.
8	THAT the Subdivision Agreement between the Owner and the Township of Centre Wellington contain provisions acceptable to the Township of Centre Wellington that the Purchase and Sale Agreement contain a clause to advise purchasers that lots will be serviced by private individual potable water and tertiary sewage disposal systems, and to identify the maintenance requirements of these systems.
9	THAT the Subdivision Agreement between the Owner and the Township of Centre Wellington contain provisions acceptable to the Township of Centre Wellington that the Purchase and

Sale Agreement contain a clause to advise purchasers that lots with a portion of the rear yard in the flood plain hazard may have an easement to the benefit to the Township of Centre Wellington.

- 10 THAT the Subdivision Agreement between the Owner and the Township of Centre Wellington shall contain provisions acceptable to the Township of Centre Wellington to ensure that final design of each onsite sewage system shall be completed by a licensed contractor certified by the Province of Ontario for design of such systems. An OBC-approved tertiary septic system which has the capability of removing nitrate concentrations to a maximum of 20 mg/L is required for each lot. All septic systems shall be placed in the rear yards and water supply wells shall be placed in front yards, or as specified by the design for each lot.
- 11 THAT the Subdivision Agreement between the Owner and the Township of Centre Wellington shall contain provisions acceptable to the Township of Centre Wellington to ensure that the private wells constructed on each lot meet the requirements of Ontario Regulation 903 and must provide a minimum well yield of 4 IGPM without storage or provide supplemental storage for wells yielding less than 4 IGPM
- 12 THAT the Subdivision Agreement between the Owner and the Township of Centre Wellington shall contain provisions acceptable to the Township of Centre Wellington to ensure that unused wells on the property shall be decommissioned according to the requirements of Ontario Regulation 903.
- 13 THAT the Owner agrees in writing to satisfy all the requirements, financial and otherwise, of the Township of Centre Wellington concerning the provision of roads and street signs, installation of services and drainage.
- 14 THAT the road allowances included in this draft plan shall be shown and dedicated as public highways.
- 15 THAT the streets within the subdivision shall be named to the satisfaction of the Township of Centre Wellington and those street names shall not be a duplicate in spelling or phonetic sounding of street names elsewhere in the County of Wellington.
- 16 THAT Blocks ___ on the draft plan of subdivision shall be conveyed to the Corporation of the Township of Centre Wellington.
- 17 THAT the Owner satisfies the requirements of the Township of Centre Wellington for parkland dedication as provided for under the Planning Act, R.S.O. 1990, as amended.
- 18 THAT prior to the commencement of any grading, site alteration or construction, a Tree Inventory and Management Plan and Landscaping and Vegetation Management Plan be prepared in accordance with the recommendations of the Environmental Impact Study and Addendum prepared by Stovel and Associates Inc. dated August 2023 to the satisfaction of the Township.
- 19 THAT an Environment Stewardship Manual that addresses, at a minimum, compensation and enhancement; invasive species control measures; fencing; monitoring; homeowner brochures and any other applicable requirements be prepared to the satisfaction of the Township of Centre Wellington.
- 20 THAT the subdivision agreement between the Township and the Owner shall incorporate provisions requiring that all purchase and sale, lease or reservation agreements shall include the following statement: "That land abutting the subdivision may be farmland and may be used for the growing of crops and housing of livestock and normal farm practices are to be anticipated."
- 21 THAT such easements, conveyances, and/or agreements as may be required for servicing access, utility or drainage purposes shall be granted to the appropriate authority.
- 22 THAT prior to final approval, the Owner shall demonstrate to the satisfaction of the Township that no license to extract aggregate is applicable to the land that is subject to this draft plan approval.

- 23 THAT the subdivision agreement between the Township and the Owner shall incorporate provisions requiring that the recommendations of the Noise Impact Study prepared by Aercoustics Engineering Ltd. (August 2023) shall be implemented. In the event that the Noise Impact Study is updated prior to final approval, any further recommendations or modified recommendations shall be implemented to the satisfaction of the Township.
- 24 THAT Education Development Charges shall be collected prior to the issuance of a building permit(s).