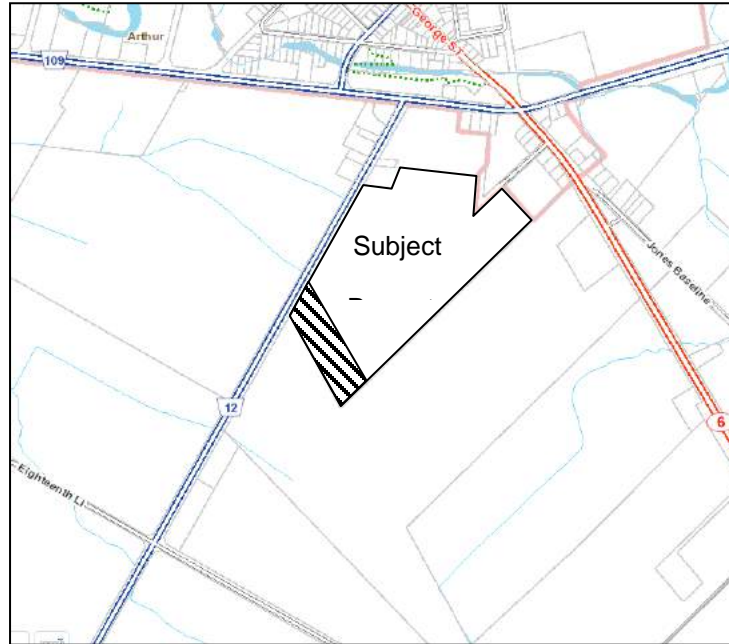



G&L WHITE FARMS



 Land subject to proposed Zoning By-law Amendment





SHAPING GREAT COMMUNITIES

May 2, 2022

File No.: 21359

Township of Wellington North
7490 Sideroad 7 W, PO Box 125
Kenilworth, ON
N0G 2E0

Attn: Michael Givens, CAO

**Re: Application for Zoning By-law Amendment, File No. ZBA 24/21
7970 Wellington Road 12, Township of Wellington North**

GSP Group has been retained as the planning consultant to the Township of Wellington North for the purposes of reviewing and processing the above-noted application for Zoning By-law Amendment. The purpose of this letter is to provide the Township with an overview of the subject land, the purpose of the application and comments received through the circulation and review of the application. This letter also summarizes the results of our planning review of the application under the applicable planning framework and provides a recommendation for Township Council's consideration. As a statutory public meeting for this application will be held by Township Council at its meeting of May 9th when this letter is presented, the recommendation herein should be considered as preliminary pending the results of the public meeting to allow for consideration of any comments received at the public meeting.

Location

The land subject to the application is located south of Arthur along the east side of Wellington Road 12. The land subject to the proposed amendment is part of the property described as Part of Lot 23, Concession B Peel Parts 1 and 8 Plan 61R-10173 and known Municipally as 7970 Wellington Road 12, Township of Wellington North. The subject land is 3.68 ha (9.09 ac) in area and is located in the south-westerly portion of the property. The location is shown on the map appended.

Application and Proposed Development

The purpose of the application is to re-zone the subject land to a site-specific Rural Industrial (RIN-16) Zone to permit a public works garage and public uses. The land is currently zoned Agricultural Exception One (A-1) and is used for agricultural purposes.

According to the application, the property is currently owned by G&L White Farms Limited and the portion of the subject land that is subject to the proposed zone change is proposed to be developed for a new County of Wellington Public Works (Roads) garage.

The submitted planning report indicates that a phased development is proposed with Phase 1 comprised of a building with a total floor area of 3,184 square metres including a 1-storey service bay area with 7 service bays, a 1-storey sand and salt storage area, a drive through loading area to 2 brine storage tanks, and a 2-storey accessory office space including a staff area. Additionally, a cold storage building is shown in the south-west corner of the property and fuel tanks are shown near the property

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria St. S., Suite 201, Kitchener, ON, N2G 4Y9
162 Locke St. S., Suite 200, Hamilton, ON, L8P 4A9
gspgroup.ca

frontage. The Phase 1 site works include vehicular access at an existing driveway location along the road frontage on Wellington Road 12, a parking area with 36 parking spaces including 4 accessible spaces and site servicing including on-site private well and septic systems. The proposed location of a well and septic system are not indicated on the site plan.

The proposed Phase 2 development includes a future ambulance garage as shown on the submitted site plan. A future stormwater management facility (SWM pond) is also shown on the site plan.

The application was deemed complete for circulation and review on April 13, 2022, and includes the following information:

- The completed and signed Zoning By-law Amendment application form;
- A Covering Letter dated March 16, 2022 and a Planning Justification Report dated March 2022, both prepared by MHBC Planning Limited;
- A Stage 1 Archaeological Property Assessment dated March 15, 2022, prepared by AMICK Consultants Limited;
- A letter regarding Feasibility of Site Servicing by Private Well and Septic System dated January 28, 2022, prepared by CMT Engineering Inc.;
- A Site Plan dated March 2, 2022, prepared by Grinham Architects.

Planning Summary and Comments

Provincial Policy Statement (PPS)

The planning report submitted by MHBC on behalf of the applicant provides a review of the proposal under the PPS. It highlights Section 1.6.1 of the PPS which directs that infrastructure and public service facilities shall be provided in an efficient manner which is coordinated and integrated with land use planning and growth management to meet current and projected needs. Further, it notes that Section 1.6.3 of the PPS directs that existing infrastructure should be optimized and opportunities for adaptive reuse should be evaluated prior to the development of new infrastructure and public service facilities. In this regard, the MHBC report notes that existing public works garages and yards are located in the south portion of the County in Elora, Guelph/Eramosa and Erin, and that there is a need for additional services in the area due to anticipated growth. The MHBC report indicates that the proposed development will achieve the policies of the PPS through the coordination of public service facilities (proposed works garage and future emergency services) with projected growth.

The MHBC report also considers Section 2.3.6.1 of the PPS which permits limited non-residential uses in prime agricultural areas subject to criteria which are summarized in the report. The MHBC report indicates that the proposal meets the criteria of the PPS as alternative locations would not be able to avoid prime agricultural areas and service the necessary area, complies with minimum distance separation formulae and ensures that necessary infrastructure and public service facilities are available to meet current and projected needs of the municipality. The MHBC report concludes that the proposed Zoning By-law Amendment is consistent with the PPS.

In addition to the above, we also note the following PPS policies applicable to the subject application:

- Section 1.6.4 directs that infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services and to ensure the protection of public health and safety. The County has determined that the subject land is an optimal location for a County works facility and future potential ambulance station to service this area of the County.
- Section 1.6.6.4 directs that individual on-site sewage services and individual on-site water services may be used where municipal sewage services and municipal water services or private communal services are not available, planned or feasible, provided that site conditions are suitable for the long-term provision of such services with no negative impacts. As the subject land is not within a settlement area and there are no existing municipal or communal water and/or sewage services available or planned for the area, private on-site individual services may be considered. The application includes a letter from CMT engineering indicating that the proposed lot and facility should be able to be adequately serviced by a private well and septic system. Based on discussions with Township staff, further information to demonstrate site serviceability for the proposed development will be required as part of the site plan and building applications. The Township should be satisfied that the site can be privately serviced as proposed prior to authorizing the creation of the lot and prior to development of the land for the proposed use.
- Section 2.3.4.1 of the PPS limits the circumstances where lot creation is permitted in prime agricultural areas, which may only be considered for agricultural uses, agriculture-related uses, a surplus farm dwelling, and infrastructure where the facility or corridor cannot be accommodated through the use of easements or rights-of-way. Understanding that it is the County's intent to sever and acquire the land proposed to be zoned for a new County works garage through this application, the lot creation policies of the PPS should be considered in the review of this application. Based on the PPS definition of "Infrastructure", which includes "transportation corridors and facilities... and associated facilities", and as the proposed facility is required in direct connection with the County's roads and related maintenance needs and will be located along a County Road, in our opinion the proposed use can be considered within the PPS definition of "Infrastructure" for which lot creation is permitted in the prime agricultural area. Lot creation is permitted for the proposed use as a public works garage is not normally a type of facility that would be located within an easement or right-of-way.
- It is noted that the submitted application does not include a review of potential alternative locations within the Arthur settlement area which has vacant lands designated for industrial use and zoned Industrial (M1) where a public works yards is permitted, and where full municipal services are provided or planned. Section 2.3.6.1 of the PPS directs that planning

authorities may only permit non-agricultural uses in prime agricultural areas in limited circumstances, including for “limited non-residential uses” provided that “there is an identified need within the planning horizon... for additional land to accommodate the proposed use.” As summarized herein and in the MHBC planning report, the County has determined that: 1) public works garages and ambulance stations are permitted uses in the prime agricultural area as established by the County Official Plan; and 2) the subject site is the optimal location for the currently proposed public works garage and potential future ambulance station and in preparing this application. As the proposed use is permitted by the County Official Plan, and the Official Plan is in effect and is required to be consistent with the PPS, the proposed Zoning By-law Amendment implements the Official Plan and is consistent with the PPS.

- Section 2.6.2 of the PPS requires that development and site alteration shall not be permitted on lands containing significant archaeological resources or areas of archaeological potential unless significant archaeological resources have been considered. The submitted application includes a Stage 1 archaeological assessment which recommends that Stage 2 assessment is needed involving a pedestrian survey of the site at 5-metre intervals. The applicant has confirmed that a Stage 2 archaeological assessment has been initiated and is expected to be completed prior to the public meeting date. As of the date of this letter, a Stage 2 report has not been submitted. A Holding (H) provision is recommended in the amending Zoning By-law to require Ministry acknowledgement of archaeological clearance prior to development or site alteration.

Regarding the minimum distance separation formulae, the proposed use would be considered a Type A land use under the MDS Document (Publication 853). The MHBC planning report indicates that the proposed use complies with MDS, but has not identified whether there are existing livestock operations within 750m of the site to determine if MDS I calculations are required. Based on a review of available aerial photography, it appears that there are no existing livestock facilities within 750m of the site.

In our opinion, the proposed amendment to the Zoning By-law is consistent with the PPS, subject to the confirmation of archaeological clearance prior to development.

Growth Plan for the Greater Golden Horseshoe

The MHBC report provides a summary of the guiding principles of the Growth Plan and highlights Section 2.2.9 of the Growth Plan which provides criteria for the development of rural land uses outside of settlement areas. In applying these criteria to the proposal, the submitted planning report indicates that there is a need for the proposed development to provide infrastructure and public service facilities to maintain and service existing and future needs related to projected future growth in the County, that the proposed development provides appropriate buffering to minimize and mitigate adverse impacts on surrounding agricultural use, that the proposed uses are not considered

to be sensitive uses and will not impact surrounding agricultural uses, and that the location is naturally buffered from nearby non-farm residential dwellings. The MHBC report concludes that the proposed development is considered compatible with the surrounding land uses and the rural landscape and that the proposed Zoning By-law Amendment conforms to the Growth Plan.

Section 2.2.1.2 of the Growth Plan requires that development will be directed to settlement areas except where the policies of the plan provide otherwise. The MHBC planning report refers to section 2.2.9 of the Growth Plan; however, the criteria referenced in this section are for development of “rural lands” which are defined as “lands located outside of settlement areas which outside prime agricultural areas” and therefore are not applicable to the subject site which is within a prime agricultural area. The Growth Plan provides limited policy direction for prime agricultural areas. Section 4.2.6.3 directs that, where agricultural uses and non-agricultural uses interface outside of settlement areas, land use compatibility will be achieved by avoiding or where avoidance is not possible, minimizing or mitigating adverse impacts on the agricultural system. Based on our review and the submitted planning report, existing and future agricultural uses in the area of the site should not be impacted by the proposed zoning amendment, and no land use conflicts are expected. The existing zoning prohibits new livestock facilities in the A-1 zoned area and the proposed development should not further restrict nor impact the types of agriculture that may occur in the area.

The Growth Plan defines “Infrastructure” in the same manner as the PPS, and provides direction for upper-tier municipalities to undertake integrated planning to manage forecasted growth supported by planning for infrastructure and public service facilities (s. 2.2.1.3 (d)) and that infrastructure planning, land use planning, and infrastructure investment will be co-ordinated to implement the Growth Plan (s. 3.2.1.1). The Growth Plan also directs that transportation system planning, land use planning, and transportation investment will be co-ordinated to implement the Growth Plan (s. 3.2.2.1). The proposed development of a County public works garage is to address the growing needs in this area of the County and seeks to co-ordinate and align municipal facilities with anticipated growth.

In our opinion, the proposed amendment to the Zoning By-law conforms with the Growth Plan.

County of Wellington Official Plan

As summarized in the submitted planning report, the subject land is designated Prime Agricultural in the Official Plan, permitted uses within this designation include community service facilities as set out in Section 6.4.3 of the Official Plan and for the purposes of the Prime Agricultural designation community facilities are “restricted to buildings, structures and uses for which a location in the prime agricultural area is necessary for reasons of public safety or government service delivery, such as: emergency services (fire halls, police detachments, ambulance facilities, public works, temporary emergency facilities); municipal works garages; trails; and schools, churches and cemeteries required for local communities that rely extensively on horse drawn vehicles as their sole means of transportation” as stated in Section 6.4.9 of the Official Plan. The MHBC report concludes that the proposed development conforms to the County of Wellington Official Plan.

The following Official Plan policies are also applicable to the proposal:

- Policy 4.1.5 (i) requires that significant archaeological resources must be conserved through removal and documentation or preservation on site, where development and site alteration is allowed. Policy 4.1.5 (j) requires archaeological assessment for areas identified as having archaeological potential. As noted earlier, further archaeological assessment is required prior to development or site alterations. A Holding provision in the Zoning By-law is recommended to require archaeological clearance prior to development.
- Policy 4.3.3 c) establishes the criteria for consideration of limited non-residential uses in the prime agricultural area and requires the demonstration of need and consideration of alternatives. As previously noted, the County has determined a need for additional public works facilities due to growth and that the proposed site location along Wellington Road 12 is the optimal location for the proposed facility. The submitted planning report indicates that alternative locations would not be able to avoid prime agricultural areas and service the necessary area, that the proposal complies with minimum distance separation formulae, and that the proposal will ensure the necessary infrastructure and public service facilities are available to meet current and projected needs of the municipality.
- Policy 4.6.4 provides direction for circumstances where a traffic impact assessment may be required. The submitted planning report does not specifically address traffic-related policies and impacts of the proposed development, but indicates that the proposed public works is considered a Class II Facility under the Ministry of the Environment, Conservation and Parks (MECP) D-1 and D-6 land use compatibility guidelines and that occasional truck traffic entering and leaving the site to transport materials, as well as potential shift work, can be expected with this type of industrial facility. As significant volumes of traffic are not expected with the proposed development, a traffic impact study was not required as part of the submitted Zoning By-law Amendment application. The location of the proposed access and confirmation of adequate sight distance should be required as part of the Site Plan approval process.
- Policy 10.3 provides direction for new lot creation in prime agricultural areas and provides for new lot creation for community service facilities in Policy 10.3.1. Policy 10.3.6 provides direction for the types of community service facilities for which a severance may be allowed but does not specifically address lot creation for a public works garage. As Policy 10.3.1 permits lot creation for community service facilities generally in the prime agricultural area, and Policy 6.4.9 specifies that public works including municipal works garages are permitted as community service facilities in the prime agricultural area, the proposal is generally in keeping with the intent of these policies.

The proposed amendment to the Zoning By-law conforms with the County Official Plan, subject to confirmation of archaeological clearance prior to site alteration or development.

Township of Wellington North Zoning By-law

As noted earlier, the subject property is currently zoned Agricultural Exception Zone One (A-1). The submitted planning report notes that the A-1 Zone represents a 1-kilometre radius around the urban boundary of Arthur and permits the same uses as the parent Agricultural (A) Zone except for new livestock facilities. An amendment to the Zoning By-law is required to permit the proposed use of the subject land for a municipal works garage and future ambulance station.

The applicant has proposed to re-zone the property to the Rural Industrial (RIN) Zone as that zone permits public buildings, public uses and a public works yard. However, as some of the other commercial and industrial uses permitted in the RIN Zone may not be permitted in the Prime Agricultural designation of the Official Plan, we have clarified and confirmed with the applicant's planner that a site-specific RIN-16 exception zone is required to limit the permitted uses to a public works yard, public uses and accessory uses.

The submitted planning report provides a summary of the RIN Zone regulations and parking requirements of the Township's Zoning By-law and indicates that all regulations will be met and no site-specific regulations are proposed.

Circulation Comments

The application was circulated in accordance with the Planning Act. As of the date of this letter, the following comments were received:

- The Source Protection Coordinator from Wellington Source Protection noted that the property is located in a vulnerable area (Wellhead Protection Area), but the activity(ies) would not create a significant drinking water threat, and a Section 59 notice under the Clean Water Act is not required.

No objections to the approval of the application have been received as of the date of this letter.

Recommendation

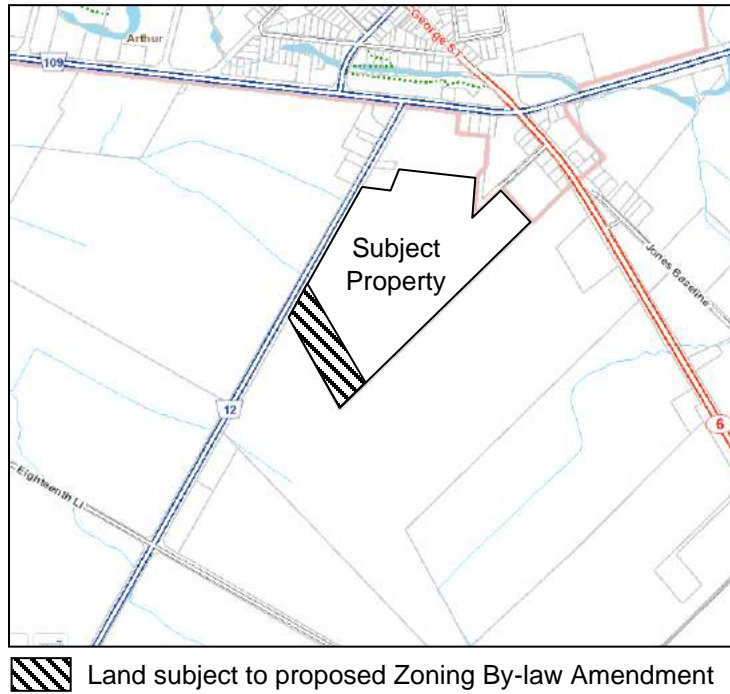
That, subject to the consideration of any comments and input received at the public meeting, the Zoning By-law Amendment (Application File No. 24/21) should be approved to re-zone the subject land from A-1 to RIN-16 to permit a public works yard, public uses and accessory uses, subject to a Holding Provision to require archaeological clearance prior to site alteration or development.

Sincerely,
GSP Group Inc.



Steve Wever, MCIP, RPP
President

LOCATION MAP:



THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 060-2022

BEING A BY-LAW TO AMEND BY-LAW 66-01, BEING A ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Sections 34 and 36 of The Planning Act, R.S.O. 1990, as amended

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Schedule 'A' Map 1 to By-law 66-01 is amended by changing the zoning on lands legally described as Part of Lot 23, Concession B Peel Parts 1 and 8 Plan 61R-10173 being approximately 3.68 hectares in area and located within the southwesterly limit of the property known municipally as 7970 Wellington Road 12, as shown on Schedule "A" attached to and forming part of this By-law from: **Agricultural Exception (A-1) to Holding (H) Rural Industrial Exception ((H)RIN-16).**
2. THAT Section 33 of By-law 66-01 is amended by inserting the following new exception as subsection 33.16:
“

| | | |
|-------------------------------------|-----------|---|
| 33.16 Lot 23 Conc B (Peel) | (H)RIN-16 | <p>a) <u>Permitted Uses</u> Notwithstanding Sections and or any other provisions to the contrary, the permitted uses shall be limited to a public building, public uses, public works yard and accessory uses, buildings and structures.</p> <p>b) <u>Holding (H) Provision</u> Notwithstanding any other provisions of this By-law, where the Holding (H) provision is in place on the property, permitted uses and buildings are limited to those legally existing as of the date of passing of this amendment until the Holding (H) provision is removed by Council. The Holding provision may be removed when Council is satisfied that an archaeological assessment has been prepared for the land and a letter has been received from the Ministry of Heritage, Sport, Tourism, Culture Industries confirming that the report has been entered into</p> |
|-------------------------------------|-----------|---|

| | | |
|--|--|---|
| | | the Ontario Public Register of Archaeological Reports and all recommendations of the archaeological assessment have been carried out. |
|--|--|---|

”

3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
4. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST, SECOND THIRD TIME THIS 9TH DAY OF MAY, 2022.

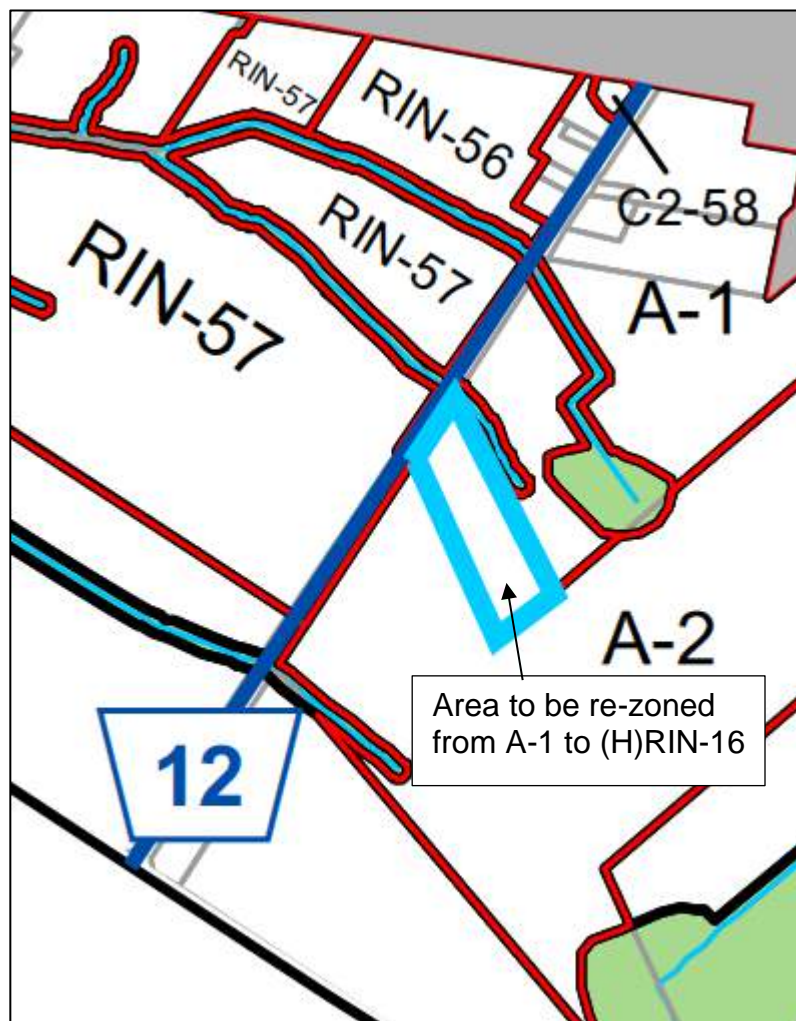
ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 060-22

Schedule "A"



This is Schedule "A" to By-law 060-22

Passed this 9th day of May, 2022

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 060-22

THE LOCATION OF THE SUBJECT LANDS The subject property is legally described as Part of Lot 23, Concession B Peel Parts 1 and 8 Plan 61R-10173 and is part of the property with a civic address of 7970 Wellington Road 12. The lands subject to amendment is 3.68 ha (9.1 ac) in size and are currently zoned Agriculture Exception (A-1).

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to a Rural Industrial Exception (RIN-16) Zone to limit the permitted uses to a public building, public uses, public works yard and accessory uses, buildings and structures, to permit the proposed use of the land by the County of Wellington for a public works garage and yard and a future ambulance station. A Holding (H) provision requires an archaeological assessment to be completed for the lands, a Ministry letter confirming the report has been entered into the Ontario Public Register of Archaeological Reports, and for the recommendation of the archaeological assessment to be carried out.



KITCHENER
WOODBRIDGE
LONDON
KINGSTON
BARRIE
BURLINGTON

PLANNING JUSTIFICATION **REPORT**

ZONING BY-LAW AMENDMENT

7970 Wellington Road 12

Village of Arthur,
Township of Wellington North

Date:

March, 2022

Prepared for:

County of Wellington

Prepared by:

MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC)

540 Bingemans Centre Drive, Suite 200

Kitchener, Ontario

T: 519.576.3650

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Our File Y322L

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1.0 INTRODUCTION

MHBC Planning has been retained by the County of Wellington to prepare a planning justification report and applications for the development of community service facilities - municipal works garage and future ambulance garage on the property municipally known as 7970 Wellington Road 12 in the Village of Arthur, Township of Wellington North (the "subject lands"). In order to permit the proposed development, an amendment to the Township of Wellington North Zoning By-law is required.

The subject lands are located south of the urban centre of Arthur on the east side of Wellington Road 12. The lands are irregularly shaped with an approximate area of 3.68 hectares (9.1 acres) and an approximate frontage of 125 metres on Wellington Road 12. The subject lands are presently vacant and used for agricultural purposes.

The proposal includes the development of a 1 to 2-storey public works garage containing service bays, sand and salt storage, associated office uses, cold storage and fuel storage. One vehicular access is proposed from Wellington Road 12 and parking is provided at the front and rear of the building.

The subject lands are located within the Rural System of Wellington North and designated Prime Agricultural by the Wellington County Official Plan. The lands are zoned Agricultural Exception Zone 1 (A-1). Community service facilities including municipal works garages and an ambulance garage are a permitted use within the Prime Agricultural designation. The intent of the Zoning By-law Amendment is to implement the intent of the County Official Plan to establish appropriate regulatory standards for the proposed community service facilities.

This planning report assesses the planning framework relative to the proposed use of the lands and includes the following:

- An introduction and general description of the subject lands, surrounding uses and existing conditions to provide an understanding of the locational and policy context;
- Overview of the proposed development and applications;
- Description of the proposed Zoning By-law Amendment and details regarding the proposed zoning;
- Review of existing policy framework and assessment of consistency with the Provincial Policy Statement and conformity with the Growth Plan, and the Wellington County Official Plan; and

- Consideration and integration of recommendations and conclusions from the supporting studies and reports.

An application for Zoning By-law Amendment was submitted by the County of Wellington. On behalf of the Township of Wellington North, GSP Group provided comments on January 27th, 2022 regarding the requirements for a complete application for a Zoning By-law Amendment. In addition to this Planning Justification Report, the following Technical Studies were identified to form a complete application under the Planning Act:

- Archaeological Assessment
- Hydrogeological Report / Nitrates Study / Potable Water Analysis
- Noise Study / Land Use Compatibility Review

The additional information is provided as a report or addressed in **Section 5.0** of this Report.

2.0 SITE DESCRIPTION & SURROUNDING LAND USES

The subject lands are centrally located in the north half of Wellington County within the Township of Wellington North. The lands are situated south of the urban centre of Arthur and located on the east side of Wellington Road 12, identified as an arterial County Road by the County Official Plan. The location of the subject lands is shown on **Figure 1** of this report.

The subject lands have an approximate area of 3.68 hectares (9.1 acres) and approximate frontage of 125 metres on Wellington Road 12. The lands are presently vacant and utilized for agricultural purposes.

The subject lands are surrounded by agricultural land to the east, south and north, and industrial land to the west. Generally, surrounding land uses include the following:

- NORTH:** Directly north of the subject lands is agricultural land. Further to the north are non-farm rural residential dwellings as well as an auto body shop.
- EAST:** Directly east of the subject lands is agricultural land.
- SOUTH:** Directly south of the subject lands is agricultural land. Further to the south are two rural residential dwellings.
- WEST:** Wellington Road 12 is located directly west of the subject lands. Further to the west are industrial lands including a composting facility.

The site is centrally located in terms of connections to County roadways providing access to the adjacent Townships including Wellington North, Mapleton, Minto and Centre Wellington. The subject lands are well connected to the road network via the arterial Wellington Road 12, providing a connection to the major road network in Wellington County including connections south towards Drayton, and to Wellington County Road 109 which provides a connection west towards the settlement areas of Palmerston and Harriston.

Agricultural lands to the north and south of the site provide a natural buffer from existing rural residential dwellings along Wellington Road 12.

In summary, the subject lands are ideally located for the community service facilities being centrally located within the northern portion of Wellington County, having access to the arterial road network and being adjacent to non-sensitive land uses.

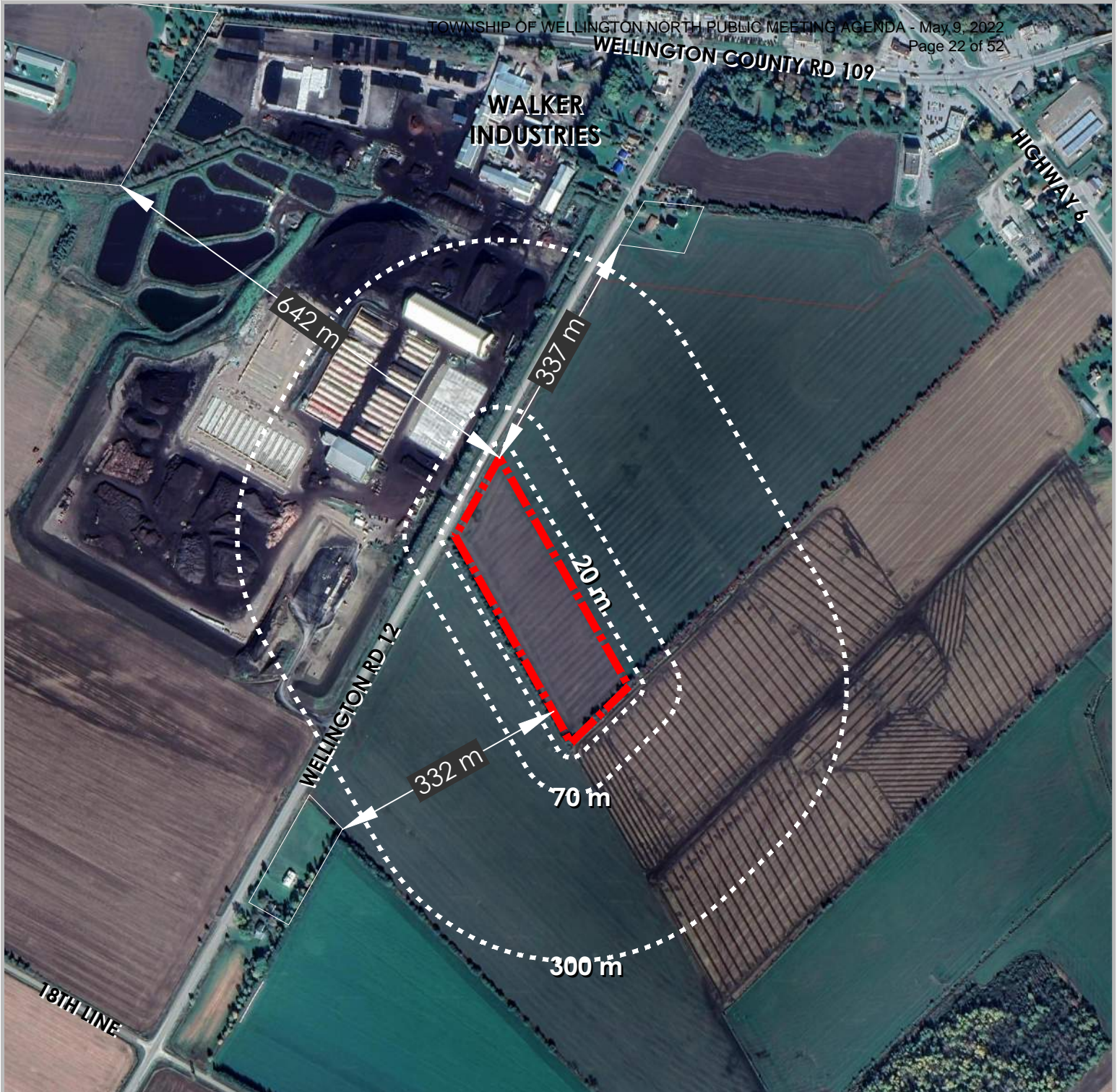


Figure 1
Location Map

LEGEND



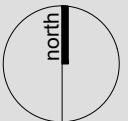
Subject Lands

DATE: February 2022

SCALE: 1:7,500

FILE: Y322L

DRAWN: PL



K:\Y322L-County of Wellington\RPT\Location.dwg

7970 Wellington Road 12
Township of Wellington North
Wellington County

Source: Google Satellite Imagery



**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

3.0 PROPOSED DEVELOPMENT

3.1 Conceptual Site Plan

The proposed development includes the establishment of community service facilities - a public works garage and future ambulance garage. Phase 1 of the proposal includes a garage with accessory office space with one road access to Wellington Road 12. The proposed development is illustrated on the concept plan included as **Figure 2** to this report.

The Phase 1 development includes the establishment of a 2-storey building with a total floor area of 3,184 square metres. The building includes a 1-storey service bay area with 7 service bays, a 1-storey sand and salt storage area, a drive through loading area adjacent to two brine storage tanks, and a 2-storey accessory office space including a staff area.

Vehicular access is proposed at the existing entrance located on the site. Vehicular parking is provided at the front and rear of the property for a total of 36 parking space, including 4 accessible spaces. A 7.5 metre landscaped buffer is proposed along the north and south edges of the property and the works garage is set-back from the existing roadway. The existing agricultural land to the rear of the property is proposed to remain and provides a buffer to the garage from the agricultural land to the east.

Phase 2 of the development proposes an ambulance garage to be located at the front of the property.

3.2 Zoning By-law Amendment

The purpose of the proposed Zoning By-law Amendment is to implement the policies of the County Official Plan and establish appropriate regulations to permit the development of community service facilities - a public works garage and future ambulance garage.

The Rural Industrial Zone (RIN) is proposed to permit the development of the community uses. The RIN zone will implement the policy direction of the County Official Plan and the Prime Agricultural designation on the lands permitting community service facilities.


Figure 2
Conceptual Site Plan

7970 Wellington Road 12
Township of Wellington North
Wellington County


LEGEND



GRINHAM ARCHITECTS
15 Yarmouth Street
Guelph, Ontario, N1H 4G2
Tel: 519.766.1580
Fax: 519.766.1377
Email: info@grinham.ca
Web: www.grinham.ca



PROJECT NORTH



ACTUAL NORTH

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE ARCHITECT AS INSTRUMENTS OF HIS SERVICE AND MUST BE RETURNED AT HIS REQUEST.

DO NOT SCALE DRAWINGS.

| NO. | DATE | REVISIONS |
|-----|-------------|----------------------------------|
| 01 | 10-OCT-2021 | ZBA PRE-CONSULTATION APPLICATION |
| 02 | 15-OCT-2021 | ZBA PRE-CON APP. NOTATION REV. |
| 03 | 29-OCT-2021 | ELEV. & SEC. TO COW FOR REVIEW |
| 04 | 09-NOV-2021 | STRUCTURAL REVIEW |
| 05 | 10-DEC-2021 | CIVIL COORDINATION |
| 06 | 5-JAN-2022 | BUILDING R.F.P. |
| 07 | 31-JAN-2022 | STRUCTURAL COORDINATION |
| 08 | 02-MAR-2022 | PLANNING JUSTIFICATION REVISIONS |

COUNTY OF WELLINGTON
ARTHUR WORKS GARAGE
WELLINGTON ROAD 12
ARTHUR, ONTARIO

SITE PLAN

DATE: 2-Mar-2022 SCALE: AS NOTED

DRAWN BY: MWA

CHECKED BY: LAG

STATUS: ZBA

JOB NO: 2069

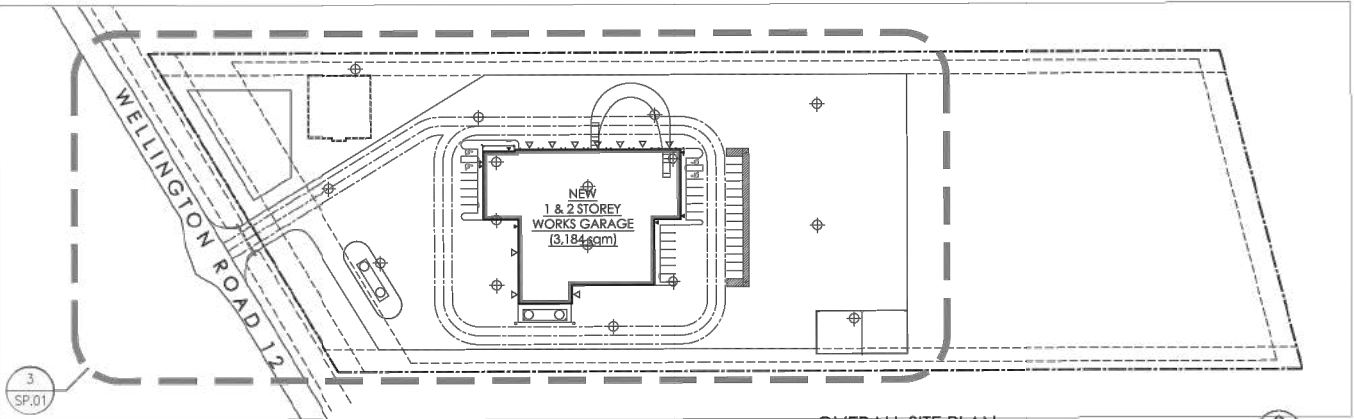
FILE: ---

FOLDER: WORKING

SP.01

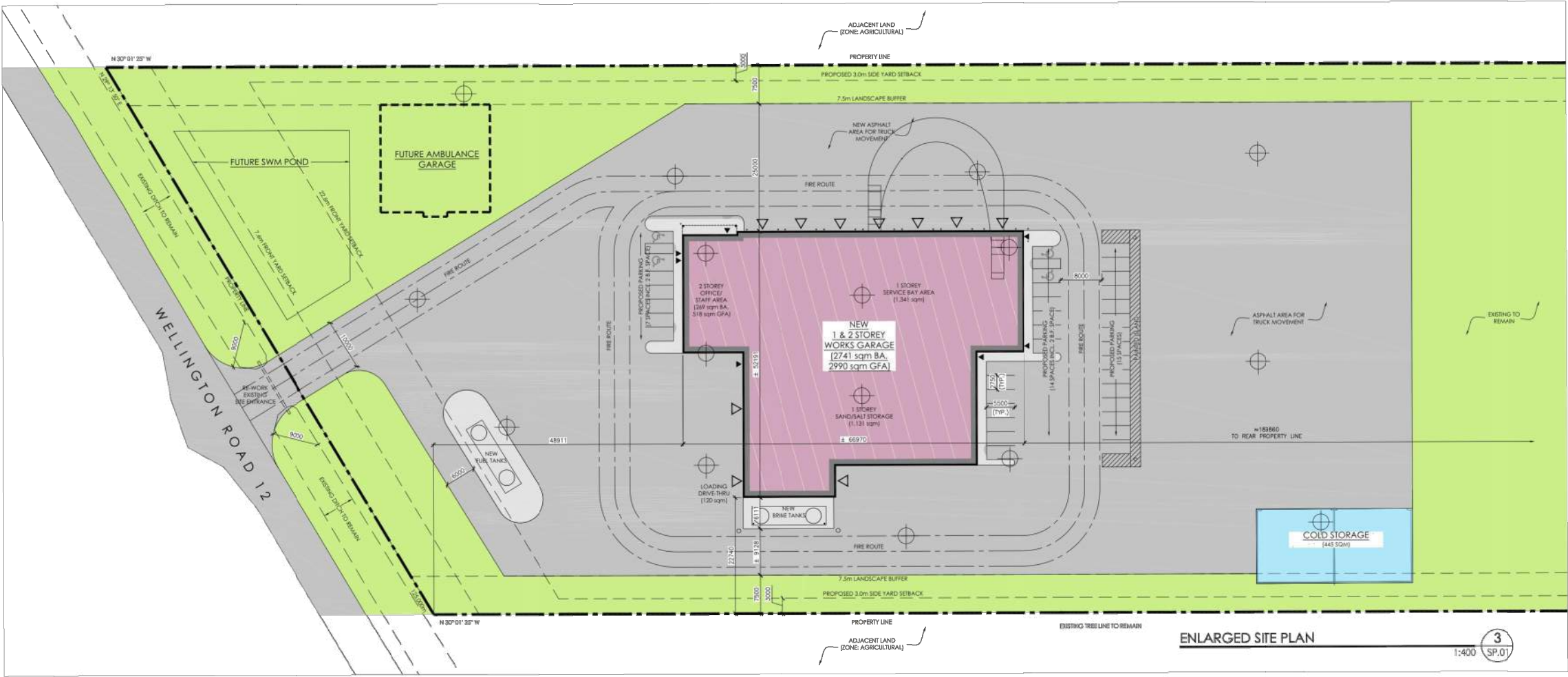


KEY PLAN
1:600
1 SP.01



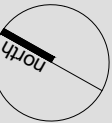
OVERALL SITE PLAN
1:600
2 SP.01

| ZONING CHART | | | |
|---|---|------------------------------------|-------------------|
| CURRENT ZONING: A-1 - PROPOSED REZONING TO RURAL INDUSTRIAL ZONE (R1.N) | | | |
| REGULATIONS (R1.N ZONE) | REQUIRED / PERMITTED | PROPOSED | PROPOSAL CONFORMS |
| PERMITTED USES | | WORKS BUILDING | YES |
| MIN. LOT AREA | 6.4 ha (1.6) | 3.66 ha (9.1 ac) | YES |
| MIN. LOT FRONTAGE | 33.0m | 134.0m | YES |
| MIN. FRONT YARD | 7.6m + 15m = 22.6m | 45.9m | YES |
| MIN. SIDE YARD | 3.0m | 22.7m | YES |
| MIN. REAR YARD | 7.5m | +169.9m | YES |
| MAX. BUILDING HEIGHT | 12.0m | + 18.0m, TRO (+ 15.0m) | YES |
| MAX. LOT COVERAGE | 30% | 6.0% | YES |
| PARKING | OFFICES: 1 SP/28 sqm GFA = 18.8 SPACES INDUSTRIAL USE: 1 SP/100 sqm GFA = 14.8 SPACES (MIN. 5 SPACES) TOTAL PARKING REQ'D = 34 SPACES (T.B.C.) (INCL. 4 B.F. SPACES) | 30 SPACES (INCL. 4 B.F. SPACES) | YES |



ENLARGED SITE PLAN
1:400
3 SP.01

Date: March 2022
Scale: N.T.S.
File: Y322L
Drawn: PL



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4.0 POLICY ANALYSIS

The following is a review and analysis of the Provincial and Municipal planning policy framework related to the subject lands.

4.1 Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (PPS) was issued by the Province of Ontario in accordance with Section 3 of the Planning Act. The 2020 PPS applies to all decisions regarding the exercise of any authority that affects a land use planning matter made on or after May 1st, 2020.

The PPS provides policy direction on matters of provincial interest related to land use planning and development. It provides a vision for land use planning in Ontario that encourages an efficient use of land, resources and public investment in infrastructure. The PPS encourages a diverse mix of land uses in order to provide choice and diversity to create complete communities. The PPS strongly encourages development that will provide long term prosperity, environmental health and social wellbeing. One of the key considerations of the PPS is that planning decisions 'shall be consistent' with the Policy Statement. The following is an analysis of the proposed development in the context of the policies in the PPS.

Infrastructure and Public Service Facilities

Section 1.6.1 of the PPS states that infrastructure and public service facilities shall be provided in an efficient manner which is coordinated and integrated with land use planning and growth management to meet current and projected needs. The PPS identifies that infrastructure and public service facilities should be strategically located to provide effective and efficient delivery of services. Section 1.6.3 further states that prior to the development of new infrastructure and public service facilities the use of existing infrastructure should be optimized and opportunities for adaptive re-use should be evaluated.

The proposed development is located in the north portion of Wellington County, centrally located between the Townships of Wellington North, Mapleton and Minto. Existing public works garages and yards are located in the south portion of Wellington County in Elora, Guelph/Eramosa and Erin. The anticipated growth in the surrounding area supports the need for additional services in close proximity to the area.

The proposed development will achieve the policies of the PPS through the coordination of public service facilities with projected growth meeting the existing and future needs of the County related to road services and management and potentially the future emergency services.

Prime Agricultural Areas

Section 2.3.6.1 permits limited non-residential uses in prime agricultural areas provided that the use demonstrates the criteria required by the PPS. The proposed community service facilities considers the criteria established in the PPE through the following:

- The land does not comprise a specialty crop area;
- The proposed use complies with the minimum distance separation formulae;
- There is an identified need for a public works garage in the north portion of Wellington County to service the projected growth in the area; and
- There are no reasonable alternative locations which avoid prime agricultural areas or lower priority agricultural lands.

The subject lands are appropriate for development as they are not a specialty crop area and are not impacted by the minimum distance separation formulae. The rural lands in Wellington County which are suitable for the development of community service facilities are primarily composed of prime agricultural land and alternative locations would not be able to avoid prime agricultural areas and service the necessary area. The proposed development meets the criteria of the PPS as it ensures that necessary infrastructure and public service facilities are available to meet current and projected needs of the municipality.

Summary

Based on the above, the proposed Zoning By-law Amendment is consistent with the policies of the Provincial Policy Statement.

4.2 A Place to Grow – Growth Plan for the Greater Golden Horseshoe, 2020

The 2020 A Place to Grow: Growth Plan for the Greater Golden Horseshoe ('A Place to Grow') came into effect on August 28, 2020. This Plan is the framework for implementing the Provincial Government's initiative to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps the communities achieve a high quality of life.

The policies of A Place to Grow centre on the key themes of creating complete communities, providing a sufficient housing supply, providing resilient infrastructure and integrated transportation, protecting the natural environment and agricultural lands, and supporting an evolving regional economy.

Guiding principles of the plan include to:

- Support the achievement of complete communities that are designed to support healthy and active living and meet the needs of daily living;
- Prioritize intensification and higher densities to make efficient use of land;

- Support a range and mix of housing options;
- Improve the integration of land use planning with planning and investment in infrastructure and public service facilities;
- Provide for different approaches to manage growth that recognize the diversity of communities in the Greater Golden Horseshoe.

Rural Areas

The subject lands are located within the rural area of the County of Wellington. Section 2.2.9 of A Place to Grow states that development of rural land uses may occur outside of settlement areas and permitted on rural lands provided they are:

- compatible with the rural landscape and surrounding local land use;
- can be sustained by rural service levels; and,
- will not adversely affect the protection of agricultural uses and other resource based uses.

The proposed development represents a public use that will service the immediate and surrounding areas. There is a need for the proposed development to provide infrastructure and public service facilities to maintain and service existing and future needs due to the projected growth within the County. The proposed development is located and designed to provide appropriate buffering, minimize and mitigate adverse impacts on the surrounding agricultural uses. The proposed use is not considered a sensitive use and will not impact the surrounding agricultural uses. Additionally, agricultural lands are located between the subject lands and nearby non-farm residential dwellings, providing a natural buffer from the proposed development. The proposed development is considered compatible with the surrounding land uses and the rural landscape.

Summary

Based on the above, it is concluded that the proposed Zoning By-law Amendment conforms to the policies of the A Place to Grow.

4.3 County of Wellington Official Plan

The County of Wellington Official Plan (the “Official Plan”) was approved by the Ministry of Municipal Affairs on April 13, 1999 and came into effect on May 6, 1999, with amendments. The Official Plan provides policy direction and a long-term vision for land use planning matters. Included in the vision for Wellington County is the establishment of healthy communities which are designed to meet the life-long needs of its residents.

The subject lands are located within the Rural System of Wellington North and designated Prime Agricultural on Schedule A6 of the Wellington County Official Plan. The designation of the lands is shown on **Figure 3**.

Section 6.4.3 states that community service facilities are a permitted use within the prime agricultural designation of the Official Plan.

Section 6.4.9 specifically relates to community service facilities and defines that for the purposes of uses within Prime Agricultural Areas, community service facilities are:

"restricted to buildings, structures and uses for which a location in the prime agricultural area is necessary for reasons of public safety or government service delivery, such as: emergency services (fire halls, police detachments, ambulance facilities, public works, temporary emergency facilities); municipal works garages; trails; and schools, churches and cemeteries required for local communities that rely extensively on horse drawn vehicles as their sole means of transportation."

The establishment of new community service facilities may only be allowed through a zoning by-law amendment. The zoning by-law amendment submitted for the subject lands is for a public works garage and potential ambulance facility, which are permitted through Section 6.4.9.

Section 6.4.3 of the Official Plan states that uses permitted within the prime agricultural areas must be compatible with the surrounding land uses. The proposed development is not considered a sensitive land use and is appropriately distanced from nearby rural residential dwellings. The location of the proposed development has been selected to mitigate and reduce impacts on the nearby residential uses and will not impact the surrounding agricultural land use. Land use compatibility has been addressed in a later section of this report.

Summary

The proposed development conforms to the County of Wellington Official Plan and no amendment is required.

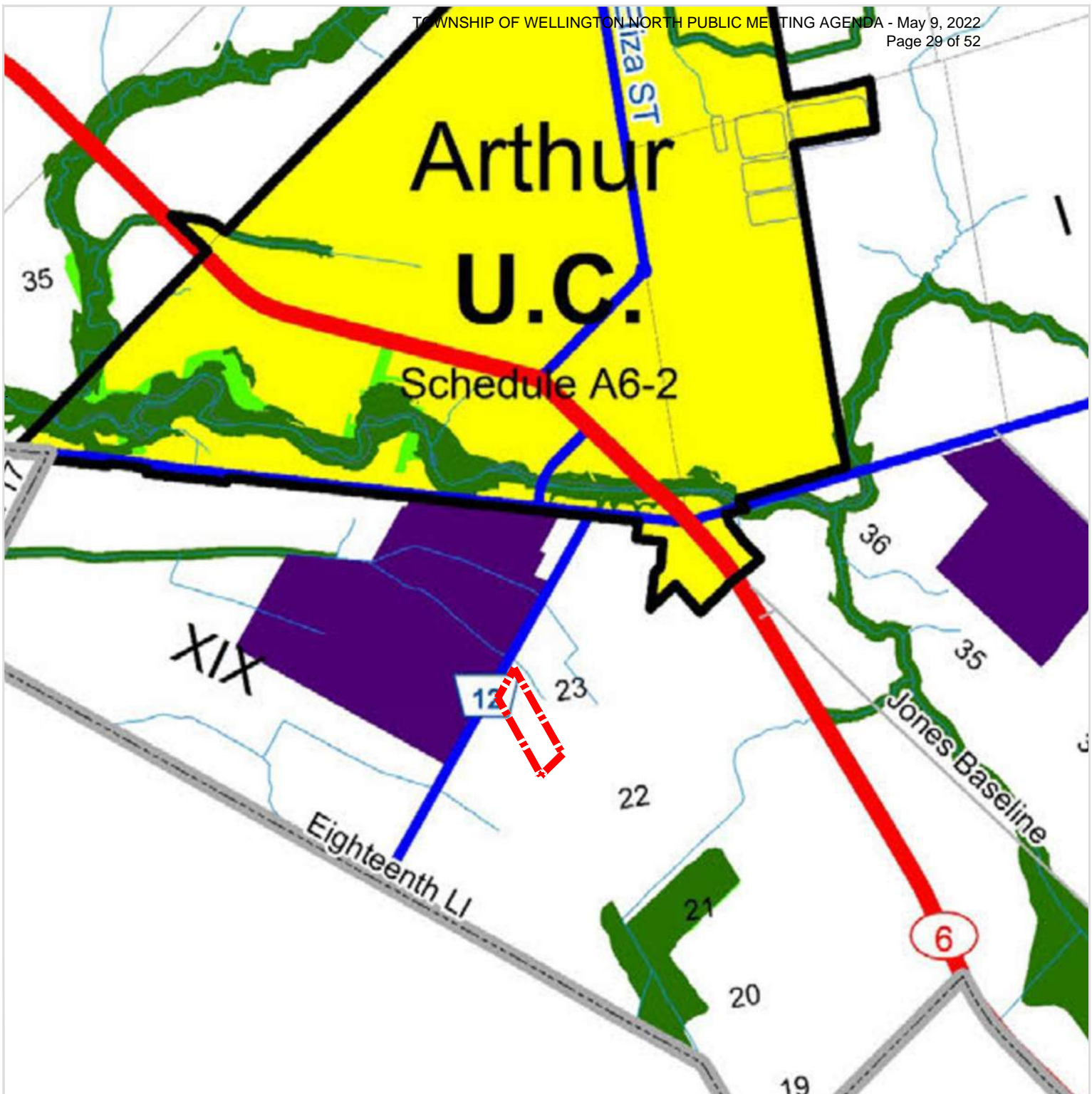


Figure 3
Wellington County
Official Plan
Schedule A6 -
Wellington North

7970 Wellington Road 12
Township of Wellington North
Wellington County

LEGEND



Subject Lands

The Greenlands System

- Core Greenlands
- Greenlands
- Earth Science ANSI

The Rural System

- Prime Agricultural
- Mineral Aggregate Area
- Recreational
- Rural Employment Area
- C.R. Country Residential
- PA Policy Area

The Urban System

- H. Hamlet Area
- U.C. Urban Centre

Other

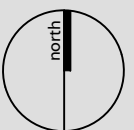
- County Roads
- Provincial Highways
- Landfill Site

DATE: February 2022

SCALE: 1:20,000

FILE: Y322L

DRN: PL



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ARCHITECTURE

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4.4 Township of Wellington North Zoning By-law No. 66-01

The Wellington North Comprehensive Zoning By-law 66-01 (the “Zoning By-law”) was approved in December 2001, with amendments, and is the in force Zoning By-law for the subject lands.

The subject lands are zoned Agricultural Exception Zone 1 (“A-1”) as shown on **Figure 4**. The A-1 zone represents a 1-kilometre radius around the urban boundary of Arthur and permits all uses within the Agricultural zone except for new livestock facilities.

To permit the proposed development, a Zoning By-law Amendment is required to implement the policy direction of the Official Plan and establish appropriate regulatory standards for the development. The proposed zoning for the subject lands is the Rural Industrial Zone (RIN). The proposed zoning is shown on **Figure 5**.

Permitted uses within the RIN zone include public buildings, public uses and a public works yard permitting the proposed development.

The following table provides a summary of the regulations for the RIN zone and demonstrates how the proposed development meets the required zoning:

| TABLE 1. PROPOSED ZONING (RIN) | | |
|--------------------------------|---------------|------------------|
| REGULATION | REQUIRED | PROPOSED |
| Minimum Lot Area (ha) | 0.4 ha (1 ac) | 3.68 ha (9.1 ac) |
| Minimum Lot Frontage (m) | 30.0 m | 125.0 m |
| Minimum front yard (m) | 22.6 m | Will be met |
| Minimum interior side yard (m) | 3.0 m | 22.74 m |
| Minimum exterior side yard (m) | 7.6 m | N/A |
| Minimum rear yard (m) | 7.6 m | 189.86 m |
| Maximum lot coverage | 30 % | 8.6 % |
| Maximum building height | 12.0 m | 10.8 m |

The proposed development meets the requirements of the RIN zone including the required lot area, building setbacks, lot coverage and building height.

Parking

The proposed development contains office and industrial uses and the Zoning By-law provides regulations on the required parking for each use. The following table provides a summary of the proposed parking for the development:

| TABLE 2. PROPOSED PARKING | | | |
|---------------------------------------|---|---|---|
| REGULATION | REQUIRED PARKING RATE | REQUIRED PARKING SPACES | PROPOSED SPACES |
| Office Use (Business/Professional) | 1 space / 28 m ² Gross Floor Area | 19 spaces (Office Area: 518 sq. metres GFA) | - |
| Industrial Use | 1 space / 90 m ² Gross Floor Area | 15 spaces (Service Bay Area: 1,341 sq. metres GFA) | - |
| Total | - | 34 spaces | 36 spaces (includes 4 Barrier Free spaces) |

The Zoning By-law requires a total of 34 parking spaces based on the areas of the proposed office and industrial uses. A total of 36 parking spaces are proposed, including four (4) barrier free spaces, and meets the regulations of the Zoning By-law.

In summary, the proposed Zoning By-law Amendment will implement the policies of the County Official Plan and establish appropriate regulatory standards to permit the proposed development.

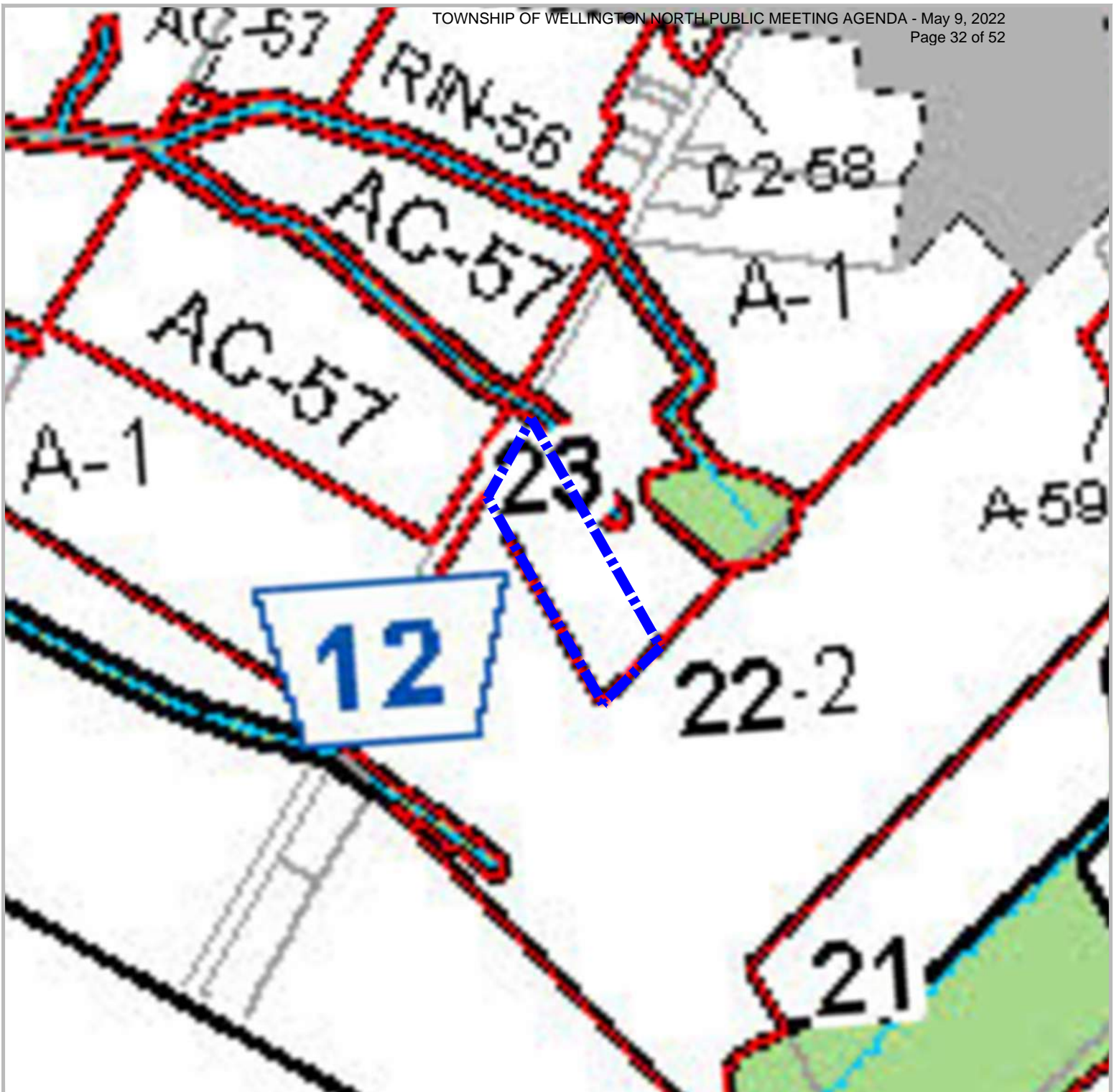


Figure 4
Township of
Wellington North
Zoning By-law
Schedule 'A' - Map1

7970 Wellington Road 12
Township of Wellington North
Wellington County

LEGEND



Subject Lands

A

Agricultural

C2

Highway Commercial

AC

Agricultural commercial

RIN

Rural Industrial



Natural Environment



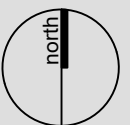
Site Specific Exemption

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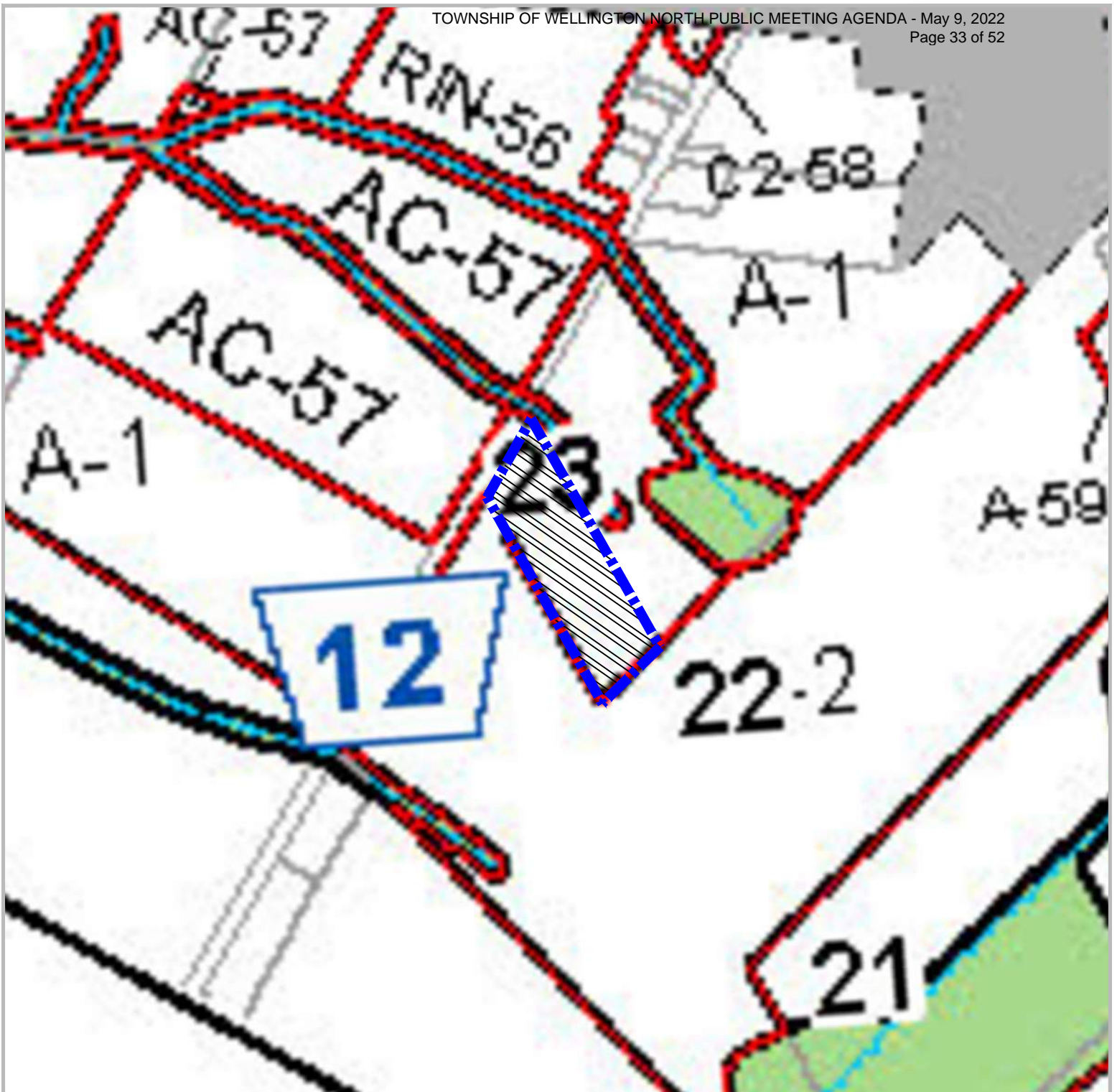


Figure 5
Proposed Zoning
By-law Amendment

LEGEND



Subject Lands



Land to be rezoned Rural Industrial Zone (RIN-xx)

A

Agricultural

C2

Highway Commercial

AC

Agricultural commercial

RIN

Rural Industrial



Natural Environment



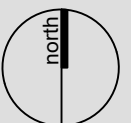
Site Specific Exemption

Date: February 2022

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Wellington County



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5.0 SUMMARY OF TECHNICAL REPORTS

The following is a summary of the key findings and recommendations of the supporting technical reports and studies that were required to support the proposed applications.

5.1 Archaeological Assessment

A Stage 1 Archaeological Assessment has been prepared by AMICK Consultants Ltd. in support of the proposed development. The report provides the following recommendations were made:

- Further archaeological assessment of the study area is warranted;
- The Provincial interest in archaeological resources with respect to the proposed undertaking remains to be addressed.
- The proposed undertaking has a potential for archaeological resources and a Stage 2 Archaeological Assessment is recommended.
- A pedestrian survey at an interval of 5 metres between individual transects is recommended for any areas where ploughing is viable that have been subject to agricultural tillage in the past.
- A test pit survey at 5 metre intervals between individual test pits is recommended in all areas that are not viable to be ploughed and are at a less than (<) 20 degree change in elevation.
- No soil disturbances or removal of vegetation shall take place within the study area prior to the acceptance of a report recommending that all archaeological concerns for the study area have been addressed and that no further archaeological studies are warranted into the Provincial Registry of Archaeological reports maintained by MHSTCI.

5.2 Noise Analysis / Land Use Compatibility

The subject lands are located on Wellington Road 12, south of the urban centre of Arthur and directly east of lands designated for Rural Employment containing an existing composting and packaging facility. The subject lands are currently used for agricultural purposes and are proposed to be zoned for rural industrial use to permit the proposed community service facilities - public works garage. Rural residential uses, considered sensitive receptors, are located north west of the subject lands and along Wellington Road 12, north and south of the subject lands.

The proposed development has been reviewed in context of the Ministry D-series Guidelines to assess land use compatibility with surrounding sensitive uses.

D-1 and D-6 Series Guidelines

The D-1 Guidelines are intended to apply when a change in land use is proposed. The intent of the guidelines are to achieve protection from off-site adverse effects on sensitive receptors, and the objective of the guideline is to minimize or prevent, through the use of buffers, the exposure of any person, property, plant or animal to adverse effects associated with the operation of specified facilities.

The D-6 Guidelines are a direct application of the D-1 Land Use Compatibility Guidelines and are intended to prevent or minimize future land use problems due to the encroachment of sensitive land uses and industrial uses on one another.

The following definitions apply for Class I and II facilities:

- Class II Facility: A place of business for medium scale processing and manufacturing with outdoor storage of wastes or materials and periodic outputs of minor annoyance. Noise, odour, dust or vibration outputs are occasional with low probability of fugitive emissions. Shift operations are permitted and there is frequent movement of trucks or products during the day.

The following is a classification of the proposed land use and the surrounding industrial land uses:

Proposed Public Works Garage: Class II

For the purposes of land use compatibility and in accordance with the D-1 Guidelines, the proposed development of a public works garage is considered a Class II Facility, based on the following:

- Limited outdoor storage;
- Low probability of fugitive emissions;
- Infrequent noise occasionally audible off of the property;
- Occasional truck traffic entering and leaving the site to transport materials; and
- Shift operations are permitted and there is frequent movement of trucks or products during the day.

Walker Industries – Composting & Packaging Facility: Class II

Walker Industries is an agricultural product wholesaler which contains composting, soil blending and packaging facilities, and is located directly west of the subject lands on the west side of Wellington Road 12. For the purposes of land use compatibility and in accordance with the D-6 Guidelines, it has been considered as a Class II industry, based on the following:

- Sound occasionally audible off the property;
- Probability of frequent dust and odour;

- Outside storage permitted;
- Open process ;
- Low probability of fugitive emissions; and
- Frequent movement of products and heavy trucks with the majority of movements during daytime hours.

Recommended Separation Distances

The minimum recommended separation distance for a Class II facility to sensitive receptors is 70 metres and the potential influence area is 300 metres surrounding the industrial facility. The surrounding rural residential uses are located outside of the 300 metre potential influence area providing an appropriate buffer between the proposed development and the surrounding sensitive land uses. Details associated with building design will be further studied and finalized through the future site plan application process.

In summary, adverse impacts are not anticipated for the proposed development. An appropriate buffer distance is provided between the proposed development and sensitive land uses mitigating any potential impacts of the development.

5.3 Feasibility of Site Servicing

A Feasibility Report for site servicing by private well and septic system has been prepared by CMT Engineering in support of the proposed development. The report provides the following conclusions:

- The proposed facility should be able to be serviced by an on-site potable water well.
- There is sufficient space to accommodate the engineered on-site septic system in the site greenspace.

In conclusion, the proposed lot and facility should be able to be adequately serviced by a private well and septic system.

6.0 PUBLIC CONSULTATION STRATEGY

The Planning Act (specifically O. Reg 544/06, amended by O. Reg. 178/16) requires that applicants submit a proposed strategy for consulting with the public with respect to an application as part of the 'complete' application requirements. This section summarizes the proposed Public Consultation Strategy.

We propose that the public consultation process for the proposed Zoning By-law Amendment application follow the Planning Act statutory requirements. The following points of public consultation are proposed:

- A public meeting advertised by the Township and heard by the Planning Committee.
- Direct written responses to comments raised through the public consultation process will be provided to Township Staff for their review and consideration in the preparation of a Township Staff Report.
- Preparation of a Township Staff Report, with the Report to be available to the public in advance of Township Council's consideration of the applications. It is understood that Township Staff will post information on the Township's website for public review. This will include the Township Staff Report and may also include technical studies and reports prepared in support of the applications.
- A Planning Committee Meeting at which time the Township Staff Report, all available information, and public input will be considered.
- A Council Meeting, at which time the Township Staff Report, all available information, and public input will be considered in Council's final decision.

The consultation strategy proposed will provide members of the public with opportunities to review understand and comment on the proposed Zoning By-law Amendment application. The consultation strategy will be coordinated with Township Staff and additional opportunities for consultation will be considered and may be warranted based on the input received.

7.0 SUMMARY & CONCLUSIONS

The purpose of this Planning Report was to evaluate the proposed Zoning By-law Amendment for the subject lands in the context of existing land use policies and regulations including the provincial, regional and local planning framework to permit the proposed mixed use redevelopment. The analysis contained in this report demonstrates that the applications represents good planning, and:

- 1) The proposed redevelopment is consistent with the Provincial Policy Statement;
- 2) The proposed redevelopment conforms to A Place to Grow (the Growth Plan) for the Greater Golden Horseshoe and provides compatible development in a rural area;
- 3) The proposed redevelopment conforms to the Wellington County Official Plan;
- 4) Adverse impacts related to land use compatibility for the surrounding agricultural and residential uses are not anticipated for the proposed development; and
- 5) The proposed development ensures that necessary infrastructure and public service facilities will be available to meet current and projected needs of the municipality.

Based on the forgoing, the proposed Official Plan and Zoning By-law Amendment applications should be deemed complete and circulated for review.

Yours Truly,
MHBC

A handwritten signature in black ink, appearing to read 'DAA', followed by a horizontal line.

Dave Aston, MSc, MCIP, RPP
Vice-President, Partner