



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Curtis Marshall, Manager of Development Planning
Date: Thursday, April 08, 2021
Subject: **Official Plan Amendment 115 – Mex Developments Inc.**

1. Introduction:

An application for an amendment to the County of Wellington Official Plan has been received for lands located within the Town of Minto. The purpose of Official Plan Amendment No. 115 is to re-designate the subject lands from Future Development and Core Greenlands to Residential to facilitate the development of a proposed draft plan of subdivision within the Harriston Urban Centre. The existing Core Greenlands designation on the property is proposed to be revised to reflect the reduction of the floodplain area on the property. The amendment revises Schedule A5-2 - Harriston of the Official Plan and there are no proposed textual changes to the policies of the Official Plan.

A Draft Plan of Subdivision application (23T-20201) has also been filed with the County proposing 66 single detached lots, 11 semi-detached lots (22 semi-detached units), 6 street townhouse blocks (40 units), an open space block, a park block, a stormwater management block and a future development block. A related Zoning By-law amendment (ZBA-2020-03) has been submitted to the Town of Minto which proposes to rezone the property from Future Development (FD) to Residential (R2 & R3).

2. Site and Surrounding Area

The subject lands are located within the Harriston Urban Centre and have frontage on Elora Street. The subject lands are legally described as Part of Lot 88, Concession D (Minto), Part of Park Lots E & F Preston's Survey D (Minto) (Town of Harriston), Part of Lot 88, Concession D (Geographic Township of Minto) Town of Minto, County of Wellington.

The subject lands are approximately 10.36 ha (25.6 acres) in size and the location is shown in **Figure 1**. The property is vacant. A copy of the proposed Draft Plan of Subdivision is provided for reference in **Figure 2**.



Figure 1: Map of Subject Lands

Surrounding land uses include residential and commercial uses to the north, residential uses to the west, and agricultural uses (located outside of the settlement area) to the east and south of the subject property.

The lands are currently designated Future Development and Core Greenlands (floodplain) under the County of Wellington Official Plan and are zoned Future Development (FD), Floodway (FL) and Institutional (IN-13) by the Town of Minto Zoning By-law (2010-080).

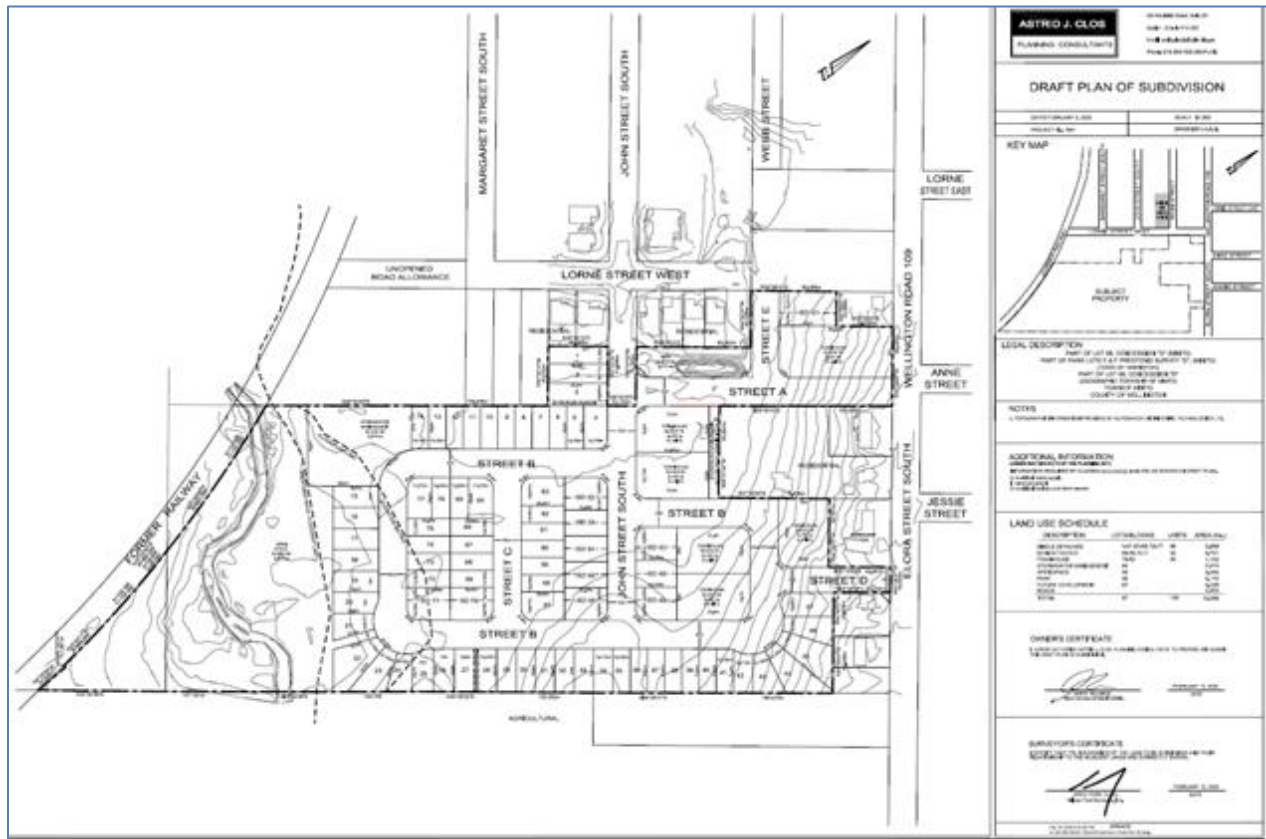


Figure 2: Proposed Draft Plan of Subdivision

3. Supporting Studies

The following technical reports have been prepared in support of the applications:

- Functional Servicing Report and Stormwater Management Report (February 2020) by Kim Pilon, P. Eng.
- Archaeological Study (December 2019) by AMICK Consultants Limited
- Transportation Impact Study (July 2019) by Paradigm Transportation Solutions Limited
- Planning Report (February 19, 2020) and Addendum to the Planning Report (April 6, 2020) by Astrid J. Clos Planning Consultants

4. Provincial Policy Review

Provincial Policy Statement (PPS):

The subject property is located within the settlement area of Harriston. Section 1.1.3.1 of the Provincial Policy Statement states that “settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.” Settlement areas are encouraged to include a mix of densities and land uses.

Provincial Growth Plan:

The Provincial Growth Plan directs the majority of growth to settlement areas as a better use of land and infrastructure while prioritizing intensification in strategic growth areas, including urban growth centres, major transit station areas, brownfield sites and greyfields.

Under section 2.2.7 of the Growth Plan, new development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that supports the achievement of complete communities. The Growth Plan also establishes that the County of Wellington will “plan to achieve within the horizon of this Plan a minimum density target not less than 40 residents and jobs combined per hectare” in designated greenfield areas.

It is Planning Staff’s opinion that the proposed Official Plan amendment is consistent with the Provincial Policy Statement and the Provincial Growth Plan. The re-designation of the subject property to Residential and the associated Draft Plan of Subdivision supports the County of Wellington in meeting the minimum density target of 40 residents and jobs combined per hectare for greenfield areas.

5. County of Wellington Official Plan

The lands subject to the amendment are designated RESIDENTIAL, FUTURE DEVELOPMENT and CORE GREENLANDS in the Urban Centre of Harriston. The property is located outside of the defined “built boundary” and therefore is considered a Greenfield Area. Permitted uses within the Residential Designation include single detached dwellings, semi-detached dwellings, townhouses and apartment dwellings.

Residential Designation

The policies of Section 8.3.2 of the Official Plan sets out a number of objectives for residential development including, b) “to provide a variety of dwelling types to satisfy a broad range of residential requirements, and e) to ensure that an adequate level of municipal services will be available to all residential areas”.

The policies of Section 8.3.11 of the Official Plan encourage development of “vacant or under-utilized properties for residential uses which are compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks”.

Intensification

The policies of Section 3 of the Official Plan outline the general strategies for guiding growth within the County. Section 3.3 sets out objectives for growth and encourages growth in urban areas. It further seeks to encourage more efficient use of land through increased densities in designated Greenfield areas of urban centres.

Section 3.3.1 identifies targets and states “the designated greenfield area of the County will be planned to achieve an overall minimum density of not less than 40 residents and jobs per hectare”. This application is located within a greenfield area of Harriston and contributes to the achievement of this target.

Section 3.5 of the Plan allocates growth to the local municipalities. Minto is anticipated to grow from 9,065 persons in 2016 up to 12,810 persons in 2041. An additional 1,155 households are forecasted. The

Harriston Urban Centre is projected to grow from 2095 persons (355 households) in 2016 to 1350 persons (520 households) in 2041.

Section 4.4.3 of the Official Plan encourages intensification in urban centres and further states in subsection a) that the plan supports increased densities in newly developing greenfield areas with a broad mix of housing types. Single detached, semi-detached and townhouse dwelling units are being proposed as part of the development of the property.

Section 4.4 of the Plan outlines Housing policies. The main applicable policy, Section 4.4.4, deals with Greenfield Housing, and requires a gross density of at least 16 residential units per gross hectare (6.5 units per gross acre). The development as proposed has 13 units per gross hectare (5 units per gross acre) however Section 4.4.4 b) ii) states that somewhat lower densities may be considered in newly developing subdivision where physical and environmental constraints such as larger than normal storm water management facilities are required. When the large open space and stormwater management areas are excluded in the density calculation the development yields 16 units per hectare (6.5 units per acre).

Section 4.4.5, Affordable Housing, requires a minimum of 25% of new housing units in the County to be affordable. This is to be accomplished mainly through accessory apartments, semi-detached, duplex, townhouse and apartment units.

Future Development Designation

The policies of Section 8.10.4 of the Official Plan establish that the re-designation of Future Development lands may be considered if it is demonstrated that additional land for development purposes is required. The Plan states that a comprehensive review of the need and impacts of developing this land on the surrounding area shall be undertaken with regard for the following:

- a) That a need for additional land is demonstrated by the fact that approximately three-quarters of the land designated for development by this Plan are already developed;

Planning Comment: An analysis has been provided as part of the supporting Planning Justification Report which reviews available land for development in the Harriston Urban Centre. The report concluded that only 16.25% of the Harriston Urban Area remains available for development. 83.7% of the land in Harriston can be considered developed.

- b) That services of all kinds are or can be reasonably and economically provided to the proposed development;

Planning Comment: In terms of servicing, the proposed development is to be provided with municipal sewage and water supply services. Sufficient capacity is available to date, however this will form a condition of draft approval for the subdivision.

- c) That adequate development plans which indicate the type of development and facilities to be provided (such as, streets, schools, parks and shopping facilities) are or will be made available to the municipality;

Planning Comment: The proposed draft plan of subdivision provides multiple connections to existing streets, includes a park which will serve the development and the broader neighbourhood, and includes a large open space block.

- d) That the proposed development is contiguous to and is a logical extension of existing development;

Planning Comment: The subject property is located adjacent to an existing residential neighbourhood and has multiple street/road connections available.

- e) Any required impact studies have been completed.

Planning Comment: A list of supporting studies that have been submitted in support of the applications is provided above.

Planning Staff are satisfied that the requirements of Section 8.10.4 on the County official Plan regarding the re-designation of Future Development lands have been adequately addressed.

Core Greenlands

The primary purpose of the Core Greenlands designation on the subject property is to identify hazardous areas which pose a threat to property or human life or have inherent limitations to development (floodplain). Currently a large portion of the property is designated as Core Greenlands designation in the County of Wellington Official Plan. The applicant/owner has obtained a permit from the Maitland Valley Conservation Authority (MVCA) to place fill on a portion of the property which will result in a reduction in the floodplain on the property. The proposed Official Plan amendment revises the Core Greenlands designation on the property to reflect the future floodplain boundary. The MVCA has provided comments that they have no objections to the proposed Official Plan Amendment as once the placement of fill and grading has been completed in accordance with the permit the applications will be in conformance with the Natural Hazard policies of the PPS, 2020.

The land use schedule for the Harriston Urban Centre (A5-2) also includes a Regional and 100-Year Floodline. In conversation with MVCA Staff it was identified that the Official Plan schedule may not reflect the most up to date floodline mapping available (does not reflect 2018 Floodplain Study). Planning Staff note that the floodlines shown on Schedule A5-2 should be reviewed with the MVCA in the future. This review and update may take place as part of the County Official Plan review or as a future standalone amendment.

6. Public Meeting and Public Comments

The Town of Minto held the statutory public meeting on September 15, 2020. There were no members of the public in attendance, and no written comments were received from the public.

7. Agency Comments

Comments have been received from the following agencies:

- Bell Canada - no objection
- Hydro One - no objection
- Upper Grand District School Board – no objection
- Maitland Valley Conservation Authority – no objection
 - The subject property is affected by regulatory floodplain.
 - The subject property falls outside of the Harriston Special Policy area and therefore has proposed to fill to the Regional Event (Hurricane Hazel) as the floodproofing standard.

- An MVCA permit is required for all development within the floodplain and within 15 meters of the floodplain, based on the current floodplain boundary.
- A permit has been issued for the preparatory fill work.
- Future permits may be required, including the final SWM pond.
- Wellington Source Protection – no concerns

Town of Minto Council has passed a resolution of support for the Official Plan amendment application.

8. Draft Official Plan Amendment

Planning Staff have prepared a draft Official Plan Amendment. An excerpt from the amendment is attached as **Schedule 1** to this report.

The draft Official Plan Amendment proposes to re-designate the subject property from Future Development and Core Greenlands to Residential. The existing Core Greenlands designation on the property is proposed to be revised to reflect the reduction of the floodplain area on the property.

9. Conclusion

This proposal to re-designate the property to Residential and revise the Core Greenlands designation on the property to reflect the reduced floodplain on the property is consistent with provincial policy and conforms with the policies of the County Official Plan. The proposed Residential designation is compatible with neighbouring land uses and through the proposed draft plan of subdivision will be developed with a mix of housing types, provide public amenity space and facilitate street/road connections. The site will be serviced by municipal water and sewers. The proposal has received Municipal support and there are no outstanding public or agency concerns.

10. Recommendation:

That a by-law adopting County of Wellington Official Plan Amendment No. 115 be approved.

Respectfully submitted,



Curtis Marshall MCIP, RPP
Manger of Development Review

Attachment 1

Excerpt from Proposed County Official Plan Amendment 115
File OP-2020-02

PART B – THE AMENDMENT

All of this part of the document entitled **Part B – The Amendment**, consisting of the following text, constitutes **Amendment No. 115** to the County of Wellington Official Plan.

DETAILS OF THE AMENDMENT

The Official Plan of the County of Wellington is hereby amended as follows:

1. THAT **SCHEDULE A5-2 (Harriston)** is hereby amended by re-designating lands from FUTURE DEVELOPMENT and CORE GREENLANDS to RESIDENTIAL as identified on Schedule “A” of this amendment for the lands described as, Part of Lot 88, Concession ‘D’ (Minto), Part of Park Lots E & F Preston’s Survey ‘D’ (Minto) (Town of Harriston), Part of Lot 88, Concession ‘D’ (Geographic Township of Minto) Town of Minto, County of Wellington.

SCHEDULE ‘A’ OF WELLINGTON COUNTY OFFICIAL PLAN AMENDMENT NO. 115

