



**Strohvest Ontario Inc. Lands
Gerber Road, Wellesley**

Planning Justification Report

March 2022

Prepared for:

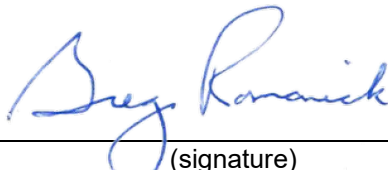
Strohvest Ontario

Prepared by:

Stantec Consulting Ltd.

**STROHVEST ONTARIO INC. LANDS GERBER ROAD, WELLESLEY
PLANNING JUSTIFICATION REPORT**

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Prepared by  _____
(signature)
Greg Romanick, MCIP, RPP
Senior Planner, Community Development

Reviewed and Approved by  _____
(signature)
Joe Harris, BES
Practice Lead, Community Development



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STROHVEST ONTARIO INC. LANDS GERBER ROAD, WELLESLEY PLANNING JUSTIFICATION REPORT

Introduction

1.0 INTRODUCTION

On behalf of our client, Strohvest Ontario Inc., Stantec Consulting Ltd. has prepared this Planning Justification Report in support of the Owner's Applications to the Township of Wellesley for a proposed Zoning By-law Amendment and to the Township and the Region of Waterloo for Draft Plan of Subdivision approval for lands along Gerber Road in the Township of Wellesley.

This Report outlines the nature of the Zoning By-law Amendment and Draft Plan of Subdivision applications, provides a review and analysis of the pertinent planning policies and regulations, summarizes the conclusions of several technical studies required to support the Applications, provides our planning analysis of the relevant issues and matters of consideration, and, provides a professional planning evaluation and recommendation. This Planning Justification Report is part of a "complete", comprehensive application package, which includes this supporting Planning Justification Report as well as reports/plans/elements as required through the Pre-Submission Consultation process, identified in the Record of Pre-submission Consultation (attached as Appendix 'A') and as discussed in Section 3.0 of this Report.

The appropriate Application Fees have been submitted concurrently with this complete Application.

This Planning Justification Report, together with the included plans, studies and documentation, demonstrate a "Complete" Application and address the requirements emanating from the Pre-submission Consultation Meeting held on December 17, 2020 and reflect and respond to comments received from Township of Wellesley and Regional Staff, stakeholders, and the public in the months of April/May 2021 in regard to a preliminary design concept as presented in an Enhanced Public Consultation process. This "Complete" Application package should be circulated to the relevant Township and Regional Municipality of Waterloo Departments and Planning Review Agencies, as necessary.



STROHVEST ONTARIO INC. LANDS GERBER ROAD, WELLESLEY PLANNING JUSTIFICATION REPORT

Site Description and Surrounding Land uses

2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

2.1 SUBJECT SITE

Lands owned by Strohvest Ontario Inc. (Strohvest) are located on Gerber Road, on the western edge of the serviced Village of Wellesley, as shown on Figure 1. The lands owned by Strohvest Ontario Inc. are legally described as Plan 1148, Part Lot 80, Registered Plan 58R-3548, Part 1, Township of Wellesley, Regional Municipality of Waterloo.

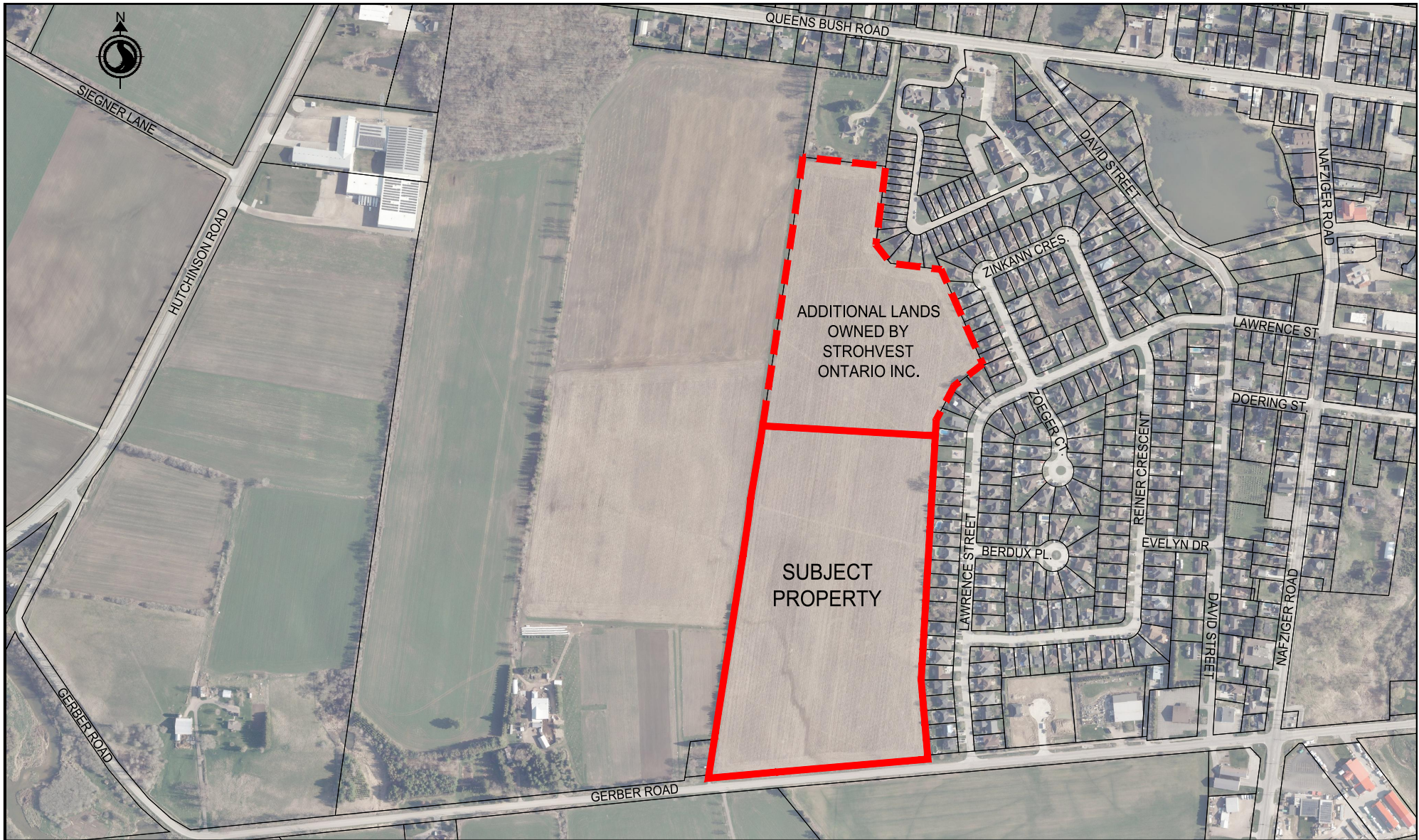
The area of all lands owned by Strohvest in this location, and as legally described above, are approximately 16.4 ha (40.5 acres) in area. The lands subject of these Applications i.e. the Subject Lands, is comprised of the southerly portion of the lands owned by Strohvest Ontario Inc. and is approximately 10.2 ha (25.2 acres) in size with about 310 metres (m) of frontage on Gerber Road.

The additional adjacent land owned by Strohvest in this location are approximately 6.2 ha (15.3 acres) in area and are shown as “Additional Lands Owned by Strohvest Holdings Inc” on Figure 1. These additional lands do not form part of these Zoning By-law Amendment and Draft Plan of Subdivision Applications as these lands have not been brought into the Wellesley Urban Area at this time.

The site is currently entirely utilized for agricultural purposes. The Strohvest lands slope gently from north to south. The high point is located towards the northeast corner of the lands with the low point being the south portion of the property at Gerber Road. The majority of the lands drain through a culvert under Gerber Road and ultimately to the Nith River to the south.



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Stantec Consulting Ltd.
100-300 Hagey Boulevard
Waterloo ON N2L 0A4
Tel: (519) 579-4410
www.stantec.com

Notes

Client/Project
STROHVEST ONTARIO INC.

WELLESLEY PROPERTY
GERBER ROAD

TOWNSHIP OF WELLESLEY, ON

Project No.
161413217

Title
LOCATION MAP

Revision
0

Reference Sheet
-

Date
2022.01.24

Figure No.
1

STROHVEST ONTARIO INC. LANDS GERBER ROAD, WELLESLEY PLANNING JUSTIFICATION REPORT

Site Description and Surrounding Land uses

2.2 SURROUNDING LANDS AND AREA

The site is bounded by single-detached residential development along Lawrence Street to the east, agricultural fields and residential further to the north and northeast, agricultural uses to the west and south of Gerber Road. Currently, agricultural vehicular access driveways exist from Gerber Road into the site. The closest intersection to the subject lands is Gerber Road and Lawrence Street to the east.



3.0 PRE-SUBMISSION CONSULTATION

A Pre-Submission Consultation Application was reviewed by Staff and Agencies and discussed at a Pre-Submission Consultation Meeting held on December 17, 2020. The Record of the Pre-Submission Consultation process is attached as Appendix 'A' to this Report.

The Record of Pre-Submission Consultation indicated that the following plans/studies, supporting documentation and/or matters would be required to form a “complete” Application for a Zoning By-law Amendment and Draft Plan of Subdivision:

- Completed Application Form and Fee(s)
- An Enhanced Preliminary Public Consultation process
- Planning Justification Report
- Archaeological Assessment
- Geotechnical Study
- Hydrogeological Assessment
- Preliminary Engineering Plan/Functional Servicing Report and Preliminary Stormwater Management Plan (including preliminary grading)
- Chloride Impact Assessment
- Species at Risk Assessment
- Noise Study (Traffic and Stationary)
- Development Phasing Plan

The feedback and direction received from the Pre-Submission Consultation Meeting and process, and as articulated in the Record of Pre-Submission Consultation, has been considered and addressed within this Planning Justification Report. As well, the above-noted required plans and drawings have been completed and submitted with the Applications for Zoning By-law Amendment and Draft Plan of Subdivision. Therefore, we believe that this submission represents a “complete” Application.



4.0 EXISTING LAND USE POLICY FRAMEWORK OVERVIEW

The following sub-sections identify the key areas of the existing Planning Policy and Regulatory Framework which we believe are most pertinent to be considered in relation to the proposed Draft Plan of Subdivision and Zoning By-law Amendment. Our Professional Planning Opinion as to how the proposed Draft Plan of Subdivision and Zoning By-law Amendment realize and comply with this Framework is discussed in Section 7.0 Planning Justification of this Report.

4.1 PROVINCIAL POLICY FRAMEWORK

4.1.1 Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS) sets a policy foundation for regulating the development and use of land; it provides direction on matters of provincial interest and supports the enhancement of the quality of life for all citizens of Ontario. The legislation requires that Planning Act applications must be “consistent with” the Provincial Policy Statement.

We have undertaken a detailed and comprehensive review of the 2020 PPS to understand the planning considerations and perspectives of these Provincial policies, to consider their direction and guidance, and to determine whether, in our Professional Planning Opinion, these Zoning By-law Amendment and Draft Plan of Subdivision Applications “are consistent with” the policy statements in this document (see Provincial Policy Review, section 1., attached as Appendix ‘B’).

As with most planning documents, the PPS notes that the entire policy document is to be read and considered in its entirety, with attention to specific policy language. The PPS recognizes the importance of regional and local municipal official plans in implementing these Provincial level plans.

The Provincial Policy Statement directs that proposed development represent an efficient land use pattern and contribute to, and sustain, healthy, liveable and safe community by accommodating a mix of residential types, including single-detached, semi-detached, multi-unit housing and park and open space that will assist in meeting long-term needs (1.1.1 a), b), d) and e)). The PPS also directs municipalities to ensure sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years (1.1.2) and Settlement Areas are to be the focus of growth (1.1.3.1). The PPS also directs that land and municipal servicing be efficiently used (1.1.3.2 a) & b)) and that the design encourage active transportation (1.1.3.2 e)). The PPS requires that a more compact urban form and intensification be promoted (1.1.3.4) and that new development should occur adjacent to the existing built-up area (1.1.3.6). The PPS also encourages provision of adequate housing supply (1.4.1 a)), complimented with the provision of adequate parkland and trails (1.5.1 a)), with adequate implementation of necessary municipal servicing (1.6.6.7, 2.2) and transportation systems (1.6.7.3) all contributing to the long-term economic prosperity of the community (1.7.1 a) through d)).



STROHVEST ONTARIO INC. LANDS GERBER ROAD, WELLESLEY PLANNING JUSTIFICATION REPORT

Existing Land Use Policy Framework Overview

4.1.2 Growth Plan for Greater Golden Horseshoe, 2020

The 2020 Growth Plan for the Greater Golden Horseshoe (Growth Plan) implements Provincial Interest in building stronger, prosperous communities by managing growth of the Greater Golden Horseshoe to the planning horizon of 2041.

As with the Provincial Policy Statement, we have undertaken a detailed and comprehensive review of the 2020 Growth Plan to understand the planning considerations and perspectives of these Provincial policies, to consider their direction and guidance, and to determine whether, in our Professional Planning Opinion, these Zoning By-law Amendment and Draft Plan of Subdivision Applications “are consistent with” the policies in these documents and the overall intent of the Growth Plan (see Provincial Policy Review, section 2., attached as Appendix ‘B’).

The Growth Plan is to be read and considered in its entirety, with attention to specific policy language. The Growth Plan also recognizes the importance of regional and local municipal official plans in implementing these Provincial level plans.

The Growth Plan directs municipalities to comprehensively plan and accommodate growth (2.2.1.1), realize complete communities with a diverse mix and range of housing (2.2.1.4 a) & b)), and support housing choice and a mix of unit sizes to accommodate a diverse range of household sizes and incomes (2.2.6.1 a) and 2.2.6.3). New development should incorporate options for active transportation (i.e. supporting modes of transportation other than the car) (3.2.2.2 b)).

4.2 LOCAL POLICY AND REGULATORY FRAMEWORK

4.2.1 Region of Waterloo Official Plan, 2031

Within the Regional Official Plan (ROP), the Subject Lands are designated as within the Township Urban Area Boundary and are designated as Township Designated Greenfield Area, through approval of Regional Official Plan Amendment No. 3 in July 2020 - see Figure 2-Regional Official Plan (as approved within Regional Official Plan Amendment No. 3). The Subject Lands are also identified in the ROP as being located within Wellhead Protection Sensitive Area 5 (WPSA 5).

The ROP's Vision is to foster thriving, livable, sustainable, integrated, compact, mixed-use communities which are distinctive in character. The ROP also identifies the Region's role as being to ensure conformity with the Regional Official Plan and to exercise delegated Provincial development review responsibilities including to ensure land use planning decisions are consistent with Provincial Plans and Policies.

Key goals within Chapter 2-Shaping Waterloo Region's Urban Communities are to achieve balanced growth, the realization of complete communities, and, make efficient use of existing infrastructure and human services.



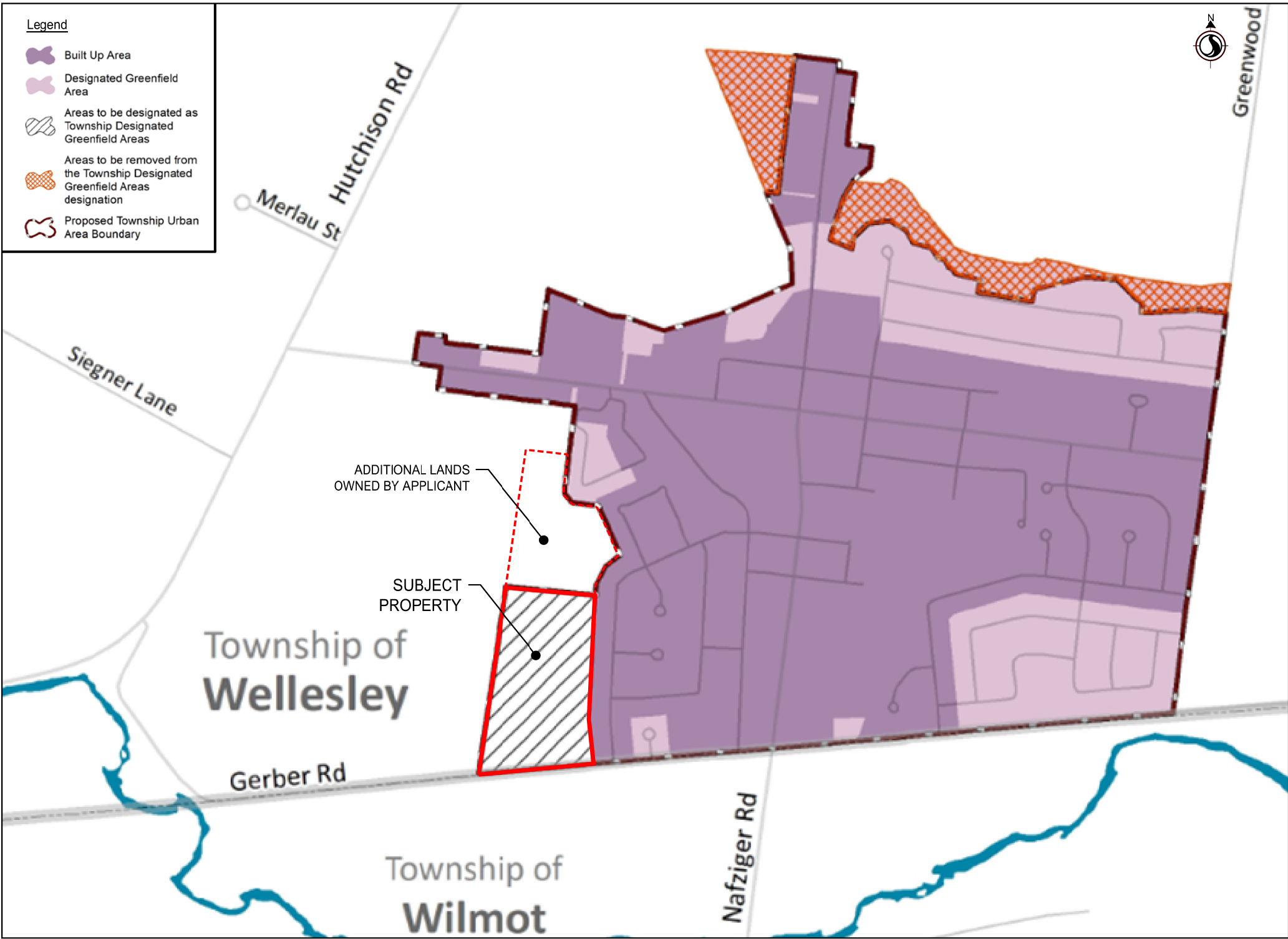


Figure 2 - Regional Official Plan (as approved within Region Official Plan Amendment No. 3)

STROHVEST ONTARIO INC. LANDS GERBER ROAD, WELLESLEY PLANNING JUSTIFICATION REPORT

Existing Land Use Policy Framework Overview

The Countryside Line, as designated on Map 7 of the ROP, represents the long-term boundary between the existing Township Urban Area and the countryside. The Countryside Line generally runs along Gerber Road, south of the Subject Lands, and generally along Hutchinson Road well to the west of the Subject Lands. As part of the Region's Planned Community Structure, the Subject Lands being part of the Wellesley Urban Area are inside the Countryside Line. Lands designated Township Urban Area, as the Subject Lands are, are intended to serve as the primary focus for non-city area growth within the planning horizon of the ROP i.e. 2031 (2.B.5).

Policy 2.D.1 of the ROP indicates that in reviewing development applications (such as the proposed Zoning By-law Amendment and Draft Plan of Subdivision), the Region will seek to ensure that proposals support the Planned Community Structure, create complete communities with development patterns and densities that contribute to an appropriate mix of land uses, support active transportation modes such as walking and cycling, protect the natural environment including surface and groundwater, promote building orientations that conserve energy and use of alternative and/or renewable energy systems, and, respect the scale, physical character and context of established neighbourhoods.

New developments in the Township Designated Greenfield Area designation shall conform with Policy 2.E.6 in the ROP. Policy 2.E.6 references Policy 2.D.17 which in turn references back to Policy 2.D1 and also directs that development establish a network of continuous sidewalks, community trails and bicycle pathways that provide direct, safe, comfortable and convenient linkages within the new neighbourhood and externally to other neighbourhoods including linkages to employment areas, school sites, food destinations and community facilities (2.D.17 c)). Policy 2.D.17 d) adds that new developments should provide required land dedications and pedestrian amenities to support walking and cycling.

Policy 2.E.6 b) i) requires new development in Township Designated Greenfield Areas to meet or exceed a minimum density of 45 residents and jobs combined per hectare.

Chapter 3 of the ROP promotes livability within the Region. Objectives include planning for an appropriate range and mix of housing, providing choices for all income groups (Objective 3.1) and increase transportation opportunities for pedestrians and cyclists (Objective 3.2). Policy 3.A.5. indicates that for a development application proposing residential uses on a site containing two hectares, a minimum of 30 per cent of new residential units are to be in forms other than single-detached and semi-detached units, such as town homes; this Policy applies to this 10.2 ha (25.2 acres) of the Subject Lands.

Policies in Section 3.B-Walking and Cycling in the ROP encourage the provision of facilities to encourage walking and cycling and Municipalities are encouraged to enhance pedestrian and cycling environments including through securing dedications for trail corridors (3.B.3 e)). Policy section 3.D.1 relating to energy conservation encourages plans which promote walking and cycling, provide for the opportunity to building orientations which could use alternative and/or renewable energy systems, and, optimize the use of existing physical and community infrastructure.



STROHVEST ONTARIO INC. LANDS GERBER ROAD, WELLESLEY PLANNING JUSTIFICATION REPORT

Existing Land Use Policy Framework Overview

Chapter 8 of the ROP relates to Source Water Protections. The Subject Lands are designated Wellhead Protection Sensitive Area 5 (WPSA 5).

As with the Provincial Policy Statement and the Growth Plan, in reviewing and considering the Regional Official Plan (ROP) the entire policy document needs to be read and considered in its entirety with attention to specific policy language.

4.2.2 Township of Wellesley Official Plan, August 2015 Consolidation (as further modified by Township Official Plan Amendment No. 10 - approved October 8, 2020)

The Township of Wellesley Official Plan sets out land use policy for growth and development in the Township. The Official Plan identifies suitable locations and development requirements for various types of land uses. These land uses include residential, commercial, institutional, open space, and agricultural.

The Official Plan's Vision, Goals, Objectives, and policies encourage the development of a desirable community that is safe, efficient and economical for all Wellesley residents.

The Official Plan has a variety of policies regarding topics such as:

- Housing
- Land use compatibility
- Transportation planning
- Infrastructure and servicing
- Storm water management
- Environmental management
- Cultural heritage

The Subject Lands are located inside the Countryside Line in the Township of Wellesley Official Plan. Policy 2.6.1 indicates that the Countryside Line represents the long-term boundary between the existing Wellesley Urban Area and the Countryside. The Subject Lands are designated Wellesley Urban Area, Urban Residential and Designated Greenfield Area and are subject to Special Policy 2.7.9.1, as modified by Official Plan Amendment No. 10 (approved October 8, 2020) - see Figure 3-Existing Official Plan (as approved within Township Official Plan Amendment No. 10) Gerber Road is designated as a Township Road. As in the Regional Official Plan, the Wellesley Official Plan also designates a portion of the Subject Lands as Source Water Protection Area 5 (WPSA-5).



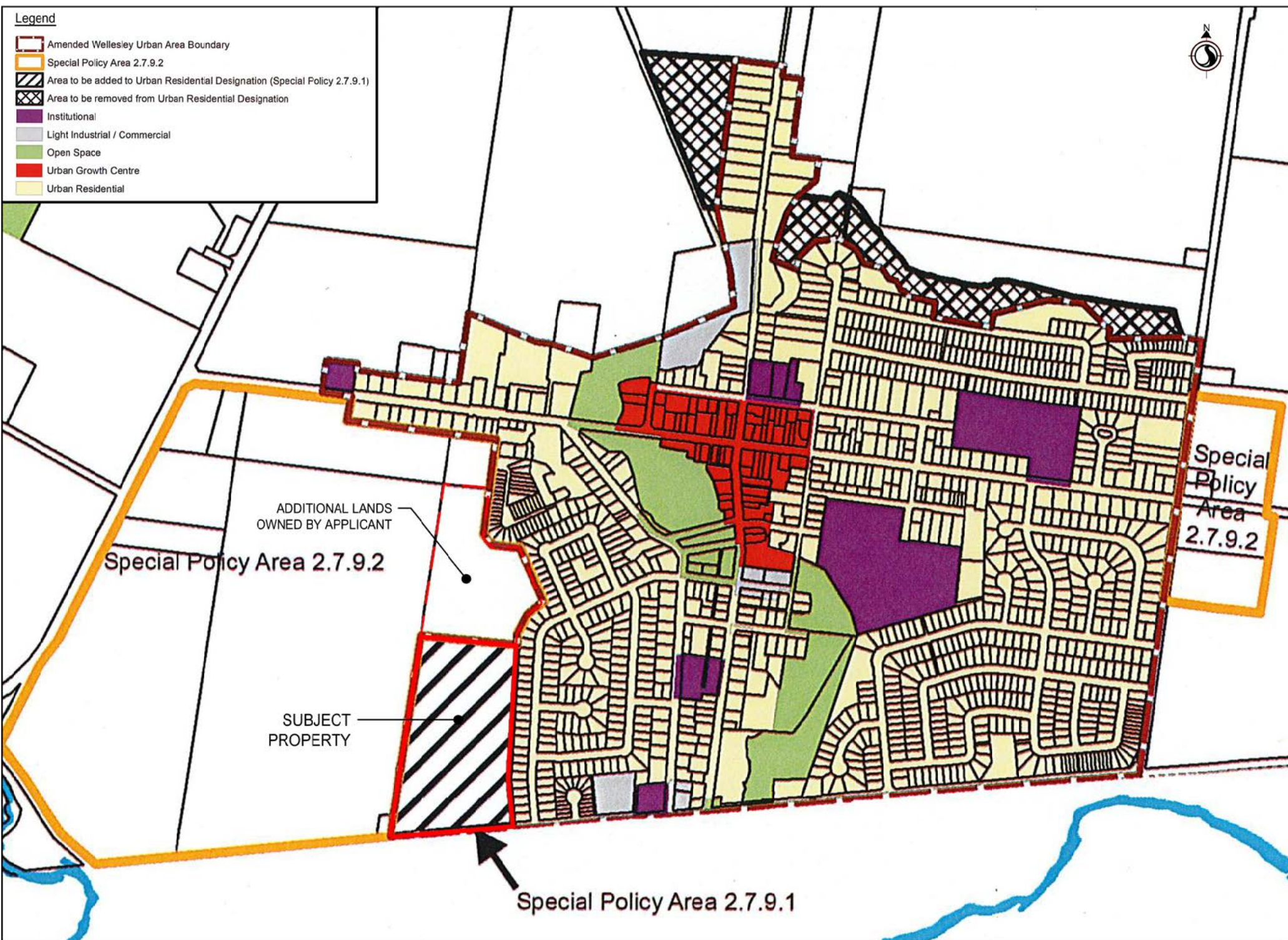


Figure 3 - Existing Official Plan (as approved within Township Official Plan Amendment No. 10)

STROHVEST ONTARIO INC. LANDS GERBER ROAD, WELLESLEY PLANNING JUSTIFICATION REPORT

Existing Land Use Policy Framework Overview

In October 2020, the Subject Lands were approved through adoption of Region Official Plan Amendment No. 3 and Township Official Plan Amendment No. 10 as Urban Residential lands to accommodate expansion in the Wellesley Settlement. Special Policy 2.7.9.1 notes that such lands may be developed at any time subject to:

- a community planning process including enhanced public consultation
- consideration of urban form and density
- community connectivity for vehicular and active transportation
- that open space and low impact urban design be incorporated into a plan of subdivision.

Policy in the Official Plan indicates that the Wellesley Urban Area is intended to accommodate a broad range and mix of land uses and serve as the primary focus for population and employment growth in the Township to the year 2031 (2.7.1). Future development within the Wellesley Urban Area will occur within the Designated Greenfield Area (as the Subject Lands are designated) and in Wellesley's Built-up Area through reurbanization (2.1).

Policy 2.7.1.2 indicates that in reviewing development applications (such as this request), the Township will seek to ensure that proposals support the Planned Township Structure, utilizes municipal water and wastewater services, contributes to the creation of complete communities that support walking and cycling, and respects the scale, physical character and context of established neighbourhoods.

The Designated Greenfield Area designation, which applies to the Subject Lands, requires that development applications conform to Section 2.D of the Regional Official Plan (ROP) and also that such proposed developments realize a density of 45 residents per hectare.

The Urban Residential designation, which also applies to the Subject Lands, are areas where the predominant use of land is for housing and related land uses. The purpose of the Urban Residential designation is to provide for a range of residential and accessory uses to accommodate current and future residential demands (2.7.6). A mix of housing types and densities are encouraged. Section 4.2.2 requires sites over two hectares to contain a minimum of 30% of lots/ residential dwelling units in forms other than single detached and semi-detached.

The Township's Housing Policies indicate that the Township will maintain the ability to accommodate residential growth for a minimum of 10 years (4.1.1) and land suitability serviced, zoned and within approved plans of subdivision to meet density targets and provide for at least a three-year supply of residential units (4.1.2). Policy 4.1.3 indicates that the Township will give priority to the approval of development applications which provide housing types needed in the community.



STROHVEST ONTARIO INC. LANDS GERBER ROAD, WELLESLEY PLANNING JUSTIFICATION REPORT

Existing Land Use Policy Framework Overview

4.2.3 Township of Wellesley Zoning By-Law 55-86

The Zoning By-law currently zones the lands as General Agricultural A1-17 within Wellesley Settlement Boundary in the Township of Wellesley Zoning By-law-see Figure 4 - Existing Zoning. The '17' suffix relates to site specific provisions which provide for a minimum lot area of 15.9 ha and a minimum frontage of 196 m. The property as currently owned by Strohvest Ontario Inc, conform to these site-specific regulations.

The requested Zoning for the Subject Lands as per this Zoning By-law Amendment Application is discussed in detail in Section 5.2.1.



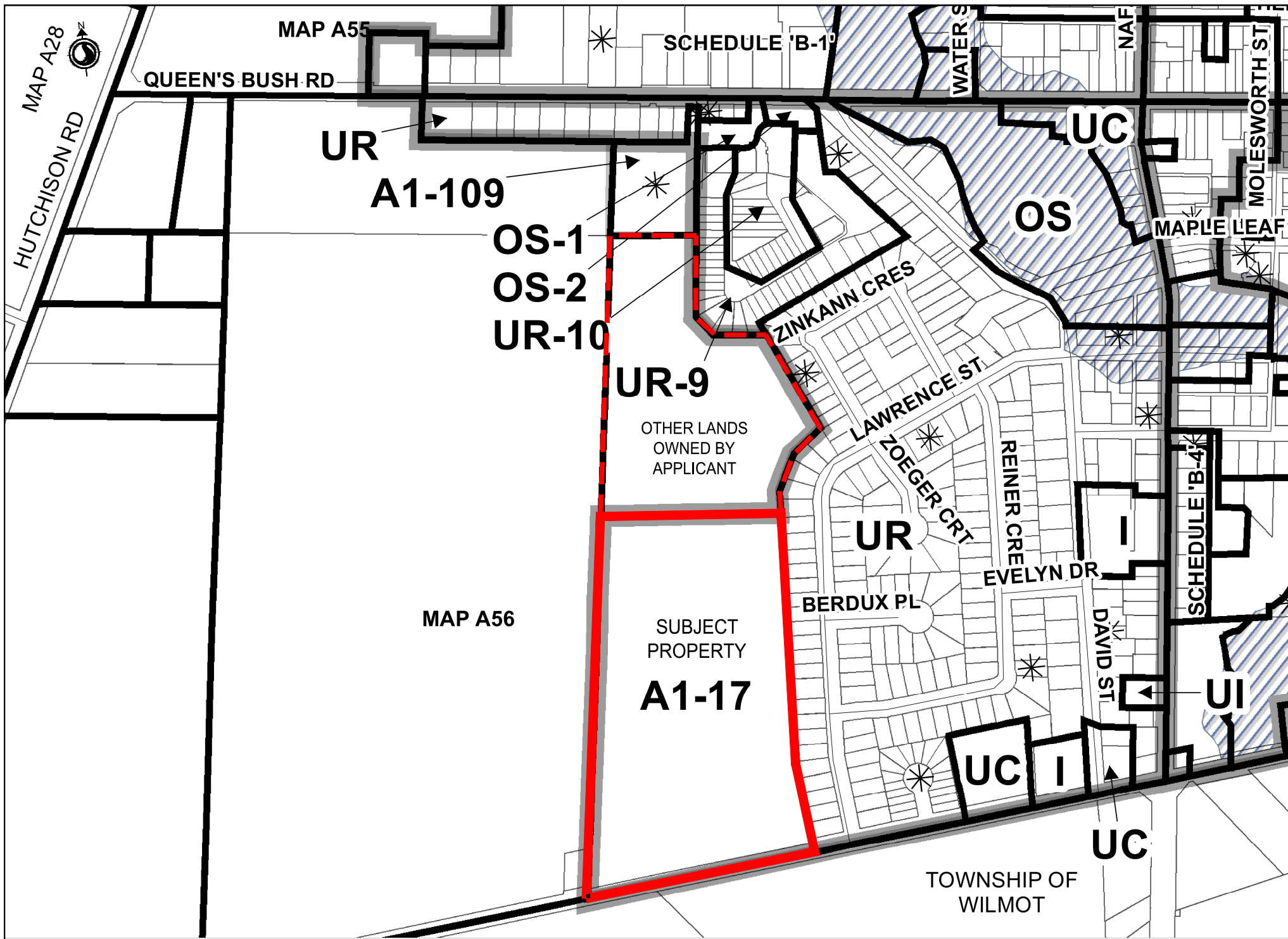


Figure 4 - Existing Zoning

5.0 PROPOSAL AND APPLICATIONS

The applicant is proposing a 166-unit residential development on 10.2 hectares of land with a range of housing types including single detached, semi-detached and townhouse dwellings. Plan of Subdivision and Zoning By-law Amendment applications are required and being requested for the proposed residential development. The proposed residential subdivision would also include a 0.518 ha (1.3 acre) neighbourhood park, a 0.270 ha (0.7 acre) linear parkway along the west side of the proposed subdivision, interconnected with two walkway blocks, as well as a 1.087 ha (2.7 acre) stormwater management facility/open space block (see Figure 5 Proposed Zoning By-law Amendment on Page 5.2 and Figure 6 Proposed Draft Plan of Subdivision on Page 5.11 ahead in this Report)

5.1 VISION OF THE PROPOSAL

The vision of the development proposal is to provide a variety of much needed residential housing within the Township and the Village of Wellesley in a manner that integrates seamlessly with the existing community. The proposal is intended to foster a healthy and complete community and provide a setting which encourages social interaction and the development of community. This is achieved through a neighbourhood design that encourages walking and recreational activity through provision of parkland, walkways and open space(s).

The north-south linear park is intended to provide a significant community urban design feature. The vision of this linear park is that in time, it could be widened by acquiring additional land immediately adjacent to the west. Such a linear parkway could one day provide the setting for a major north-south community trail from Gerber Road to Queen's Bush Road. Such a facility would provide for walking and cycling opportunities for all areas residents. It would provide multi-modal access to the future, planned sportsplex along Queens Bush Road. Such a major north-south community trail could be joined by community trail segments around and within the Village of Wellesley.

5.2 APPLICATIONS

5.2.1 Zoning By-Law Amendment Request

The Zoning By-law Amendment being requested is to change the zoning on the subject lands from the current Agriculture-A Zone, with Site-Specific Provisions, to:

1. The Urban Residential (UR) Zone with site specific provisions for lands along proposed Street 'B', applying to lots backing onto existing Lawrence Street lots
2. The Urban Residential Two (UR2) with site specific provisions for residential lands elsewhere in the proposed subdivision
3. The Open Space (OS-4) Zone to apply to proposed neighbourhood and linear parkland and the proposed stormwater management facility.

The proposed Zoning is illustrated on Figure 5 - Proposed Zoning By-law Amendment.



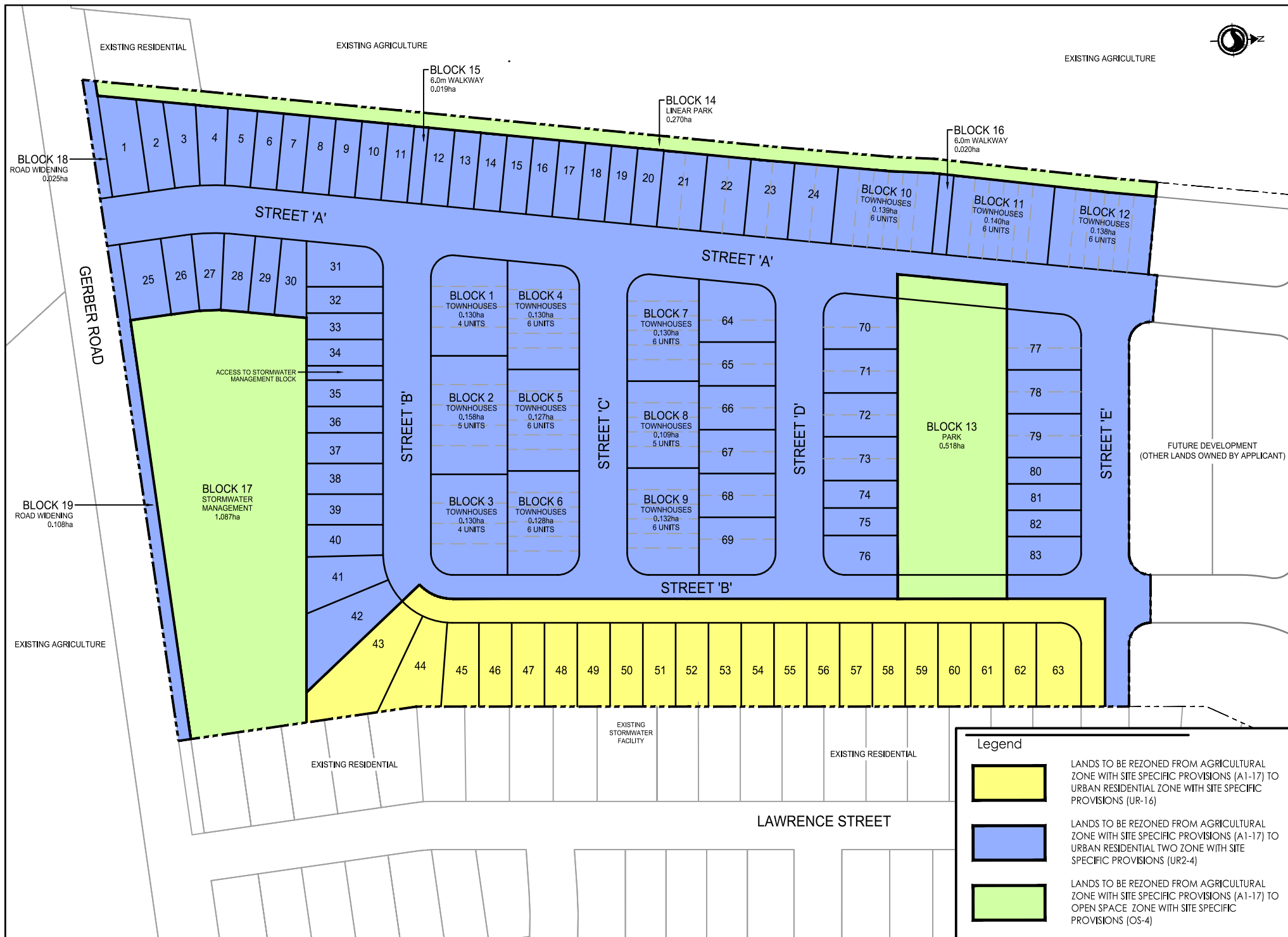


Figure 5 - Proposed Zoning By-law Amendment

STROHVEST ONTARIO INC. LANDS GERBER ROAD, WELLESLEY PLANNING JUSTIFICATION REPORT

Proposal and Applications

The Tables below illustrate the Proposed Zoning being requested through this Application, which is based on using the existing Urban Residential (UR), Urban Residential Two (UR2) and Open Space (OS-4) Zones from the Township's current Zoning By-law No. 28/2006, with site specific regulations to address context specific needs.

Table 1 – Proposed Zoning – Urban Residential Zone (UR)

Zoning Regulations	Urban Residential Zone (UR)	<u>PROPOSED:</u> Urban Residential Zone with Site Specific Provisions (UR-16)
Permitted Uses	Single-Detached Dwelling; Semi-Detached Dwelling; Converted Dwelling; Duplex Dwelling; Group Home; Bed and Breakfast; Home Occupation; Additional Detached Dwelling Unit; Additional Attached Dwelling Unit; Accessory uses to the above permitted uses, including Residential Greenhouses	Single-Detached Dwelling; Semi-Detached Dwelling; Converted Dwelling; Duplex Dwelling; Group Home; Bed and Breakfast; Home Occupation; Additional Detached Dwelling Unit; Additional Attached Dwelling Unit; Accessory uses to the above permitted uses, including Residential Greenhouses
Minimum Lot Area	Single-Detached Dwellings - 510m ² Converted Dwellings and Two-Unit Dwellings - 560m ² Semi-Detached (per Dwelling Unit) - 275m ²	Single-Detached Dwellings - 475m² Converted Dwellings and Two-Unit Dwellings - 560m ² Semi-Detached (per Dwelling Unit) - 275m ²
Minimum Lot Frontage	Single-Detached, Converted and Duplex Dwellings - 12.0m Semi-Detached Dwellings - 18.0m	Single-Detached, Converted and Duplex Dwellings - 12.0m Semi-Detached Dwellings - 18.0m
Maximum Building Height	10.5m	10.5m
Minimum Floor Area	100.0m ²	100.0m ²
Maximum Lot Coverage	50% (Primary Use)	50% (Primary Use)
Minimum Front Yard Depth	6.0m	6.0m



**STROHVEST ONTARIO INC. LANDS GERBER ROAD, WELLESLEY
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Zoning Regulations	Urban Residential Zone (UR)	<u>PROPOSED:</u> Urban Residential Zone with Site Specific Provisions (UR-16)
Minimum Side Yard Depth	Dwellings situated on an Interior Lot - 1.2m plus 0.5m for each additional or partial storey above the first story Dwelling situated on a Corner Lot - 6.0m (Exterior Side Yard)	Dwellings situated on an Interior Lot - 1.2m plus 0.5m for each additional or partial storey above the first story Dwelling situated on a Corner Lot - 4.5m (Exterior Side Yard)
Minimum Rear Yard Depth	7.5m	7.5m
Supplemental Regulations - Residential Greenhouses	a) The total coverage of all accessory buildings shall not exceed 10%. b) Residential greenhouses shall not be located within the required two (2) metres of any main building. c) Residential greenhouses shall not be located closer than one (1) metre from any interior or rear lot line. d) Residential greenhouses shall not exceed 4.5 metres in height.	a) The total coverage of all accessory buildings shall not exceed 10%. b) Residential greenhouses shall not be located within the required two (2) metres of any main building. c) Residential greenhouses shall not be located closer than one (1) metre from any interior or rear lot line. d) Residential greenhouses shall not exceed 4.5 metres in height.

*Note: **BOLD TEXT** - Denotes Site Specific Provisions to the requested Urban Residential (UR) Zone*

Table 2 – Proposed Zoning – Urban Residential Two Zone (UR2)

Zoning Regulations	Urban Residential Two Zone (UR2)	<u>PROPOSED</u> Urban Residential Two Zone with Site Specific Provisions (UR2-4)
Permitted Uses	Townhouse Dwelling; Semi-Detached Dwelling; Triplex Dwelling; Fourplex Dwelling; Home Occupation; Bed and Breakfast; Additional Detached Dwelling Unit; Additional Attached Dwelling Unit; Accessory uses to the above permitted uses.	Single-Detached Dwelling; Townhouse Dwelling; Semi-Detached Dwelling; Triplex Dwelling; Fourplex Dwelling; Home Occupation; Bed and Breakfast; Additional Detached Dwelling Unit; Additional Attached Dwelling Unit; Accessory uses to the above permitted uses.



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Zoning Regulations	Urban Residential Two Zone (UR2)	PROPOSED Urban Residential Two Zone with Site Specific Provisions (UR2-4)
Minimum Lot Area	Semi-Detached Dwelling - 275m ² Townhouse (per Dwelling Unit) - 175m ² Triplex - 750m ² Fourplex - 850m ²	Single-Detached Dwelling - 340m² Semi-Detached Dwelling - 275m ² Townhouse (per Dwelling Unit) - 175m ² Triplex - 750m ² Fourplex - 850m ²
Minimum Lot Frontage	Semi-Detached Dwelling - 18.0m (Interior Lot) 21.0m (Corner Lot) Townhouse - 9.0m (Interior Lot), 12.0m (Corner Lot) Triplex - 18.0m Fourplex - 21.0m	Single-Detached Dwelling - 11.0m (Interior Lot), 15.5m (Corner Lot) Semi-Detached Dwelling - 18.0m (Interior Lot) 21.0m (Corner Lot) Townhouse - 6.0m (Interior Lot), 9.0m (Corner Lot) Triplex - 18.0m Fourplex - 21.0m
Maximum Building Height	9.0m	10.5m
Minimum Floor Area (per Dwelling Unit)	Semi-Detached Dwelling and Townhouse - 100m ² Triplex and Fourplex - 70m ²	Single-Detached Dwelling - 100m² Semi-Detached Dwelling and Townhouse - 80m² Triplex and Fourplex - 70m ²
Minimum Front Yard Depth	6.0m	6.0m



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Zoning Regulations	Urban Residential Two Zone (UR2)	PROPOSED Urban Residential Two Zone with Site Specific Provisions (UR2-4)
Minimum Side Yard Depth	Interior Side Yard - Equal to one-half (1/2) building height but in no case less than 3 metres where there is an exterior wall and 0 metres where there is a common wall. Exterior Side Yard - 6.0m	<p>Single-Detached Dwelling: Interior Side Yard - 1.2m plus 0.5m for each additional or partial storey above the first story Exterior Side Yard - 4.5m</p> <p>Semi-Detached Dwelling: Interior Side Yard - 1.2m plus 0.5m for each additional or partial storey above the first story Exterior Side Yard - 4.5m</p> <p>Townhouse: Interior Side Yard - 1.5 metres where there is an exterior wall and 0 metres where there is a common wall. Exterior Side Yard - 3.0m</p> <p>Triplex: Interior Side Yard - 1.5 metres where there is an exterior wall and 0 metres where there is a common wall. Exterior Side Yard - 3.0m</p> <p>Fourplex: Interior Side Yard - 1.5 metres where there is an exterior wall and 0 metres where there is a common wall. Exterior Side Yard - 3.0m</p>
Minimum Rear Yard Depth	7.5m	7.5m
Maximum Lot Coverage	40%	<p>Townhouse Dwelling - 55%</p> <p>All Other Permitted Uses - 50%</p>
Minimum Landscaped Open Space	30%	30%

Note: **BOLD TEXT** - Denotes Site Specific Provisions to the requested Urban Residential Two (UR2) Zone



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Table 3 – Proposed Zoning – Open Space Zone (OS)

Zoning Regulations	Open Space Zone (OS)	Proposed Open Space Zone with Site Specific Provisions (OS-4)
Permitted Uses	Agricultural Uses (not including the keeping of livestock); Campground; Conservation Area; Fairgrounds; Forestry Use; Golf Course (but not including miniature golf course as main use); Recreational Uses; Public or Private Parks; Parking Areas (public); Public Utility Facilities and Services; Buildings and Structures accessory to the above uses; Accessory uses to the above permitted uses.	Agricultural Uses (not including the keeping of livestock); Campground; Conservation Area; Fairgrounds; Forestry Use; Golf Course (but not including miniature golf course as main use); Recreational Uses; Public or Private Parks; Parking Areas (public); Public Utility Facilities and Services; Stormwater Management Facility; Buildings and Structures accessory to the above uses; Accessory uses to the above permitted uses.
Minimum Lot Area	4000.0m ²	4000.0m ²
Minimum Lot Frontage	30.0m	30.0m
Minimum Lot Coverage	20%	20%
Maximum Building Height	10.5m	10.5m
Minimum Yard Depths and Widths	7.5m	7.5m

Note: **BOLD TEXT** - Denotes Site Specific Provisions

ADDITIONAL NOTE: It is also proposed that the balance of the Strohvest Ontario Inc. lands not within the proposed Draft Plan of Subdivision continue to be zoned Agricultural (A1) and that site-specific provisions be incorporated to recognize the remaining land area at 6.2 ha (approximately 15.3 acres) with a minimum road frontage of 20 m (recognizing the road width of Streets 'A' and 'B')-see discussion on this matter in sub-section 5.2.1.5 on Page 5.9.

5.2.1.1 General Comments

The proposed zoning is based on existing Zone categories within the Township of Wellesley Zoning By-law No. 28/2006. Generally, it was our goal to use existing Zone categories as they exist to the greatest extent possible, however, a few amendments to the proposed “base” Zones are proposed as site-specific exemptions. There are a few reasons why the several site-specific exemptions are being requested and these reasons are discussed in the following sub-sections.



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A key driver for the proposed lot layout, lot types (i.e. single-detached, semi-detached, townhouse) and numbers and mix of lot types is Regional and Township Official Plan Policy. Policy 3.A.5. of the Regional Official Plan, and, Policy 4.2.2 a) of the Township of Wellesley Official Plan require that a minimum of 30 per cent of new residential units are to be in forms other than single-detached and semi-detached units, such as townhomes. The mix of unit types in the proposed Draft Plan of Subdivision is approximately 60% of proposed lots are single-detached and semi-detached, while approximately 40% are townhomes.

Section 2.D of the Regional Official Plan (ROP) and Policy 2.E.6 b) i) of the Wellesley Official Plan requires that new development in Township Designated Greenfield Areas to meet or exceed a minimum density of 45 residents and jobs combined per hectare. The proposed Draft Plan of Subdivision yields a density of approximately 48.5 persons per hectare.

The mix of lots by types and sizes is driven by balancing these Official Plan Policy requirements and the fact that larger (i.e. less dense) single-detached lots are proposed backing onto the existing single-detached lots on Lawrence Street.

5.2.1.2 Proposed Residential Zoning on Single-Detached Lots Backing onto Existing Single-Detached Lots on Lawrence Street

The lots along Street 'B' are the largest lots proposed in the subdivision being typically 13.7 m (approximately 45 ft.) in width and 35 m (approximately 115 ft.) deep. This has been done to blend and transition with existing lots along Lawrence Street which have on average 17.4m (approximately 57 ft.) width and 39.6 m (approximately 130 ft.) depth. The proposed lots along Street 'B' are quite large by today's standards.

It is important to note that the proposed lot size for these single-detached lots backing onto existing single-detached lots on Lawrence Street were chosen in part because they are of a size needed and more affordable in today's market, and also because going to a larger size would reduce density along this stretch of Street 'B' requiring that other portions of the proposed subdivision would have to make up the density by either incorporating smaller single-detached or semi-detached lots or more townhouse lots. The planning justification for the proposed lot sizes here is to provide a reasonable transition of lot sizes from the existing Lawrence Street area and to incorporate a reasonable balance of types and sizes of lots throughout the proposed subdivision.

In terms of the proposed Zoning for these lots situated along the east side of Street 'B', the applicant is proposing the Urban Residential (UR) Zone with three site-specific provisions as follows:

1. It is proposed to delete semi-detached and duplex dwellings as permitted uses so that only single-detached type dwellings will be built to complement existing/neighbouring single-detached dwellings along Lawrence Street;
2. A moderately smaller minimum lot area for single-detached dwelling lots to match the size of the proposed lots;



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3. A slightly reduced external sideyard setback on the one and only corner lot within this proposed Zone which will be where Street 'B' intersects with Street 'E'. Again, such a sideyard as proposed is common in today's marketplace.

5.2.1.3 Proposed Residential Zoning in Other Areas of the Proposed Subdivision

It is proposed that all other residential portions of the proposed subdivision be zoned Urban Residential Two (UR2), again with a few site-specific provisions. The UR2 Zone is the Township's zone which permits semi-detached, duplex and townhouse dwellings.

In terms of the proposed Urban Residential Two (UR2) Zoning, the applicant is proposing two (2) site-specific provisions as follows:

1. It is proposed to permit single-detached dwelling lots to allow for the 45 smaller lot single-detached dwelling lots proposed within the subdivision; again, the proposed smaller lots are needed to achieve the required density; the smaller single-detached dwelling lots proposed within the subdivision vary in lot width from 11.0 m (approximately 26 ft.) to 12.8 m (approximately 42 ft.) (NOTE: Lots 1 and 25 have generally greater lot widths of 15.5 m and 17.3 m respectively due to the fact that they are corner lots);
2. Several minor reductions in the frontage, minimum lot area, floor area, sideyard and lot coverage are proposed which would accommodate housing product at today's standard and housing product which is comparatively more affordable.

5.2.1.4 Proposed Open Space (OS-4) Zoning

It is proposed to apply the Open Space (OS-4) Zone to the proposed neighbourhood and linear parkland and to the proposed Stormwater Management Facility. The only site-specific provision being proposed in terms of this Zone is to allow a Stormwater Management Facility.

5.2.1.5 Site Specific Zoning on Remaining Lands Owned by Strohvest Ontario Inc.

Today, the Strohvest Ontario Inc. lands are zoned Agricultural (A1) with Site-Specific Provision 17 which allows a minimum Lot Area of 15.9 acres (recognizing the existing size of the property) and a Minimum Lot Frontage of 196 m reflecting the property's current frontage along Gerber Road.

We are proposing that the balance of the Strohvest Ontario Inc. lands not within the proposed Draft Plan of Subdivision continue to be zoned Agricultural (A1) and that the site-specific provisions be replaced to recognize the remaining land area at 6.2 ha (approximately 15.3 acres) with a minimum road frontage of 20 m (recognizing the road width of Streets 'A' and 'B'), either of which could be used to access the remaining lands owned by the Applicant. It is the intent of Strohvest Ontario Inc. to continue to farm the additional 6.2 ha (approximately 15.3 acres) of land not within the proposed subdivision until some future time as these additional lands can be developed for residential purposes.



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5.2.2 Draft Plan of Subdivision Request

The applicant is proposing a Draft Plan of Subdivision comprised of lotting to accommodate 166 residential dwelling units on 10.2 hectares, including single detached, semi-detached and townhouse dwellings. The street pattern is a modified grid-block plan with connections to Gerber Road and Lawrence Street. The Draft Plan of Subdivision is attached to this Report within Appendix 'C' and a diagrammatic version is shown here in Figure 6.





Figure 6 - Proposed Draft Plan of Subdivision

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The Plan includes provision of a 0.518 ha (1.3 acres) central neighbourhood park and a 0.270 ha (0.7 acres) north-south linear park along the west side of the proposed subdivision for a total parkland dedication amount of 0.788 ha (almost 2 acres). The proposed parkland represents 7.7% of the proposed development area- this amount exceeds the required 5% parkland dedication as required under the Planning Act for such a subdivision. This dedication amount represents approximately 4.8% of the entire land holding of Strohvest Ontario Inc. (i.e. based on the area of all of the lands owned by Strohvest Ontario Inc. as shown on Figure 1 - Location Map; shown as Subject Property AND Additional Lands Owned by Strohvest Ontario Inc.). We believe that the inclusion of the north-south linear parkway along the west side of the proposed subdivision is a key urban design feature of the Plan which enhances the subdivision design and also provides for the future potential of a major Town-wide community trail system within a wider linear parkway-thereby creating a significant Town recreational asset and defining urban design feature.

The Subdivision Plan is designed to allow for feasible provision of full municipal services (i.e. wastewater, water, stormwater and utilizes) to the Township's standards. The Plan include provision of a 1.087 ha (2.7 acre) stormwater management block which will provide control of stormwater volumes and quality, and which will be landscaped to create a generally naturalized open space amenity in the area.

As noted above, the proposed road layout is a modified grid pattern meeting the Township's standards. The proposed road width of 20 m will accommodate sidewalks on both sides of the street. As well, the east-west alignment of Streets 'C', 'D', 'E' and part of Street 'B' results in many of the proposed lots having either front or rear facing southerly exposure which provides the opportunity to utilize passive or active solar gain systems.

As discussed above in the discussion of proposes Zoning (see Sub-section 5.2.1.1 General Comments), a key driver for the proposed lot layout, lot types (i.e. single-detached, semi-detached, townhouse) and numbers and mix of lot types is Regional and Township Official Plan Policy. These policies require that a minimum of 30 per cent of new residential units are to be in forms other than single-detached and semi-detached units, such as townhomes, and that a minimum density of 45 residents and jobs combined per hectare be realized.

The mix of lots by types and sizes is driven by balancing these Official Plan Policy requirements and the fact that larger (i.e. less dense) single-detached lots are proposed backing onto the existing single-detached lots on Lawrence Street.

One of the matters requested in the Record of Pre-Submission Consultation was an indication of a Development Phasing Plan. At this time, we are uncertain as to whether development of the proposed Plan of Subdivision would be phased or whether the owner would build/develop the entire Plan at once. This will become clearer once approval of the Draft Plan of Subdivision is realized and the approach to Registration of the Plan is considered



6.0 SUPPORTING STUDIES/DRAWINGS

6.1 ENHANCED PUBLIC CONSULTATION

As referenced in Official Plan Special Policy 2.7.9.1, prior to development of the subject lands an “enhanced public consultation” effort should occur as part of the community planning process. In response to this policy, the Applicant undertook preliminary neighbourhood and community engagement prior to finalizing the proposed development concept for the subject lands and this Application.

A preliminary Virtual Neighbourhood Meeting was held by the Landowner/Applicant on May 18, 2021 via the Township’s Zoom platform. As well, a Feedback Form was posted online between May 17th and May 28th, 2021 to allow for an open dialogue about the project between the project team and members of the public.

Topics covered at the Virtual Neighbourhood Meeting (May 18, 2021) through a PowerPoint presentation, as provided by Stantec Consulting Ltd. included the following:

- Key Process Stages
- Role of Participants in the Process
- Project Team Introduction
- Description of Subject Property
- Preliminary Draft Plan of Subdivision
- Subdivision Stats
- Parks, Trails, Open Space, and Linkages
- Wellesley Context Map
- Next Steps
- Questions & Discussion

Engagement Statistics - Neighbourhood Meeting

1	Virtual Neighbourhood Meeting
1	Response Form
11	Response Emails
18	Total Respondents
45	Total Comments

6.1.1 Engagement Results and Comments

A number of themes and/or comment areas were determined as a result of the feedback received from the community regarding the project. All themes and comments, as well as responses, are contained in the detailed summary of the engagement process in Appendix ‘D’ to this Report. The following Table 4 Discussion and Responses to Most Commonly Provided Comments, identifies and provides responses to a majority of the key themes of feedback received. All the comments received in the enhanced public engagement process are identified and a response to each in Appendix ‘D’.



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Table 4 – Discussion and Responses to Most Commonly Provided Comments

Theme	Number of responses	Response to comment/theme
<p>Shift the location of the proposed 6 metre wide, north-south linear park block, potential future community trail, from the proposed location running along the west side of the Subject Lands/westside of the proposed Draft Plan of Subdivision, to along the back/rear lot lines of homes fronting onto Lawrence Street.</p>	<p>10</p>	<p>Serious consideration has been given to this idea, however, for reasons following, we do not believe this is a good planning option for the Township relative to the opportunity to create a major north-south linear park and community trail, nor is it best for existing and neighbourhood together with the proposed new residential area.</p> <p>Firstly, the Vision for this 6-metre, north-south linear greenway block along the west side of the Subject Lands was that this feature would form a key urban design feature for the Village of Wellesley. The idea is that in the future, through future parkland dedication required for future development on lands developed to the west of the Subject Lands (and/or through other land acquisition methods), acquisition of additional land could double (or more) the width of the block, creating a 12 m or wider north-south linear parkway. An extension to the idea of this key linear parkway feature, was that ultimately, this linear parkway could accommodate a key north-south portion of a Wellesley Community Trail. Such community trail linkage would be able to run largely within an attractive, wider, more open and safer, linear parkway running continuously from Gerber Road to Queens Bush Road, with ultimate connection to the planned multi-purpose recreation centre north of Queens Bush Road/ The amount of parkland dedication in the proposed Draft Plan of Subdivision (i.e. Blocks 13 and 14) totals 0.788 ha (1.95 acres), comprised of the neighbourhood park block (Block 13 having an area of 0.518 ha (1.28 acres)) and the north-south linear railway block (Block 14 having an area of 0.270 ha (0.67 acres))-this represents 5% parkland dedication for all of the lands owned by Strohvest Ontario Inc., including the 6.2 ha of additional lands to the north which are hoped to be able to be developed in the future.</p>



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Theme	Number of responses	Response to comment/theme
		<p>If the proposed 6 m wide strip was relocated to the rear of lots fronting onto Lawrence Street, this would create several problems and outcomes that we believe would be less than ideal when contrasted with the current proposed location of the north-south linear park block. Firstly, this would result in a very long and narrow block at a 6.0 metre width with no future potential to widen the block. At 6.0 meters width, this is not considered a “linear parkway”-it’s too narrow-this width is the typical width of a walkway block. Typically, walkway blocks are not as continuously long as this type of walkway would be (i.e. approximately 300 meters in length) between the proposed stormwater management pond and Street ‘E’. Increased foot and bicycle traffic along this long, contained walkway could create a significant reduction of privacy for yards backing onto the trail. Such a long, narrow walkway is not comfortable or enjoyable from a pedestrian usage perspective. As well, from a Crime Prevention Through Environmental Design (CPTED) perspective, such a long, narrow and contained walkway is considered unsafe as the area is typically contained, often out of site due to fencing and difficult to get out of in the event of attack. CPTED criteria would encourage the provision of lighting along the walkway to reduce the safety concern. Also, it will be difficult to continue and maintain such a regular walkway north of Street ‘E’ due to the configuration of the Strohvest property line north of this point-creating an attractive trailway block and community trail facility heading northwest to the future multi-purpose recreation complex will be difficult, likely requiring the trail to move onto the pedestrian street sidewalk system, thereby undermining the character and attractiveness as a community trail.</p>
Development of retail on site (3 for, 1 against, and 1 impartial)	5	<p>We have considered inclusion of non-residential, local retail/convenience/service commercial floor space, however, there is not enough market confidence given the peripheral location of lands and the relatively low traffic volumes to ensure a viable commercial element. Providing some amount of non-residential/commercial space could also require additional lots/smaller lots to be added to make realize the density target.</p>



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Theme	Number of responses	Response to comment/theme
Traffic Impacts to Lawrence Street (i.e. increase in cars and increased speed)	4	Relatively low distribution of traffic from the subject lands are expected to utilize Lawrence Street or other local neighbourhood streets. The Regional Municipality of Waterloo requires completion of a Traffic Impact Study when projected traffic volumes are at, or exceed, a certain volume threshold that it warrants closer examination and consideration. In this case, the Region has not required a Transportation Impact Study be completed as a submission requirement for this development application.
Timeline for completion of subdivision/construction	4	Unknown. The timing for commencing construction and completing the subdivision, and then beginning the building of housing, will depend on several factors including timing of approval, market conditions, Registration of the plan, etc.
Location, amount, and development timing of planned park	3	The proposed neighbourhood park of 0.518 ha (1.28 acres) in size (i.e. Block 13) is shown central to the plan and by way of proposed Street 'E'; is in close proximity to the existing Lawrence Street neighbourhood area as well. The 6.0 metre wide linear parkway running north-south along the entire west side of the draft plan has an area of 0.270 ha (0.67 acres) (i.e. Block 14). Both park blocks would be conveyed to the Township upon Registration of the subdivision (see previous point).
Shift the development location away from Gerber Road to the north portion of the lands owned by Strohvest rather than develop the south area of the Strohvest land, or, develop on the other side of Greenwood Hill Road, north of Gerber Road, where existing new development exists.	3	<p>The northern portion of the Strohvest lands are not currently within the settlement area as designated in the Regional or Wellesley Official Plans. Secondly, the servicing of the Strohvest lands must come from the south end of the property, from Gerber Road and extend northerly. For both these reasons therefore, development must start at Gerber Road and progress northerly.</p> <p>Lands east of Greenwood Hill Road and north of Gerber Road are not currently designated within the Regional or Township Official Plans as part of the settlement area and therefore cannot be developed at this time.</p>



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Theme	Number of responses	Response to comment/theme
Mitigation of construction impacts (i.e. dirt, noise, construction traffic, hours of operation, etc.)	3	Due to the nature of subdivision construction and home building, there will be some impact during the construction phases of the subdivision. However, there are best practice methods to manage and minimize these impacts. We welcome the opportunity to work with the Township and the neighbouring community to determine ways to best manage challenges during the construction phase.
Preference for single-detached housing to be developed behind Lawrence Street	2	All of the residential housing lots proposed along Street B are proposed to be single-detached dwelling lots and these lots have the largest frontages of all of the other proposed lots in the Draft Plan.
Concern whether water and wastewater infrastructure can handle this development	2	A detailed servicing assessment has occurred thorough the completion of the Functional Servicing Report submitted with this Application. It has concluded that the lands can be adequately serviced via existing municipal infrastructure in all regards to accommodate the proposed development.

6.2 PLANNING JUSTIFICATION REPORT

As required to form a part of a “complete” Application for a Zoning By-law Amendment and Draft Plan of Subdivision, this Planning Justification Report provides a comprehensive planning review of the planning considerations related to this Application. This Report also provides a Professional Planning Opinion in justification and support of the Applications submitted.

6.3 ARCHAEOLOGICAL

Stantec Consulting Ltd. was retained by Strohvest Ontario Inc. to complete a Stage 1-2 archaeological assessment for the proposed residential development proposed to be located on the southwest side of the Village of Wellesley, Ontario. The Stage 1-2 Archaeological Assessment: Stroh Lands, Wellesley, Ontario, February 16, 2021, together with the Letter (March 25, 2021) from the Ministry of Heritage, Sport, Tourism, and Culture Industries entering the Report into the Ontario Public Registry, have been submitted as part of this Complete Applications package.



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The Study Area comprises approximately 16.41 hectares of land as owned by Strohvest Ontario Inc., located in part of Lot 13, Concession 1 Eastern Division, Township of Wellesley, former County of Waterloo, now Regional Municipality of Waterloo, Ontario. The study area consists entirely of active agricultural field.

This assessment was undertaken to meet the requirements of the Provincial Policy Statement, 2020 (PPS) (Government of Ontario 2020) and Region of Waterloo Official Plan policy in advance of an Application for Draft Plan of Subdivision Approval.

The Stage 1-2 archaeological assessment was completed under Project Information Form number P083-0361-2020 issued to Arthur Figura, MA of Stantec by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI). The Stage 1 archaeological assessment determined that the study area exhibited potential for the identification and recovery of archaeological resources. As such, a Stage 2 archaeological assessment was required. The Stage 2 archaeological assessment of the study area was conducted from October 23, 2020 to October 30, 2020. The Stage 2 archaeological assessment of the study area identified four new archaeological locations. Location 1 and Location 2 are isolated Indigenous findspots, and Location 3 and Location 4 are sparse and small late 19th to early 20th century Euro-Canadian artifact scatters.

The cultural heritage value or interest of the four identified archaeological sites (Location 1, Location 2, Location 3, and Location 4) is judged to be sufficiently documented. The archaeological sites do not fulfill the criteria for a Stage 3 archaeological investigation as per the MHSTCI's 2011 Standards and Guidelines for Consultant Archaeologists (Government of Ontario 2011). Therefore, **no Stage 3 archaeological assessment is recommended for Location 1, Location 2, Location 3, and Location 4, and no further archaeological assessment of the study area is recommended.**

This report was submitted to the Minister of Heritage, Sport, Tourism and Culture Industries as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, R.S.O. 1990, c. O.18 (Government of Ontario 1990b). The report was reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological fieldwork and report recommendations ensure the conservation, protection, and preservation of the cultural heritage of Ontario. **A letter was issued by the Ministry of Heritage, Sport, Tourism and Culture Industries on March 25, 2021 stating that all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the Ministry and that there are no further concerns with regard to alterations to archaeological sites by the proposed development.**

6.4 GEOTECHNICAL ANALYSIS

Stantec Consulting Ltd. (Stantec) was retained by Strohvest Ontario Inc. (Client) to carry out a geotechnical investigation for the Subject Lands located in the southwest end of Wellesley, Ontario. The Final Geotechnical Investigation Report for Proposed Subdivision Development-Stroh Lands, August 6, 2021, has been submitted as part of this Complete Applications package.



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The Geotechnical Analysis acknowledges that the proposed development is located on agriculturally used lands north of Gerber Road and west of existing residential lots fronting onto Lawrence Street. The study notes that predominant soils expected to be encountered during servicing are glacial tills (clay till, clayey silt till, silt till) on most of the lands as well as non-cohesive sands and silts in the northern and central/eastern portions of the lands. Seams and layers of sand and gravel, sand, and/or silt should be expected within the predominant glacial tills. Groundwater was measured on June 15, 2021 at between 1.4 and 3.2 m below grade. Groundwater levels will have to be addressed in detailed engineering design and addressed and managed appropriately at all stages of the development.

The study addresses future implications for grading and earthworks. The Study acknowledges that fill material imported to the Subject Lands or soils exported from Subject Lands, if required, must meet all applicable municipal, provincial and federal guidelines and requirements associated with environmental characterization of the materials. As well, the study acknowledges that an erosion and sediment control plan must be developed and implemented prior to commencement of construction, which is a standard requirement and exercise undertaken during the land development process.

The study outlines standard measures for area stripping, grading and excavation, as well as measures for the placement and use of engineered fill and subgrade fill. The Study also provides advice and direction regarding methods and measures for fill management during the construction period and direction for subsequent servicing, services and road design. Advice is also provided for consideration of the stormwater design approach and the potential for infiltration of stormwater.

6.5 HYDROGEOLOGICAL ANALYSIS

The Applicant retained Stantec Consulting Ltd. to carry out a hydrogeological assessment for the Subject Lands. The Hydrogeological Assessment, Strohvest Subdivision, Township of Wellesley, Ontario-Final Report-January 2022, has been submitted as part of this Complete Applications package.

The Hydrogeological Assessment compliments and builds upon the geotechnical analysis and provides a number of observations, conclusions and recommendations to support and assist in the planning and design of the proposed subdivision on the Subject Lands. Key findings are summarized below.

Stratigraphic conditions beneath the subject lands consist of a 0.3 m to 1.5 m thick mixture of surface topsoil and pockets of fill and topsoil (sandy silt to silty sand) that is predominantly underlain by a combination of sandy silt, silt, silty clay, and clay glacial till (i.e. aquitard), which form a horizontally and vertically contiguous aquitard that water well records suggest could extend to a depth of up to 50 m below surface (BGS) in the area of the Subject Lands. Layers and seams of sand, silt, and sand and gravel are also present in the glacial till at variable depths.



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Groundwater elevations across the Subject Lands ranged from 0.5 m below ground surface (BGS) (at MW03-21) to 2.9 m BGS (at MW02-21) over the monitoring period (i.e., June to August 2021). In general, groundwater contours generally mimic the prevailing topography of the Subject Lands, with an interpreted localized groundwater divide occurring somewhere in the northern portion of these lands and potentially being in line with the surface water flow divide. Within the Subject Lands, groundwater flows in a southern direction towards Gerber Road, with this interpretation being in general agreement with regional groundwater flow patterns.

The horizontal movement of groundwater below the Subject Lands through the aquitard is very slow (calculated to be in the range of 0.26 m/year, or, one meter every 3.9 years). Groundwater flows slowly due to the low hydraulic conductivity associated with clay deposits within the aquitard. The infiltration potential of these deposits is low to moderate, ranging from 6mm/hour to 42 mm/hour.

Groundwater sampled from the onsite monitoring wells is identified as calcium-bicarbonate type water, which is typical of fresh shallow groundwater in southern Ontario. Groundwater sampled from the offsite private wells is identified as calcium-sulfate type water, suggesting that these wells draw their water supply from a deeper confined aquifer system. Overall, no analyzed parameters in the groundwater samples collected from the onsite and offsite wells had concentrations detected above applicable Ontario Drinking Water Quality Standards (ODWQS) health related objectives.

As documented the Functional Servicing Report dated, March 2022, development of the Subject Lands is likely to result in an infiltration deficit if not addressed through engineering design of the subdivision. Post-development water balance calculations indicate pre-development infiltration volumes can be maintained, if not enhanced, based on the volume of precipitation that can be captured by proposed residential rooftops. Assuming that this total volume of stormwater can be returned to the subsurface using onsite infiltration galleries, a resulting infiltration surplus would be realized at the Subject Lands. Overall, the implementation of post-development infiltration augmentation measures across certain areas of the Subject Lands may be challenging based on high groundwater elevations and the limited permeability of the soil.

The Subject Lands are intercepted by Well Head Protection Area (WHPA) B to-D of the Wellesley Wellfield, located to the south and east of the property. As per the Source Protection Plan (SPP) the Subject Lands are subject to the protection policies specified under Significant Drinking Water Threat Policy Category 16, which is focused to safety related to on-site use of Dense Non-Aqueous Phase Liquids (DNAPLs) (e.g. chlorinated solvents). Since the planned use for the Subject Lands will not involve the onsite handling and/or storage of DNAPLs, the proposed land use does not represent a risk to source water and, consequently, this SSP policy does not apply.

The Hydrogeological Assessment provides several observations and conclusions that will influence the engineering design of the subdivision and building related practices. Further assessments and practices are put forward to be completed during detailed design to specifically determine anticipated dewatering volumes and possible associated water taking permitting requirements for the proposed future development.



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A review of the Ministry of the Environment, Conservation and Parks (MECP) water well records for wells located within 500 m of the Subject Lands indicates that there are 37 wells being utilized for water supply (i.e., domestic, commercial, livestock, or municipal). One well is located within 20 m of the subject lands, with the remaining 36 wells being between 170 m to 500 m away from these lands. The average constructed depth of these private wells is 53 m below ground surface (BGS), indicating that groundwater drawn into these wells originates from the deeper confined overburden aquifer and/or the bedrock aquifer. As such, construction dewatering activities potentially occurring within the Subject Lands are not expected to interfere with the yields of these local private wells, given that the shallow overburden where these dewatering activities may occur is hydraulically separated from the deeper aquifer systems by the low permeability clay-based soils of the aquitard.

In areas where site servicing extends below the groundwater table, Stantec recommends that anti-seepage (cut-off) collars be installed to prevent the preferential movement of groundwater along the servicing alignments. The use of anti-seepage collars will likely be required given that most of the subsurface throughout the Site is characterized by deposits where groundwater movement is more restricted (e.g., silt to clay-based soils). An assessment for the need, total number, and exact placements of anti-seepage collars along the servicing alignments can be explored in more detail during the detailed design phase of the project.

6.6 FUNCTIONAL SERVICING REPORT (INCLUDING PRELIMINARY STORMWATER MANAGEMENT PLAN)

6.6.1 Overview

Stantec Consulting Ltd. (Stantec) was retained by Strohvest Ontario Inc. (Client) to undertake an Engineering/Functional Servicing Report including a Preliminary Stormwater Management Report (referred to herein as Functional Servicing Report) for the Subject Lands. The Functional Servicing Report, dated, March 2022, has been submitted as part of the Complete Applications package.

The Functional Servicing Report outlines: i) how the proposed Strohvest Subdivision can be supplied with adequate services, including sanitary, domestic water, storm drainage, stormwater management (SWM), and utilities; ii) how to incorporate Low Impact Development (LID) measures, particularly related to maintenance of groundwater balance and stormwater quality; and, iii) how to mitigate potential impacts of the proposed development on immediate and adjacent water features. The Functional Servicing Report is prepared in support of the Draft Plan Application. This Report demonstrates that the Strohvest Subdivision lands (Stage 1) can be developed with full municipal servicing, SWM, and utilities to the requirements of the various approval agencies. The intent of this Report and, the supplementary information, is to illustrate to the commenting Agencies and the public the viable servicing strategies for the proposed development and to illustrate that the proposed servicing approach makes provision for the future Stage 2 lands to the north.



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The Functional Servicing Report starts with an assessment of the existing site characteristics including existing surface topography, subsurface characteristics as informed by the Final Geotechnical Investigation Report for Proposed Subdivision Development-Stroh Lands, August 6, 2021 and the Hydrogeological Assessment, Strohvest Subdivision, Township of Wellesley, Ontario-Final Report-January 2022, as summarized in the preceding two sections of this Report. The Functional Servicing Report then sequentially addresses grading and servicing, sanitary servicing, water distribution system analysis and servicing, preliminary stormwater management and storm servicing strategy and design and an assessment of the availability of utilities.

Based on the finding of the Functional Servicing Report, observations, conclusions, and recommendations are provided and are summarized in the following sub-sections.

6.6.2 General Design Constraints and Parameters

Constraints in designing the road profiles and lot grading are as follows:

- Match existing grades, where possible, to minimize grading and cut/fill quantities and minimize changes to the surface hydrology and hydrogeology of the area
- Address construction challenges associated with high groundwater conditions through grading and providing a subsequent 0.6 m vertical separation between the high groundwater and structure/building underside of footing
- Match existing Gerber Road elevations and roadside swale
- Satisfy the Region of Waterloo / Town of Wellesley requirements for minimum and maximum road grades
- Maintain adequate cover over storm, sanitary sewers and watermain
- Match existing grades along the entire perimeter of the Subject Lands, including the existing Lawrence Street Subdivision.

6.6.3 Proposed Road Profiles and Overall Site Grading

Preliminary road profiles and overall site grading within the proposed subdivision were established based on the constraints and parameters outlined in the previous Section 6.6.2. Most of the road profiles have been designed to follow the existing topography of the site, while raising the overall grade of the lands to address the high groundwater elevations (HGWL) identified through the determined through the Hydrogeological Assessment. Grades ranging from 0.5% to 5.5% are used to minimize fill and match perimeter grades.

Preliminary earthwork calculations have been performed for all the lands owned by the Applicant, Strohvest Ontario Inc., which indicates that there is approximately a 450,000 cubic metres (m³) of fill shortage that is required to provide for the required housing/building code separation from the sub-surface high groundwater elevation and foundation footing. For the stage 1 lands, that is the proposed Draft Plan of Subdivision, Stantec estimates that the fill shortage is approximately 205,000 m³. Preliminary earthwork



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calculations also indicate there is an estimated excess of 90,000 m³ of topsoil. Where possible, topsoil will be used as fill within green spaces (i.e. parks, boulevards, and rear yards) or other suitable fill will be imported from nearby to provide an earth balance. At the detailed subdivision design stage, which occurs after Draft Plan of Subdivision approval, detailed road profiles and grading will be refined to minimize the required earth cut/fill volumes.

To illustrate in general terms the post-development effect of the proposed preliminary grading and integration with the adjacent neighbourhood, the following cross-section in Figure 7 below is provided.



6.6.4 Sanitary Servicing

The existing sanitary sewer this proposed Draft Plan of Subdivision will outlet to is the 200 millimeter (mm) diameter (dia.) sanitary sewer located at Gerber Road and Lawrence Street. The proposed local sanitary sewers within the proposed Draft Plan of Subdivision would also be sized at 200 mm dia. and constructed within the proposed roadway for Streets “A” to “E”.

The proposed preliminary design for the onsite sanitary sewer system will have adequate capacity and be installed at sufficient depths to enable servicing the proposed Draft Plan of Subdivision (Stage 1) by gravity and have sufficient capacity to service the additional lands owned by the Applicant, anticipated to be a future phase of residential development to the North (Stage 2).

6.6.5 Water Distribution System Analysis

The water distribution analysis has been undertaken to determine adequate water supply for the proposed Draft Plan of Subdivision, with the analysis also considering future requirements for the additional lands owned by the Applicant to the north and based on the preliminary servicing and grading design presented in the previous sub-sections. The primary intent of the water distribution system analysis is to determine appropriate sizes for the proposed watermains to satisfy projected domestic and fire flow demands, and to confirm if the required fire flow can be achieved through the proposed fire hydrants onsite under various domestic and fire demand scenarios as recommended in the Ministry of the Environment Conservation and Parks (MECP) and Region of Waterloo Pressure and Distribution Guidelines.

Key findings from the water distribution analysis can be summarized as follows:

- The proposed water distribution network will consist of two connections to the existing 200 mm dia. watermain system on Lawrence Street-one at the intersection of proposed Street ‘E’ and Lawrence Street and the other at the intersection of Gerber Road and Lawrence Street. From these connections, 200 mm dia. watermains will be extended throughout the subject Subdivision
- Based on the existing water system capacity data at boundary conditions (i.e. at the existing service locations on Lawrence Street) as provided by the Region, the maximum fire flow availability at the proposed connections on Lawrence Street at Gerber Road is 78.3 litres per second (L/s) during the maximum day scenario while maintaining a minimum design pressure of 140 kPa (20 psi) at all nodes within the pressure zone. Therefore, the proposed development has been modeled using a lower fire flow requirement of 70 L/s which is lower than the FUS recommended fire flow requirements of 100 L/s for semi and single detached areas, and 133 L/s for townhouse development areas. The Township and the Region need to review and confirm their acceptance or advise of any concerns.



6.6.6 Preliminary Stormwater Management

The preliminary Stormwater Management strategy for the site has been developed to ensure water quality and quantity objectives for off-site flows are realized through development of the Subject Lands as per the proposed Draft Plan of Subdivision. The Stormwater Management strategy is based on ultimate development of all the lands owned by Strohvest Ontario Inc. and accommodates additional lands to the west which currently drain/flow through the Subject Lands.

The stormwater management design involved application and consideration of the following key components:

- A complete hydrologic study reflecting existing site conditions, topography, hydrogeologic and soils information and land uses
- Calculate existing and proposed runoff volumes and peak flow rates to downstream areas
- Complete the preliminary design of the Stormwater Management Facility (SWMF) to provide sufficient water quality and water quantity control to achieve target rates to downstream receivers.

Some key observations/conclusions of the Preliminary Stormwater Management study are:

- The proposed Stormwater Management strategy for the Strohvest lands and Draft Plan of Subdivision incorporates minor storm drainage conveyance via the underground storm sewer system while major storm runoff is generally conveyed via overland flow through the street rights-of-way; the proposed system drains to the proposed Stormwater Management Facility which ensures water quality and quantity control objectives are realized; post-development water quantity release from the Subject Lands will not exceed pre-development flows
- The proposed Stormwater Management Facility pond will be a wet pond
- The proposed Stormwater Management Facility pond will have sufficient permanent pool capacity to achieve an 'Enhanced' water quality control for the Subdivision to meet Ministry of the Environment, Conservation and Parks (MECP) water quality requirements
- The water balance analysis undertaken for the proposed Draft Plan of Subdivision concludes that through implementation of rooftop infiltration a pre-to-post-development water balance may be able to be realized; Stantec recognizes that certain areas of the Subject Lands are subject to high groundwater elevations that may inhibit and/or reduce implementation of rooftop infiltration in certain portions of these lands; the water balance and infiltration design will need to be revisited during the detail design stage (i.e. after Draft Plan of Subdivision approval) to ensure best efforts are made to match pre-development infiltration rates while maintaining sufficient separation from the high groundwater elevation.
- Lot level infiltration galleries are proposed to infiltrate the first 25 mm of clean, roof runoff where possible to help promote at-source infiltration across the site
- End-of-pipe infiltration is likely not possible due to high groundwater elevations encountered beneath the proposed Stormwater Management Facility.



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6.6.7 Erosion and Sediment Control Plan

This Functional Servicing Report lays out proposed measures for erosion and sediment control to be implemented prior to any grading or servicing works commencing onsite, and, that these measures are to be implemented as part of the detailed design stage of the subdivision.

6.6.8 Utilities

Preliminary consultation with hydro, gas and telecommunications providers indicates that the proposed Draft Plan of Subdivision can be serviced by the various utilities.

6.6.9 Functional Servicing Conclusions

Key conclusions from this Functional Servicing Report are:

- The proposed Strohvest subdivision can be adequately serviced by municipal sewage, storm drainage, water services and utilities
- This Functional Servicing Report should be circulated within the Municipality and to the various appropriate commenting Agencies in support of Draft Plan of Subdivision Approval
- Detailed grading, servicing, stormwater management design drawings and plans and an Erosion and Sediment Control Plan must be completed once the Draft Plan of Subdivision for the Strohvest Subdivision is approved.

6.7 CHLORIDE IMPACT ASSESSMENT

Stantec Consulting Ltd. (Stantec) was retained by Strohvest Ontario Inc. to undertake a chloride impact assessment for the Subject Lands. The Memo entitled Strohvest Subdivision, Gerber Road, Township of Wellesley, Chloride Impact Assessment, October 5, 2021, has been submitted as part of this Complete Applications package.

The objective of the assessment is to evaluate if salt loading due to winter de-icing activities from the proposed development, will cause adverse water quality concerns relative to the Ministry of the Environment, Conservation and Parks (MECP) Ontario Drinking Water Quality Standards (ODWQS) and will meet the MECP requirements of the Reasonable Use Concept (RUC).

Understanding and assessing potential chloride impact that could result from new development is important in the Region of Waterloo as a significant amount of the Region's drinking water is taken from groundwater aquifers. Sodium chloride (salt), and particularly road de-icing salt, is of concern to the Region of Waterloo because both existing elevated chloride concentrations and increasing trends of chloride concentrations being observed in water supply wells within the Region of Waterloo. A Chloride (Salt) Impact Assessment requires that chloride concentrations be calculated to estimate the amount that



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may enter and mix (mass balance) with the groundwater system as a result of the newly proposed development of the Subject Lands.

Section 8.3 of the Regional Official Plan (ROP) states that a key objective of the Region's Source Water Protection Strategy is to minimize the potential for contamination on sources of municipal drinking water, including potential contamination from de-icing salts. Section 8.B.1 requires that the owner/applicant submit a Chloride (Salt) Impact Assessment to the satisfaction of the Region, prior to approval of a new plan of subdivision.

The Chloride Impact Assessment Memo dated October 5, 2021, has been submitted as part of the Complete Applications package. The results of this assessment indicate that the chloride concentration in groundwater due to salt application to local roads is 17 mg/L, and that the total chloride concentration in total for the Subject Lands is 43 mg/L. This value does not include the background chloride concentration of 15 mg/L, which when combined from the Subject Lands' contribution would lead to a total of 58 mg/L. Therefore, taking into account both the modified multi-block salt application rate for the trail and walkways, the local road salt application rate, and the background chloride concentration, the resulting concentration of chloride in groundwater for the Subject Lands would meet the Ministry of the Environment, Conservation and Parks' Reasonable Use Concept RUC criteria of 120 mg/L. Stantec concludes that the application of road salt at the current projected loading rates with the implementation of directing rooftop runoff to infiltration galleries represents a low overall risk of chloride contribution to the local groundwater system resulting from development of the Subject Lands.

6.8 SPECIES AT RISK

Stantec Consulting Ltd. was retained to complete a Scoped Natural Heritage Assessment (NHA) with a focus on Species at Risk (SAR) for all of the lands owned by Strohvest Ontario Inc. (i.e. 16.4 ha) located on Gerber Road, within the Township of Wellesley, just west of the existing Lawrence Street subdivision in the Village of Wellesley. The Scoped Environmental Natural Heritage Report for the Stroh Lands in Wellesley, Ontario Memo, dated November 18, 2021, has been submitted as part of the Complete Applications package.

To undertake this NHA, Stantec Consulting Ltd. undertook a desktop review of available information sources and aerial photography for the area. As well, a Species at Risk (SAR) site assessment at the Strohvest Ontario Inc. lands was conducted on August 9, 2021. As discussed, and agreed upon with Region of Waterloo Community Planning

Staff in April 2021, the SAR assessment targeted SAR grassland birds (Eastern Meadowlark and Bobolink) and the butternut tree species. This included a SAR grassland bird habitat assessment and a search for butternuts on and adjacent to the lands owned by Strohvest Ontario Inc. An aquatic habitat assessment was also conducted to assess site drainage on the southern boundary of the subject property.



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6.8.1 Results

Almost all of the lands owned by Strohvest Ontario Inc. is comprised of an agricultural field which in 2021, the year the assessment occurred, was a planted corn field. The lands are cash cropped each year on a crop rotation basis. It was concluded that there is not suitable breeding habitat for Eastern Meadowlark or Bobolink. Other open lands adjacent to the Strohvest Ontario Inc. lands are also planted in agricultural crops (soya beans and alfalfa), which are also not suitable for SAR grassland birds.

There is a sparse hedgerow of trees on the west side of the Strohvest Ontario Inc. lands comprised of young white cedar, young white pine and mid-aged silver maple. The southern boundary of the Subject Property directly adjacent to Gerber Road, is comprised of a roadside ditch dominated by cultural meadow species. There is also a mid-aged sugar maple and occasional young saplings in the roadside ditch. There is a residential subdivision immediately east of the lands with planted trees in the rear yards comprised of Norway spruce, Norway maple and silver maple. The northern boundary of the Subject Property is located within the corn field. There were no butternuts observed on or adjacent to the Subject Property.

There is a Corrugated Steel Culvert approximately 1.2m in diameter that conveys flow in a southerly direction from the roadside ditch on the subject property to the opposite side of Gerber Road. A stormwater drain located immediately south of the culvert on the south side of Gerber Road captures the flow from the culvert. There is limited wetland vegetation in the roadside ditches on both sides of Gerber Road, and there was no standing water in either ditch at the time of survey. A tile drain extended from the edge of the corn field into the culvert, and the culvert appeared to be held up with wood supports. There was a very small amount of standing water in the culvert at the time of survey. There was also a small amount of water heard trickling from the tile drain into the culvert during the survey. The drainage associated with the subject property does not support direct fish habitat. It is unknown whether the water collected in the stormwater drain supports indirect fish habitat.

6.8.2 Species at Risk Conclusions

There is no suitable breeding habitat for Eastern Meadowlark or Bobolink on or adjacent to the subject property, and there are no butternuts on or adjacent to the subject property.

There is no direct fish habitat on the Subject Property.

6.9 NOISE STUDY

Strohvest Ontario Inc. (Strohvest) retained the services of Stantec Consulting Ltd. (Stantec) to prepare a Noise Impact Study in support of the Zoning By-law Amendment and Draft Plan of Subdivision Applications for the approximately 10.2 ha portion of the lands owned by Strohvest Ontario Inc. within Plan 1148, Part Lot 80 (Wellesley Property, Gerber Road) and proposed to be developed as illustrated within the proposed Draft Plan of Subdivision. The Noise Impact Study Final Report, August 31, 2021 has been submitted as part of the Complete Applications package.



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The purpose of this study is to assess the noise impact on the proposed development from road traffic and stationary noise sources in the vicinity of the proposed development and recommend applicable noise control measures. This assessment was based on the conceptual Draft Plan of Subdivision dated June 14, 2021 prepared by Stantec.

This noise impact study was completed per the applicable Regional Municipality of Waterloo (RMOW) Noise Policy Implementation Guideline Part A (Regional Municipality of Waterloo 2019) and the Ministry of the Environment, Conservation and Parks (MECP, formerly MOE) NPC-300, Part C, guidelines for land use planning (Ontario Ministry of the Environment, Conservation and Parks 2013).

A site visit confirmed that there are no significant existing stationary noise sources in the vicinity of the site. Therefore, an assessment of stationary noise sources was not required.

The road traffic noise levels at representative points of reception (PORs) were predicted according to the MECP and RMOW guidelines using STAMSON v5.03 noise modelling software. This noise modelling software implements the Ontario Road Noise Analysis Method for Environment and Transportation (ORNAMENT) (Ontario Ministry of Environment Conservation and Parks 1989), a recommended road traffic noise prediction method by MECP.

Based on this noise impact assessment, the following specific noise controls are required for proposed Lots 1-7, and, Lots 25-30:

- Type A noise warning clause
- Provision for air-conditioning and Type C noise warning clause
- Compliance with Ontario Building Code for all units.

The predicted road traffic noise levels at all other sections of the development are within the applicable RMOW and MECP sound level limits and do not require any noise mitigation or warning clauses.

The following suggested Warning Clauses are adapted from MECP and the RMOW, and they should be presented to the occupants/owners when the agreements of Offers of Purchase and Sale are prepared:

Type A Warning Clause:

"Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks."

Type C Warning Clause:

"This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks."



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7.1 CONFORMITY WITH PROVINCIAL POLICY STATEMENT AND THE GROWTH PLAN

7.1.1 Provincial Policy Statement

Based on our extensive review and consideration of the Provincial Policy Statement (see detailed PPS review in section 1. Appendix 'B'), it is our Professional Planning Opinion that the proposed Zoning By-law Amendment and Draft Plan of Subdivision are consistent with the Provincial Policy Statement policies and overarching intent.

The proposed development will contribute to, and sustain, healthy, liveable, safe and complete community and provides for a mix of residential types, including single-detached, semi-detached, multi-unit housing and park and open space that will assist in meeting long-term needs (1.1.1 a) and b)).

The proposed development is located immediately adjacent to the existing Built-up Area of Wellesley and provides for residential uses which integrate and interconnect with the existing Lawrence Street neighbourhood, will connect to and/or utilize immediately adjacent or nearby community services, thereby maximizing efficient expansion of the settlement area and achieving a cost-effective development pattern (1.1.1 a) d) and e)).

The subject lands were recently brought into the Wellesley Urban Area as part of the recent Region of Waterloo's Official Plan rationalization of land process. The lands were designated as Township Urban Area in the Region of Waterloo Official Plan and were designated Wellesley Urban Area, Designated Greenfield Area and Urban Residential in the Wellesley Official Plan through approval of Regional Official Plan Amendment No. 3 and Township Official Plan Amendment No. 10. These Amendments, and the inclusion of the Subject Lands within the Wellesley Urban Area for residential purposes, ensures that an appropriate range and mix of land uses and housing is available to accommodate the needs of the Township and the Region for the 25-year planning time horizon (1.1.2).

The proposed development is on lands which are currently designated Wellesley Urban Area (Settlement Area), identified for urban growth and is immediately adjacent the existing Lawrence Street residential neighbourhood, allowing for direct connection with existing infrastructure and public service facilities. (1.1.3.1, 1.1.3.2a/b).

The subject lands and the proposed development are within reasonable walking and cycling distance to commercial (Downtown Wellesley), institutional and recreational community services. The proposal also includes the provision of a 6 metre wide, north/south linear park block which could ultimately be combined with additional land to the west and accommodate construction of a north south community trail to provide



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residents of the proposed development, existing residents to the east and other parts of Wellesley, and, future residents on lands to the west and north, to have direct access to the future planned sports and recreation centre to the north, other facilities and services, and, other areas of Wellesley (1.1.3.2.e).

The application includes several types of residential building forms, including single-detached, semi-detached and townhouses, to provide a mix of compact forms which facilitate intensification in a compatible manner. Technical studies completed in support of this proposal illustrate that there will be no risks to public health and safety (1.1.3.4).

The proposed development is located adjacent to the existing Built-up Area of Wellesley and provides a mix of residential densities leveraging existing infrastructure and promoting the efficient use of land within the Wellesley Urban Area (1.1.3.6 & 1.1.4.1.c).

The Applications provide for residential uses which will directly support the growth and development of the Wellesley community by creating new market to support Downtown Wellesley as well as other commercial, institutional and community services (1.1.4.2).

The proposed development grows the residential stock with an appropriate range and mix of housing options and densities, that will assist the Township in its ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment (1.4.1.a).

It is our Professional Planning Opinion that the proposed Zoning By-law Amendment and Draft Plan of Subdivision are consistent with the PPS policies, and, would realize many of the goals, objectives and principles of this Provincial planning policy document.

7.1.2 Growth Plan for the Greater Golden Horseshoe

It is also our Professional Planning Opinion, based on our extensive review and consideration of the Growth Plan (see detailed Growth Plan review in section 2., Appendix 'B'), that the proposed Zoning By-law Amendment and Draft Plan of Subdivision are consistent with the Growth Plan's policies and overarching intent.

It is the vision of the Growth Plan that the Greater Golden Horseshoe (GGH), and its communities, will continue to be a great place to live. Its communities are to be supported by a strong economy, a clean and healthy environment and social equity. The GGH and our communities will offer a wide variety of choices for living, thriving, livable, vibrant, and productive urban and rural areas, fostering community health and individual well-being.

Getting around is to be made easy through provision of an integrated transportation network allowing people choices for easy travel both within, and between, destinations throughout the region. Automobiles will be one choice for transportation but complimented through the provision of active transportation options.



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It is our Professional Planning Opinion that the proposed residential development will contribute to a thriving, livable, vibrant, productive and complete Wellesley community, fostering community health and individual well-being, and represents an efficient expansion of the Wellesley urban area, with a mixture of housing forms leveraging existing infrastructure investments within Wellesley. The proposed residential development contributes to achievement of the vision of the Growth Plan.

On a more detailed basis, the Applications and the proposed development are consistent with the Growth Plan's guiding principles and policies in the following ways:

- The proposed development meets the intent of the Growth Plan's guiding principles as it contains a range and mix of housing options, open space/parkland, incorporates features to facilitate pedestrian and cyclist movement, including land for a future north/south community trail, all of which are designed to support healthy and active living and support the achievement of a complete community within Wellesley (1.2.1),
- The proposal leverages existing infrastructure and is a logical, sequential and deliberate expansion of the urban area thereby efficiently providing a range of housing types (3.2.1).
- The land use and road network elements of the proposal integrate with the existing transportation network providing for a coordinated approach and investment to the transportation system and is designed to facilitate a balance of transportation choices and active transportation options (3.2.2.1 and 3.2.2.2)

In our Professional Planning Opinion, the proposed Zoning By-law Amendment and Draft Plan of Subdivision, and the proposed residential development, are consistent with the Growth Plan policies, and, would realize the vision and many of the goals, objectives, and principles of this planning policy document.

7.2 CONFORMITY AND CONSISTENCY WITH THE REGION OF WATERLOO OFFICIAL PLAN

Based on our extensive review and consideration of the Regional Official Plan 2031 (ROP), it is our Professional Planning Opinion that the proposed Zoning By-law Amendment and Draft Plan of Subdivision conform with the ROP policies and its overarching Vision and intent.

The ROP's Vision is that Waterloo Region needs to foster thriving, liveable, sustainable, integrated, compact, mixed-use communities which are distinctive in character. We believe that the proposed zoning by-law amendment and plan of subdivision contributes to realizing these characteristics and this Vision.

The proposed plan does achieve balanced growth as it extends the Village of Wellesley in a westerly direction and thereby creates balance of residential land in relation to the Wellesley Downtown. The proposed plan contributes to realization of the ROP Planned Community Structure, and, complete community, by way of containing a mix and range of housing types, neighbourhood and linear parkland, open space and fostering walking and cycling. The proposed plan makes efficient use of existing infrastructure as it is a logical extension of the adjacent residential subdivision and utilizes the services



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available there. The proposed design and residential land uses respect the scale, physical character and context of the nearby established neighbourhoods. The plan proposes applying the Urban Residential UR Zone and incorporating the largest single-detached dwelling lots in the proposed subdivision along Street 'B', backing into the existing single-detached lots along Lawrence Street-thereby respecting and blending the scale, character to the context with the existing Lawrence Street neighbourhood. To ensure the natural environment and groundwater is protected, Stantec undertook a Species at Risk Assessment and a Chloride Impact Assessment. These assessments conclude that the proposed plan does not disturb species at risk nor their habitat, and, normal use of winter maintenance road salt will not impact groundwater. The east-west direction of proposed Streets 'B' (southerly leg), 'C', 'D' and 'E' means that dwelling units on these streets would be able to capitalize on their southerly exposure and could incorporate passive and/or active solar energy systems thereby conserving energy through use of such renewable energy options.

As noted, we are proposing to dedicate 0.217 ha (0.5 acres) for a north-south linear park (as per Policy 2.D.17 d)), which could be expanded/widened in the future by adding additional land alongside it to the west, and, in the future, the Township could build a significant north-south community trail in this setting. Such a trail would be a community recreational feature in itself, and would also provide a "direct, safe, comfortable and convenient linkage to Queens Bush Road to the north, to the future planned sportsplex north of Queens Bush Road, and the employment lands to the west along Queens Bush Road (ROP Policy 2.D.17 c)).

New developments in the Township Designated Greenfield Urban Area designation are to meet or exceed a minimum density of 45 residents and jobs combined per hectare (2.E.6 b i)). We calculate that the proposed subdivision would slightly exceed this minimum as the plan yields 48.5 residents per hectare. The ROP also requires that a minimum of 30 per cent of new residential units to be planned in forms other than single-detached and semi-detached units, such as town homes (3.A.5). Just under 40% of the proposed dwelling types in the proposed plan are townhomes. Having this percentage of townhomes is necessary to reach the minimum density target of 45 residents per hectare, particularly given the inclusion of the relatively larger, single-detached lots along Street 'B' backing into the existing Lawrence Street lots.

Again in conclusion, for the many reasons highlighted above, it is our Professional Planning Opinion that the proposed Zoning By-law Amendment and Draft Plan of Subdivision are in conformity with, and contribute to the realization of, the Vision and applicable policies, goals, objectives, and principles of the ROP.

7.3 CONFORMITY AND CONSISTENCY WITH THE TOWNSHIP OF WOOLWICH OFFICIAL PLAN

It is our Professional Planning Opinion that the proposed development and the proposed Draft Plan of Subdivision and Zoning By-law Amendment conforms with and meets the applicable policies of the Township of Wellesley Official Plan and, the Plan when implemented and built within, will contribute to the Township achieving its Vision, Goals, and Objectives of the Official Plan.



STROHVEST ONTARIO INC. LANDS GERBER ROAD, WELLESLEY PLANNING JUSTIFICATION REPORT

Planning Justification

The proposed Plan and the requested Zoning By-law Amendment and Draft Plan of Subdivision applications, have been designed and tailored to be consistent with the policy directives as contained within Region Official Plan Amendment No. 3 and Township Official Plan Amendment No. 10 adopted in October 2020. The proposal is consistent with the Urban Residential designation and provides for an appropriate and logical expansion of the Wellesley Settlement. The proposal also considers and reflects the directives of Official Plan Special Policy 2.7.9.1. and the enhanced public consultation process in May of 2021. On May 18, 2021, a virtual town hall meeting was facilitated from which we obtained feedback and comments and also provided the opportunity for submission of comments over a two week period in May 2021. All comments received were recorded and considered (see Section 6.1.1 of this Report). Also consistent with Special Policy 2.7.9.1, considerable thought and attention has been focused to the urban form and density, the community connectivity for vehicular and active transportation, open space and low impact urban design.

The proposed plan will provide for and accommodate a broad range and mix of residential land uses and serve as the primary focus for population growth in the Township to the year 2031 and will provide for at least a three-year supply of residential units (4.1.2). The proposed development does support the Planned Township Structure in the Official Plan, efficiently utilizes existing municipal water and wastewater services, contributes to the creation of complete community, and respects the scale, physical character and context of the nearby established neighbourhoods.

The design of the subdivision and the mix and type of lots and residential land use types is intended to meet current and future residential demands (2.7.6), provide a mix of housing types and densities and a minimum of 30% of lots/ residential dwelling units in the proposed plan will be in forms other than single detached and semi-detached dwelling types (4.2.2). The proposed development also realizes a density of 48.5 residents per hectare, slightly exceeding the Township and Regional Official Plan target minimum of 45 residents per hectare on lands in the Designated Greenfield Area as the Subject Lands are designated (section 2.D in the ROP).

The Township of Wellesley Official Plan's Vision, Goals, Objectives, and policies encourage the development of a desirable, complete community that is safe, efficient, and economical for all Wellesley residents. It is our Professional Planning Opinion that the proposed development meets the intent of the Township of Wellesley Official Plan and will contribute to the Township achieving its Vision, Goals, and Objectives of the Official Plan.

7.4 ZONING BY-LAW AMENDMENT REQUEST

The Zoning By-law Amendment request is discussed in detail in Section 5.2.1 of this Report. The proposed Zoning utilizes existing Zone categories as contained within the Township of Wellesley Zoning By-law No. 28/2006 to maintain general consistency with zoning utilized across the Municipality. A few site-specific adjustments to the base requirements of the proposed Urban Residential (UR), Urban Residential Two (UR-2) and the Open Space (OS-4) Zones have been requested to realize Regional and



STROHVEST ONTARIO INC. LANDS GERBER ROAD, WELLESLEY PLANNING JUSTIFICATION REPORT

Planning Justification

Township lot type mix and density requirements, and also, to respond to current and possible future housing market and affordability needs.

It is our Professional Planning Opinion that the proposed Zoning is appropriate for compatible development of the Subject Lands, to appropriately implement the proposed Draft Plan of Subdivision and complies with the Region and Township Official Plans. The proposed Zoning will provide for implementation of appropriate development and represents good planning.

7.5 DRAFT PLAN OF SUBDIVISION REQUEST

The proposed Draft Plan of Subdivision is discussed in detail in Section 5.2.2 of this Report. The design of the proposed Plan is intended to satisfy today's Regional and Township requirements for greater density and a broader mix of housing types than historically realized in Wellesley, but in a manner that provides for a blending and transitioning of the new subdivision with surrounding existing residential development. The proposed Draft Plan incorporate many positive urban design elements and community amenities including:

- A centrally located sizable Neighbourhood Park which will serve both the proposed development and also existing nearby residential neighbourhoods;
- A north-south Linear Park which could be enlarged in the future and accommodate a community trail to provide a linkage to Queens Bush Road and the proposed sportsplex to the north;
- The location of the proposed plan of subdivision is within easy walking distance to Downtown Wellesley, the future planned sportsplex and other community services and amenities; the proposed parkland system, complemented with walkways and street sidewalks will foster active transportation;
- The Subdivision design is considerate and provides for a compatible transition and blending with the existing adjacent residential neighbourhood;
- The street pattern is a modified grid-block plan with Streets 'C', 'D', 'E' and a portion of 'B' running in an east-west direction, resulting in most lots having a southerly front or rear yard southerly exposure, providing the opportunity for incorporation of passive or active solar gain energy systems;
- The proposed Plan is able to be fully serviced with standard roads, municipal sanitary, water, stormwater drainage and utilities;
- A stormwater management block will provide control of stormwater volumes and quality and which will be landscaped to create a generally naturalized open space amenity in the area; and,
- The proposed subdivision is supported fully by all technical background studies related to archaeological assessment, servicing, environment and noise.



STROHVEST ONTARIO INC. LANDS GERBER ROAD, WELLESLEY PLANNING JUSTIFICATION REPORT

Planning Justification

In our Professional Planning Opinion that the proposed Draft Plan of Subdivision constitutes good urban design on a macro and neighbourhood scale, is compatible with surrounding areas, is justified by all technical analyses, complies with and realizes Provincial, Regional and Township planning policy goals and directives, and, will result in much needed residential development opportunity for Wellesley which in turn will strengthen the Village of Wellesley and the Township as a whole. In our Professional Planning Opinion, the proposed Draft Plan of Subdivision represents good planning.

7.6 PLANNING JUSTIFICATION - CONCLUSIONS

We respectfully submit, and it is our Professional Planning Opinion, that approving the submitted Draft Plan of Subdivision and adopting the proposed Zoning By-law Amendment, represents good planning for the Regional Municipality of Waterloo, the Township of Wellesley, for the Village of Wellesley, for the surrounding area and neighbourhoods, and, is appropriate and desirable for the use of the Subject Lands. We believe that such approvals are consistent with Provincial Policy, comply with and realize the vision, goals and objectives of the Region of Waterloo and the Township of Wellesley Official Plans. Lastly, we submit that through approval of these requests and implementation of the proposed plan, this will provide for a needed and attractive residential area forming a logical and natural extension of the Village of Wellesley.

Also, we note that Township of Wellesley Official Plan Policy 4.1.3 indicates that the Township will give priority to the approval of development applications which provide housing types needed in the community. We submit that the proposed plan will provide housing and housing types very much needed in the community today and for this reason, we ask that the Region and the Township place a priority in processing these requests to approval.



STROHVEST ONTARIO INC. LANDS GERBER ROAD, WELLESLEY PLANNING JUSTIFICATION REPORT

Recommendations

8.0 RECOMMENDATIONS

It is recommended that:

- The Zoning By-law Amendment and Draft Plan of Subdivision Applications, the associated Planning Justification Report, together with the other submitted Supporting Technical Studies and material, be deemed a “Complete application” and be circulated to relevant Township and Regional Municipality of Waterloo Departments, Planning Review Agencies, the Public and Council as necessary and appropriate;
- The Statutory Public Meeting for this Planning Act Application be coordinated and scheduled; and
- That the proposed Zoning By-law Amendment and Draft Plan of Subdivision Applications, as outlined and discussed in this Planning Justification Report, be approved.



APPENDIX A

Record of Pre-Submission Consultation

Record of Pre-submission Consultation

The purpose of the Pre-submission Consultation Meeting is to review a proposed development application and identify the need for, and scope of, the *other information and materials* necessary for a thorough review of the development application. This Record of pre-submission consultation documents the required *other information and materials* that must be submitted in conjunction with the application form and fees. It will be used by Planning Staff in determining whether the application is complete.

Owner: Ron Stroh
Agent: n/a

Applicant: Greg Romanick

Project Name: Stroh Lands, Gerber Road

File No (if applicable):

Type of Application: Draft Plan of Subdivision and Zone Change

Site Location: Gerber Road, Wellesley

Meeting December 17, 2020

A \$300 pre-consultation fee was received on December 1, 2020.

File summary:

The applicant is proposing a 137 unit residential development on 10.416 hectares of land for a range of housing types including single detached, semi-detached, townhouse and mixed-use commercial/apartment dwellings. A Plan of Subdivision and Zoning By-law Amendment applications will be required for the proposed residential development. The lands are designated Township Designated Greenfield Areas in the Regional Official Plan, and Urban Residential, Special Policy 2.7.9.1 in the Township of Wellesley Official Plan, as modified by Official Plan Amendment No. 10.

Agency comments:

Township of Wellesley

Requirements for a complete application for a plan of subdivision and a zoning by-law amendment application will include:

- Drawing Submission Requirements:
 - Lot grading and drainage plan
 - Site servicing plans
 - Stormwater management plan
 - Erosion and sediment control
 - Phasing plan

All plans must be signed by a Professional Engineer or other appropriate professional.

- Report/Study Submission Requirements
 - Stormwater Management Design Report

-
- Servicing Report
 - Planning Justification Report

The following fees are required as per the Township's Fees and Charges By-law:

- Zoning By-law Amendment fee: \$2500.00
- Draft Plan of Subdivision fee: \$15,000.00 (There are no additional fees for multiple registrations/phasing)
- Revision fee: \$500.00
- All third party engineering and other review costs on behalf of the Township will be billed to the applicant. Engineering review will be required along with legal consultation for agreement preparation. A deposit of \$10,000.00 to cover third party review fees will be required as part of complete application.
- Part Lot Control fee: \$1200.00 per application (legal fees to register by-law deducted from this fee).

Other considerations:

- In accordance with Special Policy 2.7.9.1 of the Township of Wellesley Official Plan enhanced public consultation is required as part of the review of this application. It is anticipated that this enhanced public consultation will include a meeting led by the developer with the community to receive input from the public prior to submission of the subdivision and zoning by-law applications.
- Road entrance location to Gerber Road is to be reviewed and possibly moved to the west to provide more separation between road entrances on Gerber Road.
- The first road connection to Lawrence Street from Street A between lots 11 and 12 should be removed.
- Block 11 can be removed.
- Limit of OP designation to be shown on the plans.

Planning Justification Report

As outlined in an e-mail from the Township's Director of Planning Geoff VanderBaaren of September 3, 2020 to Greg Romanick, the Planning Justification Report should address the items below, with reference to Township of Wellesley OP policies.

- Urban form and density (ensure we meet density targets, mix of housing) (see policy 2.7.6.3 and 4.2)
- Connectivity and movement networks (internal and external connections, including potential future development of adjacent lands)
- Neighbourhood character
- Block and street layout
- Open space and landscape treatment (includes trail and parkland development) (see policy 6.8.8)
- Low impact urban design (stormwater/engineering) (see policy 6.9 and 6.10)
- That the planning for the development of these lands be done in a holistic and comprehensive manner for all of the lands within the urban boundary, recognizing that the development of the property can be done in phases as approved by the Township of

Wellesley and Region of Waterloo. The phasing can be defined through the subdivision plan approval.

- To undertake a robust public consultation process in conjunction with the Region and Township as per the special policy approved through Official Plan Amendment No. 10.

Please provide two (2) hard copies of all required submissions and an electronic copy of all submissions.

Grand River Conservation Authority

Please be advised that the Grand River Conservation Authority (GRCA) has advised that the subject property is not regulated by the GRCA under Ontario Regulation 150/06 and will not be providing further comments on the proposed applications.

Waterloo Region District School Board

The Waterloo Region District School Board (WRDSB) has had the opportunity to review the above noted application.

The subject property is currently within the boundaries of Wellesley Public School for Junior Kindergarten to Grade 8 and Waterloo-Oxford District Secondary School for Grades 9-12. Both Wellesley Public and Waterloo-Oxford District Secondary Schools are over-capacity and anticipated to continue to be over-utilized. Additional portable classrooms may be required to address accommodation needs at the sites.

Understanding unit counts and types as well as bedroom counts helps us develop enrolment projections and ensure sufficient accommodation is available to address enrolment from new development. Please let us know if there are changes to the residential unit types or counts in this application.

The WRDSB supports active school travel has asked that pedestrian needs be considered in the review of all development applications to ensure the enhancement of safety and connectivity. With respect to any future draft plan of subdivision, condo declaration, or site plan agreement, the WRDSB has requested the following conditions:

- Please be advised that any development on the subject lands is subject to the provisions of the Waterloo Region District School Board's Education Development Charges By-law 2016 or any successor thereof and may require the payment of Education Development Charges for these developments prior to issuance of a building permit.
- That the Owner/Developer and the Waterloo Region District School Board reach an agreement regarding the supply and erection of a sign (at the Owner/Developer's expense and according to the Board's specifications) affixed to the development sign advising prospective residents about schools in the area.
- Applicant/owner must agree in the Subdivision Agreement/Condo Declarations and/or Site Plan Agreement to notify all purchasers of residential units and/or renters of same, by

inserting the following clauses in all offers of Purchase and Sale/Lease, and that this remain on Title to the property/unit for heirs, successors and assigns:

“Whereas the Waterloo Region District School Board (WRDSB) may designate this parcel of land as a Development Area for the purposes of school accommodation, and despite the best efforts of the WRDSB, sufficient accommodation may not be available for all anticipated students. You are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside the area, and further, that students may, in future, be transferred to another school.”

Waterloo Catholic District School Board

The Waterloo Catholic District School Board (WCDSB) has reviewed the above application and will have the required future conditions of draft approval:

- That Education Development Charges shall be collected prior to the issuance of a building permit(s).
- That the developer and the Waterloo Catholic District School Board reach an agreement regarding the supply and erection of a sign (at the developer’s expense and according to the Board’s specifications) affixed to the development sign advising prospective residents about schools in the area.

Region of Waterloo

General

The draft plan of subdivision application form and complete submission requirements can be found at:

https://www.regionofwaterloo.ca/en/resources/Applications/PLAN_OF_SUBDIVISION_APPLICATION_FORM.pdf

The site statistic table on the draft plan must list all unit types (single, semi, rowhouse, apartment).

The applicant is requested to submit an electronic copy of all plans and reports in addition to the paper copies – please see the attached checklist for the number of paper copies.

A Planning Justification Report (PJR) will be required and must include development details, background and past planning approvals and address the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan (ROP) and the Township of Wellesley Official Plan.

Density

New developments in the Township Designated Greenfield Area designation shall conform with Policy 2.E.6 in the ROP, which requires development in Township Designated Greenfield Areas to meet or exceed a minimum density of 45 residents and jobs combined per hectare. Staff note that the calculations provided with the pre-submission materials calculate that the subdivision meets the 45 residents and jobs per hectare requirement.

However, Regional staff calculates that the proposed subdivision will have a density of 38.8 residents and jobs per hectare. Staff request further justification in how the density calculation provided by the proponent meets the required density target. For example, does the calculation include an estimate of the number of residents who work from home, or does it rely solely on the presence of the commercial block?

The Region's calculations are based on the Regions' Land Budget prepared in 2009, which is available at <https://www.regionofwaterloo.ca/en/resources/2009RegionofWaterlooLandBudget.pdf>. For the Commercial Block we have assumed 1 employee per 550 square feet. Therefore we invite you to revisit your density calculation for the proposed plan of subdivision and make any revisions necessary to conform with Policy 2.E.6.

Draft Plan of Subdivision

Please show only lands within the subdivision boundaries. As per ROP Policy 10.C.7, the boundaries of urban land use designations are interpreted as being definitive. The subject lands were recently brought into the Township Designated Greenfield Areas designation through Regional Official Plan Amendment No. 3 and Township Official Plan Amendment No. 10. Therefore please ensure that the plan of subdivision's boundaries align with the revised Township Urban Area Boundary.

Corridor Planning

Environmental Noise Study

A detailed environmental noise study will be required to assess the impacts of road noise from traffic on Gerber Road and any stationary noise source(s) in the vicinity (both, onsite and offsite).

Detailed noise study/studies will be required for the proposed development Blocks at various future development application stages i.e., Plan of Subdivision, Condominium and any Consent application stage(s) as may be required for the proposed development.

The recommendations of detailed noise study/studies will be implemented as a Regional condition, through a registered agreement with the Township of Wellesley.

At the minimum, a noise feasibility study will be required as part of a complete application, to assess the required noise attenuation measures and to ensure that the proposed development is feasible.

It is the responsibility of the applicant to ensure that the proposed development and the existing developments in the vicinity are not adversely affected by anticipated transportation and any onsite and offsite stationary noise sources.

The noise level criteria and guidelines for the preparation of the transportation noise study are included in the Region of Waterloo Implementation Guideline for Noise Policies and noise report(s) must comply with the Ministry of the Environment, Conservation and Parks (MECP) NPC-300 Guideline.

The noise consultant preparing the noise report must be pre-approved by the Region of Waterloo. The noise consultant is responsible for obtaining current information, applying professional expertise in performing calculations, making detailed and justified recommendations, submitting the Consultant Study Declaration and Owner/Authorized Statement along with 3 copies and an electronic copy of the report to the Region of Waterloo.

The noise consultant preparing the Environmental Noise Study must complete and submit a Transportation Planning Noise Assessment Request (\$250 Fee) <https://rmow.permitcentral.ca/>.

Cultural Heritage

The subject property possesses the potential for the recovery of archaeological resources due to the proximity of a watercourse and known archaeological resources. Therefore, as per ROP Policy 3.G.9, an Archaeological Assessment is required for the subject property.

The applicant must submit the Archaeological Assessment report to the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) and once reviewed and accepted, provide a copy of the Ministry's acknowledgement letter and the assessment report to the satisfaction of the Region of Waterloo's Planning, Development and Legislative Services Department.

The completed Archaeological Assessment and Ministry acknowledgement will be required as part of a Complete Application.

Environment

The applicant is advised that Species At Risk screening should be undertaken. The Region requests that any correspondence from the Ministry of the Environment, Conservation and Parks be shared with the Region. The subject lands are approximately 200 metres from the Provincial Natural Heritage System, and as such, will not be subject to the provisions of the Growth Plan related to the Natural Heritage System.

Hydrogeology and Source Water Protection

The following studies or reports are required to support a complete application for a plan of subdivision for the subject lands:

- A preliminary stormwater management plan (SWMP);
- A hydrogeological study
- A chloride impact study

Please note that geothermal energy/earth energy/ground source heat pumps are prohibited at this location in accordance with the policies of Section 8 of the ROP. The prohibition should be included into the zoning by-law for the subject property.

Housing

The Region supports the provision of a full range of housing options, including affordable housing. The Region's 10-Year Housing and Homelessness Plan contains an affordable housing target for

Waterloo Region. The target is for 30% of all new residential development between 2019 and 2041 to be affordable to low and moderate income households. Staff recommend that the applicant consider providing a number of affordable housing units on the site.

In addition, staff recommend considering other ways of providing a mix of housing types on the site, such as secondary dwelling units within or accessory to the proposed single detached dwellings.

Policy 3.A.5 in the Regional Official Plan applies to this 10.3 ha site. It states:

“Where a development application proposing residential uses is submitted for a site containing two hectares or more of developable land, the Region and Area Municipalities will require, wherever appropriate, a minimum of 30 per cent of new residential units to be planned in forms other than single-detached and semi-detached units, such as town homes and multi-unit residential buildings.”

From the preliminary documents provided it appears that the proposed development complies with Policy 3.A.5. Thirty-five per cent of the proposed units will be either townhomes or homes within a multi-unit dwelling.

Lastly, staff recommend meeting with Housing Services to explore opportunities for providing a range of affordable units through partnerships or programs.

For the purposes of evaluating the affordability of an ownership unit, based on the definition in the Regional Official Plan, the purchase price is compared to the least expensive of:

Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households	\$357,200
Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area	\$456,000

*Based on the most recent information available from the PPS Housing Tables (2019).

In order for an owned unit to be deemed affordable, the maximum affordable house price is \$357,200.

For the purposes of evaluating the affordability of a rental unit, based on the definition of affordable housing in the Regional Official Plan, the average rent is compared to the least expensive of:

A unit for which the rent does not exceed 30 per cent of the gross annual household income for low and moderate income households	\$1,430
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A unit for which the rent is at or below the average market rent (AMR) in the regional market area	Bachelor: \$810 1-Bedroom: \$1,045 2-Bedroom: \$1,231 3-Bedroom: \$1,300 4+ Bedroom: \$1,300
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*Based on the most recent information available from the PPS Housing Tables (2019)

In order for a unit to be deemed affordable, the average rent for the proposed units must be at or below the average market rent in the regional market area, as listed above.

Please do not hesitate to contact Housing Services staff directly by email at JMaanMiedema@regionofwaterloo.ca should you have any questions or wish to discuss in more detail.

Water and Wastewater Services

The application should submit a functional servicing report as part of the complete applications for the proposed plan of subdivision and zoning by-law amendment that will include the water and sanitary services for each property, water hydrant location/services and the proposed connection to the existing distribution system.

It will be a condition of draft approval of the draft plan of subdivision to obtain a signed confirmation of servicing capacity for the proposed development from Water Services.

Application Fees

In accordance with Regional Fee By-law 20-001, the applicant will be required to pay the following Regional fees:

- Plan of Subdivision application – \$6,525 + \$250.00 per hectare (to a maximum fee of \$15,525); and \$2,000 for registration release to be submitted prior to registration of the plan.
- Zoning By-law Amendment - \$1,150
- Transportation Planning Noise Assessment Request - \$250 Fee

Other Criteria & Additional Notes:

Regional staff acknowledges receipt of the \$300 pre-submission consultation fee.

Staff Person handling the file: David Welwood

Contact information

DWelwood@regionofwaterloo.ca
(519) 503-3870

To whom should all correspondence be sent?

Owner ☐

Applicant ☐

Agent ☐

Other ☐

Contact information

Greg Romanick
(519) 575-4108
Greg.Romanick@stantec.com

Staff Signature:



Date: January 22, 2021

Commissioner (or delegate) Signature:



Date: February 2, 2021

Checklist of *Other Information and Materials* Required for a Complete Application: See attached minutes and additional notes for details.

Report/Study	Required	Reviewing Agent
Affordable Housing Report/ Rental Conversion Assessment		
Aggregate/Mineral Resource Analysis		
Agricultural Impact Assessment		
Archaeological Assessment	X	Region
Chloride Impact Study/Salt Impact Assessment	X	Region
Cut & Fill Analysis		
Development Phasing Plan	X	Region/Township
Dust Impact Analysis		
Environmental Impact Study		
Environmental Site Assessment /Record of Site Condition		
Floodline Delineation Study/ Hydraulics Study		
Heritage Impact Assessment		
Hydrogeological Assessment	X	Region
Land Use Compatibility		
Landfill Impact Study		
Local Air Quality Study		
Minimum Distance Separation		
Natural Heritage Inventory		
Noise Study (Traffic and Stationary)	X	Region
Odour Impact Assessment		
Parking Analysis		
Pedestrian Route and Sidewalk Analysis		
Planning Justification Report	X	Township/Region
Preliminary Grading Plan and Drainage Plan	X	Township
Preliminary Stormwater Management Report/Plan	X	Region/Township
Retail / Commercial Impact Analysis Study		

[illegible]

Roundabout Feasibility Analysis		
Servicing Options Report / Functional Servicing Report	X	Region/Township
Slope Stability Study and Report		
Soils/Geotechnical Study		
Condominium Plan(s)		
Traffic Control and Parking Plan		
Transit Assessment		
Transportation Demand Management Options Report		
Transportation Impact Study		
Urban Design Report/Brief		
Vibration Study		
Draft Plan of Subdivision Application (1 original)	X	Region
OTHER (specify):		
- Drawings including lot grading and drainage plan, site servicing plans, stormwater management plan, erosion and sediment control and phasing plan.	X	Township

☐

Complete

☐

Application cleared for acceptance and circulation

Date: _____

☐

Incomplete

☐

Letter identifying which additional studies are required

APPENDIX B

Provincial Policy Review



Appendix B – Review of Provincial Policy Statement 2020 (PPS) and Growth Plan for the Greater Golden Horseshoe 2020 (Growth Plan)

1. Provincial Policy Statement 2020 (PPS): Planning Review

Section	Policy	Applicable to Strohvest Ontario Inc. Proposal, Wellesley
1	Building Strong Healthy Communities	X
1.1	Managing and Directing Land Use to Achieve Efficient and Resilient Development of Land Use Patterns	X
1.1.1	Healthy, liveable and safe communities are sustained by:	X
1.1.1.a)	promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term	The proposed development does represent and promote an efficient development and land use pattern as it will utilize available and existing transportation, water and sanitary sewer infrastructure available immediately adjacent the subject lands.
1.1.1.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;	The proposed development includes lots to accommodate a range of housing options/types including single-detached, semi-detached and a variety of townhouse forms. This proposed array of lots will allow a range of different housing styles and sizes to be built and thereby meet a wide variety of affordability and life cycle needs. The proposed plan includes a central neighbourhood park, a major linear park feature which could accommodate a north/south community trail as well as pedestrian links and open space associated with the proposed stormwater facility. The proposed lands and development are also within easy (pedestrian, bicycle and vehicular) access to other key features and services within the established community. This will enable the proposed subdivision to easily integrate with the existing community.
1.1.1 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	The proposed subdivision represents a land use pattern which is the most efficient option for expansion of the Wellesley Settlement Area. These vacant developable lands are the most centrally located within the existing community, are closest in proximity to the Downtown and other existing commercial and community services, as well the future planned sportsplex. The proposed plan provides for residential uses which directly interconnect with the existing transportation network.

Section	Policy	Applicable to Strohvest Ontario Inc. Proposal, Wellesley
1.1.1 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	For reasons as noted in the previous point (i.e. 1.1.1d)), development of the lands as proposed represent a strong integration of land use planning with the existing community and also represents the wisest choice from a growth management perspective, as the development land parcel, due to its size, is sub-standard as a viable farm parcel. This application provides for residential development which is more intensive than previous development patterns in Wellesley, as required by the Region and Wellesley Official Plan, and therefore contributes to the minimization of land consumption generally, and agricultural land consumption within the Township overall, and minimizes servicing costs.
1.1.2	Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas. Nothing in policy 1.1.2 limits the planning for infrastructure, public service facilities and employment areas beyond a 25-year time horizon.	Wellesley Township is running short on available land/lot supply for residential development and development of the subject lands as proposed will provide for a range and mix of residential housing types and contribute to meeting the Township's housing needs for the planning time horizon.
1.1.3	Settlement Areas	X
1.1.3.1	Settlement Areas shall be the focus of growth and development.	The proposed residential development is on currently undeveloped lands which are within the Countryside Line of both the Region and Township Official Plans and are designated for urban area expansion within the Region and Township Official Plans for residential purposes within the existing Settlement of Wellesley.
1.1.3.2	Land use patterns within settlement areas shall be based on densities and a mix of land uses which:	X
1.1.3.2 a)	efficiently use land and resources;	The proposed density of the residential subdivision satisfies the Regional and Township policies regarding minimum persons per hectare and the requirement for a minimum of 30% of lots/units to be in forms other than single and semi detached.

Section	Policy	Applicable to Strohvest Ontario Inc. Proposal, Wellesley
1.1.3.2 b)	are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;	The proposed development will efficiently utilize existing municipal servicing resources as it directly connects with existing, adjacent infrastructure and utilizes available capacity. This includes efficiency of the transportation network.
1.1.3.2 d)	prepare for the impacts of a changing climate;	The proposed street layout and lotting pattern within the proposed subdivision results in many lots/units having either a front yard or rear yard southern orientation thereby creating the opportunity for utilization of passive and/or active solar energy systems.
1.1.3.2 e)	support active transportation	The proposed development provides for residential development within 1km of the Downtown commercial area of Wellesley as well as other support services, within reasonable walking and cycling distance. Provision within the proposed plan is made for a centrally-located neighbourhood park, internal connecting walkways as well as the proposed north/south linear greenway, which one day could accommodate a community trail. All of these features contribute and support active transportation.
1.1.3.4	Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.	The proposed development includes several housing building forms including townhouses to provide a mix of compact forms. The proposal achieves Region and Township Official Plan policy objectives for minimum density and range of housing types.
1.1.3.5	Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.	In response to this Provincial Policy the Region and the Township have established a minimum density requirement of 45 persons per hectare for newly proposed residential developments, which this proposed subdivision satisfies.
1.1.3.6	New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.	The proposed residential subdivision is on lands designated as growth area and greenfield area and provides a mix of housing types and densities, with compact form, all of which leverages existing infrastructure and promotes the efficient use of land.
1.4	Housing	X
1.4.1	To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:	X

Section	Policy	Applicable to Strohvest Ontario Inc. Proposal, Wellesley
1.4.1 a)	maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and	This application grows the inventory of available residential stock with appropriate residential intensification and thereby contributes to the Township's ability to accommodate residential growth for a minimum of 15 years.
1.4.1 b)	maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.	Approving the proposed residential subdivision will augment the Wellesley supply of suitably zoned and draft approved/registered residential lands to contribute to realizing a three supply of residential units.
1.5	Public Spaces, Recreation, Parks, Trails and Open Space	X
1.5.1	Healthy, active communities should be promoted by:	X
1.5.1 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	The proposed plan of subdivision has been designed to facilitate active transportation and community connectivity and to foster social interaction through the provision of a centrally-located neighbourhood park, interconnecting walkways and the north-south linear greenway (designed to accommodate a possible future north-south community trail). Streets have been sized and designed to accommodate sidewalks and connect to the existing area street system to provide access to the Downtown and other community support services and features.
1.5.1 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;	Same as above; also note that the stormwater management facility will be landscaped and will form another open space amenity within the proposed plan of subdivision.
1.6.3	Before consideration is given to developing new infrastructure and public service facilities: a) the use of existing infrastructure and public service facilities should be optimized	The proposed development does extend from and utilize existing infrastructure and its location is within easy walking/cycling/driving distance to existing and planned public service facilities in Downtown Wellesley (and the future, planned Sportsplex).

Section	Policy	Applicable to Strohvest Ontario Inc. Proposal, Wellesley
1.6.6.2	Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services	The proposed development will form a logical and planned extension of the Village of Wellesley and will be developed on full municipal sewer and water services. The proposed development fosters and realizes intensification in line with Regional and Township Official Plan policy requirements.
1.6.6.7	Planning for stormwater management shall: a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term; b) minimize, or, where possible, prevent increases in contaminant loads; c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure; d) mitigate risks to human health, safety, property and the environment; e) maximize the extent and function of vegetative and pervious surfaces; and f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development	The sewage, water and stormwater servicing system for the proposed development has been designed as an integrated, comprehensive system, including a preliminary stormwater management plan. The stormwater management approach includes provision of a planned stormwater management facility. The system will contain post-development runoff to pre-development levels as prescribed and design of the stormwater management facility will provide for capture and retention of sediments and other contaminant loads prior to release downstream. The overall stormwater management system will minimize erosion and does reflect required water balance parameters. The stormwater management facility will be landscaped to promote an aesthetic, environmentally functional open space area. The proposed stormwater management system incorporates low impact development (LID) principles as efforts will be made at the time of detailed design to infiltrate clean stormwater back into the ground to maintain a post-development water balance at or close to pre-development.
1.6.7	Transportation Systems	X
1.6.7.3	As part of a multimodal transportation system, connectivity within and among transportation systems and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries	The proposed plan of subdivision has been designed to facilitate multi-modal, active transportation and community connectivity through provision of a centrally-located neighbourhood park, interconnecting walkways and the north-south linear greenway (designed to accommodate a possible future north-south community trail). Streets have been

Section	Policy	Applicable to Strohvest Ontario Inc. Proposal, Wellesley
		sized and designed to accommodate sidewalks and connect to the existing area street system to provide access to the Downtown and other existing and planned community support services and features.
1.6.7.4	A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation	The central location of the proposed development relative to services in Downtown Wellesley will contribute to minimizing the length and number of vehicle trips and the land use pattern, density and mix of uses is designed to support active transportation.
1.7	Long-Term Economic Prosperity	X
1.7.1	Long-term economic prosperity should be supported by:	X
1.7.1a)	promoting opportunities for economic development and community investment-readiness	The proposed residential development will provide jobs and growth in the tax base for the Township and the provision of additional housing will accommodate people to be employed in existing and future area commercial and employment uses.
1.7.1b)	encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce	The proposed residential development will provide new, much-needed residential housing supply/inventory with a range of housing options within the Village of Wellesley and the Township of Wellesley to meet market demand.
1.7.1d)	maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets	The proposed residential development will increase population and therefore market support within easy walking, cycling and driving distance to Downtown and mainstreet Wellesley.
1.7.1i)	sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the agri-food network;	The proposed development is on land immediately adjacent to the Urban Area of Wellesley and is therefore a logical extension for growth in the Township, thereby directing such growth to the most appropriate location and in so doing, protecting agricultural lands and resources elsewhere in the Township. The approved 10.2 ha area for growth, and the 16.4 ha size of lands owned by Strohvest Ontario Inc. are not an adequate size to sustain a viable farm

Section	Policy	Applicable to Strohvest Ontario Inc. Proposal, Wellesley
		operation. Using the subject lands as located adjacent to the Village of Wellesley does help to protect agricultural lands and resources, will create additional market to support local food, all thereby maintaining and improving the agricultural food network.
1.7.1j)	promoting energy conservation and providing opportunities for increased energy supply	The proposed street layout and lotting pattern within the proposed subdivision results in many lots/units having either a front yard or rear yard southern orientation, thereby creating the opportunity for utilization of passive and/or active solar energy systems.
1.8	Energy Conservation, Air Quality and Climate Change	X
1.8.1	Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:	X
1.8.1a)	promote compact form and a structure of nodes and corridors;	The proposed residential development is relatively compact in its form within the Village of Wellesley and does form a part of the extended Downtown "node".
1.8.1b)	promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;	The proposed development provides for residential development within 1km of the Downtown commercial area of Wellesley as well as other support services, within reasonable walking and cycling distance. Provision within the proposed plan is made for a centrally-located neighbourhood park, internal connecting walkways as well as the proposed north/south linear greenway, which one day could accommodate a community trail. All of these features contribute to and support active transportation.
1.8.1f)	promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure	The proposed street layout and lotting pattern within the proposed subdivision results in many lots/units having either a front yard or rear yard southern orientation, thereby creating the opportunity for utilization of passive and/or active solar energy systems.

Section	Policy	Applicable to Strohvest Ontario Inc. Proposal, Wellesley
2.1	Natural Heritage	
2.1.1	Natural features and areas shall be protected for the long term.	While all of the lands on which the proposed residential development is proposed has been entirely cash-cropped for years (since development occurred within the adjacent Lawrence Street area), a species at risk assessment was undertaken on the subject lands and adjacent lands to determine if any species-at-risk (flora and fauna) or fish habitat would be impacted. The assessment concluded there were no species at risk observed, nor any species at risk or fish habitat that would be impacted by the proposed development.
2.2	Water	X
2.2.1	Planning authorities shall protect, improve or restore the quality and quantity of water by:	X
2.2.1f)	implementing necessary restrictions on development and site alteration to: 1. protect all municipal drinking water supplies and designated vulnerable areas; and 2. protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions;	In response Region's request through the Pre-Submission Consultation process, a Chloride Impact Assessment was undertaken to assess potential impacts on water quality relative to the Ontario Drinking Water Quality Standards (ODWQS) and the Ministry of the Environment's Reasonable Use Concept (RUC). It is concluded that the application of road salt at the current loading rates represents a low overall risk of chloride contribution to groundwater quality for the Site.
2.2.1i)	ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.	A preliminary stormwater management plan has been completed and submitted with the "complete" Application addressing proper management of both stormwater volumes and quality.
2.6	Cultural Heritage and Archaeology	X

Section	Policy	Applicable to Strohvest Ontario Inc. Proposal, Wellesley
2.6.2	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.	Stage 1 and 2 Archaeological Assessment was completed for the subject lands. The assessment identified finding areas that were documented and concluded that that these sites of interest did not warrant further evaluation. The Archaeological Assessment was reviewed by the Ministry of Heritage, Sport, Tourism and Culture Industries and on March 25, 2021, the Ministry communicated that they were satisfied that the fieldwork and reporting for the archaeological assessment were consistent with the Ministry's 2011 Standards and Guidelines for Consultant Archaeologists and the terms and conditions for archaeological licences. This Report was subsequently entered into the Ontario Public Register of Archaeological Reports.
2.6.5	Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources	Indigenous communities with historical relationship with the subject lands and area were involved in monitoring field work related to the Archaeological Assessment and findings.
4.2	This Provincial Policy Statement (PPS) shall be read in its entirety and all relevant policies are to be applied to each situation.	We have reviewed the entire PPS and we have endeavoured to consider all policies in the PPS individually, to consider the specific language of each policy, and, to address those policies that we believed were relevant to the subject proposal in this review. We have also considered what we believe to be the overarching purpose and intent of the PPS in designing and assessing the proposals addressed herein. It is our opinion that the proposals as submitted is consistent with the Provincial Policy Statement.

2. Growth Plan for Greater Golden Horseshoe (August 2020) Planning Review

Section	Policy	Wellesley
Vision	<p>More than anything, the Greater Golden Horseshoe (GGH) will continue to be a great place to live. Its communities will be supported by a strong economy, a clean and healthy environment, and social equity. The GGH will offer a wide variety of choices for living. Thriving, livable, vibrant, and productive urban and rural areas will foster community health and individual well-being.</p> <p>Getting around will be easy. An integrated transportation network will allow people choices for easy travel both within and between urban centres throughout the region. Public transit will be fast, convenient, and affordable. Automobiles will be only one of a variety of effective and well-used choices for transportation. Transit and active transportation will be practical elements of our urban transportation systems.</p>	<p>It is our vision and intent that the proposed residential development will be a logical and efficient expansion of the Wellesley urban area with a mixture of housing forms, achieving Provincial, Regional and Township density targets and leveraging the existing infrastructure investments. The design of the residential subdivision aspires to provide an array of active transportation choices for people to get to destinations within Wellesley, such as Downtown, other community support services and parks and recreational facilities (existing and planned).</p>
1.2.1	Guiding Principles:	<p>It is our Professional Planning Opinion that the proposed residential development meets the intent of the following guiding principles as it provides for targeted efficient growth adjacent to an existing community in a contextually appropriate manner.</p>
	Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime.	<p>The proposed Plan contains a range of housing types and parkland and represents a complete community neighbourhood.</p>
	Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households	X
2	Where and How to Grow	X
2.2	Policies for Where and How to Grow	X

Section	Policy	Wellesley
2.2.1.1	Population and employment forecasts contained in Schedule 3 or such higher forecasts as established by the applicable upper- or single-tier municipality through its municipal comprehensive review will be used for planning and managing growth in the GGH to the horizon of this Plan in accordance with the policies in subsection 5.2.4.	The subject lands were brought into the Urban Area of Wellesley through the comprehensive Rationalization of Land process, and, Township of Wellesley Official Plan Amendment No. 10 and Region Official Plan Amendment No. 3, consistent with the Region of Waterloo and Township of Wellesley Official Plans, both approved and adopted and consistent with the Growth Plan.
2.2.1.4 a) & c)	Applying the policies of this Plan will support the achievement of complete communities that: a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities; and, c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes	The proposed residential subdivision includes lotting for a range of housing types including single-detached, semi-detached and blocks for various types of townhouse residential forms. For all of these residential types, there is a variety of lot sizes. As such, the proposed plan will provide for a diverse mix and range of residential housing forms, affordability levels and types of housing that will be able to accommodate the needs of many different types of households and people at all stages of life. The proposed plan includes a central and accessible neighbourhood park, connecting walkways, a north-south linear parkway which could be further widened in the future to accommodate a community trail from Gerber Road to Queen's Bush Road. A landscaped open space will also be created within the proposed stormwater management facility. The proposed residential subdivision is within close proximity and walking distance to local stores, services and public service facilities and institutional uses. The plan in its design and given its location within the Village of Wellesley supports the realization of complete community.
2.2.1.4 g)	g) integrate green infrastructure and appropriate low impact development	The stormwater management approach includes provision of a planned stormwater management facility. The system will contain post-development runoff to pre-development levels as prescribed and design of the stormwater management facility will provide for capture and retention of sediments and other contaminant loads prior to release downstream. The overall stormwater management system will minimize erosion and does reflect required water balance parameters. The stormwater management facility will be landscaped to

Section	Policy	Wellesley
		promote an aesthetic, environmentally functional open space area. The proposed stormwater management system incorporates low impact development (LID) principles as efforts will be made at the time of detailed design to infiltrate clean stormwater back into the ground to maintain a post-development water balance at or close to pre-development.
2.2.6	Housing	X
2.2.6.1.	a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by: i. identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents	The proposed residential development proposal provides for a range of housing types and therefore choice and achieves the minimum density target as set out in the Region of Waterloo and Township of Wellesley Official Plans. The range of building lots and unit types provided for in the proposed plan will provide the opportunity to address a range of affordability and meet the current and future needs of residents.
2.2.6.2	Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by: a) planning to accommodate forecasted growth to the horizon of this Plan; b) planning to achieve the minimum intensification and density targets in this Plan; c) considering the range and mix of housing options and densities of the existing housing stock; and d) planning to diversify their overall housing stock across the municipality	Elements of the proposed plan including neighbourhood parkland, walkway connections, linear park with could allow for a future north-south community trail, open space created through implementation of the stormwater management facility, together with the range of housing lots and unit types, will broaden the range of available housing in Wellesley, and all of these elements will thereby contribute to realization of complete community.
2.2.6.3	To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.	The proposed residential subdivision includes lotting for a range of various types of multi-unit, townhouse residential forms. The proposed plan will provide for a diverse mix and range of residential housing forms, affordability levels and types of housing that will be able to accommodate the needs of many different types of household sizes and incomes.
2.2.7	Designated Greenfield Areas	X

Section	Policy	Wellesley
2.2.7.1.	<p>New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:</p> <p>a) supports the achievement of complete communities;</p> <p>b) supports active transportation</p>	<p>The proposed plan and requested zoning will provide for a diverse mix and range of residential housing forms, affordability levels and types of housing that will be able to accommodate the needs of many different types of households and people at all stages of life. From a land use design perspective, the proposed plan includes a central and accessible neighbourhood park, connecting walkways, a north-south linear parkway which could be further widened in the future to accommodate a community trail from Gerber Road to Queen's Bush Road. A landscaped open space will also be created within the proposed stormwater management facility. The proposed residential subdivision is within close proximity and easy walking/cycling distance to local stores, services and public service facilities and institutional uses. The plan in its design and given its location within the Village of Wellesley supports the realization of complete community and active transportation.</p>
2.2.7.2.	<p>The minimum density target applicable to the designated greenfield area of each upper-and single-tier municipality is as follows:</p> <p>a) The Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare</p>	<p>The proposed plan of subdivision and requested zoning realizes a density of 48.46 persons per hectare, which slightly exceeds the Region of Waterloo (Policy 2.E.6) and Township of Wellesley (Policy 2.7.3.2 b) i)) Official Plan density requirement of 45 persons per hectare. This 45 persons per hectare density requirement is part of an overall Regional approach to "blending" density targets between all of the urban and rural municipalities within the Region to achieve the Growth Plan target of 50 persons per hectare for the Region overall.</p>
3	infrastructure to support growth	X
3.2	policies for infrastructure to support growth	X
3.2.1	Infrastructure planning, land use planning, and infrastructure investment will be co-ordinated to implement this Plan.	The application leverages the existing Wellesley infrastructure to expand the urban area deliberately and efficiently providing a range of housing types.
3.2.2	Transportation	X
3.2.2.1	Transportation system planning, land use planning, and transportation investment will be coordinated to implement this Plan.	The application provides for coordinated investment and integration with the existing transportation network.

Section	Policy	Wellesley
3.2.2.2	The transportation system within the GGH will be planned and managed to: b) offer a balance of transportation choices that reduces reliance upon the automobile and promotes transit and active transportation	The proposed residential plan has been designed to include a central and accessible neighbourhood park, connecting walkways, a north-south linear parkway which could be further widened in the future and accommodate a community trail from Gerber Road to Queen's Bush Road. The subject lands are within walking and cycling distance to local stores, services and public service facilities and institutional uses. The plan in its transportation design provides a balance of transportation choices which could reduce reliance on the automobile and promote active transportation.
3.2.6	Water and Wastewater Systems	X
3.2.6 2.	Municipal water and wastewater systems and private communal water and wastewater systems will be planned, designed, constructed, or expanded in accordance with the following:	X
	a) opportunities for optimization and improved efficiency within existing systems will be prioritized and supported by strategies for energy and water conservation and water demand management;	The proposed extension of the water and wastewater system is within available capacities and represent a direct and immediate extension of these existing services, thereby optimizing extension of the existing system and being the most efficient manner of servicing.
	b) the system will serve growth in a manner that supports achievement of the minimum intensification and density targets in this Plan;	The extension of water and wastewater servicing systems to the subject lands and to service the development proposal as submitted will support achieving minimum intensification and density targets of the Growth Plan as implemented through the Region of Waterloo and Township of Wellesley Official Plans.
3.2.7	Stormwater Management	X
3.2.7 2.	Proposals for large-scale development proceeding by way of a secondary plan, plan of subdivision, vacant land plan of condominium or site plan will be supported by a stormwater management plan or equivalent, that:	X
	b) incorporates an integrated treatment approach to minimize stormwater flows and reliance on stormwater ponds, which includes appropriate low impact development and green infrastructure;	A preliminary stormwater management plan has been developed on the basis of geotechnical and hydrogeologic assessments of the lands and do consider and propose design methods to manage stormwater flows and infiltrate water to the extent possible given soil

Section	Policy	Wellesley
		characteristics and groundwater levels. The stormwater management approach includes provision of a planned stormwater management facility. The system will contain post-development runoff to pre-development levels as prescribed and design of the stormwater management facility will provide for capture and retention of sediments and other contaminant loads prior to release downstream. The overall stormwater management system will minimize erosion and does reflect required water balance parameters. The stormwater management facility will be landscaped to promote an aesthetic, environmentally functional open space area. The proposed stormwater management system incorporates low impact development (LID) principles as efforts will be made at the time of detailed design to infiltrate clean stormwater back into the ground to maintain a post-development water balance at or close to pre-development.
4.2.2	Natural Heritage System	X
4.2.2 3.	Within the Natural Heritage System for the Growth Plan: a) new development or site alteration will demonstrate that:	X
	i)there are no negative impacts on key natural heritage features or key hydrologic features or their functions;	A scoped Natural Heritage Assessment was completed with a focus on Species at Risk (SAR) for the subject lands. The assessment concluded there would be no negative impacts relative to natural heritage features or hydrologic features.
4.2.5	Public Open Space	X
4.2.5 1.	Municipalities, conservation authorities, non-governmental organizations, and other interested parties are encouraged to develop a system of publicly-accessible parkland, open space, and trails, including in shoreline areas, within the GGH that: a)clearly demarcates where public access is and is not permitted; b)is based on a co-ordinated approach to trail planning and development; and	The proposed plan of subdivision includes land dedication which represents 7% of the area to be developed (approximately X% for the entire land holding by Strohvest) in the form of neighbourhood parkland as well as a north-south linear parkway which we propose could be the location of a north-south community trail at some point in the future (it is suggested that the Township could acquire additional land to widen the linear parkway from the lands to the west, either at a time when those lands develop, or through some other means.

Section	Policy	Wellesley
4.2.7	Cultural Heritage Resources	X
4.2.7 1.	Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.	A Stage 1-2 Archaeological Assessment was undertaken to identify and assess whether there were cultural heritage resources which should be preserved. Four find sites were identified and documented but were deemed to not require further assessment.
4.2.7 2.	Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.	Relevant First Nations were contacted and contracted as Monitors to the Stage 1-2 Archaeological Assessment and were advised of the final reporting.
5.2.1	General Interpretation	X
5.2.1.1	The policies and schedules of this Plan should be read in a manner that recognizes this Plan as an integrated policy framework	We have reviewed the entire Growth Plan and we have endeavoured to consider all policies in the Growth Plan individually, we have also considered what we believe to be the overarching purpose and intent of the Growth Plan as an integrated policy framework in designing and assessing the proposals addressed herein. It is our opinion that the proposal as submitted is consistent with the Growth Plan.

APPENDIX C

Draft Plan of Subdivision



APPENDIX D

Detailed Summary of the Engagement Process



Appendix D – Detailed Summary of the Engagement Process

Theme	Number of responses	Response to comment/theme
Shift the location of the proposed 6 metre wide, north-south linear park block, potential future community trail, from the proposed location running along the west side of the Subject Lands/westside of the proposed Draft Plan of Subdivision, to along the back/rear lot lines of homes fronting onto Lawrence Street.	10	<p>Serious consideration has been given to this idea, however, for reasons following, we do not believe this is a good planning option for the Township relative to the opportunity to create a major north-south linear park and community trail, nor is it best for existing and neighbourhood together with the proposed new residential area.</p> <p>Firstly, the Vision for this 6-metre, north-south linear greenway block along the west side of the Subject Lands was that this feature would form a key urban design feature for the Village of Wellesley. The idea is that in the future, through future parkland dedication required for future development on lands developed to the west of the Subject Lands (and/or through other land acquisition methods), acquisition of additional land could double (or more) the width of the block, creating a 12 m or wider north-south linear parkway. An extension to the idea of this key linear parkway feature, was that ultimately, this linear parkway could accommodate a key north-south portion of a Wellesley Community Trail. Such community trail linkage would be able to run largely within an attractive, wider, more open and safer, linear parkway running continuously from Gerber Road to Queens Bush Road, with ultimate connection to the planned multi-purpose recreation centre north of Queens Bush Road/ The amount of parkland dedication in the proposed Draft Plan of Subdivision (i.e. Blocks 13 and 14) totals 0.788 ha (1.95 acres), comprised of the neighbourhood park block (Block 13 having an area of 0.518 ha (1.28 acres)) and the north-south linear trailway block (Block 14 having an area of 0.270 ha (0.67 acres))-this represents 5% parkland dedication for all of the lands owned by Strohvest Ontario Inc., including the 6.2 ha of additional lands to the north which are hoped to be able to be developed in the future.</p> <p>If the proposed 6 m wide strip was relocated to the rear of lots fronting onto Lawrence Street, this would create several problems and outcomes that we believe would be less than ideal when contrasted with the current proposed location of the north-south linear park block. Firstly, this would result in a very long and narrow block at a 6.0 metre width with no future potential to widen the block. At 6.0 meters width, this is not considered a “linear parkway”-it’s too narrow-this width is the typical width of a walkway block. Typically, walkway blocks are not as continuously long as this type of walkway would be (i.e. approximately 300 meters in length) between the proposed stormwater management pond and Street ‘E’. Increased foot and bicycle traffic along this long, contained walkway could create a significant reduction of privacy for yards backing onto the trail. Such a long, narrow walkway is not comfortable or enjoyable from a pedestrian usage perspective. As well, from a Crime Prevention Through Environmental Design (CPTED) perspective, such a long, narrow and contained walkway is considered unsafe as the area is typically contained, often out of site due to fencing and difficult to get out of in the event of attack. CPTED criteria would encourage the provision of lighting along the walkway to reduce the safety concern. Also, it will be difficult to continue and maintain such a regular walkway north of Street ‘E’ due to the configuration of the</p>

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		Strohvest property line north of this point-creating an attractive trailway block and community trail facility heading northwest to the future multi-purpose recreation complex will be difficult, likely requiring the trail to move onto the pedestrian street sidewalk system, thereby undermining the character and attractiveness as a community trail.
Development of retail on site (3 for, 1 against, and 1 impartial)	5	We have considered inclusion of non-residential, local retail/convenience/service commercial floor space, however, there is not enough market confidence given the peripheral location of lands and the relatively low traffic volumes to ensure a viable commercial element. Providing some amount of non-residential/commercial space could also require additional lots/smaller lots to be added to make realize the density target.
Traffic Impacts to Lawrence Street (i.e. increase in cars and increased speed)	4	Relatively low distribution of traffic from the subject lands are expected to utilize Lawrence Street or other local neighbourhood streets. The Regional Municipality of Waterloo requires completion of a Traffic Impact Study when projected traffic volumes are at, or exceed, an certain volume threshold that it warrants closer examination and consideration. In this case, the Region has not required a Transportation Impact Study be completed as a submission requirement for this development application.
Timeline for completion of subdivision/construction	4	Unknown. The timing for commencing construction and completing the subdivision, and then beginning the building of housing, will depend on several factors including timing of approval, market conditions, Registration of the plan, etc.
Location, amount, and development timing of planned park	3	The proposed neighbourhood park of 0.518 ha (1.28 acres) in size (i.e. Block 13) is shown central to the plan and by way of proposed Street 'E'; is in close proximity to the existing Lawrence Street neighbourhood area as well. The 6.0 metre wide linear parkway running north-south along the entire west side of the draft plan has an area of 0.270 ha (0.67 acres) (i.e. Block 14). Both park blocks would be conveyed to the Township upon Registration of the subdivision (see previous point).
Shift the development location away from Gerber Road to the north portion of the lands owned by Strohvest rather than develop the south area of the Strohvest land, or, develop on the other side of Greenwood Hill Road, north of Gerber Road, where existing new development exists.	3	<p>The northern portion of the Strohvest lands are not currently within the settlement area as designated in the Regional or Wellesley Official Plans. Secondly, the servicing of the Strohvest lands must come from the south end of the property, from Gerber Road and extend northerly. For both these reasons therefore, development must start at Gerber Road and progress northerly.</p> <p>Lands east of Greenwood Hill Road and north of Gerber Road are not currently designated within the Regional or Township Official Plans as part of the settlement area and therefore cannot be developed at this time.</p>

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Mitigation of construction impacts (i.e. dirt, noise, construction traffic, hours of operation, etc.)	3	Due to the nature of subdivision construction and home building, there will be some impact during the construction phases of the subdivision. However, there are best practice methods to manage and minimize these impacts. We welcome the opportunity to work with the Township and the neighbouring community to determine ways to best manage challenges during the construction phase.
Preference for single-detached housing to be developed behind Lawrence Street	2	All of the residential housing lots proposed along Street .B are proposed to be single-detached dwelling lots and these lots have the largest frontages of all of the other proposed lots in the Draft Plan.
Concern whether water and wastewater infrastructure can handle this development	2	A detailed servicing assessment has occurred thorough the completion of the Functional Servicing Report submitted with this Application. It has concluded that the lands can be adequately serviced in all regards to accommodate the proposed development.
What Zoning By-law amendment is being Requested?	1	See details of the requested Zoning By-law Amendment application discussed in Section 5.2.1 of this Planning Justification Report.
Trail/walkway along Gerber Road	1	The proposed Draft Plan of Subdivision includes parkland dedication of a 0.270 ha (0.7 acre) north-south linear park along the west side of the proposed subdivision. We believe that the inclusion of the north-south linear parkway along the west side of the proposed subdivision is a key urban design feature of the Plan which enhances the subdivision design and provides for the future potential of a major Town-wide community trail system within a wider linear parkway-thereby creating a significant Town recreational facility and defining urban design feature. It would make sense to consider a multi-use trail segment along Gerber Road heading easterly to connect to other possible segments, and, potentially create an integrated community trail system encircling Wellesley and interconnected within the Village. The provision of such trailway will be the responsibility of the Township of Wellesley.
Fencing built by developer for homes backing onto Lawrence Street	1	Many of the existing lots on Lawrence Street already have fencing and to incorporate new fencing along newly proposed lots could/would cause back-to-back fending creating “dead spaces” and areas difficult to maintain. We note that fencing type and design is personal to the homeowner. Just as existing homeowners in Wellesley have been able to choose whether they want fencing on their property and what style of fencing, we prefer to allow new homeowners to make the same decisions regarding their property.

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Request to increase permitted height in fence by-law to have fences along Lawrence Street be 8ft instead of the current permitted 6ft.	1	This is a matter to be considered by the Township.
Whether Mr. Stroh is amenable to offering first right of refusal to purchase property to abutting homeowners	1	No, this will not be workable to be able to deliver a cohesive subdivision design and plan.
Request for large lot sizes/premium lots along farmers field for Lawrence Street residents to purchase and relocate to	1	Priority has been to achieve largest frontage lot sizes on lots backing onto existing Lawrence Street properties. Other single detached lot sizes, as well as the inclusion of lots and blocks for other forms of residential housing units has been based on realizing the appropriate #number of lots to achieve an overall subdivision density of 45 units per hectare-the Region's and Township's requirement in their respective Official Plans. It should be noted that lands to the west of the Strohvest lands are within the Countryside Line within Region and Township Official Plan and may be developed sometime in the future.
How many existing Lawrence Street homes/lots back onto the proposed stormwater management pond	1	Three.
Grading of homes/lots backing onto Lawrence Street lots	1	<p>To address the high groundwater levels (HGWL) determined through the Geotechnical and Hydrogeological Studies, it will be necessary to raise the overall grade of the lands to provide the required housing/building code separation from the sub-surface high groundwater elevation and foundation footing. This matter is discussed in additional detail in sub-section 6.6.3- 6.6.3 Proposed Road Profiles and Overall Site Grading in the main body of this Report.</p> <p>To illustrate in general terms the post-development effect of the proposed preliminary grading and integration with the adjacent neighbourhood , cross-sections within Figure 4 are provided in the sub-section 6.6 within the main body of this Report.</p> <p>At the detailed subdivision design stage, which occurs after Draft Plan of Subdivision approval, detailed road profiles and grading will be refined to minimize the required earth cut/fill volumes.</p>

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Why is it proposed to have 40% of residential units as townhomes rather than 30% as required by the Region Township?	1	To go to a lesser percentage of townhomes in the proposed Plan would result in more single detached lots and to meet the Region/Township Official Plan density requirement of 45 persons per hectare, the single detached dwelling lots would have to have significantly smaller frontages, including for those single detached lots backing onto existing Lawrence Street. Also, such smaller frontage single detached lots would mean that most, if not all, homes to be built on these smaller frontage lots would have to be a minimum of two (2) stories in height and design (i.e. no bungalows).
What is the proposed height of homes expected on lots backing onto Lawrence Street lots/homes	1	Standard 1 or 2 story homes, similar to Lawrence Street Homes