



April 6, 2020

Project No. 1841

County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: Michelle Innocente, Senior Planner, Planning and Development Department

**Re: Draft Plan of Subdivision 23T-20201 and Official Plan OP-2020-02
Addendum to Planning Report dated February 19, 2020**

This Addendum to the February 19, 2020 Planning Report has been prepared further to the planning comments in your email dated March 17, 2020, which stated that;

“I did not see clearly in the report where you discuss the change from Future Development to Residential and the justification for this change. ... I would appreciate if you could update your Planning Report to include a policy basis for the change.”

The County Official Plan identifies objectives related to the redesignation of Future Development lands. In this case, Draft Plan of Subdivision and Zone Change applications have been submitted concurrent with this Official Plan Amendment. In support of these applications a Functional Servicing and Stormwater Management Report has been provided which indicates that the necessary municipal services can be made available to the area. The objectives related to the redesignation of Future Development lands to ensure the orderly future development of the unbuilt areas of the Harriston Urban Centre have been met. Excerpts from the County Official Plan are found below (**bold added**);

“8.10 FUTURE DEVELOPMENT

8.10.1 Overview

There are certain areas within urban centres, where it is not possible to predesignate for the future intended uses. Such lands may not be required over the planning period for development purposes or the specific nature of the intended land uses is not known at this time.

8.10.2 Objectives

The objectives for areas designated FUTURE DEVELOPMENT are as follows:

- a) to provide for the orderly future development of the unbuilt areas of the Urban Centre;*
- b) to limit development of such lands until an Official Plan Amendment including a proper site plan or concept plan for future uses has been submitted and approved;*
- c) to prohibit any major development of these lands until the necessary municipal services can be made available to such areas.”*

Section 8.10.4 of the County Official Plan limits and restricts the redesignation of Future Development lands in order to ensure that the premature provision of municipal services will not occur. One of the Official Plan requirements is that the need for additional land be demonstrated by requiring that approximately three - quarters (75%) of the land designated for development already be developed prior to Future Development lands being redesignated. As shown by the plan provided; the Harriston Urban Area has a total area of 394 hectares. The Harriston Built Boundary (or the area considered to already be developed) has an area of 167 ha. The Core Greenland Area located outside the Built Boundary in Harriston (not including the subject property) has an area of 63 ha. The sewage treatment plant and its buffer (not overlapping with the Built Boundary) has an area of 100 ha. Once the Built Boundary, Core Greenlands and sewage treatment plant/buffer lands have been net out, this equals 83.7% of the lands included within the urban boundary. Therefore, only 16.25% of the Harriston Urban Area remains available for development.

Review of the Criteria to Redesignate Future Development Areas

<p>“8.10.4 Redesignation of Future Development Areas Development within the FUTURE DEVELOPMENT areas will be limited and restricted to ensure that premature provision of municipal services will not be required. Redesignation of these lands may be considered if it is proven that additional land for development purposes is required. A comprehensive review of the need and impacts of developing this land on the surrounding area shall be undertaken with regard for the following:</p>	
<p>a) that a need for additional land is demonstrated by the fact that approximately three - quarters of the land designated for development by this Plan are already developed;</p>	<p>The Harriston Urban Area has a total area of 394 ha. The Harriston Built Boundary (or the area considered to already be developed) has an area of 167 ha. The Core Greenland Area located outside the Built Boundary in Harriston (not including the subject property) has as area of 63 ha. The sewage treatment plant and its buffer (not overlapping with the Built Boundary) have an area of 100 ha. Once the Built Boundary, the Core Greenlands and sewage treatment plant/buffer lands have been net, out this equals 83.75% of the lands included within the urban boundary. Therefore, only 16.25% of the Harriston Urban area remains available for development.</p>
<p>b) that services of all kinds are or can be reasonably and economically provided to the proposed development;</p>	<p>The Functional Servicing and Stormwater Management Report submitted in support of this proposal indicates that municipal services and utilities area able to be reasonably and economically provided to the proposed development.</p>
<p>c) that adequate development plans which indicate the type of development and facilities to be provided (such as, streets, schools, parks and shopping facilities) are or will be made available to the municipality;</p>	<p>The proposed Draft Plan of Subdivision provides an adequate development plan indicating the type of development including streets, lots, as well as, townhouse, park and stormwater blocks to be provided.</p>
<p>d) that the proposed development is contiguous to and is a logical extension of existing development;</p>	<p>The proposed development is contiguous to existing developed areas and is a logical extension of existing development. Existing municipal streets will be extended into the property to facilitate the development of the lands.</p>
<p>e) any required impact studies have been completed.</p>	<p>All required impacts studies identified at the pre-consultation meeting as being required for a complete application have been provided.</p>

Harriston Urban Area



The proposed redesignation of the Future Development lands, therefore, satisfies the requirements of section 8.10.4 of the County of Wellington Official Plan.

Yours truly,

A handwritten signature in blue ink, appearing to read 'AClos', written in a cursive style.

Astrid Clos, MCIP, RPP