

AMENDMENT NUMBER _____
TO THE OFFICIAL PLAN FOR THE
COUNTY OF WELLINGTON

2073022 Ontario Inc.

East Ridge Land Subdivision – Phase 5

County File No. OP-2021- ____

THE CORPORATION OF THE COUNTY OF WELLINGTON

BY-LAW NO. _____

A By-law to adopt Amendment No. ____ to the Official Plan
for the County of Wellington.

The Council of the Corporation of the County of Wellington, pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, does hereby enact as follows:

1. THAT Amendment Number ____ to the Official Plan for the County of Wellington, consisting of text and the attached maps, and explanatory text, is hereby adopted.
2. THAT this By-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST AND SECOND TIME THIS ____ DAY OF _____, 2024

READ A THIRD TIME AND PASSED THIS ____ DAY OF _____, 2024

WARDEN

CLERK

**AMENDMENT NUMBER _____
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN**

**AMENDMENT NUMBER _____
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN**

INDEX

PART A - THE PREAMBLE

The Preamble provides an explanation of the proposed amendment including the purpose, location, and background information, but does not form part of this amendment.

PART B - THE AMENDMENT

The Amendment describes the changes and/or modifications to the Wellington County Official Plan which constitute Official Plan Amendment Number ____.

PART C - THE APPENDICES

The Appendices, if included herein, provide information related to the Amendment, but do not constitute part of the Amendment.

PART A - THE PREAMBLE

PURPOSE

The purpose of County Official Plan Amendment No. ____ is to redesignate the subject lands from Future Development to Residential. The applicant is proposing to develop the lands with a mixed density residential subdivision. The amendment affects Schedule B6-2 – Arthur Village and there are no proposed textual changes to the policies of the Official Plan.

LOCATION

The property includes approximately 3.454 hectares (8.5 acres) of land. It is located in the southeasterly part of Arthur Urban Centre, immediately south of East Ridge Landing subdivision, phases 3 and 4 and abutting the easterly boundary of the urban centre. It is legally described as Part of Lot 1, Concession 1, geographic Township of West Luther, Township of Wellington North, more particularly described as Parts 5 and 6, according to Reference Plan 61R-21786.



Figure 1.

Land uses surrounding this property are either residential or agricultural in nature. Immediately abutting the easterly and southerly boundaries of this site, the lands are in agricultural use. Lands to the west and north have developed with residential dwellings, including single detached, semi-detached and on-street townhouses.

The local owner purchased the subject property which included 20.2 hectares (50 acres) of land in 2005. Since that time, he received draft plan approval for Phases 1 through 4. Phases 1 through 4 have been serviced and the lots are almost completely built out. Phase 1 also included the dedication of 2.152 hectares (5.34 acres) of land for a neighbourhood park. The size of the park dedication was based on the full development of the East Ridge Landing property, including Phase 1 through 5. In addition, Phase 1 included 1.52 hectares (3.8 acres) of land for a stormwater management pond which was designed and constructed to service all 5 phases of the development.

The property is currently zoned Future Development (FD) in the Township of Wellington North Zoning By-law and designated Future Development in the County of Wellington Official Plan.

A PLACE TO GROW - GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2020

The subject property is located within the "Designated Greenfield Areas" set out in the Growth Plan.

1. New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:
 - a) supports the achievement of complete communities;
 - b) supports active transportation;
2. The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows:
 - a) The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will plan to achieve within the horizon of this Plan a minimum density target that is not less than 40 residents and jobs combined per hectare;
3. The minimum density target will be measured over the entire designated greenfield area of each upper- or single-tier municipality, excluding the following:
 - a) natural heritage features and areas, natural heritage systems and floodplains, provided development is prohibited in these areas;
 - b) rights-of-way for: i. electricity transmission lines; ii. energy transmission pipelines; iii. freeways, as defined by and mapped as part of the Ontario Road Network; and iv. railways

The proposed subdivision conforms with the policies set out in the 2020 Growth Plan. The subdivision will create a mixed density residential development meeting the needs of a variety of households. A neighbourhood park and an integrated trail network addresses recreational opportunities within the subdivision. Schools, parks, open space and commercial facilities are in close proximity assisting in the creation of a complete community. The property will be developed at a density of 16 units per hectare or approximately 44 residents per hectare.

PROVINCIAL POLICY STATEMENT 2020 (PPS)

The 2020 Provincial Policy Statement reinforces and strengthens policies with respect to "settlement areas" being the focus of growth. It also establishes the importance of "intensification" as an effective tool for managing growth within settlement areas.

This application will result in the use of an undeveloped parcel of land adjacent to an existing, serviced residential community. The plan will accommodate an affordable and market-based range of housing types; while satisfying the objective of residential intensification. This application will promote an efficient use of land and infrastructure.

Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a. efficiently use land and resources; and
- 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;

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 is consistent with Section 1.1.3 of the PPS as the subject property is located within the urban boundary of the Village of Arthur. It will result in an efficient use of land and existing infrastructure and will include an integrated trail system that connects the Phase 5 lands with the large neighbourhood park located at the northerly end of the East Ridge Landing subdivision. Currently planned and approved infrastructure improvements will service this subdivision.

WELLINGTON COUNTY OFFICIAL PLAN

The Official Plan for the County of Wellington designates the subject lands as Future Development.

To address this issue, the owner is seeking to change this designation to residential to permit a 55 unit residential subdivision, thereby completing the East Ridge Landing residential community.

Section 8.10 of the Official Plan addresses Future Development. 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.

The subject property is located immediately adjacent to municipal services and completes the East Ridge Landing subdivision. It is the most logical "future development" area to be redesignated for residential use. The draft plan of subdivision establishes a well vetted concept in support of the requested Official Plan Amendment. The Township has established a schedule for the construction of Phase 2 Wastewater Treatment capacity upgrades. By 2025 there should be additional capacity to accommodate approximately 300 new units of which the proposed plan would use 55 units leaving sufficient capacity for other infill developments within Arthur.

Section 8.10.4 sets out criteria for redesignation of Future Development Areas. 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:

- 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;

- b) that services of all kinds are or can be reasonably and economically provided to the proposed development;
- 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;
- d) that the proposed development is contiguous to and is a logical extension of existing development;
- e) any required impact studies have been completed.

Within Arthur, the only significant lands currently designated for development yet currently undeveloped is Forest View Estates subdivision and the Cachet subdivision. These properties would represent less than 20% of undeveloped land. The services about this subdivision and can be economically extended to service the land. As noted above, by 2025 there should be additional capacity to accommodate approximately 300 new units of which the proposed plan would use 55 units leaving sufficient capacity for other infill developments within Arthur. The property is contiguous with existing development and park land for this phase of the development has already been calculated and conveyed to the Township. A stormwater management facility for the entire East Ridge Landing subdivision has also been developed and conveyed to the Township. In support of the change in Future Development area designation, the owner has completed this Planning Impact Assessment, a Functional Servicing Report, detailed engineering servicing plans and a draft plan of subdivision.

RELATED APPLICATIONS In addition to the Official Plan amendment application, an application for approval of a Draft Plan of Subdivision has been filed with the County and a separate zoning amendment has been submitted to the Township of Wellington North for the purpose of rezoning this property from Future Development (FD) to the Single Detached Residential (R1B) Zone, Single Detached Residential (R1C) Zone, Semi-Detached Residential (R.2) Zone, On-Street Townhouse Residential (R3) Zone and Open Space (OS) Zone in support of a 55 unit mixed density residential subdivision.

RECOMMENDATION

THAT a by-law adopting County of Wellington Official Plan Amendment ____ be approved.

Respectfully submitted _____

PART B - THE AMENDMENT

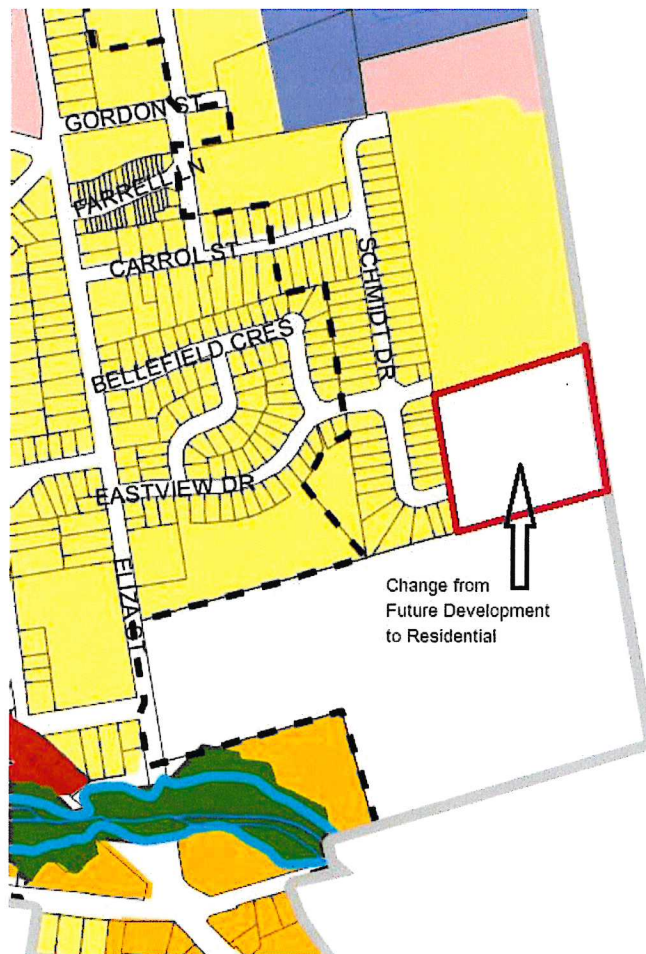
All of this part of the document entitled Part B - The Amendment, consisting of the following text constitutes Amendment No. _____ to the County of Wellington Official Plan.

DETAILS OF THE AMENDMENT

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

1. THAT SCHEDULE B6-2 (Arthur Village) is amended, as it relates to the subject land, by redesignating the land described as Part Lot 1, Concession 1, Township of Wellington North, as identified on Schedule "A" of this amendment, from **"Future Development"** to **"Residential"**.

**SCHEDULE 'A'
OFFICIAL PLAN AMENDMENT NO. ____**



Redesignate from "Future Development" to "Residential"