

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING AGENDA TUESDAY JANUARY 13, 2026 @ 7:00 P.M.
ARTHUR & AREA COMMUNITY CENTER, UPPER HALL**

HOW TO JOIN

ATTEND IN PERSON:

Arthur & Area Community Centre, Upper Hall, 158 Domville Street, Arthur, ON, N0G 1A0

HOW TO WATCH

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/85399525936>

Description: Public Meeting Under the Planning Act

Virtual participation for this meeting will not be available. If you wish to speak to this application, please be sure to attend in person.

**PAGE
NUMBER**

CALLING TO ORDER

DISCLOSURE OF PECUNIARY INTEREST

OWNERS/APPLICANT

ZBA 05/25 & OPA-2025-03 Tribute/Sorbara Arthur Holdings Inc.

LOCATION OF THE SUBJECT LAND

The land subject to the proposed zoning amendment and Official Plan Amendment is legally described as Part of Park Lots 1 and 2 North of Macauley St Crown Survey and Part Lot 1 Concession 2 West Luther and municipally described as 665 Eliza St, Arthur and no municipal address. The subject property has a total area of 55.35 ha (137 ac) between 2 properties East and West of Eliza St. *The location is shown on the map attached.*

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PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed Zoning By-law amendment will rezone the lands from Future Development Zone to Medium Density Residential site specific (R2-XX), Open Space (OS) and Natural Environment (NE). Site specific relief includes reductions in lot frontage, area, side yard setbacks, height, and lot coverage.

An Official Plan Amendment (OPA) has been submitted in support of the development, which proposes to re-designate the lands from Future Development (FD) to Residential.

A Draft Plan of Subdivision has also been submitted for the development of 815-866 dwelling units including single detached, semi-detached, and street townhouses. The proposal also includes public parks, natural heritage system, stormwater management ponds, and lands for municipal infrastructure including well and a pump station.

NOTICE

Notice was posted in the Wellington Advertiser, mailed to property owners within 120 meters of the subject property as well as the applicable agencies and posted on the subject property on December 18th, 2025.

PRESENTATIONS

TOWNSHIP PRESENTATION

Curtis Marshall, Manager of Development Planning, County of Wellington,
Township of Wellington North

- Planning Report

Anand Desai, M.E., Des., MCIP, RPP, Principal Planner & Partner, Monteith
Brown Planning Consultants

- Parks and Recreation Facilities Review

Jay McGuffin, MCIP, RPP, President, Principal Planner, Monteith Brown
Planning Consultants

- Urban Design Assessment

Tammy Stevenson C.E.T., Manager of Infrastructure and Engineering,
Township of Wellington North

- Infrastructure overview

Dustin Lyttle, P.Eng., Triton Engineering Services Limited

- General Arrangement, Traffic and High-level Servicing Assessment

Curtis Marshall, Manager of Development Planning, County of Wellington,
Township of Wellington North

- Closing Summary

DEVELOPER PRESENTATION

Rachelle Larocque, The Biglieri Group

- Presentation

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CORRESPONDENCE FOR COUNCIL'S REVIEW

Curtis Marshall, Manager of Development Planning, County of Wellington,
Township of Wellington North

- Planning Report dated January 2, 2026

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Danielle Fisher, Source Water Protection Coordinator, Wellington Source
Water Protection

- Email dated April 16, 2025

49

- Memorandum dated June 20, 2025

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Ruchika Angrish, Manager of Planning, Upper Grand District School Board	
• Letter dated May 29, 2025	57
Dustin Lyttle, Triton Engineering Services Limited on behalf of Township of Wellington North	
• Memorandum dated June 20, 2025	63
Rana Roshdieh, Associate Partner, Senior Project Manager – Infrastructure, CIMA on behalf of Township of Wellington North	
• Letter dated June 20, 2025	67
Pasquale Costanzo, Technical Services Supervisor, County of Wellington	
• Memorandum dated June 27, 2025	78
Kristina Zeromskiene, Senior Air & Noise Scientist, R.J. Burnside on behalf of Township of Wellington North	
• Letter dated July 11, 2025	79
Jessica Conroy, Resource Planner, Grand River Conservation Authority	
• Letter dated July 14, 2025	85
Jack Richard, Registered Professional Forester and Biologist, Natural Resource Solutions Inc. on behalf of the County of Wellington	
• Letter dated August 26, 2025	90
Adam Brutto, Senior Consultant, Watson & Associates Economists Ltd, on behalf of the Wellington Catholic District School Board	
• Letter dated September 8, 2025	100
• Letter dated November 14, 2025	103
Jay McGuffin, President, Principal Planner, Monteith Brown Planning Consultants on behalf of Township of Wellington North	
• Letter dated September 16, 2025 RE: Subdivision Design Peer Review	105
Steve Langlois, Vice President, Principal Planner, Monteith Brown Planning Consultants on behalf of Township of Wellington North	
• Letter dated September 16, 2025 R: Parks and Recreation Facilities Peer Review	113

REQUEST FOR NOTICE OF DECISION

The by-law will be considered at a future regular council meeting. Persons wishing notice of the passing of the by-law must submit a written request.

MAYOR OPENS FLOOR FOR COMMENTS/QUESTIONS

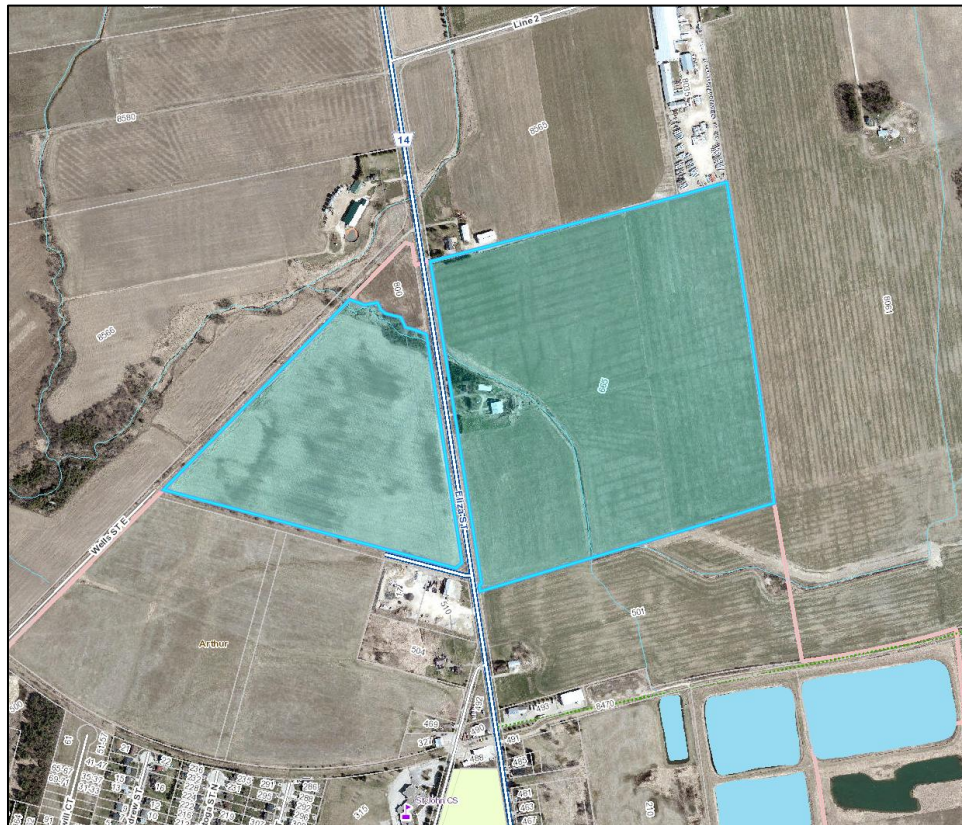
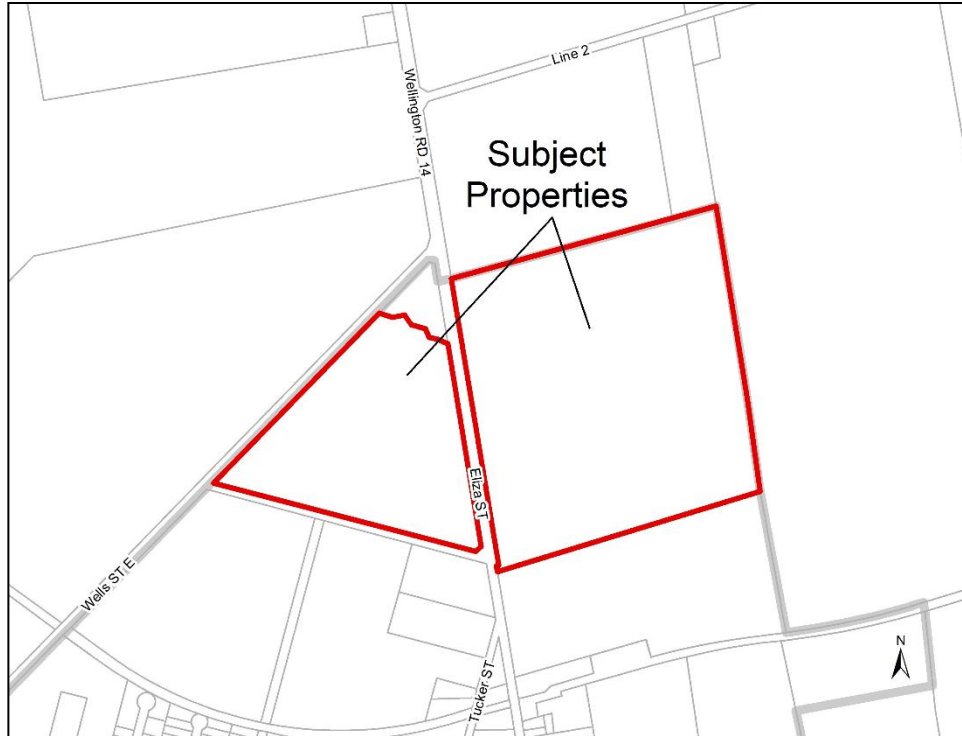
COMMENTS/QUESTIONS FROM COUNCIL

ADJOURNMENT

Recommendation:

THAT the Public meeting of January 13th, 2026 be adjourned at

ZBA 05/25 TRIBUTE/SORBARA ARTHUR HOLDINGS INC. (ELIZA STREET)



Tribute/Sorbara Residential Community

Public Meeting








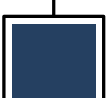
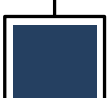




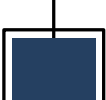
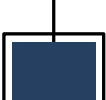
665 Eliza
Street Arthur, ON

ZBA 05-25;
OP 2025-03;
23T 25002

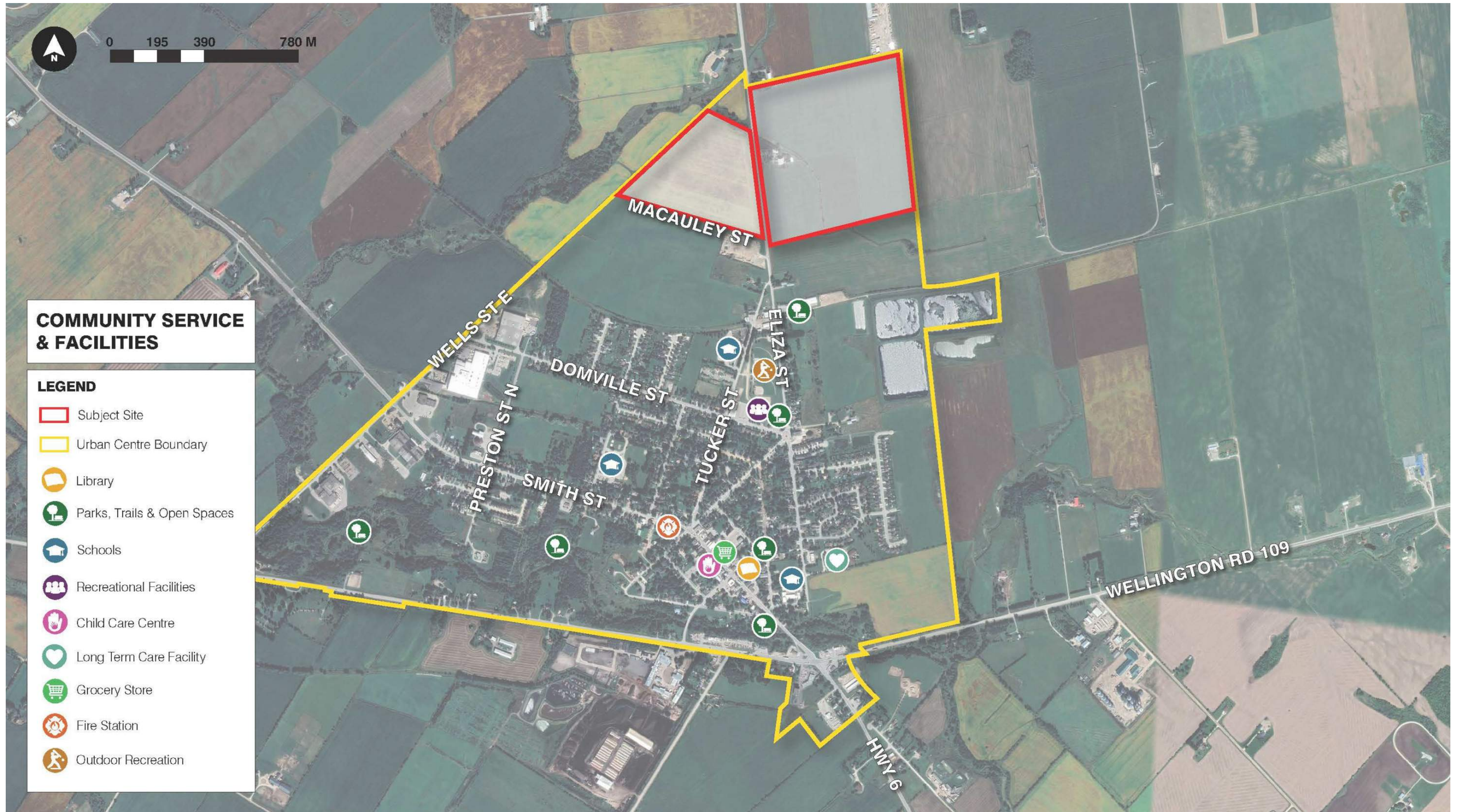


Agenda



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|  Aerial Context of Arthur |  Surrounding Land Use Permissions |
|  Aerial Context of Tribute/Sorbara Properties |  Land Use Compatibility |
|  Submitted Development Plan |  Land Needs Assessment |
|  Proposed Development Plan |  Official Plan Designation |
|  Natural Heritage and Environmental |  Zoning By-law |
|  Wastewater System |  Concluding Development Rationale |
|  Water System |  Questions + Statements |
|  Stormwater System | |
|  Transportation | |

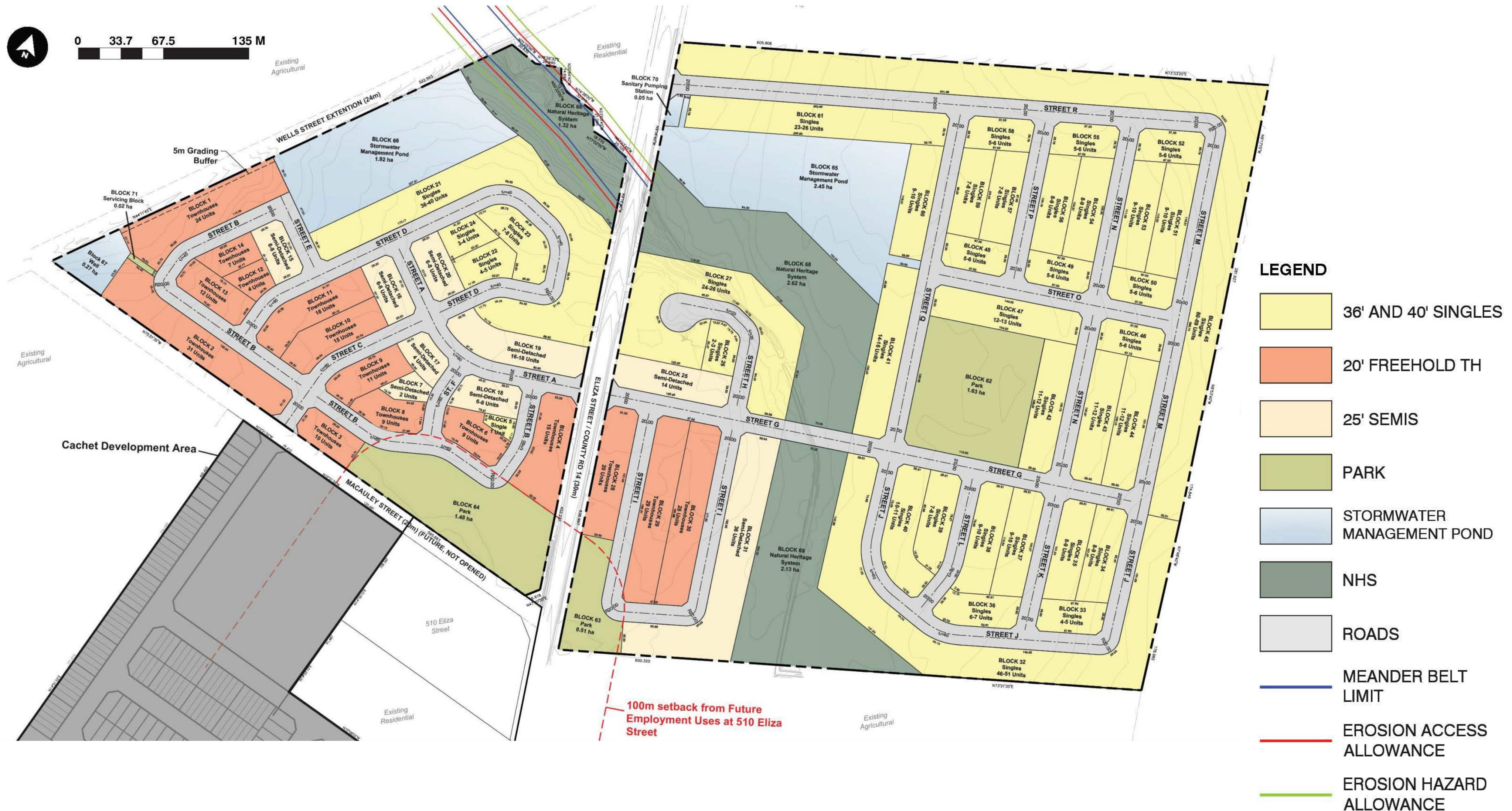
Aerial Context of Arthur



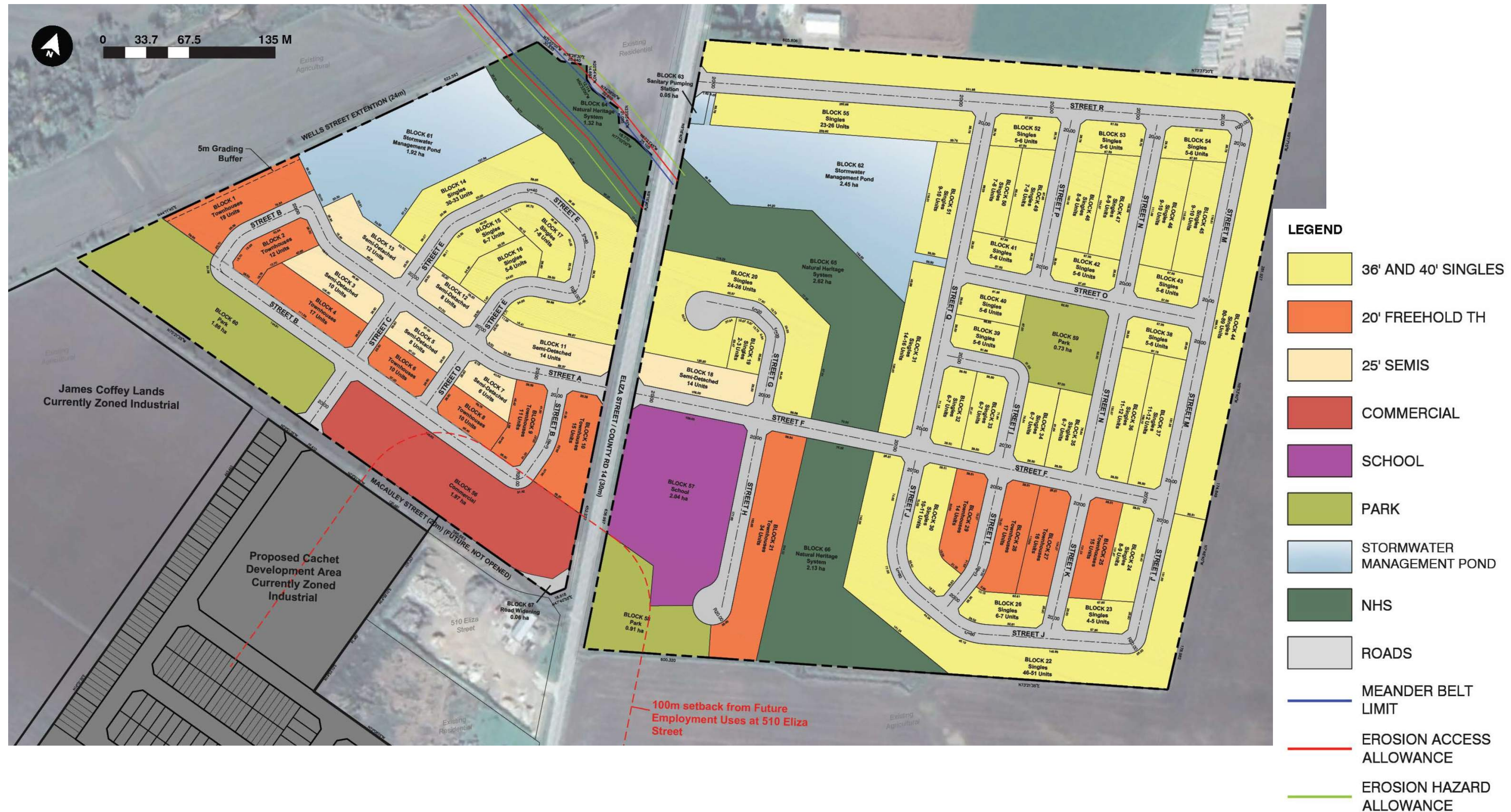
Aerial Context of Tribute/Sorbara Properties



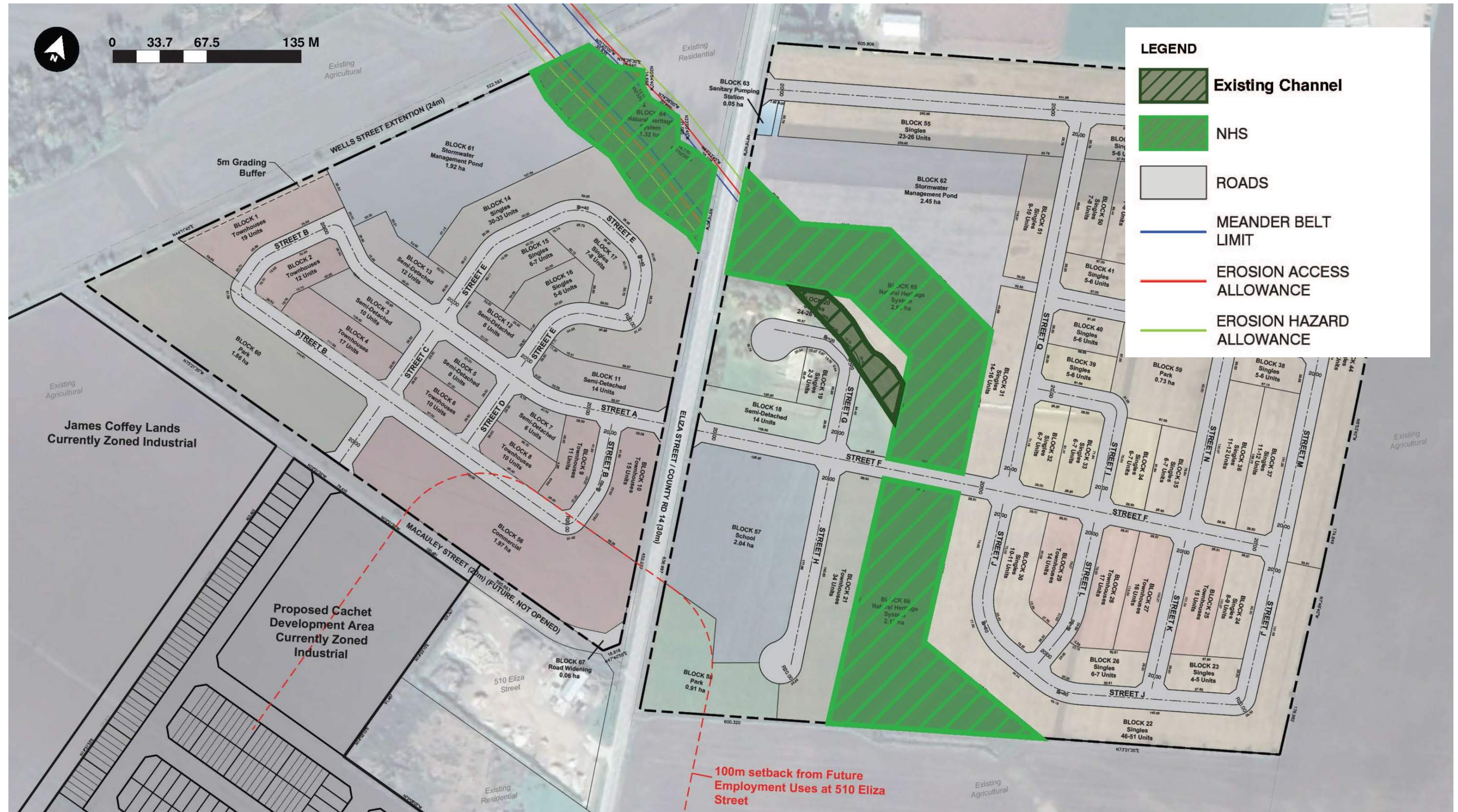
Submitted Development Plan



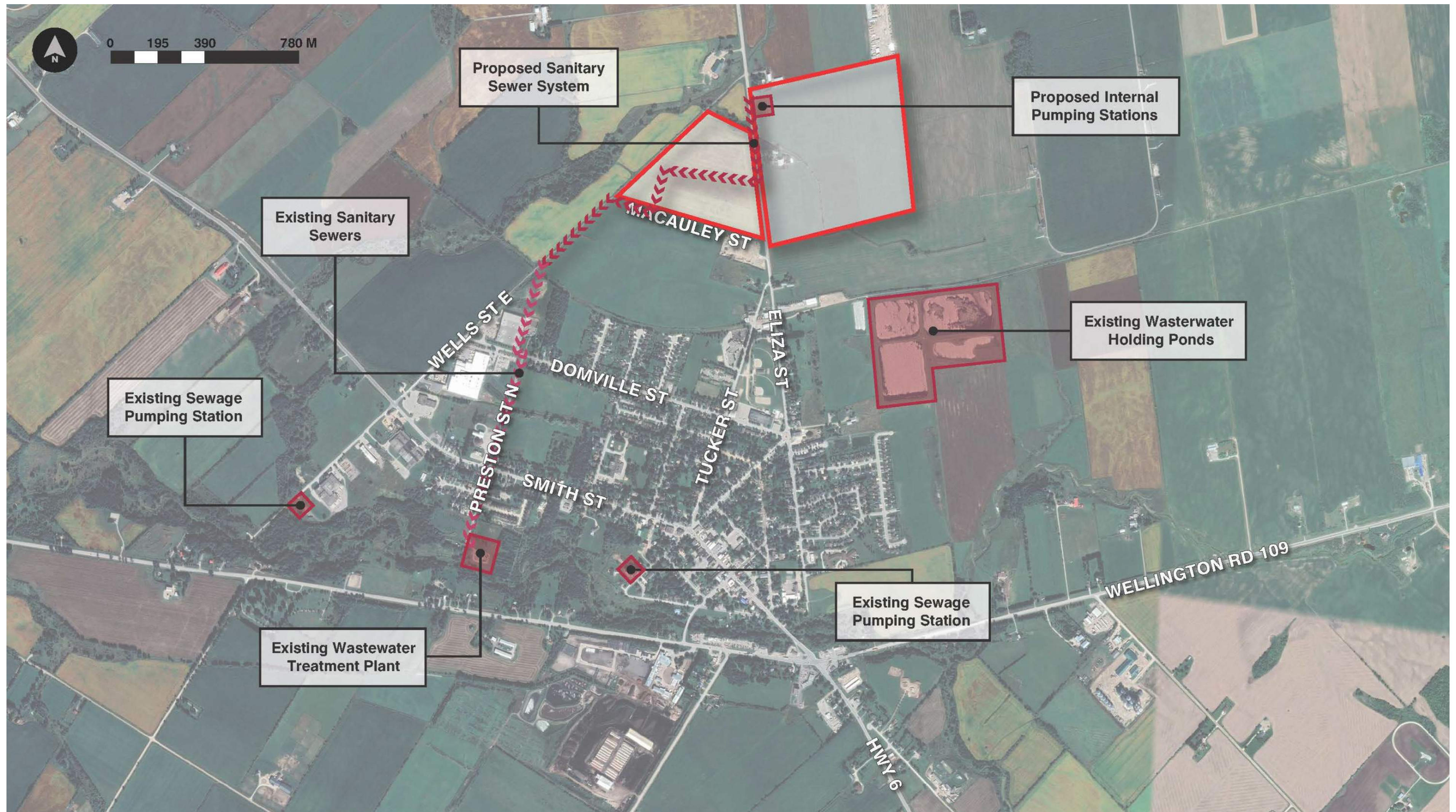
Proposed Development Plan



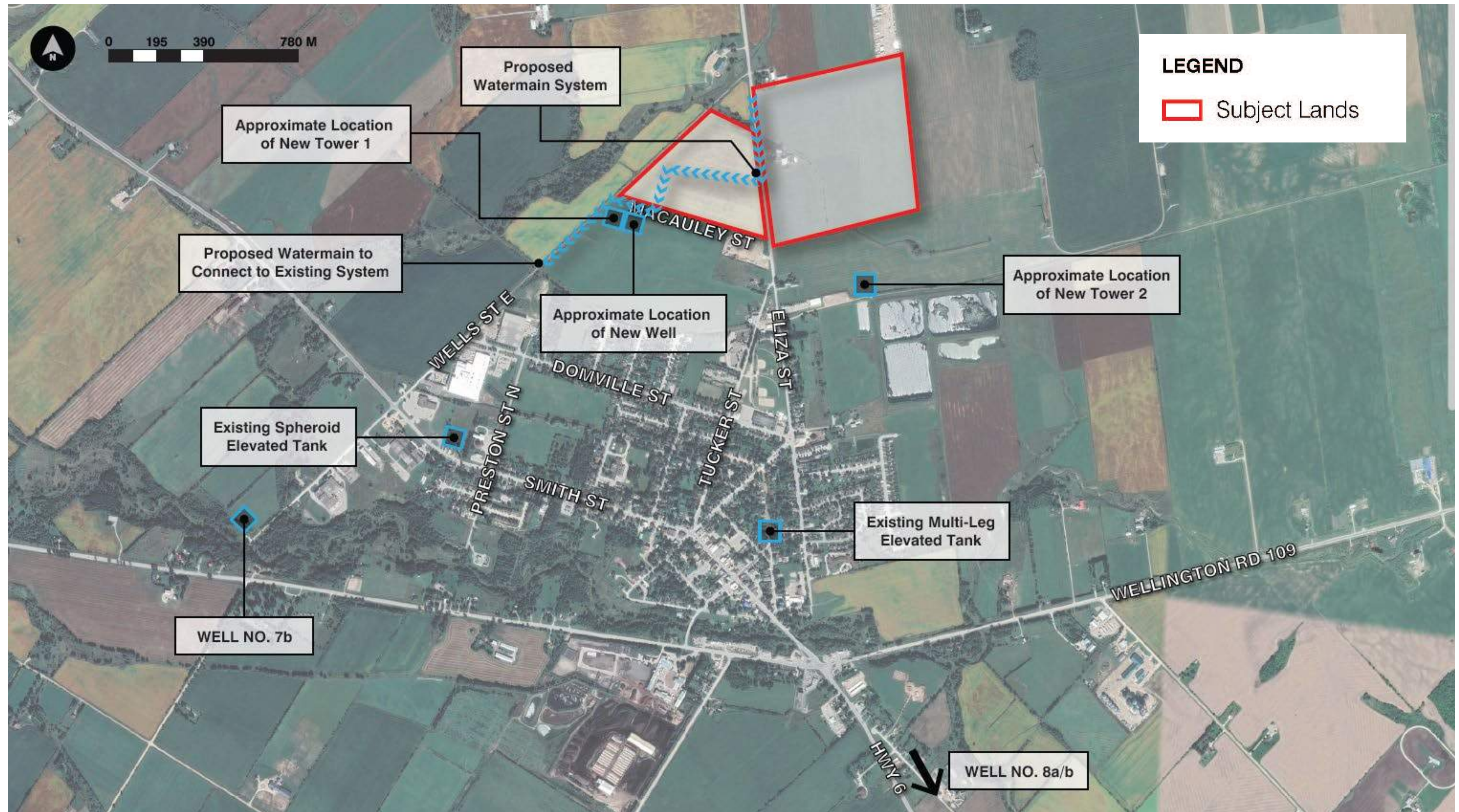
Natural Heritage & Environmental



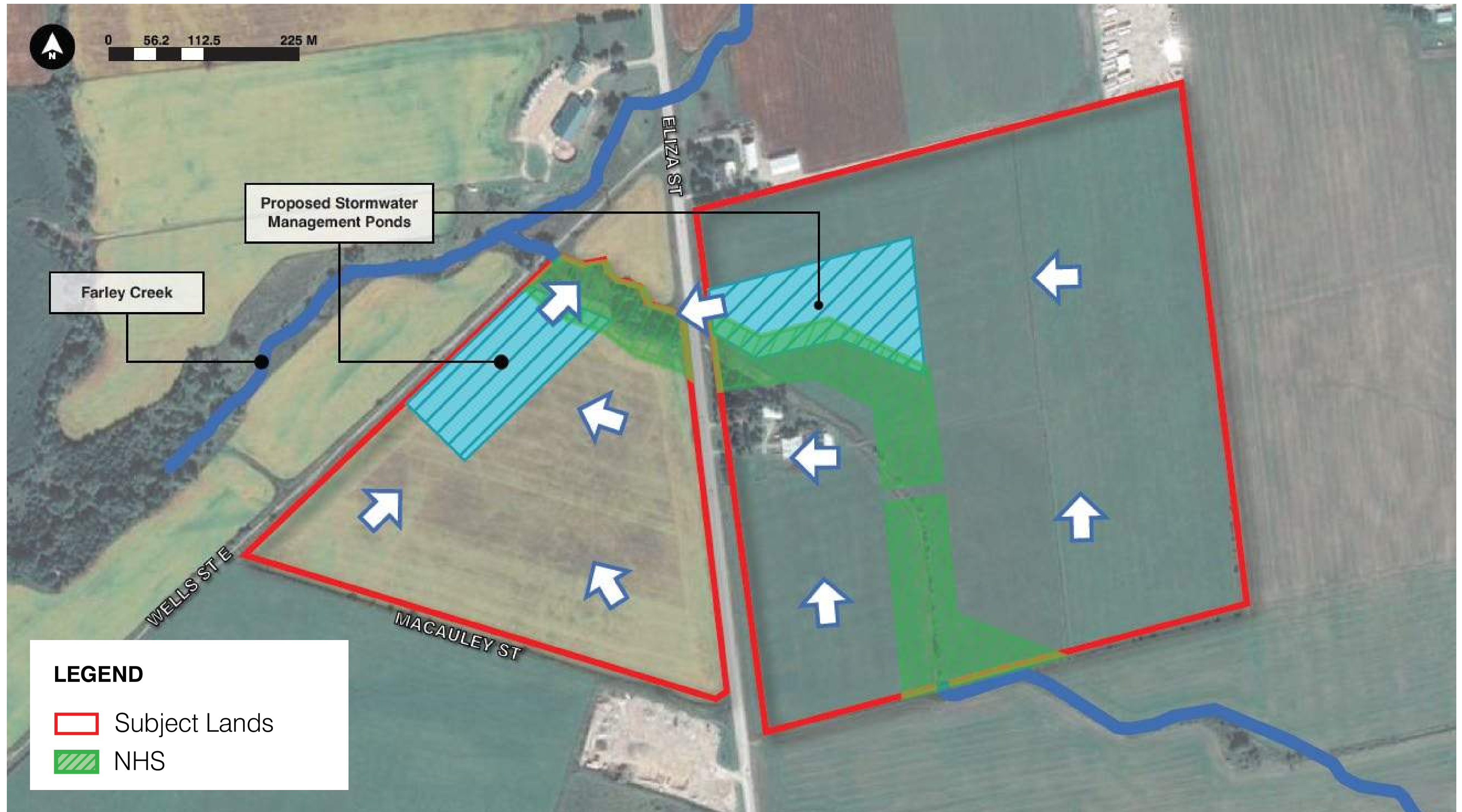
Wastewater System



Water System



Stormwater System



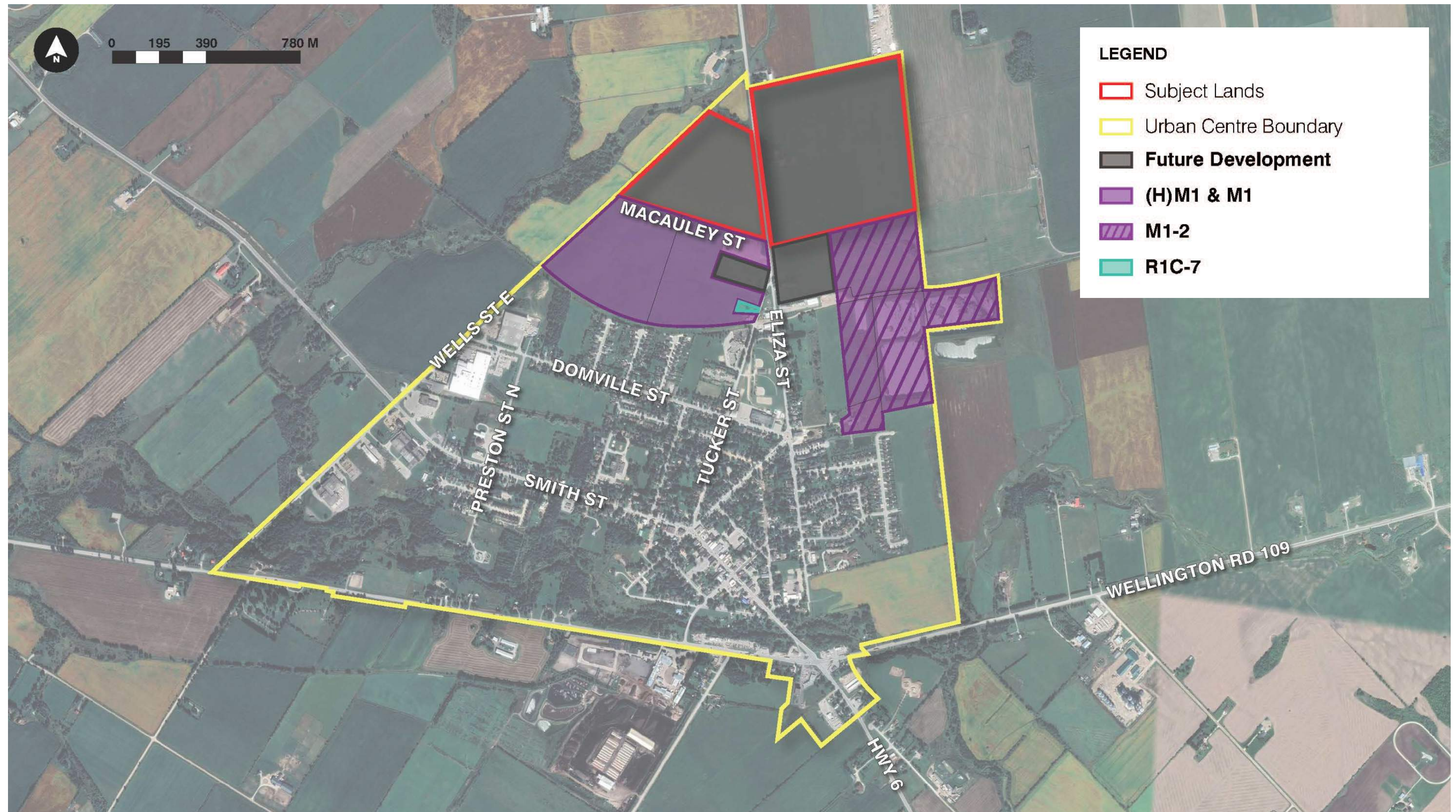
LEGEND

- Subject Lands
- Urban Centre Boundary
- Possible Road Extensions
- Proposed Intersections
- Proposed Internal Roads
- Future Road Connections
- Existing Road Connections

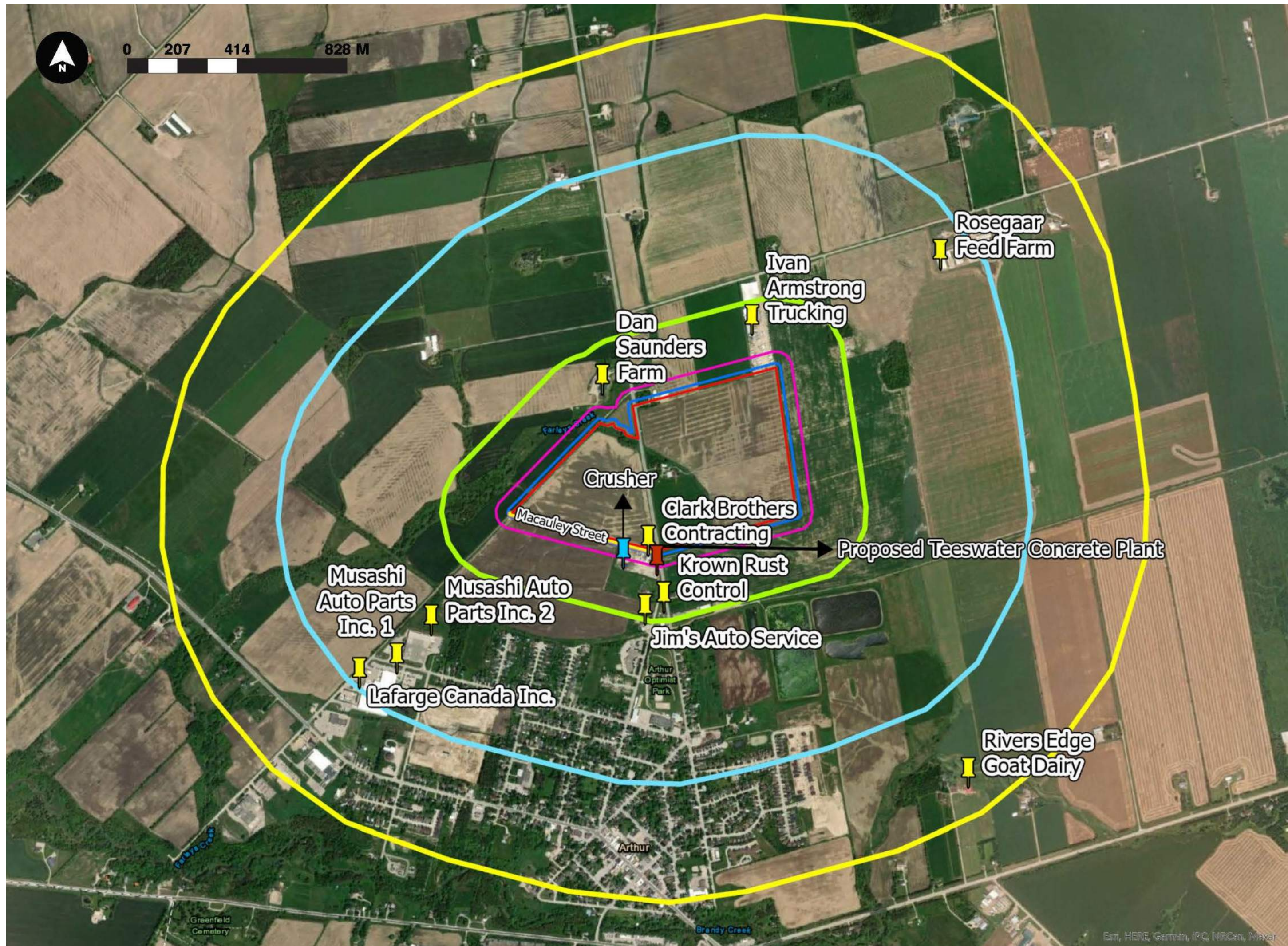
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WELLS ST
PRESTON ST N
DOMVILLE ST
SMITH ST
TUCKER ST
ELIZA ST
MACAULEY ST
HWY 6

Adjacent Land Use Permissions



Land Use Compatibility

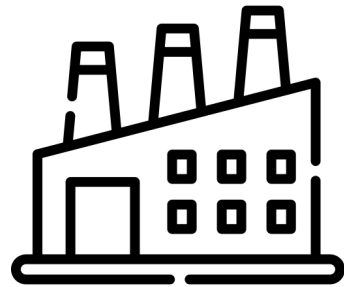


Land Needs Assessment



Population Growth in Wellington County

- Wellington County is forecast to experience substantial population growth to 2051
- Wellington North will be required to absorb population growth
- Future Development Lands across the County will need to accommodate residential and supporting land uses



Employment Lands in Wellington North

- Wellington North is forecast to have a 70-hectare surplus of Employment Lands by 2051
- Wellington North will need its Future Development lands to accommodate residential and supporting land uses rather than Employment/Industrial



Residential Growth in Wellington North

- Wellington North is better positioned to accommodate the County's overall growth as compared to other Townships due to its availability of Future Development lands and no Greenbelt limitations
- Future Development Lands in Arthur should be redesignated for residential and supporting uses

Proposed Official Plan Designation



AMENDMENT #XX TO THE COUNTY OF WELLINGTON OFFICIAL PLAN



Proposed Zoning Amendment



AMENDMENT #XX TO THE COUNTY OF WELLINGTON ZONING BY-LAW 66-01



Q&A



Planner

Rachelle Larocque, RPP MCIP
Email: rlarocque@thebiglierigroup.com
The Biglieri Group Ltd.

Owner's Representative

Susan Zuccherro
Email: susan.z@mytribute.ca
Tribute Communities

Team Members Available for Questions

Ian Roul, GeoProcess Research Associates | Environmental Consultant

Paige Turchet, SCS Consulting Group | Civil Engineer

Stephen O'Brien, DLW Engineering | Civil Engineer

Aaron Wignall, Crozier Consulting Engineers | Transportation Consultant

Mandy Chan, HGC Noise Vibration Acoustics | Noise Engineer

Ibrahim Syed, Alliance Technical Group | Air Quality Engineer

Robert McQuillan, The Biglieri Group Ltd. | Urban Planner



PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH
Prepared by the County of Wellington Planning and Development
Department

DATE: January 2, 2026
TO: Darren Jones, C.B.O
Township of Wellington North
FROM: Curtis Marshall, Manager of Development Planning
County of Wellington
SUBJECT: **Public Meeting Report**
Tribute/Sorbara Arthur Holdings Inc.
Official Plan Amendment (OPA 2025-03), Zoning By-law Amendment (ZBA
05/25) & Draft Plan of Subdivision (23T-25002)
Arthur

Planning Summary

The Township of Wellington North and the County of Wellington have received applications for an Official Plan amendment, a Draft Plan of Subdivision, and a Zoning By-law amendment to facilitate a proposed residential subdivision in Arthur. The proposed development includes 815 to 866 residential dwellings (including single detached, semi-detached and townhouses) public parks, natural heritage system areas, stormwater management ponds, and lands for municipal infrastructure including a well and a pump station.

The purpose of the Official Plan amendment is to redesignate the subject lands from Future Development to Residential in the County of Wellington Official Plan.

The purpose of this zoning amendment is to rezone the subject lands from Future Development (FD) to site-specific Medium Density Residential (R2-X), Open Space (OS), and Natural Environment (NE) to facilitate the proposed development. Site specific zoning standards are also being proposed including a reduced lot area, reduced lot frontages, reduced side and rear yard setbacks, and increased lot coverage

The proposed draft plan of subdivision includes 454-504 single detached dwellings, 112-113 semi-detached units, 249 street townhouse dwellings, 3 public park blocks, 3 natural heritage blocks, pump station and servicing blocks, public streets, and stormwater management blocks.

This report provides the Township with an overview of the proposed applications and facilitates the public meeting. Further, the statutory public meeting will provide the opportunity for the community and area residents to ask questions and seek more information from the applicant. It will also provide an opportunity for the applicant to address any concerns that have been raised through the notification process.

LOCATION

The properties subject to the proposed Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment are described as:

- Part of Lot 1, Concession 2, West Luther (no municipal address, vacant) – west side of Eliza St.
- Part of Park Lots 1 and 2, North of Macaulay Street, Survey Crown, Arthur Village, 655 Eliza Street – east side of Eliza St.

The subject properties have a total area of approximately 55.34 ha (136.7 ac) and are currently in agricultural production. The existing dwelling and buildings are proposed to be removed on 655 Eliza St. The location of the properties is shown on Figure 1 below.

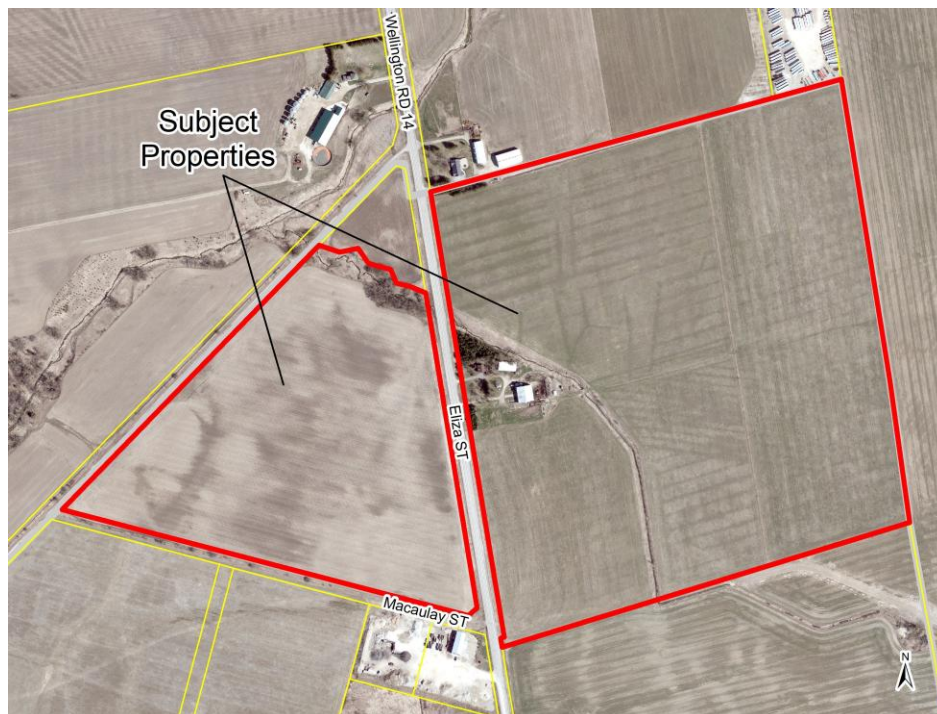


Figure 1: 2020 air photo of subject property. (Source: County of Wellington)

PROPOSED OFFICIAL PLAN AMENDMENT

An Official Plan Amendment has been filed with the County of Wellington to re-designate the subject lands from Future Development to Residential and Open Space in the County of Wellington Official Plan. (Planning Staff note that Open Space is not a designation that is recognized in the Official Plan. The applicant has proposed that the proposed parks, stormwater management blocks, and municipal well block be designated as Open Space. These areas are typically designated as Residential in the Official Plan.)

A copy of the applicant's proposed Official Plan Amendment is attached as Schedule 1 to this report.

DRAFT PLAN OF SUBDIVISION – 23T-25002

A Draft Plan of Subdivision application has been submitted to the County of Wellington for approval which creates the following lots/blocks:

Table 1: Proposed Land Use

Land Use	Lots/Blocks	# of Units	Area (Ha.)
Single Detached Dwellings	5, 21-24, 26, 27, 32-61	454-504	19.96
Street Townhouses	1-4, 6, 8-14, 28-30	249	6.05
Semi-Detached Dwellings	7, 15-20, 25, 31	112-113	3.21
Parks	62-64		3.62
Municipal Well	67		0.27
Stormwater Management	65, 66		4.38
Natural Heritage System	68, 69		5.90
Sanitary Pumping Station	70		0.05
Servicing Block (3.0 m wide)	71		0.02
Municipal Streets/Right of Ways	STREETS A-R		11.88
TOTAL UNITS/AREA		815-886 units	55.34

The proposed draft plan of subdivision includes 454-504 single detached dwellings, 112-113 semi-detached Dwellings, 249 street townhouse dwellings, park blocks, a natural heritage system corridor, a sanitary pumping station block, a 3.0 m wide servicing black and a stormwater management block. A total range of residential units from 815 to 886 is being proposed.

A copy of the proposed draft plan of subdivision is provided below in Figure 2. A larger version of the draft plan of subdivision is attached to this report as Schedule 2.



Figure 2: Proposed Draft Plan of Subdivision

ZONING BY-LAW AMENDMENT

The purpose of this zoning amendment is to rezone the subject lands from Agricultural site specific (A-1) and Future Development (FD) Zones to Residential site specific (R2-x), Residential site specific (R3-x) and Open Space (OS) Zones to facilitate the proposed Draft Plan of Subdivision (23T-25002).

Site specific zoning standards are also being proposed including a reduced lot area, reduced lot frontages, reduced side and rear yard setbacks, and increased lot coverage.

A further discussion of the proposed site-specific standards is provided later in the report.

A copy of the applicant's proposed Zoning By-law Amendment is attached as Schedule 3 to this report.

SUPPORTING STUDIES

The applicant has submitted the following technical reports and studies in support of the applications:

- A Planning Justification Report, prepared by Biglieri Group, dated March 2025
- Urban Design Brief, prepared by Bilglieri Group, dated February 2025
- A Functional Servicing and Stormwater Management Report, prepared by SCS Consulting Group Ltd., dated March 2025
- Noise Compatibility Study, prepared by HGC, dated March 3, 2025
- Air Quality Study, prepared by Alliance Technical Group, dated February 26, 2025
- A Transportation Impact Study, prepared by C.F. Crozier & Associates Inc. dated February 2025
- Hydrogeological Investigation, prepared by GEMTEC, dated January 15, 2025
- Hydrogeological Investigation – Southwest Quadrant of Eliza Street and Wells Street East, prepared by GEMTEC, dated February 5, 2025
- Geotechnical Site Investigation, prepared by GEMTEC, dated February 3, 2025
- Geotechnical Site Investigation – Southwest Quadrant of Eliza Street and Wells Street, prepared by GEMTEC, dated February 3, 2025
- Phase One Environmental Site Assessment, prepared by GEMTEC, dated February 14, 2025
- Phase One Environmental Site Assessment South of Wells Street and Eliza Street Intersection, prepared by GEMTEC, dated February 14, 2025
- Environmental Impact Statement, prepared by GeoProcess Research Associates, dated February 28, 2025
- Meander Belt Width Assessment, prepared by GeoProcess Research Associates, dated February 7, 2025
- Land Needs Assessment, prepared by Parcel Economics Inc., dated February 11, 2025
- Arthur Water and Wastewater Servicing, prepared by DLW Engineering Services, dated March 4, 2025
- Stage 1 Archaeological Assessment, prepared by Parslow Heritage Consultancy Inc., dated December 11, 2024
- A Stage 1-2 Archaeological Assessment, prepared by Amick Consultants Limited dated April 2024
- Draft of Subdivision, prepared by Biglieri Group, dated January 14, 2025
- Conceptual Site Plan, prepared by Biglieri Group, dated January 14, 2025

PROVINCIAL PLANNING STATEMENT (PPS) 2024

The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use planning and development. Under section 3 of the Planning Act, decisions affecting planning matters shall be consistent with policy statements issued under the Act.

A summary of applicable PPS policies attached as Schedule 4 to this report.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated Future Development and Core Greenlands in the Official Plan. The properties are located within the Primary Urban Centre of Arthur. The lands are also located outside of the Built Boundary in Arthur.

Future Development Designation

The following policies apply to the lands since they are designated as Future Development.

8.10 Future Development

8.10.1 Overview

There are certain areas within urban centres, where it is not possible to pre-designate 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 to current uses until an Official Plan Amendment including a proper site plan or concept plan for future uses has been submitted and approved;*
- c) to prohibit development of these lands until the necessary municipal services can be made available to such areas.*

8.10.3 Permitted Uses

The permitted uses within areas designated FUTURE DEVELOPMENT as illustrated on Schedule B of the Plan shall be limited to existing uses and the growing of crops including nursery and horticultural crops but does not include greenhouses.

Consideration may be given to a consent in accordance with section 10.6.3 of this Plan.

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.

An official plan amendment to redesignate these lands may be considered if it is proven that additional land for development purposes is required. A review of the need and impacts of developing this land on the surrounding area shall be undertaken with regard for the following:

- a) it has been determined by the County and/or Local Municipality that additional lands are required in the municipality to accommodate future growth;*
- 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 compatible and a contiguous logical extension of existing development;*
- e) any required impact studies have been completed.*

Core Greenlands Designation

A portion of the properties are designated Core Greenlands due to the presence of a watercourse and floodplain that is regulated by the Grand River Conservation Authority. The following Core Greenlands and Hazardous Lands policies are applicable.

5.4 Core Greenlands

Within the Greenlands System certain areas have greater sensitivity or significance. These areas will be identified in policy and protected. These areas have been included in the “Core”

Greenlands designations and include:

- provincially significant wetlands*
- all other wetlands;*
- habitat of endangered or threatened species and fish habitat; and*
- hazardous lands*

5.4.3 Hazardous Lands

The Core Greenlands designation includes areas subject to flooding hazards and erosion hazards and hazardous sites that could be unsafe for development or site alteration due to naturally occurring hazards like organic soils or unstable bedrock conditions. Generally development shall be directed away from areas in which conditions exist which would pose risks to public health and safety or property caused by natural hazards.

Development shall not be permitted to locate in hazardous lands where the use is:

- An institutional use associated with hospitals, nursing homes, pre-school, school nurseries, day care and schools where there is a threat to safe evacuation during an emergency as a result of flooding, failure of floodproofing measures and/or protection works, or erosion;*
- An essential emergency service such as that provided by fire, police, and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, failure of floodproofing measures and/or protection works, or erosion;*
- Associated with the disposal, manufacture, treatment or storage of hazardous substances.*

Development and site alteration will not be permitted in the floodway of a river or stream unless a Special Policy Area has been approved or it is permitted elsewhere in this Plan. In most parts of the County, a one-zone flood plain management concept applies and the floodway encompasses the entire floodplain.

Development and site alterations will only be permitted in the flood-fringe portion of the floodplain (where a two-zone concept applies), in Special Policy Areas and in areas susceptible to other natural hazards if:

- a) the hazards can be safely addressed, and the development and site alteration is carried out in accordance with established standards and procedures;*
- b) new hazards are not created and existing hazards are not aggravated;*
- c) no adverse environmental impacts will result;*
- d) essential emergency services have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;*
- e) the development does not include institutional uses or essential emergency services or the disposal, manufacturing, treatment or storage of hazardous substances;*
- f) no reasonable alternative is available.*

Primary Urban Centre – Arthur

Arthur is identified as a Primary Urban Centre and the following policies are applicable.

7.4 Primary Urban Centres

7.4.1 Permitted Uses

Primary urban centres are expected to provide a full range of land use opportunities. Residential uses of various types and densities, commercial, industrial and institutional uses as well as parks and open space uses will be permitted where compatible and where services are available.

More detailed official plan designations and policies as well as zoning regulations will identify the location and nature of various permitted uses in primary urban centres.

Land Use Compatibility

The following policies regarding land use compatibility are applicable considering that the lands to the south of the proposed development are designated industrial and contain existing industrial uses.

7.4.3 Land Use Compatibility

More detailed planning policies and zoning regulations shall be developed for primary urban centres to ensure that existing and proposed uses are compatible and that adverse impacts are kept to a minimum and that appropriate mitigation is provided where practical.

Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

Where avoidance is not possible, the County shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse effects to the proposed sensitive land uses are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

Phasing

The following policies speak to the phasing of development.

3.6 Phasing Growth

Local municipalities, in coordination with the County, shall identify the logical and timely extension and sequencing of growth in designated greenfield areas as indicated on Schedule A (County Growth Structure). The process for phasing growth in Primary Urban Centres shall include the following:

- a) a Secondary Plan implemented through a County or local Official Plan Amendment;*
- b) a County Official Plan Amendment and/or local Official Plan Amendment;*
- c) a Growth Management and Phasing Plan approved by a local Council; or*
- d) a combination of any of the above.*

Growth will be phased to address availability, feasibility and plans for staging extensions or improvement of municipal sewage services, municipal water services, roads, active transportation, other infrastructure and public service facilities to support fully serviced and complete communities and employment areas. Other County or local planning criteria considered appropriate in the circumstances may also apply.

Phasing will sequence development to ensure the substantial completion of new community area and employment areas before additional community areas and employment areas are opened up for development.

Land identified for urban development or future urban development within primary urban centres may include active agricultural uses. Phasing options should be considered to keep lands in agricultural production and leave agricultural infrastructure in place until the land is to be developed.

This policy does not apply to prevent the completion of previously approved development, logical infilling or development of a minor nature if the overall intent of this section is met.

OPA 120 – County Growth Forecast

Official Plan Amendment 120 (OPA 120) updated Wellington County's growth forecast by revising the population, household and employment forecasts to extend to 2051. More specifically this amendment also allocated growth to the Township of Wellington North including Mount Forest and Arthur. The amendment identified that there was more land within the urban areas of the Township than was needed for development to 2051.

On February 23, 2023, County Council adopted OPA 120.

The Ministry of Municipal Affairs and Housing issued a decision on July 11, 2024 subject to modifications. The decision is final and came into effect July 12, 2024.

OPA 123 – Future Development Lands

Official Plan Amendment 123 (OPA 123) further implemented recommendations of the County's Land Need Assessment (LNA) and growth management work related to Future Development lands and Employment Area conversions. The changes helped ensure that suitable lands are available to accommodate forecasted growth in the County to 2051. More specifically in Wellington North, some of the Future Development Lands (approximately 81 gross hectares or 200 gross acres) were re-designated to Residential in Mount Forest and Arthur to provide sufficient lands for development to 2051. Not all of the Future Development land within the urban centres was redesignated as some of the lands are excess to the need. These excess lands remain as Future Development lands.

Approximately 28 ha of land was re-designated as “Community Lands” in the south part of Arthur for residential development as part of OPA 123. The subject lands (approximately 65 ha) were left as Future Development.

On October 31, 2024, County Council adopted OPA 123.

The Ministry of Municipal Affairs and Housing issued a decision on September 2, 2025 subject to modifications. The decision is final and came into effect September 3, 2025.

WELLINGTON NORTH GROWTH MANAGEMENT ACTION PLAN

In September 2024, the Township of Wellington North approved a new Growth Management Action Plan. This plan updated and replaced the previous growth plan from 2018.

The Township of Wellington North Growth Management Action Plan serves as a guiding document that broadly addresses the future impacts of growth related to municipal service delivery, infrastructure requirements, urban land needs and land use planning policy, economic development, and financial sustainability.

Guiding Principles

A relevant guiding principal of the plan is:

3. Supporting Responsible and Sustainable Growth and Infrastructure

This principle focuses on integrating environmental stewardship, fiscal responsibility and social equity into planning for growth and infrastructure. Key considerations in planning for responsible and sustainable growth includes ensuring that growth is phased and occurs at a pace that aligns with the timing of infrastructure delivery in a fiscally and sustainable manner. Moreover, this principle involves prioritizing infrastructure that is resilient to climate change, energy efficient and adaptable to future needs, while also considering the social and economic benefits for the Township. By adhering to this principle, the Township aims to create a thriving, well-planned environment that supports both current and future generations.

The plan also established strategic directions for every guiding principle. Relevant Strategic Directions include:

Strategic Directions for Guiding Principle 8. Providing Diverse and Affordable Options for Housing

1. Ensure the phasing, pace, and scale of all new future development will be aligned with the timing of infrastructure delivery in a fiscally and sustainable manner.

2. The further development of any designated Future Development lands in Mount Forest and Arthur should be directed by a comprehensive planning exercise which considers: community design, transportation, parks and trails, servicing, stormwater management, housing types, commercial needs, and other matters. It is anticipated that the Township will undertake a secondary planning exercise to guide the development of the future development lands once servicing has been rationalized and the Township and County are satisfied that there is a need for additional Community Area lands (residential or commercial).

3. Expand the Sewage Allocation Policy to include water/wastewater for the Township's Urban Centres to manage and phase residential and employment growth to 2051. Policy will provide transparency on growth priorities (balancing residential and non-residential demands and location), what improvements are required, and the timelines.

ARTHUR SERVICING TECHNICAL UPDATE

At the November 17, 2025 Council meeting, the Arthur Master Servicing Technical Update was presented to Council. The update reviewed water and wastewater needs and infrastructure improvements to accommodate planned and future development. Some of the key findings include:

- A new municipal well and water storage will be needed to meet the future demand.
- There is not sufficient sewage treatment capacity (even with the Phase 2 plant expansion) for the full buildout of lands within Arthur including the proposed Tribute/Sorbara development.
- An Assimilative Capacity Study and a Class EA will be required in order to determine if/how/when additional sewage treatment capacity can be accommodated and provided in Arthur.

Proposed phasing and timing of studies and infrastructure improvements is discussed in the Technical Update.

WELLINGTON NORTH ZONING BY-LAW

The subject lands are zoned Agricultural site specific (A-1) and Future Development (FD) Zone. The applicant is seeking to rezone to Residential site specific (R2-x), Residential site specific (R3-x) and Open Space (OS) Zone to facilitate the proposed Draft Plan of Subdivision (23T-25002).

Site specific zoning standards are also being proposed including: a reduced minimum lot area for select single detached lots, reduced lot frontage for corner townhouse lots, reduced side and rear yard setbacks, 8 townhouse units in a row per block, and an increase in maximum lot coverage for single detached dwellings on lots.

The proposed zoning and associated site-specific criteria is provided below:

R2 Zone Single Detached	Permitted	Proposed	Difference
Minimum Lot Area (12.2.1.1)	371.6 m ² (4,000 ft ²)	332.0 m ² (3573.65 ft ²)	39.6 m ² (426.2 ft ²)
Front Yard, Minimum (12.2.1.3)	6 m (19.7 ft)	6 m (19.7 ft) (to garage) 4 m (13.1 ft) (to front wall)	2.0 m (6.6 ft)
Interior Side Yard, Minimum (12.2.1.4)	1.2 m (3.9 ft)	1.2 m (3.9 ft) and 0.6 m (1.96 ft) (split)	0.6 m (1.96 ft)
Exterior Side Yard, Minimum (12.2.1.5)	6 m (19.7 ft)	3 m (9.8 ft)	3 m (9.8 ft)
Rear Yard, Minimum (12.2.1.6)	7.6 m (24.9 ft)	7 m (22.96 ft)	0.6 m (1.96 ft)
Building Height, Maximum (12.2.1.7)	10.5 m (34.5 ft)	11 m (2 storeys) (36 ft) (perimeter units only)	0.5 m (1.6 ft)
Lot Coverage, Maximum (12.2.1.8)	40%	60%	20%
Landscaped Area, Minimum (12.3)	50% of front yard and exterior side yard	35%	15%

PUBLIC COMMENTS

No public comments have been received to date.

CIRCULATION COMMENTS

The applications were circulated to commenting agencies. A summary of comments is provided below:

Agency	Comments
Grand River Conservation Authority (GRCA) July 14, 2025	Provided comments on ecology, the proposed watercourse realignment, tile drainage, engineering, floodplain, and stormwater management. A further resubmission(s) is needed to address comments.
Source Water Protection (SWP) June 20, 2025	<p>The development is located within a future water quality Wellhead Protection Area for a proposed future municipal well. The development will fall within a Wellhead Protection Area A and B, and potentially C, and or D. The supporting submissions should reference and discuss these vulnerable areas. Certain activities may be prohibited within the future Wellhead Protection Areas.</p> <p>Request that the following studies/items be submitted:</p> <ul style="list-style-type: none"> • Winter Maintenance Plan • Liquid Fuel Handling, Storage, and Spill Response Plan • Water Balance Assessment • Decommissioning of water wells • Documentation of Provincial approvals obtained • Documentation of a record of site condition for properties • Revised Hydrogeological Investigation
Upper Grand District School Board (UGDSB) May 29, 2025	<ul style="list-style-type: none"> • Requesting elementary school site be provided in the development (5-6 acres). • Requesting that a revised draft plan be resubmitted including school block. • Provided conditions of draft approval
Wellington Catholic District School Board (WCDSB) November 14, 2025	Provided conditions of draft approval
Triton Engineering (Township Engineering Consultant) June 20, 2025	Provided preliminary comments on general engineering matters, water supply, wastewater treatment, stormwater management, traffic. Outstanding matters to be addressed by applicant. Identified concerns and issues with assumptions and interpretations in submitted reports.

County Roads Dept. June 27, 2025	Provided comments on traffic impact study. Additional information needed regarding turn warrants and traffic controls. Additional comments may be provided in future on applications.
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PEER REVIEW COMMENTS

To assist with the review of the applications the Township and County have coordinated “peer reviews” of the technical reports that have been submitted by the applicant. Below is a brief summary of the peer review comments to date:

Air Quality and Noise Study Review

Peer review by R.J Burnside & Associates Ltd. of air quality and noise studies.

Comments Dated July 11, 2025: Identified outstanding matters that need to be addressed. Can not confirm that the proposed development is compatible with the existing surrounding land uses at this time.

Water and Wastewater Servicing Report Review

Peer review by CIMA+

Comments Dated June 20, 2025: Provided comments on wastewater servicing section of report. Identified outstanding matters that need to be addressed. An updated Assimilative Capacity Study of the receiving river will be required to support any expansion of the wastewater plant. A Phase 3 expansion of the sewage treatment plant will be subject to a Class EA.

Environmental Impact Statement

Peer Review by Natural Resource Solutions Inc.

Comments dated August 26, 2025: Revisions, updates and additional information required to satisfy all applicable natural heritage policies, fully delineate and evaluate the ecological features and function within and adjacent to the subject property, and demonstrate that the proposed development can proceed without causing negative impacts to existing natural heritage features. While natural features within the subject property are generally limited to the identified Species at Risk habitat, wetlands, and watercourse, additional analysis and impact mitigation is required.

Subdivision Design Review

Peer review by Monteith Brown Planning Consultants

Comments dated September 16, 2025: Provided comments on the proposed layout of the uses in the Draft Plan of Subdivision to improve compatibility, vehicular connectivity, pedestrian connectivity, establish community gateways, better locate medium density uses, consolidate parklands with natural features, and locate the requested school site.

Parks and Recreation Facilities Review

Peer review by Monteith Brown Planning Consultants

Comments dated September 16, 2025: provided comments on the suitability of the proposed park land and the potential need for outdoor recreation/park amenities. Park land is preferred to be consolidated and located centrally and adjacent to natural heritage features, stormwater management blocks and schools. Proposed parkland adjacent to neighbouring industrial uses is

not ideal and requires further consideration. Comments were also provided on the types of uses/facilities/equipment which could be considered within the park space (play grounds, pickleball courts etc.

CONCLUSION

This report provides the Township with an overview of the proposed applications and facilitates the public meeting. Further, the statutory public meeting will provide the opportunity for the community and area residents to ask questions and seek more information from the applicant. It will also provide an opportunity for the applicant to address any concerns that have been raised through the notification process.

Respectfully submitted

County of Wellington Planning and Development Department

A handwritten signature in blue ink that reads "C Marshall". The signature is written in a cursive, flowing style.

Curtis Marshall, MCIP RPP
Manager of Development Planning

Schedule 1: Applicant's Proposed Official Plan Amendment

THE CORPORATION OF THE COUNTY OF WELLINGTON

Official Plan Amendment No. X

The following text, together with Schedule XXX, attached hereto, constitutes Official Plan Amendment No. "X" to the Official Plan of the Corporation of the County of Wellington, 1999.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the County of Wellington Official Plan by revising the land use designation as shown on Schedule XXX attached hereto from "Future Development" to "Residential" to permit the development of single-detached, semi-detached, and street townhouse dwellings with lot sizes as determined in the associated Zoning By-law.

2.0 Location:

The lands affected by this Amendment are located in PART OF PARK LOTS 1 AND 2 NORTH OF MACAULEY STREET CROWN SURVEY and PART LOT 1 CONCESSION 2 WEST LUTHER AS IN RON74408 TOWNSHIP OF WELLINGTON NORTH COUNTY OF WELLINGTON.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development supports the policies of the County of Wellington Official Plan and pertaining to the redesignation of future development lands, providing a range of housing forms, efficient use of land and infrastructure, and preserving and protecting the natural environment.
- The Amendment is consistent with the Provincial Planning Statement, 2024, and the County of Wellington Official Plan, 1999.

4.0 Actual Changes:

4.1 Schedule

- a) That Schedule B6-2 – County of Wellington Official Plan be amended by redesignating a portion of the subject lands from "Future Development" to "Residential" as shown on Schedule XXX attached to this Amendment.
- b) That Schedule B6-2 – County of Wellington Official Plan be amended by redesignating a portion of the subject lands from "Future Development" to "Open Space" as shown on Schedule XXX attached to this Amendment.

5.0 Implementation:

An implementing Zoning By-law Amendment and Site Plan will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule "XXX" to By-law No. _____ passed on the ____ day of _____ 202X.

CORPORATION OF THE COUNTY OF WELLINGTON

WARDEN

CLERK-TREASURER



Schedule 2: Applicant's Proposed Draft Plan of Subdivision



Schedule 3: Applicant's Proposed Zoning By-law Amendment

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH BY-LAW NUMBER XXXX

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

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

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

1. THAT Schedule 'A' Map 2 – Arthur to By-law 66-01 is amended by changing the zoning on lands legally described as PART OF PARK LOTS 1 AND 2 NORTH OF MACAULEY STREET CROWN SURVEY and PART LOT 1 CONCESSION 2 WEST LUTHER AS IN RON74408 TOWNSHIP OF WELLINGTON NORTH COUNTY OF WELLINGTON, Arthur, as shown on Schedule "A" attached to and forming part of this By-law from Future Development (FD) to:
 - a) Medium Density Residential with Exception R2-XX,
 - b) Open Space OS, AND
 - c) Natural Environment NE.
2. THAT Section 12 – R2 – Residential Zone, is hereby amended by adding exception R2-XX with the following provisions:
 - a) 12.2.1 Single Detached Residential Dwelling

12.2.1.1	LOT AREA, Minimum	270 m ²
12.2.1.2	LOT FRONTAGE, Minimum	9.0 m
12.2.1.3	FRONT YARD, Minimum	6.0 m
12.2.1.4	INTERIOR SIDE YARD, Minimum	1.2 m
12.2.1.5	EXTERIOR SIDE YARD, Minimum	3.0 m
12.2.1.6	REAR YARD, Minimum	7.5 m
12.2.1.7	BUILDING HEIGHT, Minimum	13 m or 3 storeys
12.2.1.8	LOT COVERAGE, Maximum	60%
12.2.1.9	FLOOR AREA, Minimum	n/a

b) 12.2.2 Semi Detached Residential Dwelling

12.2.2.1	LOT AREA, Minimum	240 m ²
12.2.2.2	LOT FRONTAGE, Minimum	12.0 m
12.2.2.3	LOT AREA, Minimum per dwelling	120 m ²
12.2.2.4	LOT FRONTAGE, Minimum per dwelling unit	6.0 m
12.2.2.5	FRONT YARD, Minimum	6.0 m
12.2.2.6	INTERIOR SIDE YARD, Minimum	1.2 m
12.2.2.7	EXTERIOR SIDE YARD, Minimum	3.0 m
12.2.2.8	REAR YARD, Minimum	7.5 m
12.2.2.9	BUILDING HEIGHT, Minimum	13 m or 3 storeys
12.2.2.10	LOT COVERAGE, Maximum	60%
12.2.2.11	FLOOR AREA, Minimum	n/a

c) 12.2.6 Street Townhouse

12.2.6.1	LOT AREA, Minimum	120 m
12.2.6.2	LOT FRONTAGE, Minimum per dwelling unit	6.0 m
12.2.6.3	LOT FRONTAGE, Minimum corner lot	9.0 m
12.2.6.4	FRONT YARD, Minimum	6.0 m 4.5 front face of dwelling
12.2.6.5	EXTERIOR SIDE YARD, Minimum	3.0 m
12.2.6.6	INTERIOR SIDE YARD, Minimum	1.2 m
12.2.6.7	REAR YARD, Minimum	7.5 m
12.2.6.8	BUILDING HEIGHT, Minimum	13 m or 3 storeys
12.2.6.9	FLOOR AREA, Minimum	n/a
12.2.6.10	Maximum Number of Units Attached in a Row	8

d) 12.3 Landscaped Area

- i. No part of any required front yard or required exterior side yard associated with a single detached dwelling and semi-detached dwelling or a duplex dwelling shall be used for any purpose other than a landscaped area except for a driveway leading to a private garage.

- ii. A minimum of 45% of the required front yard and required exterior side yard shall be maintained as a landscaped area.
- 3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
- 4. THAT this By-law shall become effective from the date of passage by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS
xxth DAY OF xx, 20xx

CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

MAYOR

CLERK



Schedule 4 – PPS Policy Summary

PROVINCIAL PLANNING STATEMENT (PPS) 2024

The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use planning and development. Under section 3 of the Planning Act, decisions affecting planning matters shall be consistent with policy statements issued under the Act.

This is a summary of the most relevant PPS policies related to the proposed applications and is not meant to be exhaustive.

Section 2.1 Planning for People and Homes

Section 2.1 Planning for People and Homes provide policies around forecasting growth including the following relevant sections.

Section 2.1.1 requires planning authorities to base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance; however, Section 2.1.2 allows municipalities to continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning (ie Provincial Growth Plan).

Section 2.1.4 states:

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:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and*
- 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, including units in draft approved or registered plans.*

Further Section 2.1.5 states, “Where planning is conducted by an upper-tier municipality, the land and unit supply maintained by the lower-tier municipality identified in policy 2.1.4 shall be based on and reflect the allocation of population and units by the upper-tier municipality.”

Section 2.1.6 states:

Planning authorities should support the achievement of complete communities by:

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, longterm care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*

- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*

Section 2.2 Housing

Section 2.2.1 of the PPS states that:

Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*
- b) permitting and facilitating:*
 - 1. all housing options required to meet the social, health, economic and well being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
 - 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and*
- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.*

2.3 Settlement Areas and Settlement Area Boundary Expansions

Section 2.3.1 provides general policies for settlement areas.

Section 2.3.1.1 of the PPS states that *settlement areas* shall be the focus of growth and development.

Section 2.3.1.2 states that land use patterns within *settlement areas* should be based on densities and a mix of land uses which:

- a) efficiently use land and resources;*
- b) optimize existing and planned infrastructure and public service facilities;*
- c) support active transportation;*
- d) are transit-supportive, as appropriate; and*
- e) are freight-supportive.*

Section 2.3.1.5 states that planning authorities are encouraged to establish density targets for *designated growth areas*, based on local conditions. *Large and fast-growing municipalities* are

encouraged to plan for a target of 50 residents and jobs per gross hectare in designated *growth areas*.

Section 2.3.1.6 states that planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within *designated growth areas* is orderly and aligns with the timely provision of the *infrastructure* and *public service facilities*.

Section 2.8 Employment

Section 2.8.1 provides policies for supporting a modern economy. This section is relevant considering the Industrial Designated lands and existing industrial uses which are adjacent (to the south) to the proposed development lands.

Section 2.8.1.1 states that:

Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
- d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and*
- e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.*

3.5 Land Use Compatibility

This section is relevant considering the Industrial Designated lands and existing industrial uses which are adjacent (to the south) to the proposed development lands.

Section 3.5.1 states that “*Major facilities and sensitive land uses* shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential *adverse effects* from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of *major facilities* in accordance with provincial guidelines, standards and procedures.”

Section 3.5.2 states that “Where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other *major facilities* that are vulnerable to encroachment by ensuring that the planning and *development* of proposed adjacent *sensitive land uses* is only permitted if potential *adverse effects* to the proposed *sensitive land use* are minimized and mitigated, and potential impacts to industrial, manufacturing or other *major facilities* are minimized and mitigated in

accordance with provincial guidelines, standards and procedures.”

3.9 Public Spaces, Recreation, Parks, Trails and Open Space

Section 3.9.1 states that:

Healthy, active, and inclusive communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
- b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range 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;*

4.1 Natural Heritage

This section deals with natural heritage feature protection. This section is relevant considering that there is a watercourse and floodplain that is regulated by the Grand River Conservation Authority on the properties.

Relevant policies include:

- 1. Natural features and areas shall be protected for the long term.*
- 2. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*
- 3. Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.*
- 6. Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*
- 7. Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*
- 8. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

5.2 Natural Hazards

This section includes policies that deal with natural hazards. This section is relevant considering that there is a watercourse and floodplain that is regulated by the Grand River Conservation Authority on the properties.

2. Development shall generally be directed to areas outside of:

- b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards;*

Tammy Pringle

From: Source Water <sourcewater@centrewellington.ca>
Sent: April 16, 2025 4:09 PM
To: Tammy Pringle
Cc: Source Water; wellington+316216@lswims.ca
Subject: RE: NOTICE OF COMPLETE APPLICATION TO CONSIDER AMENDMENTS TO THE ZONING BY-LAW: ZBA 05/25
Attachments: WHPA_Map_Eliza_665.pdf

Hi Tammy,

Thank you for this circulation. Please note that given this site is located directly beside the proposed municipal well, it will be within the WHPA-A, once the Wellhead Protection Areas are delineated- permitting that the municipal well becomes active.

We will provide detailed comments in future planning applications regarding future policies, and prohibitions, that will apply to this site, however at this point, we have no concern with this application. Please feel free to advise the applicant to contact us directly to discuss Source Water Protection and what policies will apply in the future.

If you have any further questions regarding this application, or in the event of any technical problem with the email or attachments, please contact me.

Kind regards,
Danielle



Danielle Fisher

Source Protection Coordinator | Wellington Source Water Protection
1 MacDonald Square, Elora, ON, N0B 1S0
T: 519.846.9691 x236 **Toll free:** 1-844-383-9800

www.wellingtonwater.ca

Office located at 205 Queen Street East, Fergus

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.



From: Tammy Pringle <tpingle@wellington-north.com>
Sent: April 3, 2025 11:44 AM
Subject: NOTICE OF COMPLETE APPLICATION TO CONSIDER AMENDMENTS TO THE ZONING BY-LAW: ZBA 05/25

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

TOWNSHIP OF WELLINGTON NORTH

**A NOTICE OF A COMPLETE APPLICATION
TO CONSIDER AMENDMENTS TO THE
COMPREHENSIVE ZONING BY-LAW 66-01**

APPLICATION NUMBER: ZBA 05/25

TAKE NOTICE that the Council of the Corporation of the Township of Wellington North has received a complete application to consider a proposed amendment to the Comprehensive Zoning By-law 66-01, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, as amended.

Location of the Subject Land

The land subject to the proposed zoning amendment and Official Plan Amendment is legally described as Part of Park Lots 1 and 2 North of Macauley St Crown Survey and Part Lot 1 Concession 2 West Luther and municipally described as 665 Eliza St, Arthur and no municipal address. The subject property has a total area of 55.35 ha (137 ac) between 2 properties East and West of Eliza St as illustrated on the key map below.

The Purpose and Effect of the Application

The purpose and effect of the proposed Zoning By-law amendment will rezone the lands from Future Development Zone to Medium Density Residential site specific (R2-XX), Open Space (OS) and Natural Environment (NE). Site specific relief includes reductions in lot frontage, area, side yard setbacks, height, and lot coverage.

Future Public Meeting

A public meeting will be scheduled in the future.

Tammy Pringle

Development Clerk

Township of Wellington North

7490 Sideroad 7 W, PO Box 125

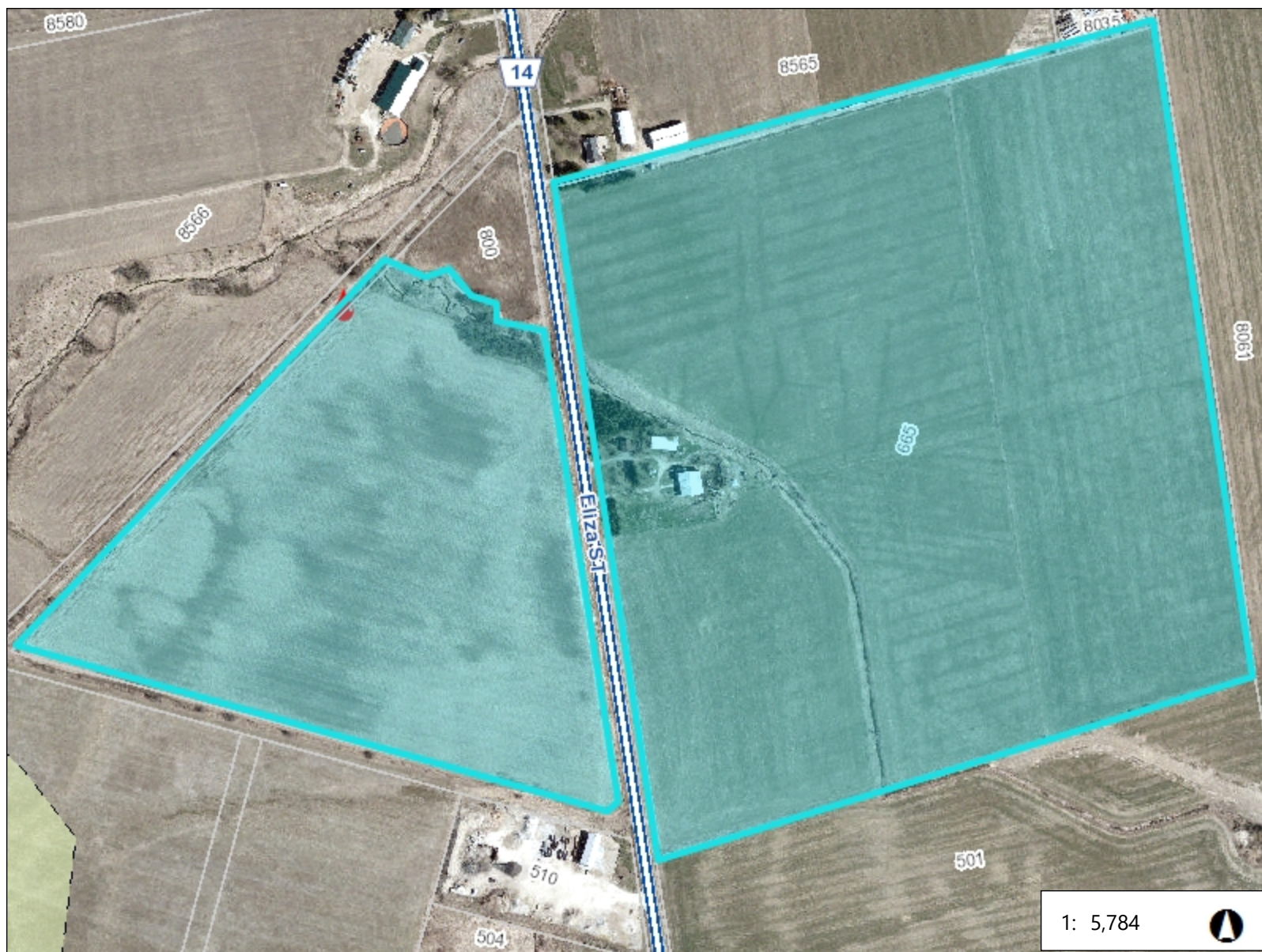
Kenilworth, ON N0G 2E0

T 519.848.3620 Ext. 4435

W www.wellington-north.com



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Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- Well Locations**
 - Existing
 - Proposed
- Issue Contributing Area**
 - Chloride
 - Nitrate
 - Sodium
 - TCE
- Wellhead Protection Area**
 - A
 - B
 - C
 - D
- Vulnerability Score**
 - 10
 - 8, D; 8; 8, C
 - 2, 4, 6 (A, B or C)
 - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- SGRA
- Roadlookup

0.3 0 0.15 0.3 Kilometers

Notes



06/20/2025

Memorandum

To: Deborah Turchet - Development and Administration Supervisor

Cc: Tammy Pringle – Development Clerk, Township of Wellington North
Darren Jones – Chief Building Official, Township of Wellington North
Zachary Prince – Senior Planner, County of Wellington

From: Danielle Fisher – Risk Management Inspector, Wellington Source Water Protection

RE: 665 Eliza St, Arthur – Township of Wellington North
Official Plan Amendment: OP-2025-03
Draft Plan of Subdivision: 23T-25002

Wellington Source Water Protection (WSWP) staff have had the opportunity to review the submitted documents in support of the above noted applications. Based on our review of the submitted documents, it has been noted that future Source Protection Plan policies under the Grand River Source Protection Plan **will** apply, given the Township's proposed wells proximity to the site. See attached map.

Clean Water Act Section 59 Notice & Risk Management Plan:

A Section 59 Notice and Risk Management Plan are not required for this proposal, given that the Wellhead Protections Area's (WHPA's) have not yet been delineated. If the nature of the development changes once the WHPA's are delineated, Notices may apply, and Risk Management Plan may be required.

The subject property is located within a future water quality Wellhead Protection Area for the Township of Wellington North's proposed future well. Permitting the proposed wells location does not change, this site will fall within a Wellhead Protection Area A and B, and potentially C, and/or D (WHPA-A, WHPA-B, WHPA-C, WHPA-D), representing a 100m radius and the 2, 5, and 25 year times-of-travel, respectively, with vulnerability scores ranging from 2 (low) up to 10 (high). It is recommended that the applicant reference and discuss these vulnerable areas in their reports as part of any future submissions for planning approvals. The attached maps show the applicable water quality vulnerable areas, as defined by the *Clean Water Act*, 2006, in relation to the subject property.

Land Use Planning:

Permitting that the future municipal well is constructed and WHPA's delineated, this site will be located within vulnerable area(s), and such, WSWP recommends that the owners or their agents submit the following plans, reports or documentation to the satisfaction of the Township Risk Management Official:

1. A Winter Maintenance Plan including, but not limited to, how salt is applied and stored on the property, snow clearing procedures, details regarding winter maintenance contracts, and



- contractor and/or employee training procedures. Please see attached Appendix C - Guidance Documents for additional information on Winter Maintenance Plans.
2. A liquid fuel handling, storage and spill response procedure for construction if more than 250L of fuel are present on-site during construction. If the construction contractor is not known at this time, please provide documentation that a fuel plan will be requested in the contractor tender package.
 3. The submission of a water balance assessment report that evaluates pre and post development hydrogeological conditions.
 4. Documentation that the 3 on-site monitoring wells, and any unused wells, are decommissioned as per *Ontario Regulation 903*. If no unused wells are present on the property, please confirm this in a future submission.
 5. Documentation of all provincial approvals required for this property, including Environmental Compliance Approval and Permits to Take Water. If no provincial approvals are required, please confirm this in a future submission.
 6. Documentation of a record of site condition for the property, if required.

The submitted Hydrogeological Investigation, dated February 5, 2025, does not discuss pre and post development recharge, water balance, or infiltration measures. Given the reduction in imperviousness of this site, a water balance assessment report that evaluates pre and post development recharge should be submitted and reviewed by the Township's Hydrogeologist.

Based on the information provided in the Phase 1 Environmental Site Assessment (ESA) Report dated February 14, 2025, a Phase 2 ESA will be required to support the filing of a Record of Site Condition (RSC). Please confirm in future submissions if an RSC is required and if so, provide RSC documentation, once available.

It is recognized that the exact location of the Wellhead Protection Areas have not been delineated as of yet. It should be noted that once approved, policies will be in effect and will apply to future planning applications. There are certain regulated and prohibited activities that will apply within the WHPA-A and B zones. It is recommended that the applicant contact our office to discuss the policies and prohibitions that will apply once the Wellhead Protection Areas are delineated. For more information, or to discuss policies that will be applicable to this site, please contact sourcewater@centrewellington.ca.

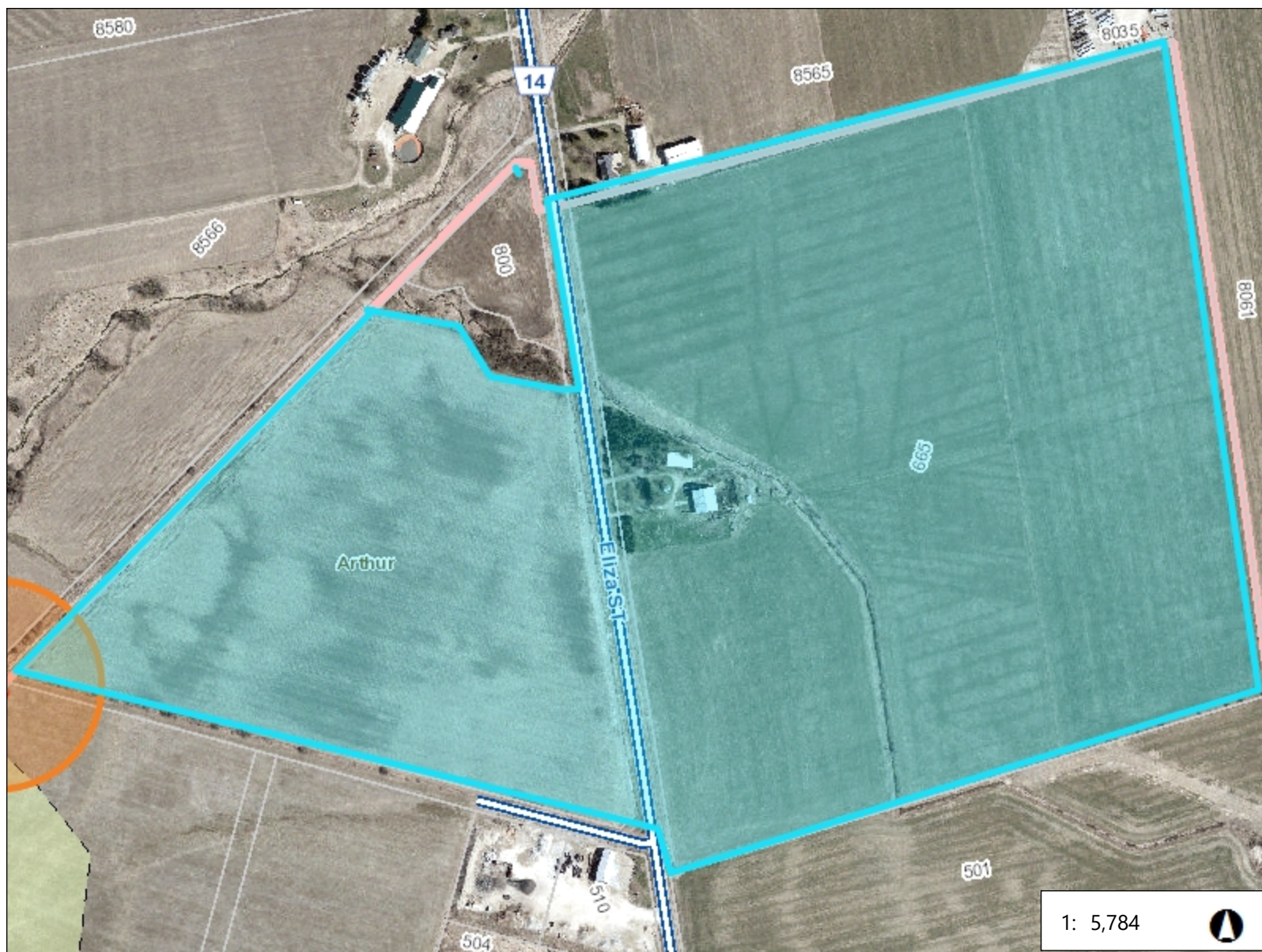
Sincerely,

A handwritten signature in blue ink, appearing to read "D Fisher".

2025/06/20

Danielle Fisher
Risk Management Inspector
519-846-9691 ext 236
dfisher@centrewellington.ca

Attachments: Vulnerable Area Maps
Resources: [Appendix C: Guidance Documents](#)



Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- Urban Centres and Hamlets
- Well Locations**
 - Existing
 - Proposed
- Wellhead Protection Area**
 - A
 - B
 - C
 - D
- Vulnerability Score**
 - 10
 - 8, D; 8; C
 - 2, 4, 6 (A, B or C)
 - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- RoadsLookup**
- Prime Agriculture**

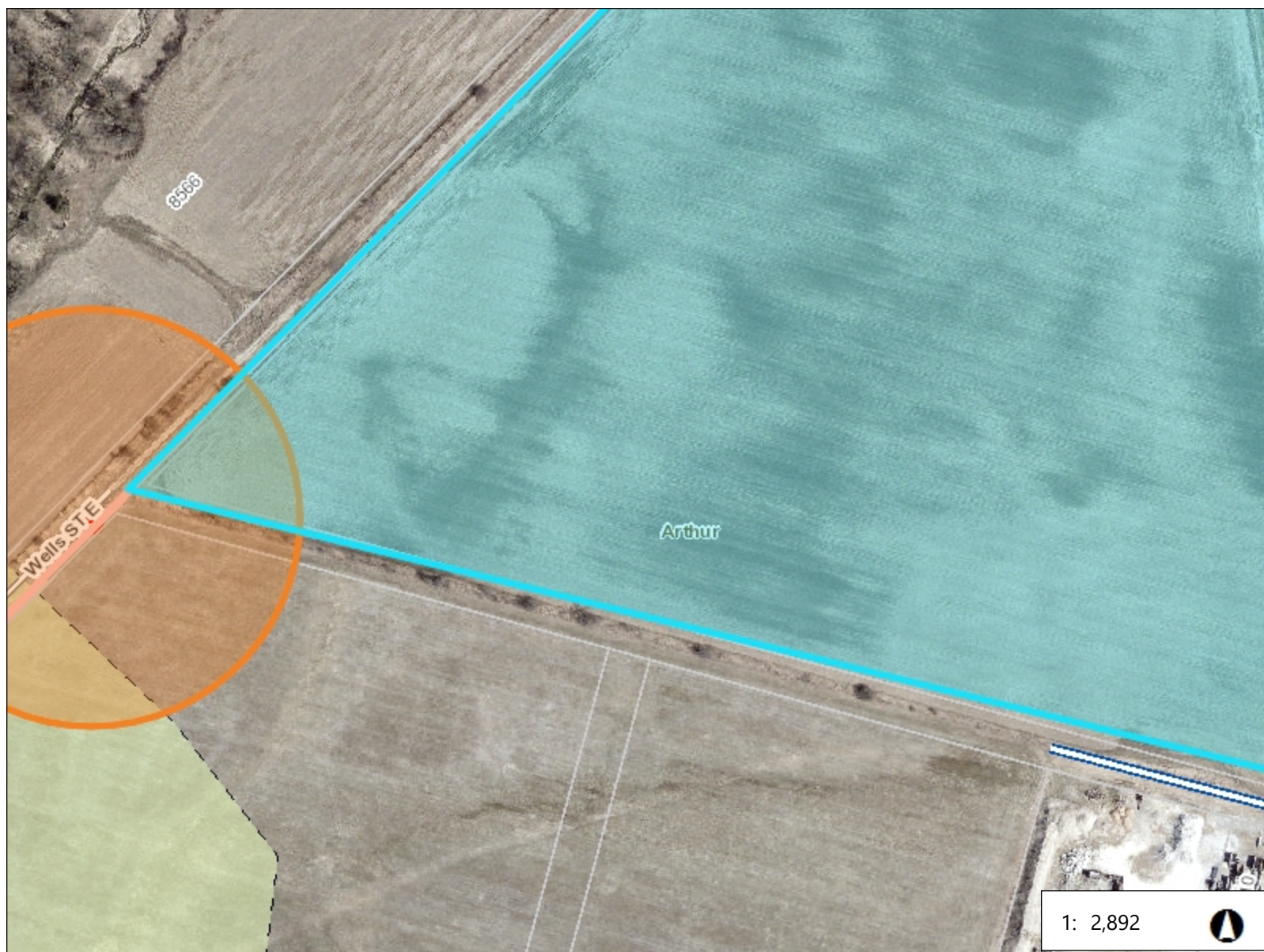
1: 5,784



0.3 0 0.15 0.3 Kilometers



Notes



Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Urban Centres and Hamlets
- Well Locations
 - Existing
 - Proposed
- Wellhead Protection Area
 - A
 - B
 - C
 - D
- Vulnerability Score
 - 10
 - 8, D; 8; C
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6, D; 2, 4, D; 2, 4, 6 (D); 4, D; 6,
- RoadsLookup
- Prime Agriculture

0.1 0 0.07 0.1 Kilometers

Notes



Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Urban Centres and Hamlets
- Well Locations
 - Existing
 - Proposed
- Wellhead Protection Area
 - A
 - B
 - C
 - D
- Vulnerability Score
 - 10
 - 8, D; 8; C
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6, D; 2, 4, D; 2, 4, 6 (D); 4, D; 6,
- RoadsLookup
- Prime Agriculture

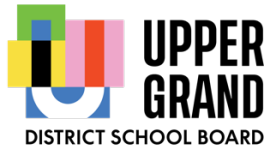
1: 1,446



0.1 0 0.04 0.1 Kilometers



Notes



PLANNING DEPARTMENT

Board Office: 500 Victoria Road N. Guelph, ON N1E 6K2

Email: municipal.circulations@ugdsb.on.ca

Tel: 519-822-4420 ext.821 or Toll Free: 1-800-321-4025

29 May 2025

Zachary Prince
Senior Planner
County of Wellington - Planning and Development Department
74 Woolwich St
Guelph, ON N1H 3T9

Dear Mr. Prince,

Re: ZBA 05-25, OP-2025-03 & 23T-25002 - Tribute-Sorbara Arthur Holdings, Wellington North – REVISED COMMENTS

Planning staff at the Upper Grand District School Board have received and reviewed the above noted applications for a Zoning Bylaw Amendment, Official Plan Amendment and Draft Plan of Subdivision to facilitate a residential development of 815-866 homes, including single-detached, semi-detached, and street townhouses.

Given the scale of this proposed development by Tribute – Sorbara Arthur Holdings and its potential to significantly increase enrollment at the nearby school, the School Board is requesting that a 5–6-acre school block be included in the draft plan of subdivision. Ideally the school site will also be collocated with a park as per our School Site Guideline which has been attached to this letter for your reference.

Planning Staff at the Board requests a revised concept be submitted that includes a School Block in Phase 1 of the development prior to the approval of the Official Plan Amendment or the Zoning By-Law Amendment applications. Additional comments will be provided with revised submission.

Furthermore, the Board would impose the following standard conditions on this development upon submission of the draft plan of subdivision application. Additional conditions will be provided upon technical review of the subdivision application in future.

- That Education Development Charges shall be collected prior to the issuance of a building permit(s).

Upper Grand District School Board

• Ralf Mesenbrink; Chair	• Jen Edwards	• Irene Hanenberg	• Martha MacNeil	• Alethia O'Hara-Stephenson
• Katherine Hauser; Vice Chair	• Robin Ross	• Luke Weiler	• Laurie Whyte	• Lynn Topping

- That the developer shall agree to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ARC/INFO export or DWG format containing parcel fabric and street network.
- That the developer shall agree in the subdivision agreement that adequate sidewalks, lighting and snow removal (on sidewalks and walkways) will be provided to allow children to walk safely to school or to a designated bus pickup point.
- That the developer and the Upper Grand 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 permanent development sign advising prospective residents about schools in the area.
- That the developer shall agree in the subdivision agreement to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease:

"In order to limit liability, public school buses operated by the Service de transport de Wellington-Dufferin Student Transportation Services (STWDSTS), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up students, and potential busing students will be required to meet the bus at a congregated bus pick-up point."

- That the developer shall agree in the subdivision agreement to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease, until such time as a permanent school is assigned:

"Whereas the Upper Grand District School Board has designated this subdivision as a Development Area for the purposes of school accommodation, and despite the best efforts of the Upper Grand District School Board, sufficient accommodation may not be available for all anticipated students from the area, 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 have to be transferred to another school."

Should you require additional information, please feel free to contact the undersigned.

Sincerely,

Upper Grand District School Board

• Ralf Mesenbrink; Chair	• Jen Edwards	• Irene Hanenberg	• Martha MacNeil	• Alethia O'Hara-Stephenson
• Katherine Hauser; Vice Chair	• Robin Ross	• Luke Weiler	• Laurie Whyte	• Lynn Topping



Ruchika Angrish
Manager of Planning

PLN: 25-28
File Code: R14

cc –

Tammy Pringle, Development Clerk, Township of Wellington North
Karren Wallace, Clerk, Township of Wellington North
Rachelle Larocque, The Biglieri Group

Upper Grand District School Board

• Ralf Mesenbrink; Chair	• Jen Edwards	• Irene Hanenberg	• Martha MacNeil	• Alethia O'Hara-Stephenson
• Katherine Hauser; Vice Chair	• Robin Ross	• Luke Weiler	• Laurie Whyte	• Lynn Topping

UGDSB Site Selection Guideline

As far as practical, schools in the Upper Grand District School Board will be organized as JK-8 and 9-12. Some schools may be JK-6 or 7-12.

Definitions

Elementary Schools – shall be schools generally organized as JK-6, or JK-8.

Secondary Schools – shall be schools generally organized as 9-12.

Optimum Size

Elementary Schools – the optimum Elementary School size shall be approximately 500 pupil places.

Secondary Schools – the optimum Secondary School size shall be 1200 pupil places.

In all cases, new schools shall be constructed in accordance with Ministry of Education guidelines in effect at the time of construction.

Site Selection Criteria

New school sites should ideally:

- i. Maximize the walk-in catchment area;
- ii. Permit safe pedestrian access to the site via sidewalks and pathways by minimizing the crossing of arterial roadways;
- iii. Be no closer than 200 m (656 ft.) from trunk natural gas pipelines;
- iv. Be no closer than 152 m (500 ft.) from hydro transmission lines of greater than 50 kV;
- v. Be no closer than 152 m (500 ft.) from any water bodies (ponds, storm water management facilities (not owned by the board), creeks, rivers etc.);
- vi. Exclude archaeologically significant lands.
- vii. Exclude lands restricted by the presence of threatened or endangered species.
- viii. Be graded with a maximum cross fall of 2% across 90% of the site.
- ix. Not be located on a dead-end street;
- x. Be located on a higher order collector road with secondary local road access.
- xi. Facilitate pedestrian connection(s) from local roads, at a minimum.

- xii. Be located adjacent to an active park of 0.8 ha (2 ac.) or greater in size;
- xiii. Be situated, where possible, to complement other public facilities being provided, particularly municipal parks and other school sites, in order to achieve a “campus affect” and also provide coordinated services and avoid duplication of services. The Board will also consider locating future new sites to complement other public facilities, such as, parks, community centres, libraries, arenas, etc.
- xiv. Maximize the opportunity for joint use of the site and/or building.

Site Size

The sizes of new school sites are determined by the grade levels to be accommodated and capacity of the facility. While the Education Development Charges Act specifies site sizes (generally 1 acre/100 pupil places), one acre has been added to reflect requirements to accommodate on-site bus movement, staff and visitor parking, separate kindergarten play areas, etc.

Rural sites may also be subject to Ministry of the Environment Reasonable Use Policy related to the location and separation distance between on-site wastewater treatment and water supply.

Table 1 - Elementary Site Size

Size of School (# of Pupil Places)	EDC Site Size (ac.)	UGDSB Adjusted Site Size (ac.)
1-400	4	5
401-500	5	6
501-600	6	7
601-700	7	8
701-800	8	9

Table 2 - Secondary Site Size

Size of School (# of Pupil Places)	EDC Site Size (ac.)	UGDSB Adjusted Site Size (ac.)
1-1000	12	13
1001-1100	13	14
1101-1200	14	15
1201-1300	15	16
1301-1400	16	17
1401-1500	17	18
1501 or more	18	19

Site Dimensions, Shape and Topography

When selecting new school sites have regard to the following:

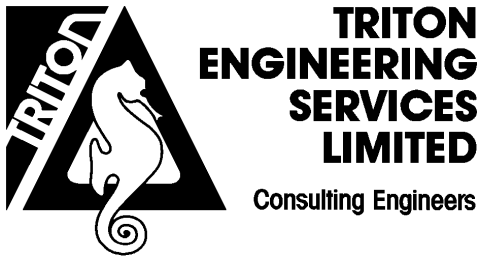
- i. An Elementary School site should have frontage of no less than 152 m (500 ft.) on a collector road;
- ii. A Secondary School site should have frontage of no less than 183 m (600 ft.) on an arterial road;
- iii. Sites should be regular and rectangular in shape
- iv. The site should be easily drained – soil conditions and topography are to be suitable for building;
- v. The shape of the site should be capable of maximizing the use of the site for building and related facilities while complying with local municipal regulations.

Timing

Sites should be available in Phase 1 or 2 of a development and not independently staged (i.e. should form part of a larger phase for registration with abutting streets and associated services).

Site Purchase

Site purchase may be facilitated by option agreements or immediate acquisition dependent on the timing of the board's needs, funding and timing of development.



Memorandum

DATE:	June 20, 2025
TO:	Tammy Pringle
FROM:	Dustin Lyttle
RE:	655 Eliza Street (Tribute & Sorbara) Draft Plan, Official Plan and Zoning Bylaw Amendment Application Submission No.1
FILE:	A5557A

Submitted Items List:

- Air and Odour Assessment, dated February 26, 2025, prepared by Alliance Technical Group.
- Applications Cover Letter, dated March 7, 2025, prepared by Biglieri Group.
- Conceptual Site Plan, dated January 14, 2025, prepared by Biglieri Group.
- Draft Plan Amendment, no date
- Draft Plan of Subdivision, dated January 15, 2025, prepared by Biglieri Group.
- East Environmental Site Assessment, dated February 14, 2025, prepared by GEMTEC.
- East Geotechnical Investigation, dated February 3, 2025, prepared by GEMTEC.
- East Hydrogeological Investigation, dated January 15, 2025, prepared by GEMTEC.
- Environmental Impact Study, dated February 28, 2025, prepared by GeoProcess Research Associates.
- Copy of Fee Submission, no date.
- Functional Servicing and Stormwater Management Report, dated March 25, 2025, prepared by SCS Consulting group Ltd.
- Land Needs Assessment, dated February 11, 2025, prepared by Parcel.
- Meanderbelt Width Assessment, dated February 7, 2025, prepared by GeoProcess Research Associates.
- Noise Compatibility Assessment, March 3, 2025, prepared by HGC.
- Notice of Application for Plan of Subdivision, dated April 28, 2025,
- Notice of Complete Application Zoning By-law Agreement, dated April 3, 2025
- Parcel Registration, dated Mar 7, 2025, prepared by the Government of Ontario.
- Planning Rationale Report, dated March 2025, prepared by Biglieri Group.
- Stage 1 Archaeological Assessment, dated December 11, 2024, prepared by Parslow Heritage Consultancy
- Topographic Survey for East and West Parcels, dated August 16, 2024, prepared by J.D Barnes Limited.
- Traffic Impact Study, dated February 2025, prepared by Crozier.
- Urban Design Brief, dated February 2025, prepared by Biglieri Group.
- Water & Wastewater Servicing Report, dated March 2025, prepared by DLW Engineering Services Limited.
- Wellington County OPA Application Form, dated November 2024
- Wellington County Public Consultation Strategy Form, dated February 11, 2024
- Wellington County Subdivision Application Form, dated November 2024
- West Environmental Site Assessment, dated February 14, 2025, prepared by GEMTEC.
- West Geotechnical Investigation, dated February 3, 2025, prepared by GEMTEC.
- West Hydrogeological Investigation, dated January 15, 2025, prepared by GEMTEC.
- Zoning By-law Amendment Application Form, dated February 11, 2024

Current Submission Comments:

Based on the comments expressed at the Pre-Consultation meeting and given the nature of this application (Draft Plan, Zoning Bylaw and Official Plan Amendment), our review has been limited to general arrangement and high-level servicing issues recognizing that the configuration of the development may change significantly through this process. Review and comments related to the detailed design will be provided once these fundamental issues have been addressed and design updated.

General:

Advisory: An updated **Arthur Technical Study** is currently underway and will provide additional guidance and information regarding the implications/servicing of this, and other Developments within the Community.

Additionally, separately from the above, the Township is currently completing a **Servicing Strategy** applicable to the Northwest section of Arthur.

Both these studies are expected to be complete in the coming months.

- 1.1 Parkland will need to be dedicated in accordance with the Township Recreation Master Plan (2.75ha per 1,000 residents).
- 1.2 A copy of the GRCA comments are to be provided before the file advances to determine potential issues relating to flood lines, slope stability, erosion outlets etc.
- 1.3 The Municipality does not support a Class 4 acoustic area designation at this time. Further justification and enhanced on-site mitigation (e.g., increased setbacks, noise fencing, or compatible buffering uses) are required before it can be considered.
- 1.4 Groundwater Level monitoring is to be completed for a minimum of one year to confirm seasonal groundwater elevations. Monitoring is to be sufficient to establish high groundwater contours throughout the site to confirm basement-groundwater clearances and SWM design.
- 1.5 100m setback from future employment areas is to be extended to encompass all the industrial area on the south side of Macauley Street.
- 1.6 Utility providers (Gas, hydro etc.) are to be contacted to confirm that there is sufficient capacity to service the development. Note: a CUP (Composite Utility Plan) and photometric plan will be required to during detailed design.

Water Supply:

- 1.7 The firm supply capacity of the Arthur Water System is **2,255m³/day** and does not fluctuate up to 4,216m³/day as noted in the Water & Wastewater Servicing Report. This calculation is consistent with the MECP Guidelines.
- 1.8 Design and implementation of the additional water supply and storage, as noted within the Arthur Water Supply Redundancy and Storage Municipal Class EA (MCEA) will be subject to detailed design closer to the time of implementation. The design of these systems will consider Developments that are expected to be constructed within the design life span of the proposed infrastructure. ***Note: this does not necessarily include this Development as the viability will be contingent on a number of factors beyond Public Works or Infrastructure purview.***
- 1.9 The Township has not yet finalized the location of the future well and tower, as such the final location of both the well and tower is subject to change and should not be indicated on the Draft Plan.

Wastewater Treatment

- 1.10 Detailed comments regarding the suggested improvements and enhancements within the Water & Wastewater Servicing Report will be commented on by others. However in our opinion, the limiting factor in regard to Arthur's Wastewater Treatment Capacity is the Assimilative Capacity of the receiver. The Township will consider the implications of this and will take the appropriate steps to ensure development can occur in a reasonable and responsible manner based on available servicing.

- 1.11 Functional Servicing Report is to acknowledge and refer to the Township Allocation Policy. Currently, the WWTP lacks sufficient sanitary capacity to service a development of this magnitude.

Stormwater Management:

- 1.12 Stormwater management is to provide an assessment regarding the need for water balance and/or groundwater recharge.
- 1.13 The design of the stormwater management facilities (SWM Facilities) must consider the adequacy of each of the outlets and their ability to accommodate the additional flows and volumes unless significant recharge is implemented. The condition of the receiving watercourses will need to be commented on from a positive slope (ponding), erosion susceptibility and capacity standpoint.

Traffic Impact Study:

- 1.14 The report considers development traffic going south via Wells Street East, but does not redistribute any existing or background traffic onto Wells Street. Once this Wells Street connection is made between Macauley Street and Domville Street, it is anticipated that existing and background traffic will utilize this route to access/egress Arthur, especially to/from the existing industrial lands (Musashi). The study should analyze the scenario of Wells Street providing a connection between Macauley Street and Domville Street, including redistribution of existing and background traffic.
- 1.15 With this Wells E connection completed to Domville Street, Macauley Street may see a rise in traffic and the Macauley Street and Eliza Street intersection would become a major intersection. It may be better if the development access on the east side of Eliza was connected to this intersection. It's also typical to limit the accesses provided on a County Road.
- 1.16 Proper daylight triangles should be provided to re-align Macauley on the approach to Eliza closer to 90°.
- 1.17 The study should consider pedestrian connectivity to the community.
- 1.18 **Section 2.1 Study Road Network:** The study notes that Wells Street is one unpaved travel lane between Highway 6 and Eliza Street. This is incorrect as the section from Highway 6 to Domville Street is a two-lane paved local road. The remaining section to Eliza Street is currently an unopened road allowance. The TIS should reflect this.
- 1.19 **2.2 Transportation Data:** The traffic count data was collected in 2023 and 2024 at the key intersections with a 2.0% growth rate applied to convert the volumes to 2025 volumes. The growth rate is to be adjusted to 2.2% as the Growth Management Action Plan (2024). Additionally, if there are delays to implementation of the development, updated traffic counts should be undertaken.
- 1.20 **3.1 Growth Rates:** The study assumes a 2.0% growth rate. This is to be adjusted to 2.2% as per the Growth Management Action Plan.
- 1.21 **3.2 Background Developments:** The study should also consider the Northwest Development Lands (fronting the Wells Street ROW). The Study also includes the North Arthur Development (fronting Tucker Street), which was not granted re-zoning. For the purposes of this study, these lands should be considered industrial, as per current zoning, with traffic added to Macauley Street. If transportation impact studies have not been completed for these developments, assumptions should be made for volumes on Macauley Street from these developments and if Wells Street is connection to Domville Street.
- 1.22 **4.2 Trip Distribution and Assignment:** The study assumes 40% of the traffic will travel southwest via Tucker Street based on the Cachet development (North Arthur Developments) TIS. It should be noted that the Cachet development only had one proposed access, which was on Tucker Street. This is a significant volume of development traffic, but the study does not clarify where this traffic is travelling to/from. Given the direct route Tucker provides to downtown with minimal intermediate destinations, it should be assumed that this traffic will impact the intersection of Frederick Street and Highway 6 and should be added to those traffic volumes. Given the large volume of traffic assumed to use Tucker Street, the intersection of Tucker Street and Domville Street and intersection of Tucker Street and Frederick Street should be analyzed as well.

- 1.23 **4.2 Trip Distribution and Assignment:** Increased traffic on Tucker Street could create issues at the intersection of Tucker Street and Frederick Street. This is an awkward intersection with minimal offset from the signalized intersection with Highway 6. Strategies need to be considered that will not encourage increased traffic at this intersection.
- 1.24 **5.0 Future Total Conditions:** The Study distributes some site generated traffic to Wells Street. If this connection is completed to Domville Street, the existing traffic distribution needs to reflect this change in the road network as it will provide an alternate route for accessing/egressing Arthur. The study should analyze the road network in the scenario that Wells Street is connected to Domville Street with redistributed background traffic.
- 1.25 **5.2 Signal Warrant:** Signal warrants should be analyzed for the scenario where Macauley Street is connected to Domville Street via Wells Street. The study should also analyze if a roundabout is appropriate at the intersection of Macauley Street and Eliza Street.
- 1.26 **5.3 Left Turn Lane Warrant Analysis:** Left turn lane warrants should be analyzed for the scenario where Macauley Street is connected to Domville Street via Wells Street.
- 1.27 **5.3 Left Turn Lane Warrant Analysis:** The study notes that a left turn lane was only warranted for Eliza Street and Wells Street, but this intersection does not appear to have been analyzed, nor had any turning volumes applied to it. TIS should clarify this analysis.
- 1.28 **6.0 Signalizing Eliza Street and Tucker Street:** The study should analyze this intersection after revisions are made to the distribution as noted above. It is noted that the development traffic results in a LOS F, high delays, and a v/c ratio above 1.0. Based on this, improvements at this intersection are required due to the development and the TIS should provide recommendations.
- 1.29 **7.0 Site Access Safety Review:** The report notes that Eliza Street is relatively flat, but Street R is proposed to connect to Eliza Street within a vertical sag. The study should confirm the vertical profile was considered in the analysis. Google maps may not be appropriate to assess vertical sight distances as the camera is typically higher than a motorists eye level.
- 1.30 **7.3 Access Spacing and Corner Clearance:** The study is analyzing the proposed accesses as entrances, but they will be streets/intersections. The study should be updated to analyze the separation distance between intersections for arterial (Eliza Street) and local roads as per the TAC Geometric Design Guide. The study should also comment on the proximity of internal intersections to the intersections with Eliza Street and Macauley Street. Study also should comment on distance between the Street R and Wells Street intersections, including any operational issues. Internal intersection spacing should be reviewed against the TAC Geometric Design Guide.

As noted above, there are fundamental concerns regarding the assumptions and interpretations presented in the supporting material, specifically regarding the water and wastewater servicing report as it suggests that this Development is the sole, or primary development priority in Arthur. This characterization does not fully or accurately reflect the broader planning context or the scope of development interests currently being considered in the community.

If you have any questions regarding the above comments please contact us.



20 June 2025

By e-mail:

Ms. Tammy Stevenson, C.E.T.
Manager of Infrastructure and Engineering
Township of Wellington North
7490 Sideroad 7 W
Kenilworth ON N0G 2E0

Subject: Review of Proposed Developments by Tribute/Sorbara Arthur Holding Inc. - Water and Wastewater Servicing Report -by DLW Engineering Services

Y/Ref.:

O/Ref.:

Ms. Stevenson,

This letter is to provide comments to the Arthur Water and Wastewater Servicing report prepared by DLW Engineering Services, for the proposed Arthur development by Tribute/Sorbara. The review comments outlined in this letter was based on a review focused on only the wastewater servicing demand and recommendations. The sections related to water demand and the proposed servicing requirements were excluded from this review.

Wastewater Servicing Review Outline

- At a high-level, there are several assumptions in terms of the servicing demand (estimated capacity) and the proposed expansion strategy that need to be verified and updated and some gaps/issues to be updated on the treatment side, to determine whether the proposed wastewater servicing strategy is viable.
- The estimated demand for the new development and the design basis in this report relies on the EA (2016) and dated historical data. This needs to be updated which could impact the proposed capacity, and new effluent criteria. The assumptions on uncommitted reserve capacity also require revisiting as some of this reserve may have previously been assigned to other developments based on the more recent information from the Township.
- This report includes a brief review of the current Arthur WWTP Phase 2 expansion design and process unit sizing, and a section on conceptual sizing for the proposed Phase 2 increased capacity. Both sections include some incorrect assumptions on peak flows impacting each process unit, resulting in incorrect sizing. The review of Phase 2 design and references to the completed Phase 1 upgrades should be based on the final detailed design and completed upgrades at the Plant respectively, and not rely on the recommendations and conceptual design in 2016 Class EA.



Ms. Tammy Stevenson, C.E.T.

2

20 June 2025

- Considering the future expected changes to Class EA process, wastewater treatment facility capacity expansion of more than 25% will still be subject to an extensive assessment process similar to Class Schedule C (Proposed Municipal Project Assessment Process (MPAP)). Therefore, the capacity increase proposed in DLW report, whether it replaces the Planned Phase 2 expansion, or completed as a 3rd (Phase 3) expansion, will need to be evaluated through a new Class EA Schedule C or MPAP.

Wastewater Servicing Detailed Comments

1. DLW Report - Section 1.3.2 Existing WWTP Information and Sewerage Pumping Stations:

(the entire section)

CIMA+ Comment: As this section of the report is supposed to outline "Existing WWTP and Pumping Stations" information, the reported information should be based on the Phase 1 upgrades completed at Arthur WWTP and the Frederick St. Pumping station. The information related to the plant prior to Phase 1 upgrade can still be included in section 1.3.1 – Project Background, but the existing facilities information (including the section write-up and Table 3 content) should be based on the Phase 1 upgrades completed in 2020.

2. DLW Report - Section 1.3.2.4 Page 13: *"It is worth noting that the 2019-2020 Annual Performance Report for the Arthur WWTP states that the annual design flow was 1,329 m³/d and the maximum monthly average flow occurred in March 2020 at an ADF of 2,088 m³/d. Interestingly, the annual report lists the plant capacity at 1,465 m³/d and the Total Phosphorus effluent concentration limit at 1.0 mg/L which we understand should have been 0.25 mg/L in both Phases 1 and 2 as identified in the Class EA."*

CIMA+ Comment: Phase 1 of expansion at Arthur WWTP was completed in December 2020. Therefore, the rated capacity of the plant prior to that was still 1,465 m³/d and the Total Phosphorus (TP) effluent concentration limit was 1.0 mg/L as per the ECA in place back then. It is suggested to include references to the more recent annual reports in this section.

3. DLW Report - Section 1.3.2.4 Page 13: *"The biosolids management strategy identified in the Class EA for the plant is as follows:*

Phase 1 – No biosolids work is required. Liquid biosolids are shipped to the Lystek regional processing facility located in Dundalk, Ontario.

Phase 2 – Onsite aerobic digestion followed by dewatering of digested sludge using geotextile tubes. The 2 existing (total 4) sludge storage tanks, each of 150 m³ volume will be converted into anaerobic digester which will reduce the sludge storage capacity to 300 m³. Hence, an



Ms. Tammy Stevenson, C.E.T.

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additional sludge storage volume of 120 m³ is required (In phase-II expansion, a total of 420 m³ of sludge storage volume is required based on 240 days of onsite storage capacity, Table 3.14 of Class EA). Upgrades include increased blower capacity and increased sludge transfer pump size. The dewatered cake will be land-applied seasonally."

CIMA+ Comment: The Biosolids management strategy was revisited during the Phase 1 and Phase 2 design by CIMA+ and documented in TM3 – Biosolids Management Options and the design report. This section should be updated based on the referenced technical memorandum and the design report.

4. DLW Report - Section 1.3.2.5: (entire section)

CIMA+ Comment: This section provides a summary of cost estimate for Phase 1 and Phase 2 work based on the estimates in Class EA report. These estimates are outdated, and the Phase 1 work is completed with an incurred cost. This section should either be updated (based on the Phase 1 actual cost and Phase 2 updated cost estimate available to the Township) or removed.

5. DLW Report - Section 1.3.2.4 Page 15: Figure 3

CIMA+ Comment: The presented figure is a conceptual figure from Class EA. For the purpose of this report, it is recommended to replace it with a more recent site plan from Phase 1 and Phase 2 of expansions since both are being reviewed.

"EA" is missing from the figure caption.

6. DLW Report - Section 1.3.3: (the entire section)

CIMA+ Comment: This section should be entirely updated based on the actual design of Phase 1 and Phase 2, completed by CIMA+. Some approaches and details were changed during the design, and they are all outlined in the design report.

7. DLW Report - Section 1.3.3, Page 16: "a. Primary treatment: A new 2,100 m³ equalization tank is added to restrict the flow at 6,450 m³/d (design capacity of the headworks building). Hence, no changes in the headworks building are required. This is confusing as we understand the existing treated capacity of the headworks system before the Phase 1 expansion was listed at 5,045 m³/d."

CIMA+ Comment: This paragraph should be updated based on the actual design of Phase 1. Currently and prior to Phase 1 expansion, there is no Headworks building. The current preliminary treatment includes manual grit removal and manual bar screens in the receiving



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channel upstream of equalization tank and secondary treatment. The old comminutor was replaced with a bar screen, which resulted in increase of the peak capacity of the headworks channel for Phase 1, until a new Headworks is built in Phase 2 of works. Also, the new equalization tank is downstream of Headworks channel and does not affect the capacity of headworks. It is also suggested this section to be called “pre-liminary treatment”.

8. DLW Report - Section 1.3.3, Page 16: b. Secondary Treatment (commentary on Phase 1 and Phase 2 design based on EA)

CIMA+ Comment: This paragraph should be updated based on the actual design of Phase 1 and Phase 2 works. The new tankage constructed in Phase 1 is utilized as equalization capacity for peak events and will be converted to a second extended aeration plant (Plant B) to achieve the Phase 2 secondary treatment capacity.

The volume the new tankage provides as equalization is sufficient to shave off the peak hourly flows from secondary clarifier (meaning that the peak values exposed to the existing secondary treatment will be peak day values).

To maximize operational flexibility, the new secondary plant was designed to handle the Phase 2 peak hourly design flow of 12,653 m³/d, while operating at or below MECP design guidelines for secondary clarifier. This required the new plant to be slightly larger with a 16 m diameter secondary clarifier rather than 13.5 m diameter in the old treatment plant. Using the same width for the aeration tanks, the total volume of this new tank is 2,100 m³. This equalization volume allows the flows that enter secondary treatment in Phase 1 to be limited to 5,263 m³/d (Phase 1 MDF – equalization volume). As a result, the Phase 1 peak secondary clarifier SOR of the existing tank meets the MECP Design Guideline (resulted Peak SOR will be 36.76 m³/m².d at Plant A clarifier for Phase 1).

9. DLW Report - Section 1.3.3, Page 16: d. Effluent Storage and Conveyance (commentary on Phase 1 and Phase 2 design based on EA)

CIMA+ Comment: This paragraph should be updated based on the actual design of Phase 1 and Phase 2 work. As mentioned in the comment above, the current equalization tank shaves off the peak flows introduced to downstream processes to the design peak day flow values, therefore below the rated capacity of the effluent pumping system.

The stated upgrades to the forcemain should be updated based on Phase 2 detailed design.



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10.DLW Report - Section 1.3.4, Page 17: *"As per the reserve capacity analysis report submitted by Triton Engineering Services Limited (dated April 4, 2022) on water supply and sewerage systems in Arthur, the ADF of the 3 years (2019, 2020, & 2021) was 1,293 m³/day, resulting in a reserve capacity of 567 m³/day (Table 9)."*

CIMA+ Comment: It is suggested that more recent plant flow data to be used (average of three years) to calculate the reserve capacity for this report.

11.DLW Report - Section 1.3.4, Page 17: *"For the reserve capacity analysis, the adopted per capital flow in the Triton report was 350 Lpcd. On the contrary, the ESR report recommended a per capita flow of 460 Lpcd (370 Lpcd + I/I of 90 Lpcd). Therefore, in our assessment, we adapted the ESR recommended value and revised the reserve capacity assessment. Considering the per capita flow of 460 Lpcd, an additional population of 1,232 can be further served using this available reserve capacity."*

CIMA+ Comment: The Class EA per capita flow estimate is considered outdated and the latest assumption for per capita flow should be requested from the Township, to be used for available capacity calculation in this report. Triton has used a more recent estimate compared to Class EA. This will affect the estimate on the available uncommitted capacity.

12.DLW Report - Section 1.3.4, Page 18: *"Per Table 3 of the Triton report, there are 212 committed development residential units, resulting in 244 uncommitted development residential units. These available uncommitted development residential units are equivalent to a population of 658 and a flow capacity of 303 m³/day."*

CIMA+ Comment: The latest capacity commitment to other developments should be inquired from the Township and used for this report. There might be some changes since the Triton 2022 report. This will affect the estimate on the available uncommitted capacity.

13.DLW Report - Section 1.3.5, Page 18: *"a. Primary treatment: A new headworks building is required because the existing system has reached the end of its useful life, hence, the old headworks system will be decommissioned. The headworks components should be designed at a Phase-II PIF i.e., 12,887 m³/day. However, this proposed capacity of the equipment is not going to be sufficient for the future growth. Hence, it is vital to add the provisions for the future growth. Moreover, it is typical to provide equalization after the headworks system to mitigate the potential for solids deposition in the equalization tankage."*

CIMA+ Comment: The paragraph needs revision based on the current Headworks infrastructure (no building, just manual channel grit removal and par screen). The current equalization tank will be turned into a secondary treatment train therefore Phase 2 (either with



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the current design capacity or the proposed revised one) will not have or use any equalization capacity. It is suggested this section to be called "pre-liminary treatment". It is suggested this section to be called "pre-liminary treatment".

14.DLW Report - Section 1.3.5, Page 18: *"b. Secondary treatment: The proposed solution to achieve Phase-II plant secondary treatment capacity is to twin the existing extended aeration package plant. In this context, it is proposed that the equalization tanks constructed in Phase-I will be going to be converted into an extended aeration tank and secondary clarifier. However, this proposed approach results in directing the Peak Instantaneous Flows to the downstream processes such as secondary treatment system, clarifiers, tertiary filters, and UV disinfection system, consequently, disturbing the biological process and need to design secondary clarification and tertiary filtration process units to accept the peak instantaneous flows."*

CIMA+ Comment: the statement regarding the peak flow affecting the downstream processes needs re-evaluation and revision. Peak Instantaneous Flow (PIF), or the hydraulic peak will be introduced to Plant processes but does not necessarily affect the treatment capacity. The peak flow considerations for each process unit should be based on MECP design guidelines. As long as the processes' structure (channels, weirs etc.) can take the instantaneous peak flow, all other treatment design considerations and recommended approach/revisions should be based on process specific MECP guideline recommendation.

15.DLW Report - Section 1.3.5, Page 19: *"Tertiary Filtration / Chemical Addition / UV Disinfection System: The capacity of existing tertiary filtration, UV disinfection system, and chemical addition processes is sufficient to treat the Phase-II ADF capacity of 2,300 m³/d. While the chemical addition processes may be sufficient, removing the equalization tankage from the process train as proposed in the Phase-II expansion plan (Class EA) requires additional filters and UV disinfection system capacity. The existing tertiary filters have an ECA-rated capacity of 6,500 m³/d at a filtration rate of 2.7 L/m²/sec. They could potentially treat a maximum inflow of 7,955 m³/day (based on the MECP design criteria of 3.3 L/m²/sec and an existing total filter area of 27.9 m²). In contrast, considering design based on the MDF of 8828 m³/day resulted in a need for additional filters having a minimum surface area of 4.65 m². Likewise, the UV disinfection system has an ECA-rated capacity of 6,500 m³/d and needs an expansion at MDF flow. However, without the equalization tankage, the filters and UV disinfection system will see peak flows of as high as 12,887 m³/d. Thus, this strategy would require either adding additional filtration and UV disinfection capacity or adding new equalization tankage to buffer out the peak flows."*



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CIMA+ Comment: The paragraph needs to be re-evaluated and revised. Based on the current Phase 2 design, there is no need for expansion to the filters. The effluent pumps capacity will be increased in Phase 2 and since the effluent conveyance system (to lagoons for storage) is upstream of filters, the lagoon storage will be an equalization capacity for the filter to keep the flows introduced to the filters below their capacity."

16.DLW Report - Section 1.3.5, Page 19: *"d. Effluent Storage and Conveyance: For Phase-II capacity, additional conveyance capacity would be added by upgrading the remaining 1,100 m of 250 mm diameter pipe to 350 mm diameter pipe, and through the installation of new conveyance pumps. For Phase-II, approximately 304,000 m³ of storage will be required which is less than the existing lagoon storage of 340,000 m³. Thus, there is no additional storage capacity required for the Phase-II expansion."*

CIMA+ Comment: The summary of Phase 2 upgrades for effluent conveyance needs to be updated based on the Phase 2 detailed design.

17.DLW Report - Section 1.3.5, Page 19: e. Sludge Management.

CIMA+ Comment: Paragraph to be updated based on the approach finalized in detailed design for Phase 1 and Phase 2.

18.DLW Report - Section 1.3.5.2: (entire section)

CIMA+ Comment: The scenario 1 and 2 capacities in the first paragraph do not match the ones in Table 10. The calculation presented in Table 10 should be revisited and revised.

What is the source of the Phase 2 population assumption? How are these flows calculated? details are needed for all the assumptions, person/ERU, per capita flows etc.

The new proposed capacity should be calculated based on the following:

(Proposed new capacity for scenario 1 or 2) = (the new development capacity demand) + (Current Plant capacity) - (uncommitted reserved capacity).

Phase 2 peaking factors can be used for the purpose of estimating the new capacity, but it is recommended to be reviewed against the current plant flows to confirm whether they are conservative enough.

19.DLW Report - Section 1.3.5.3: (entire section)

CIMA+ Comment: Provide an overview of forcemain routing and recommended sizing.

20.DLW Report - Section 1.3.5.4: (entire section)

CIMA+ Comment: This report was prepared in 2025 therefore it is suggested to use the latest plant data to derive the influent characteristics (2022 to 2024)



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The proposed new effluent limits presented in Table 12 need re-evaluation and revision. It seems that all new concentrations are derived based on Phase 2 loading divided by the new capacity. BOD, TSS and ammonia concentration limits cannot be revised like that and need to be based on an assimilative capacity study. Refer to the assimilative capacity study memorandum in Class EA.

21.DLW Report - Section 1.3.6: (entire section)

CIMA+ Comment: As mentioned in the above comments, the type of peak flow considered to make recommendations on each process should be based on the MECP design guidelines.

Consider minimizing the Phase 2 design changes while providing recommendations on the approach for the increased capacity design (i.e., consider the current Phase 2 recommended technologies, buildings, etc.).

22.DLW Report - Section 1.3.6.1: (entire section)

CIMA+ Comment: Provide explanation on why rotary drum screen is recommended. The current Phase 2 design is based on multi-rack.

Refer to MECP guidelines for the design peak flow consideration for each unit (i.e. Grit removal is designed based on PHF rather than PIF).

Recommendations to be provided considering the current Phase 2 headworks design and describe what needs to be changed.

23.DLW Report - Section 1.3.6.2: (entire section)

CIMA+ Comment: The whole section on equalization capacity requirement to be re-evaluated based on the previous comments regarding the type of peak flow affecting the design and equalization requirement for each process unit. Clarify where is this proposed equalization unit in the process. Consider that lagoons provide equalization for the filters therefore the filters are not needed to be considered in equalization needs at the plant.

24.DLW Report - Section 1.3.6.3 and Section 1.3.6.5: (entire sections)

CIMA+ Comment: The recommendations for the secondary treatment and table 14 should be updated based on Phase 2 detailed design (tank volumes, MLSS etc.). Consider the MECP guidelines for secondary clarifier SOR (based on PHF) and SLR (PDF and RAS). PIF does not affect secondary clarifier design. The assumed 200% RAS return is excessive and suggested to be changed to 100%. Table 16 top row shows MDF whereas the values listed seem to be PIF.

It is suggested to include comments regarding how the newly installed blowers can be used to provide increased treatment capacity (considered ammonia-based control etc.). Provide further details on the tankage requirement and new building space).



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25.DLW Report - Section 1.3.6.4: (entire section)

CIMA+ Comment: the sizing to be updated once the proposed new capacity is confirmed.

26.DLW Report - Section 1.3.7: (entire section)

CIMA+ Comment: BioWin modeling to be updated once the previous sections sizing are confirmed. The section numbering also needs to be corrected.

27.DLW Report - Section 1.3.7.1 and Section 1.3.7.6: (entire sections)

CIMA+ Comment: As mentioned before, it should be considered that the lagoons act as equalization capacity for the filters. this section should review the capacity of effluent conveyance pump along with the filters as a whole to determine whether additional filters are needed or additional conveyance capacity. the current Phase 2 detailed design to be considered while making recommendations to minimize the changes.

Moreover, the filters are not designed based on PIF (MECP guidelines).

28.DLW Report - Section 1.3.7.6 Page 34: *"As per the Class EA, 2016 report, the secondary effluent will be pumped and stored in the existing lagoons during the non-discharge period. On the contrary, during the discharge period, this volume of secondary effluent will be conveyed back to an effluent pumping station and then filtered. This approach leads to transferring more TSS and nutrients to storage lagoons and may facilitate eutrophication, especially during the summertime. Apart from this, recycling the stored secondary effluent before the tertiary filterers result in an operation at higher filtration rates which may reduce the capacity, and performance, and require high maintenance. We are proposing to pump the filtered and disinfected effluent to the storage lagoons to overcome these issues. During the discharge period, the same will be directly channeled to the outfall. However, the existing effluent pumping system needs upgradation to meet the required future capacity."*

CIMA+ Comment: Disagree with the recommended approach. The lagoons were originally built for receiving raw wastewater, and currently being used for storage and eutrophication will not be a concern.

Moreover, the effluent will need to go through disinfection prior to discharge to River and having the lagoons downstream of tertiary treatment might compromise that.

The proposed approach also comes with the disadvantage of removing lagoons equalization capacity upstream of filters, resulting in need for more filter / disinfection capacity.

29.DLW Report - Section 1.3.7.2 and Section 1.3.7.3: (entire section)

CIMA+ Comment: These sections should be updated based on the approach in Phase 1 and Phase 2 detailed design.



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30.DLW Report - Section 1.3.7.4: (entire section)

CIMA+ Comment: Provide recommendation on the building space requirement (for centrifuges), the dewatered storage structure and the proposed locations on site.

31.DLW Report - Section 1.3.7.5: (entire section)

CIMA+ Comment: The confirmed / recommended capacity for filters should be adapted for UV system for capacity assessment.

32.DLW Report - Section 1.3.8 (entire section)

CIMA+ Comment: Phasing plan to be updated once Section 1.3.7 is updated.

33.DLW Report - Figures 11, 13 and 15

CIMA+ Comment: Plans to be updated based on the current Phase 2 detailed design, while considering the GRCA regulated areas. Tree removal should also be minimized.

Closing Note

The Township is currently updating the Arthur Servicing Technical Study (Technical Study) and it is anticipated to be completed in the coming months. This study will provide further guidance and context regarding the servicing implications of this and other developments currently under consideration within the broader Arthur community.

As outlined throughout this review, CIMA+ has provided detailed technical comments regarding the issues/concerns related to the WWTP Phase 2 expansion design as presented in the DLW Engineering Services report entitled Arthur Water and Wastewater Servicing Summary Report (March 2025).

The Phase 2 Expansion Class EA and detailed design was completed based on a capacity of 2,300 m³/day. The Township intends to implement this expansion as proposed in a timely manner. Changes to the Phase 2 capacity at this stage would require an amendment to the Class EA and further studies (i.e. ACS) and re-design of the Phase 2 expansion, this would significantly delay the implementation of the project. Thereby, delaying additional reserve capacity being brought on-line, which will delay proposed developments.

Based on the pending Technical Study, potential flows from the future/ultimate development scenario will be estimated. The Township has committed to a review of the current Phase 2 design to ensure that it can reasonably accommodate a future expansion (Phase 3). Any changes to the Phase 2 design required to accommodate a future expansion will be considered by the Township



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for inclusion in the Phase 2 design. However, the Township will not consider increasing the rated capacity of the Phase 2 design.

Phase 3 expansion will be the subject of a future Class EA, the Township has not committed to this project at this time. It is important to emphasize that in our professional opinion, an update to assimilative capacity study (ACS) of the receiving water body remains as a major constraint on Arthur's wastewater servicing capacity. Therefore, an updated ACS will be required to support any future expansion project. Again, the Township has not committed to this study at this time.

The Township is actively managing a range of development interests across Arthur. The suggestion within the report that the Tribute/Sorbara development represents the sole or primary growth priority does not accurately reflect the broader planning context. The Township's infrastructure planning and servicing strategies are being developed to support a balanced, logical and coordinated approach to growth across the entire community. To this end, the Township will need to consider the servicing constraints carefully and take appropriate steps to ensure that all development proceeds in a responsible and sustainable manner, aligned with available servicing capacity.

If you have any questions or require any clarification, please do not hesitate to contact the undersigned.

Rana Roshdieh
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M E M O R A N D U M

TO: Zach Prince, Senior Planner – County of Wellington

FROM: Pasquale Costanzo, Technical Services Supervisor – County of Wellington

RE: Official Plan Amendment OP-2025-03 and Draft Plan of Subdivision 23T-25002
Tribute/Sorbara Arthur Holdings Inc.
Eliza Street (Wellington Road 14), Arthur, Township of Wellington-North

DATE: June 27, 2025

In reviewing the associated reports and materials for the above noted application the Wellington Roads have the following comments,

Traffic Impact Study

- There was no analysis completed for left turn warrants or traffic control at the proposed new street connections to Eliza Street at Street A, G and R also at Eliza Street and Wells Street.
- If left turn lane warrants are met there installation will be required.

The County will continue to review any updated reports or materials and provide comments as required.

Sincerely

A handwritten signature in black ink, appearing to read "P. Costanzo", with a stylized flourish at the end.

Pasquale Costanzo C.E.T.
Technical Services Supervisor



July 11, 2025

Via: Email (zacharyp@wellington.ca)

Zach Prince
Senior Planner
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, ON N1H 3T9

Dear Mr. Prince:

**Re: Peer Review of Air Quality Study and Land Use Compatibility Study (Noise)
Eliza Street, Arthur, Ontario
First Submission
Project No.: 300060404.0000**

R.J. Burnside & Associates Limited (Burnside) was retained by the County of Wellington (County) to provide a peer review of the Air Quality Study and Land Use Compatibility Study (Noise) prepared for the proposed residential development to be located at 665 Eliza Street and the lands across the street in Arthur, Ontario. The following documents were reviewed as part of this undertaking:

- Air Quality Study, Arthur, Wellington North, Ontario, dated February 26, 2025, prepared by Alliance Technical Group (Alliance).
- Land Use Compatibility Study (Noise), Proposed Residential Development, Eliza Street, Arthur, Ontario, dated March 3, 2025, prepared by HGC Noise Vibration Acoustics (HGC).

The above-mentioned studies were prepared to support a proposed residential development to be located on both sides of Eliza Street south of the intersection of Eliza Street and Wells Street in Arthur (the Site). The proposed development will consist of single detached and semi-detached dwellings, townhouse blocks, parks and a sanitary pumping station.

Air Quality Study

The Air Quality Study was prepared to assess potential air quality and odour emission impacts from surrounding land uses onto the proposed development. The report was prepared following the Ministry of the Environment, Conservation, and Parks (MECP) D-6 Series Guidelines.

Industrial/commercial operations within 1,000 m of the proposed Site were identified and appropriate industrial classification were assigned to each operation. After reviewing the list of these operations, we agree with the chosen classification.

The Site was found to be located within the minimum separation distance of two facilities: Clark Brothers Contracting and Dan Saunders Farm.

Clark Brothers Contracting

Clark Brothers Contracting is an aggregate supplier operating at 510 Eliza Street. The facility was identified as a Class II-III facility; therefore, the proposed development is located within the minimum separation distance of this facility. The facility was noted to operate crusher, screener and loader in addition to the on-site trucks. Dust emissions from this equipment were considered and modelled using MECP approved air dispersion model. The assumptions used in the assessment were found to be reasonable for this type and size of operation.

Dan Saunders Farm

Dan Saunders Farm, located at 8566 Wellington Road 14, operates a waste disposal site. It was noted that waste treatment or final disposal are not allowed at the farm. An open liquid waste tank was identified as an odour source and was modelled using MECP approved air dispersion model assuming odour emission rates will be similar to the ones from a primary clarifier at a typical municipal wastewater treatment plant. We agree that it is a reasonable assumption.

Ivan Armstrong Trucking

Ivan Armstrong Trucking facility operates at 8035 Line 2. According to Table 2 of the report, the separation distance between the facility and the Site is 170 m; therefore, the Site was considered to be outside the facility's potential influence area. Based on aerial images and further description in the report, the properties are adjacent (properties share a property line); therefore, separation distance should be 0 m. While we agree that the nearest building at the facility is approximately 170 m from the property line, this area should not be included in the separation distance as this could restrict potential future expansion of the facility. Using part of industrial property as a buffer is allowed under certain conditions; e.g., different zoning from the rest of the property restricting some activities; however, as no such conditions were mentioned in the assessment, the separation distance should be measured to the property line without encroaching onto industrial land. The properties are adjacent; therefore, the proposed development is within the minimum separation distance from the facility. Based on aerial images, the yard of the facility is unpaved; therefore, this facility has the potential to generate dust. A discussion of this facility should be included in the report.

Proposed Ready-Mix Concrete Plant

The report acknowledged that the western part of Clark Brothers Contracting property at 510 Eliza Street will be severed and a ready-mix concrete plant is proposed in this location. Industrial classification was not assigned to this facility. We agree that the proposed ready-mix concrete plant will be required to prepare an emission summary and dispersion modelling report as part of their ECA application. An ESDM report is expected to show compliance with air emissions at the property line. A dust best management plan will be required as well.

Air dispersion modelling was undertaken to assess dust impact from ready-mix concrete plant on the proposed development. In the absence of the plant's specific information, the assessment was based on publicly available information and assumptions. We agree that the

assumptions used for this facility are reasonable; however, it is the best practice to reach out to the owners to confirm facility details. It was not clear from the report whether this information was requested.

Cumulative particulate matter concentrations consisting of the background levels and the emissions from the industry in the area, including proposed ready-mix plant, were shown to be below the applicable limits at the proposed development.

In order to reduce the air quality impact on the proposed development, the authors recommended that a 100 m buffer be implemented using parks at the proposed development between the proposed residences and the industrial properties at 510 Eliza Street (Clark Brothers Contracting and the proposed Ready-Mix Concrete Plant).

Proposed Sanitary Pumping Station

A sanitary pumping station (SPS) is proposed at the norther portion of the development. The SPS is going to be equipped with a carbon filtration system to control odour emissions. Odour impact assessment was undertaken based on the published data from odour sampling results from multiple pump stations and wet wells. We agree that this is a reasonable approach.

The combined odour impacts due to SPS and the waste storage tank at the Dan Saunders Farm were predicted to be up to 1.5 odour units (OU) with the highest levels predicted at the dwellings next to SPS. The exceedance over desired level of 1 OU was calculated to be less than 0.2% of the time. Following MECP methodology for odour modelling, if the number of exceedances is below 0.5% of the time on an annual basis, the applicable standards/guidelines are considered to be met.

According to the Noise Study, the emergency backup generators for the SPS will be located on Blocks 67 and 70. A due diligence air quality assessment should be undertaken at SPA to ensure emissions from generators will be below the applicable limits.

The zoning of surrounding vacant lands was not considered in the report. Some of the vacant lands are zoned for industrial use; therefore, the assessment should follow D-6 Guideline recommendations for vacant industrial land.

Land Use Compatibility Study (Noise)

The Land Use Compatibility Study (Noise) (Noise Study) was prepared to evaluate the noise impact from transportation and stationary noise sources onto the proposed development.

Eliza Street was identified as the only nearby traffic noise source. Traffic data was provided by the County of Wellington. Future traffic was forecasted to 2035 which fulfills a 10-year traffic projection requirement as per NPC-300 Guideline.

The sound levels predicted due to transportation sources were shown to exceed the limits at the building facades. As a result, a forced air ventilation system with ducts sized to accommodate the future installation of air conditioning by the occupants was recommended for the units along Eliza Street. The sound levels at the outdoor living areas were shown to be below the applicable limits; therefore, no additional mitigation is required.

According to sample STAMSON calculations, an absorptive ground surface was utilized in the assessment. Justification should be provided for using absorptive ground surface, otherwise, calculations should be revised using reflective ground surface. This item can be addressed at the Site Plan Approval (SPA) stage and should have no impact on the re-zoning decision.

The facilities with potentially significant noise sources were identified as Jim's Auto Service, Krown Rust Control, Clark's Brothers Contracting, True North Carwash & Storage, Ivan Armstrong Trucking facility, and the proposed Ready-Mix Concrete Plant.

The assessment assumed that all the dwellings at the proposed development, including townhouses, will be two-storeys high. According to the Air Quality Study, three-storey townhouses are proposed at the Site. This inconsistency should be clarified and assessment revised if needed.

All the facilities were assumed to operate during daytime hours only except for Ivan Armstrong Trucking and the carwash which were assumed to operate 24 hours per day.

In general, noise sources considered in the assessment for the surrounding facilities were found to be reasonable for the type and size of the operations. However, the assumptions should be confirmed with the owners/operations of the facilities. It is unclear whether such information was requested.

A crusher and a front-end loader were considered as noise sources at the Clark and Brothers Contracting facility. According to the site visit conducted by Alliance, a screener was also present at the site. This equipment is a major noise source and should be included in the assessment.

Overall, sound power levels assumed for various noise sources were found to be reasonable, except for a couple sources such as Jim's Auto Bay Doors and carwash bay door. The sound power for Jim's Auto Bay Doors was assumed at 93 dBA. If the business uses pneumatic tools, higher sound power would be expected from this source. Sound power for the carwash bay door was assumed at 87 dBA. This sound power is on the lower side of the range and unless confirmed with the on-site measurements a higher, more conservative sound power should be used.

An approximate 3 m high berm is proposed along the future Ready-Mix Concrete Plant. Considering the area is surrounded by townhouses assumed to be two-storey, if the townhouses will be three-storey, this berm might not be sufficient and should be revisited.

The sound levels up to 61/51/51 dBA were predicted at the facade receptors for day/evening/night hours respectively. Sound levels up to 59 dBA were predicted at the outdoor points of reception for day/evening hours respectively. It was acknowledged that predicted sound levels exceed Class 2 limits. Mitigation measures to meet Class 2 limits were considered and found to be not feasible. As a result, Class 4 designation was recommended for the proposed development. If granted, Class 4 designation would allow for higher sound levels at the Site, thus reducing the amount of mitigation required. In addition, it will allow mitigation at the receptor, e.g., mandatory air conditioning to allow windows to remain closed, upgraded building and glazing constructions, and a 2.5 m barrier at the northeast corner, adjacent to Ivan Armstrong Trucking facility.

While we agree that the Site is a potential candidate for Class 4 area designation, the Noise Study does not provide sufficient evidence that Class 4 limits will be met at the most impacted receptors within the development, e.g.,:

- Only two-storey townhouses were considered, while Air Quality Study indicates three-storeys. In this case, sound levels at the top level (worst-case) were not considered.
- Daytime sound levels predicted at receptor R15 facade (61 dBA) and outdoor point of reception (59 dBA) exceed Class 4 limits.
- Ready-Mix Concrete Plant is not an existing, lawfully established stationary source; therefore, should not be used to justify Class 4 designation request.

As a result, we cannot support Class 4 designation for the proposed development at this time.

Noise sources at the proposed SPS were identified as emergency backup generators. It was recommended that the noise impact assessment of these sources is undertaken once detailed design of the pumping station and well pumphouse is available. We agree that assessment of the on-site noise sources can be postponed to the later planning stage.

Based on the above comments, the following items should be addressed, and further information provided:

Air Quality Study

1. Separation distance between the proposed development and Ivan Armstrong Trucking property should be revised as it should not be encroaching onto the industrial property.
2. Potential dust impact from Ivan Armstrong Trucking onto the proposed development should be addressed.
3. Confirmation should be provided whether information regarding surrounding facility operations was requested from the facility owners/operators.
4. Vacant industrial lands should be included in the assessment.

Noise Study

1. Justification should be provided for assuming absorptive ground in traffic impact assessment; otherwise, calculations should be revised based on reflective ground surface (can be addressed at the Site Plan Approval stage).
2. Confirmation should be provided regarding the height of the proposed townhouses and assessment revised if found to be required to consider sound levels at the top level.
3. Confirmation should be provided whether information regarding surrounding facility operations was requested from the facility owners/operators.
4. Justification on why a screener at the Clark and Brothers Contracting facility was not included in the assessment should be provided; otherwise, the assessment should be revised to account for this additional noise source.
5. Sound power for Jim's Auto Bay Doors should be confirmed, otherwise, it should be revised to consider the worst-case scenario including pneumatic tools.
6. Sound power for the carwash operation should be confirmed, otherwise, it should be revised to consider a more conservative scenario.

7. The assessment should be revised to ensure sufficient mitigation is recommended to reduce sound levels below Class 4 limits, assuming the County is willing to entertain the idea of Class 4 area designation for this development.

As outlined above, there are several items in the Compatibility and Noise Impact Studies that need to be addressed. Until these items are addressed, we cannot confirm that the proposed development is compatible within the existing surrounding land uses.

Yours truly,

R.J. Burnside & Associates Limited



Kristina Zeromskiene, Ph.D., LEL
Senior Air & Noise Scientist
KZ:ak

cc: Harvey Watson, R.J. Burnside & Associates Limited (Via: Email)

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Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

July 14, 2025

via email

GRCA File: 23T-25002 & OP-2025-03 665 Eliza St

Zachary Prince
Senior Planner
County of Wellington
74 Woolwich Street
Guelph, ON N1H 3T9

Dear Zachary Prince,

Re: Applications for Draft Plan of Subdivision and Official Plan Amendment (County Files 23T-25002 & OP-2025-03) and Application for Zoning By-law Amendment (Township File ZBA 05/25)

Part Park Lots 1 & 2 N Macauley St., Crown Survey
Part Lot 1, Concession 2, West Luther – Arthur Village
Township of Wellington North, Wellington County
Owner: Tribute/Sorbara Arthur Holdings Inc. c/o Steven Libfeld
Agent: Biglieri Group

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted applications for draft plan of subdivision, official plan amendment (OPA) and zoning by-law amendment (ZBA).

We understand the purpose and effect of the proposed OPA is to re-designate the subject lands from "Future Development" to "Residential". The purpose and effect of the plan of subdivision is to create blocks containing single detached, semi-detached, and street townhouse residential, a park, stormwater management pond, natural heritage systems, sanitary pumping station, servicing block, and streets. We understand the purpose and effect of the ZBA application is to rezone the lands from Future Development Zone to Medium Density Residential site specific (R2-XX), Open Space (OS) and Natural Environment (NE). Site specific relief includes reductions in lot frontage, area, side yard setbacks, height, and lot coverage.

Recommendation

At this time, GRCA staff recommends that the County of Wellington and the Township of Wellington North defers the decisions on the above-noted applications until the below comments are addressed.

Documents Reviewed by Staff

GRCA staff have reviewed the following documents submitted with these applications:

- Conceptual Site Plan (Biglieri Group, January 2025).
- Draft Plan of Subdivision (Biglieri Group, January 2025).
- Environmental Impact Study (GeoProcess, February 28, 2025).
- Meander Belt Width Assessment (GeoProcess, February 7, 2025).
- Topographic Surveys (J.D. Barnes, August 2024).
- Hydrogeological Investigation East (GEMTEC, January 15, 2025).

- Hydrogeological Investigation West (GEMTEC, February 5, 2025).
- Stormwater Management and Functional Servicing Report (Prepared by SCS Consulting, dated March 2025) and associated digital modelling files.
- Cover Letter (Biglieri Group, March 2025).
- Application form – Official Plan Amendment (County of Wellington, March 2025).
- Application form – Draft plan of subdivision (County of Wellington, March 2025).
- Notice of Application for Plan of Subdivision (County of Wellington, April 28, 2025).
- Notice of Complete Application – Zoning by-law amendment ZBA 05/25 (Township of Wellington North, April 3, 2025).

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a regulatory authority under Ontario Regulation 41/24 and as a public body under the *Planning Act* as per our CA Board approved policies.

GRCA mapping indicates that the subject properties contain a watercourse and associated floodplain. A copy of our resource mapping is attached for reference.

Due to the presence of these features and their regulated allowances, portions of the subject properties are regulated by the GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits Regulation. Any development or site alteration in the regulated areas requires prior approval through the issuance of permit pursuant to Ontario Regulation 41/24.

The GRCA requests that the following comments be addressed in detail prior to approving the OPA, ZBA and issuing conditions of Draft Plan Approval:

Ecology Comments:

1. We understand a channel (watercourse) realignment is proposed as part of these applications. A justification report and technical memo is required, identifying how the watercourse will be re-aligned and restored, and how the proposed realignment will *improve* hydraulic characteristics. The report must demonstrate that GRCA policy 8.9.16 can be met including using elements of natural channel design and demonstrating how stream bank stability will be enhanced. Please refer to GRCA's Policies, available on our website: <https://www.grandriver.ca/media/lxfghwwe/policies-for-admin-of-ont-reg-41-24-final-1.pdf>.
2. GRCA mapping indicates that tile drainage is present in the agricultural field. It is not clear if the impact of runoff from the existing tile drains and the likely removal of these features for site development been considered and accounted for in terms of post-development impacts to the watercourse. Please update the reports with this information and revise the analysis as required.
3. EIS Map 3 'Natural Heritage Surveys' shows the Meadow Marsh community as a polygon that could potentially be large enough to be a regulated wetland (it appears to be approximately 0.3 hectares, but the size is not provided in the EIS). Field verification with GRCA staff of the extent and size of the potentially regulated wetland community within proposed development lands is required. If a regulated wetland is confirmed to be present, the submitted plans and reports will need to be updated accordingly and the surveyed wetland boundaries provided to GRCA staff. A feature based water balance assessment would also be required.

Engineering Comments:

4. Please provide a site-specific annual water balance to demonstrate existing infiltration rates are met under proposed conditions.
5. There are multiple inconsistencies between the Stormwater Management and Functional Servicing Report and the appendices / models. Please review and update to be consistent:
 - Existing Regional peak flow: 13.55 m³/s in report, 14.28 m³/s in models.
 - Proposed drainage area of Farley Creek tributary: 211.83 ha in report, 211.24 ha in model & figures.
 - Proposed Regional peak flow: 15.26 m³/s in report, 15.121 m³/s in model.
 - Values in Table 6.2 do not match values from appendix and model.
 - Values in Table 6.3 for the East Pond do not match values from appendix.
 - Values in Table 6.5 for existing flows do not match values from model.

Comments on the Floodplain:

6. It is mentioned that the survey data and LiDAR data used in the HEC-RAS model are in different vertical datums. Please ensure the entire model has a consistent vertical datum. Elevations in CGVD28 can generally be converted to CGVD2013 by subtracting 0.4m.
7. Please add flow change locations at the outlets of both SWM Ponds to the proposed HEC-RAS model to accurately capture the impacts of the outflows to the tributary.
8. The overbank Manning's n values at cross-sections 45, 23, and 5 change from 0.05 (existing) to 0.08 (proposed) but are outside the limit of proposed work. Please clarify why these Manning's n values changed under proposed conditions, as these should be consistent.
9. The bank stations at cross-section 874 in the proposed HEC-RAS model do not accurately reflect the locations of the watercourse banks. Please adjust the bank stations as required.
10. The cross-section immediately downstream of the proposed crossing (620) in the proposed HEC-RAS model should have "typical bridge section" contraction and expansion coefficients (0.3 and 0.5, respectively). Please update the model accordingly.
11. In the Existing Floodplain Modelling Letter, a drainage area of 200.16 ha was identified, however, the current modelling and figures use a drainage area of 199.26 ha and the catchment does not appear to have changed. Please confirm an accurate drainage area is being used and ensure consistency between the letter and modelling.

Comments on Stormwater Management:

12. The 6hr SCS Type II design storms used in the floodplain hydrologic model are more conservative (larger rainfall depth) than the 3hr Chicago design storms used in the SWM hydrologic model. The more conservative design storms should be used for the SWM hydrologic model and pond design.

- Copy (via email): Township of Wellington North
 *Owner: Tribute/Sorbara Arthur Holdings Inc. c/o Steven Libfeld
 Agent: Biglieri Group c/o Rachelle Larocque
 SCS Consulting Ltd c/o Paige Turchet

**665 Eliza Street & Lot immediately
West, Wellington North**Part Park Lots 1 & 2 N Macauley St., Crown Survey; and
Part Lot 1, Concession 2, geographic West Luther
Township and Arthur Village.

Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)**
 - Engineered
 - Estimated
 - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)**
 - Steep
 - Oversteep
 - Toe
- Slope Valley (GRCA)**
 - Steep
 - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)
- Conservation Area Boundary (GRCA)

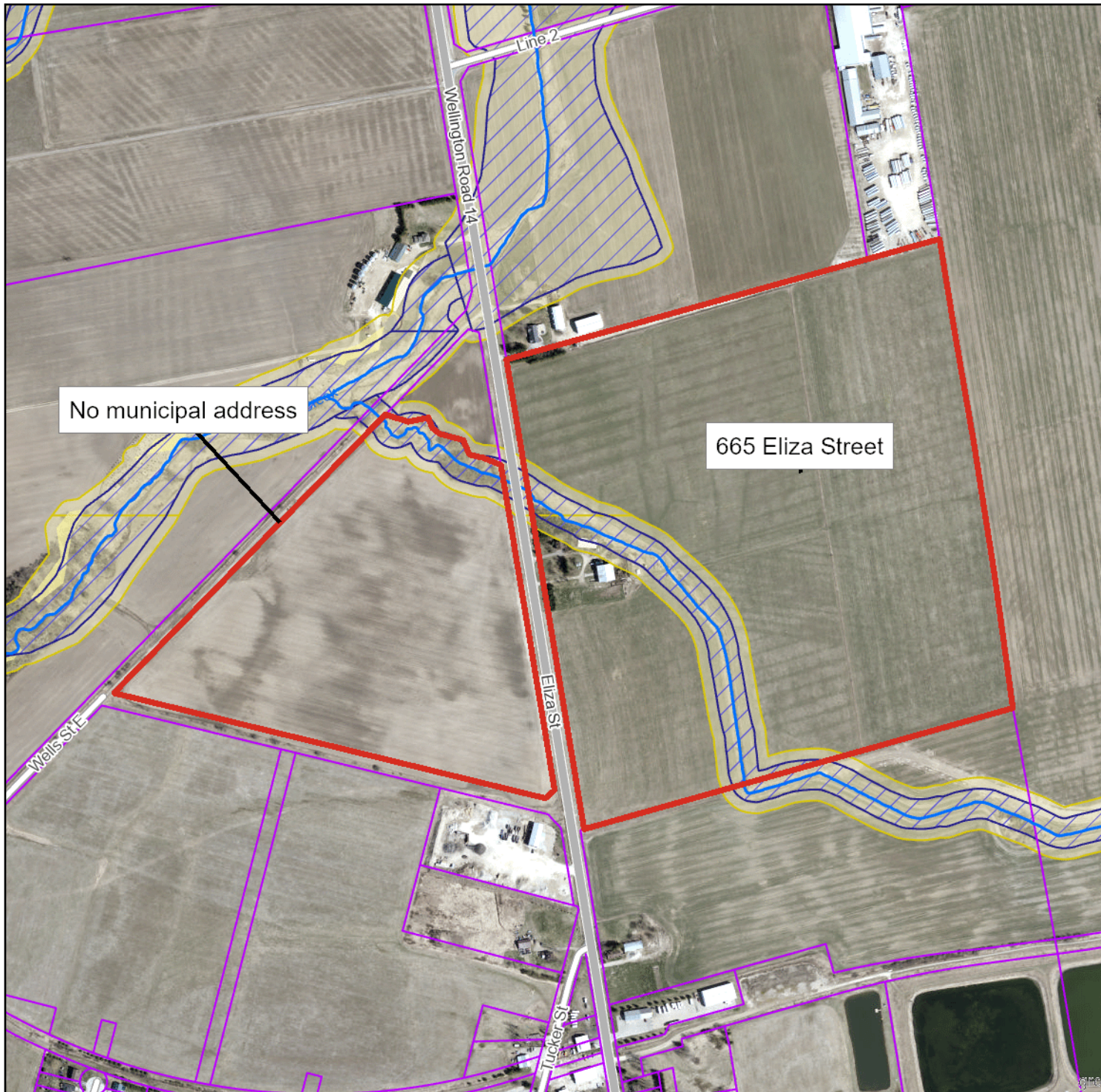
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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. See [Sources and Citations](#) for details.

Scale 1:7,539

NAD83 UTM zone 17 (EPSG:26917)





August 26, 2025

3612

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

Attention: Mr. Zachary Prince
Senior Planner, County of Wellington

**RE: 665 Eliza Street, Arthur, County of Wellington
Environmental Impact Statement**

Natural Resource Solutions Inc. (NRSI) was retained by the County of Wellington to undertake a peer review of an Environmental Impact Statement (EIS) prepared by GeoProcess Research Associates on behalf of Tribute/Sorbara Arthur Holdings Inc., in support of a residential development at the above noted property. Our comments are set out below.

Background

The property is located at 665 Eliza Street, Arthur, Township of Wellington North, County of Wellington ("subject property"). An EIS was submitted as part of an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) application to develop the property for residential use. The proposed development consists of 815-866 single detached, semi-detached, and townhouse homes. The proposed development also includes parkland, stormwater management facilities, a water tower, well pumphouse, sanitary pump station, and natural heritage blocks.

The EIS describes and evaluates natural heritage features within the subject property, and direct and indirect impacts the proposed development may have on these features. The EIS is dated February 28, 2025.

Tasks Completed

In order to complete this assignment, NRSI staff reviewed the following materials:

- Environmental Impact Statement, 665 Eliza Street, Arthur. Prepared by GeoProcess Research Associates (February 2025);
- The County of Wellington Official Plan (last updated May 2025);
- Township of Wellington North Zoning By-Law 66-01 (March 2023 Consolidation);
- "Make a Map: Natural Heritage Areas", Ministry of Natural Resources and Forestry (2025);
- Grand River Conservation Authority (GRCA) Regulation Mapping, Grand River Conservation Authority (2025); and,
- Natural Heritage Information Centre (NHIC) database (2025).

In addition to the EIS, NRSI staff also conducted a high-level review of the following documents, submitted in support of the development application, in order to further understand potential impacts to existing natural heritage features within and adjacent to the subject property.

- Draft Plan of Subdivision, Arthur, Wellington North Development. Prepared by Biglieri Group (January 14, 2025);
- Functional Servicing and Stormwater Management Report – 665 Eliza Street, Arthur. Prepared by SCS Consulting Group Ltd (March 2025);
- Hydrogeological Investigation, Proposed Residential Development 665 Eliza Street, Arthur, Ontario. Prepared by GEMTEC (January 2025);
- Geotechnical Site Investigation, Proposed Residential Development 665 Eliza Street, Arthur, Ontario. Prepared by GEMTEC (February 2025); and
- 665 Eliza Street Meander Belt Width Assessment. Prepared by GeoProcess Research Associates (February 2025).

Relevant Policy Framework

Our review of the EIS considered the proposed development's potential impacts on natural heritage features identified within the County of Wellington Official Plan's Natural Heritage System, or "Greenlands System", and the Provincial Policy Statement ("PPS"). Core Greenlands are found within the subject property and extend into the surrounding study area. Our review evaluated the level to which the proposed development adheres to the requirements of the *Endangered Species Act (ESA, 2007)* and the Township of Wellington North Zoning By-Law (2023 consolidation). This analysis was undertaken to identify whether the EIS sufficiently addressed relevant natural heritage policies, evaluated the potential direct and indirect impacts the proposed development may have on the existing natural features, as well as appropriately considered the avoidance and mitigation of these impacts.

Comments on Reviewed Materials**Background Review**

Section 3.1 of the EIS identifies a variety of background sources that were consulted in the preparation of this report. It is noted that Natural Heritage Information Centre (NHIC) 1x1km squares 17NJ3754 and 17NJ3755 were queried for background information. A review of the available 1x1km NHIC grid mapping indicates that square 17NJ3654 also overlaps the western extent of the subject property and should therefore be considered. It is recommended that the Ontario Mammal Atlas (Dobbyn 1994) and Ontario Odonate Atlas (NHIC 2025) also be consulted to evaluate the potential for suitable mammal and odonate habitat on the subject property.

Recommendations

- Incorporate the identified additional available data sources in the background review of the EIS.

Policy Context

The EIS describes relevant policies including the Provincial Planning Statement (2024), *Endangered Species Act* (2007), County of Wellington Official Plan (2024), and Ontario Regulation 41/24. Additional relevant policies should be reviewed and summarized in the context of the proposed works, including the *Migratory Bird Convention Act* (1994), *Migratory Bird Regulations* (2022), and *Fisheries Act* (1985). These policies provide guidance related to avian and aquatic habitat that have implications on the proposed works. The *Fisheries Act* implications of the proposed channel realignment should be described in detail. Migratory bird policies should be referenced in consideration of any proposed vegetation removals.

Recommendations

- Update EIS to consider the above-listed policies.

Species at Risk and Species of Conservation Concern

The EIS identifies potential suitable habitat for several Species at Risk (SAR) and Species of Conservation Concern (SCC) on the subject property. Habitat for Species of Conservation Concern (SCC) is considered Significant Wildlife Habitat (SWH) (OMNR 2010), which is afforded protection under the PPS (OMMAH 2020) and relevant natural heritage policies, such as the Greenlands policies of the Wellington County OP.

A SAR Long List is provided in Table 9 and Section 5.1, detailing potential SAR identified in the study area through the background review. NRSI is generally in agreement that suitable habitat for Bald Eagle, Bobolink, Eastern Meadowlark, Grasshopper Sparrow, and Monarch is limited on the subject property, and further surveying or mitigative measures for these species are not warranted based on the reported site conditions. However, clear rationale should be provided as to why other species on the SAR Long List, such as Midland Painted Turtle and Butler's Gartersnake, were excluded from further evaluation. This is especially pertinent for species groups for which no targeted surveys were completed. It is recommended that the habitat requirements of all species on the SAR Long List are considered and that an analysis of whether these habitat conditions are available on the subject property and surrounding study area be completed. The SAR Long List should also be updated as required with the results of the updated background review, which should consider any SAR or SCC identified in the study area by the Ontario Mammal Atlas and Ontario Odonate Atlas.

Field surveys confirmed Barn Swallow breeding on the subject property. Map 3 shows the location of SAR habitat in three locations on the subject property, which is assumed to refer to Barn Swallow habitat. EIS Sections 5.2.2.1 and 6.1.1 identify habitat within only two structures (referenced as two barns, or one barn and one maintenance garage). The EIS should clarify whether Barn Swallow habitat was identified in two or three structures on the subject property. NRSI is generally supportive of the recommended mitigation proposed in Table 8.1, involving the construction of artificial Barn Swallow habitat in the channel realignment corridor. Further details regarding this habitat reconstruction should be provided at the detailed design stage to ensure that adequate habitat replacement is conducted. It is anticipated that this activity could be completed as a condition to approval.

It should be noted that the Ontario Government recently approved Bill 5 (on June 5, 2025), Protect Ontario by Unleashing our Economy Act, 2025. This bill includes a variety of changes including potential alterations to SAR permitting and development processes. At the time this statement was written, the specific implications of Bill 5 to the protection of SAR or their permitting process are unknown. As such, the existing SAR permitting framework under the Endangered Species Act has been commented on.

Recommendations

- Update Section 5.1 to provide details regarding habitat requirements of SAR Long List species, cross referenced with available habitat conditions on the subject property;
- Clarify locations and quantity of Barn Swallow breeding structures on the subject property; and
- Provide details regarding the proposed artificial replacement habitat design, quantity of replacement structures, proposed location(s) of installation, and timing of installation relative to timing of structure removal. Demonstrate that the quantity of replacement structures is adequate for the number of breeding structures proposed for removal.

Significant Wildlife Habitat

Appendix C: Significant Wildlife Habitat Screening indicates that Bat Maternity Colonies habitat types are considered Candidate on the subject property. Appendix C identifies potential suitable habitat related to "Mature willows and dead trees [which] are present in the riparian area between Eliza Street and Wells Street." This potential habitat should be described and evaluated in the body of the EIS, and impacts to this habitat should be detailed. As bat habitat assessments were not completed, the proponent should address the potential for suitable bat habitat within the barn structures. If bat habitat is identified within the anthropogenic structures (through the completion of visual assessment, visual exit survey, acoustic survey, or similar), the impacts of anthropogenic bat habitat removal should be described in the EIS. Suitable mitigation and habitat replacement efforts should be provided, as needed. Methods used to evaluate bat habitat should be described, with reference to protocols or guidance from the Ministry of Environment, Conservation and Parks (MECP). If suitable bat habitat is present within the subject property, the proponent should engage in discussions with MECP to identify appropriate mitigation and monitoring requirements attributed to these species, and the EIS should be updated accordingly with this guidance.

Appendix C also notes that no habitat features of Reptile Hibernaculum SWH are found on the subject property. It should be noted that Reptile Hibernaculum is a difficult habitat type to identify, as these features and associated species tend to be cryptic in nature. The EIS should

provide further detail on how this SWH type was determined to be not present within the subject property. If features such as (but not limited to) hummocks, underground foundations, decaying tree stumps, debris piles, stone fences, or shrubby wetlands are found on the subject property, they should be assessed for potential Reptile Hibernaculum SWH.

The author should assess the potential for candidate or confirmed SWH attributed to these habitat types. Section 5.5.1 of the Wellington County OP states that “development and site alteration shall not be allowed in significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the habitat or its ecological functions” (2025). SWH are considered as Greenlands within the Wellington County OP. If SWH are identified, the EIS must discuss associated development impacts and constraints related to this SWH type and all SWH identified as confirmed or candidate within the study area should be discussed within the impact assessment section of the report.

Recommendations

- Evaluate the presence of and potential impacts to Candidate Bat Maternity Colony SWH within the EIS. Consider impacts to this habitat type as it relates to the proposed development, including for SAR bats;
- Evaluate the suitability of barn and other anthropogenic structures on the subject property for bat habitat, including for SAR bats;
- Incorporate recommended mitigation measures for protecting potential bat habitat within the subject property; and
- Evaluate potential for Reptile Hibernaculum on the subject property.

Vegetation Communities/Wetlands

Meadow Marsh (MAM) and Swamp Thicket (SWT) communities were identified on the subject property during ecological land classification and vegetation surveys, as described in Section 4.4 of the EIS. Note that the SWT feature is described as a Swamp Thicket within the body of the EIS, but labelled as a Deciduous Thicket (THD) in Map 3.

These MAM and SWT communities are considered wetland systems, in accordance with the Ecological Land Classification System for Southern Ontario (Lee et al. 1998, 2008). As per the County of Wellington Official Plan Section 5.4.1, “All wetlands in the County of Wellington are included in the Core Greenlands.” The EIS does not identify or discuss these features as wetlands, which are afforded protections under the Official Plan and PPS, and are regulated by the GRCA under Ontario Regulation 41/42. If wetlands are present within the property, their boundaries should be delineated by an individual trained in the Ontario Wetland Evaluation System (OWES), and confirmed by GRCA staff. If development and site alteration are to occur within the wetlands or within 30m of the wetlands, a GRCA permit will be required. Where wetlands are identified on the subject property, they should be described in terms of their ecological function, regional significance, classification as Core Greenlands, proposed buffer strategy, and any potential impacts of the proposed works.

Recommendations

- Identify wetlands on the subject property. Incorporate discussion of the wetland features as existing conditions, and evaluate potential impacts to wetland function as a result of the proposed works. Where wetlands are identified, they should be evaluated by an OWES-certified individual, and boundaries should be confirmed by GRCA staff, as needed. It is anticipated that GRCA permitting will also be required.

Watercourse Characterization

In Section 4.7, reference is made to the Ontario Stream Assessment Protocol (OSAP) Rapid Assessment Methodology (RAM) being followed for onsite characterization. However, the site conditions reported do not provide an indication of the number, length, assessment site reaches, or the number of transects and observation points per transect applied following this protocol. As such, it is expected that the watercourse characterization was completed following the general methods described in the OSAP, as opposed to following the complete OSAP. References are also made to discrete habitat features within the Farley Creek Tributary (Pool 2, Pool 3, and Run 3). However, the locations and orientation of these features are not described within the EIS. A more complete description of the characterization methodology and results is warranted.

It is also noted that available MNR background resources were referenced to support the Watercourse Characterization, however these results are not presented within the EIS. Following a review of publicly-available MNR data, the following information was identified, and should be clearly incorporated into the watercourse characterization:

- ARA Ident: GU-3006-FAR
- Warm Water Thermal Regime, based on fish species present
- DFO Drain Classification (Type F Drain)
- Official Drain Name J.Drury Drain
- Fish community reported from the vicinity of the Study Area (Blacknose Dace, Common Shiner, Creek Chub, Northern Hog Sucker, White Sucker)
- Seasonal habitat use by Northern Pike

Recommendations

- Describe OSAP protocol utilized for watercourse characterization;
- Provide detailed results of watercourse characterization with reference to the identified habitat features;
- Provide the results of MNR background data utilized for the watercourse characterization.

Aquatic & Riparian Habitat

The EIS summarizes applicable policy, including PPS Section 4.1.6 which states that “Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements”. However, the EIS does not explicitly discuss the federal Fisheries Act or its implications for the proposed in-water works and discharges. Clear consideration of the Fisheries Act should be provided, as the proposal includes both a channel realignment of the Farley Creek tributary east of Eliza Street and the establishment of SWM infrastructure that will discharge into the tributary. These activities will require works “in or near water” and are likely to affect fish habitat. While the EIS references the DFO’s Aquatic Species at Risk maps in Appendix C, it does not translate that screening into a Fisheries Act compliance summary or a request-for-review/self-assessment outcome. A concise statement of potential Fisheries Act obligations linked to the realignment and outlet designs, construction sequencing, and erosion/sediment controls is therefore required.

It is our opinion that the impact assessment for the watercourse does not fully consider potential impacts and requires greater detail. Section 7.2 of the EIS describes two SWM ponds with permanent pools that will discharge to the Farley Creek tributary and states the design meets “Enhanced” quality and erosion criteria; however, the EIS does not assess potential thermal

impacts from the new SWM facilities and outfalls on the receiving watercourse. An assessment of potential thermal impacts is required to demonstrate that post-development temperature regimes will not adversely affect fish habitat or downstream conditions.

Section 8.2 and the impact tables list general ESC practices and note fish/wildlife salvage for the proposed channel realignment; however, the EIS does not clearly describe direct, temporary in-water impacts during isolation and realignment (e.g., how flows will be bypassed/contained), nor does it set water-quality monitoring and contingency criteria. A focused construction-phase impact discussion is needed, particularly as it relates to fish habitat, sedimentation/erosion, and water-quality risks during works in and adjacent to the tributary.

Section 8.3 of the EIS focuses on human-use stressors (e.g., light, traffic, noise) but does not address indirect effects on the Farley Creek tributary arising from the proposed changes to the hydrological regime. This omission is notable given Section 7.2 outlines new SWM ponds, uncontrolled overland/ditch flows, and the Wells Street outlet, all of which will discharge to the tributary. Section 8.2 itself acknowledges potential reductions in groundwater inputs with increased imperviousness in the post-development scenario, but provides no analysis of how altered runoff/infiltration volumes and timing will affect the function of the receiving-reach (baseflow, temperature, water-quality, erosion potential). This analysis should be added.

No discussion related to impacts to the western portion of the watercourse (between Eliza St. and Wells St.) from the proposed channel re-alignment upstream has been provided and is required in order to complete the impact assessment.

Section 9.1–9.2 of the EIS lists general mitigation (ESC implementation/monitoring, wildlife searches) and the Impact Summary Table notes a fish/wildlife salvage for the channel realignment. However, the EIS does not specify mitigation targeted to downstream aquatic resources during realignment and outlet construction. Mitigation measures should be provided to address this potential impact, such as a water-quality monitoring program and stop-work/adaptive management triggers during all in-water phases. It is also recommended that an updated EIS identify the need for a quantitative success criteria and a monitoring/adaptive management framework for realigned watercourse. Downstream protection measures (e.g., temporary sediment traps, check dams, stabilized outlets) to protect downstream fish and wildlife communities tied to each construction phase and outlet should also be provided.

While the Impact Summary Table acknowledges temporary disruption to fish/wildlife movement and recommends a fish/wildlife salvage for the realignment east of Eliza Street, the EIS does not identify an in-water works timing window or the specific in-water mitigation that will apply to the tributary. The EIS should identify in-water works timing window and associated in-water mitigation measures for the channel realignment. A general or high-level discussion of phasing and timing of channel realignment work and the surrounding development should also be provided.

Recommendations

- Include a Fisheries Act compliance summary (incl. DFO Self-Assessment/Request-for-Review) tied to the realignment, SWM outfalls, sequencing, and ESC;
- Complete a thermal impact assessment for SWM facilities/outfalls on the tributary (effects, mitigation, monitoring);

- Provide a construction-phase plan for in-channel works: isolation/flow-bypass methods, fish-rescue protocol, and water-quality monitoring with thresholds/contingencies.
- Complete an analysis of indirect effects on the Farley Creek tributary from proposed hydrologic changes;
- Update the impact assessment to consider downstream aquatic resources that may be impacted by the upstream realignment activity.
- Identify the need for a quantitative success criteria and a monitoring/adaptive management framework for the realigned watercourse. It is anticipated that targeted downstream mitigation measures to be applied during realignment/outlet construction (e.g., sediment traps, check dams, stabilized outlets) should be provided;
- In-water timing windows and specific in-water mitigation measures for the tributary/channel realignment should be provided; and
- Phasing/timing details for the channel realignment relative to site development, with stabilization milestones before connecting upstream catchments should also be provided.

Natural Heritage System Buffers

In Section 7.1.1, a brief summary of the meander belt width and setback assessment is provided. It is noted that the re-aligned creek upstream east of Eliza Street will have a 24.6m wide belt width, which does not include flood hazard or geotechnical setbacks, as well as an additional 8m toe erosion allowance. As indicated on Section 7.2.1, this amounts to a 40.6 m total channel bottom width. The Meander Belt Assessment (Appendix D) states "...the bottom width of the corridor will be sufficient to accommodate the 24.6 m meander belt dimension recommended for Reach FC-1." (page 9). The EIS should clarify what the total width of the re-aligned corridor will be, including bottom width, and any additional setbacks.

Page 23 of the EIS states that "The NHS along the Farley Creek tributary between Eliza Street and Wells Street within the Subject Property requires a setback of 15 m on either side." It should be clarified whether this means an additional 15m setback is to be added to the outer extent of the identified NHS, and whether the NHS includes the 33.6m meander belt (as identified in the Meander Belt Assessment, provided in Appendix D).

Recommendations

- Clarify the width of the watercourse setbacks and buffers in the NHS for the portion of Farley Creek Tributary downstream of Eliza Street; and
- Provide a map showing the proposed meander belt width, conceptual channel platform (and profile), erosion setbacks, and any other setbacks and buffers.

Stormwater Management, Grading and Servicing Requirements

In Section 7.2, reference is made to the discharge of uncontrolled flows through "various" catchments out letting directly into tributary via overland and channelized road side drains. It should be explained how the tributary bank erosion potential of these uncontrolled flows is to be mitigated. The proponent should clarify whether an erosion threshold analysis was conducted, and reference to this work should be included in the EIS.

Recommendations

- Provide a summary of the anticipated erosion mitigation, and flow dissipation measures that are anticipated for inclusion in the overall SWM facility design to mitigate the erosion effects associated with the SWM facility outlets.
- Provide a summary of the anticipated thermal impacts associated with the new SWM facilities as well as the anticipated mitigation measures to minimize these impacts.

Impact Summary Table

A portion of the first page of the Impact Summary Table is illegible due to formatting.

On page 26 of the EIS, impacts are identified pertaining to an “Adjacent Woodland”. Woodlands within the County of Wellington may be considered part of the Greenlands system. All woodlands within and adjacent to the subject property should be appropriately characterized and assessed for significance, as well as whether these features serve as SWH or SAR habitat. While it is anticipated that the “woodland” feature in question is the riparian swamp thicket (SWT) community identified adjacent to the watercourse, this should be clarified.

Recommendations

- Update EIS to clearly identify all woodland communities on and adjacent to the property, and update the impacts assessment based on this.

Conclusion

Based on our review of the EIS supporting technical studies, it is NRSI's opinion that the recommendations outlined above are necessary to satisfy all applicable natural heritage policies, fully delineate and evaluate the ecological features and functions within and adjacent to the subject property, and demonstrate that the proposed development can proceed without causing negative impacts to existing natural heritage features. While natural features within the subject property are generally limited to the identified SAR habitat, wetlands, and watercourse, additional analysis and impact mitigation is required.

Implementation of these recommendations, and integration of the resulting refinements into the Official Plan, zoning, and subdivision designs, will be essential to support approval of the applications and to ensure long-term protection of the site's ecological integrity. It is our opinion that these recommendations should be addressed prior to the approval of the proposed development.

Please do not hesitate to contact us if you require further clarification on these matters.

Sincerely,
Natural Resource Solutions Inc.



Jack Richard, R.P.F.
Registered Professional Forester and Biologist



Hashveenah Manoharan, M.F.C.
Terrestrial and Wetland Ecologist, Certified Arborist



Watson & Associates Economists Ltd.
2233 Argentia Road, Suite 301
Mississauga, Ontario, L5N 2X7
Tel: 905.272.3600
watsonecon.ca



Provided on behalf of the Wellington Catholic District School Board

September 8, 2025

Zachary Prince
County of Wellington
74 Woolwich Street
Ontario N1H 3T9
Email: zacharyp@wellington.ca

Electronic Copy

Attention: Zachary Prince, Senior Planner

Re: COMMENT LETTER
Applications for Official Plan Amendment & Plan of Subdivision
Location: 665 Eliza Street, Arthur
File No.: OP-2025-03 & 23T-25002

Dear Zachary Prince,

On behalf of the Wellington Catholic District School Board (WCDSB), we confirm receipt of the Official Plan Amendment and Plan of Subdivision applications OP-2025-03 & 23T-25002 dated April 28, 2025. An approximate total of 866 units are proposed for this development. With respect to this application, the following comments are submitted:

Location:

This development falls within the attendance boundaries of:

- St. John Catholic Elementary School (Arthur)
- St. James Catholic High School (Guelph)

Comments:

At this time, the local elementary school has the ability to accommodate additional students generated by the proposed development. While enrolment growth may require the use of portables or a future addition, the site itself can support these measures if needed.

All WCDSB secondary schools are located within the City of Guelph, and St. James is currently oversubscribed. The Board is actively searching for secondary school site options within Wellington County and would like to request a meeting to discuss the potential of identifying a secondary school site within these development plans.

Conditions:

Due to concerns associated with secondary school accommodation, the WCDSB respectfully requests signage to be placed in a prominent location on-site. Please refer to the attached sign specifications for the WCDSB's development-site signage requirements.

We will continue to monitor development growth in Wellington North and Wellington County on behalf of the WCDSB as it relates to the cumulative impact on local schools. The WCDSB also requests notification of any modifications, community consultations, appeals, or notices of decision related to these applications.

Please note that further to the comments provided, the WCDSB reserves the right to revise their position as needed without further notice. Should you require additional information regarding these comments, please contact wcdsb.planning@watsonecon.ca.

Sincerely,



Adam Brutto BURPI.

Senior Consultant

Watson & Associates Economists Ltd.

brutto@watsonecon.ca

Office: 905-272-3600 Ext. 278

Mobile: 905-967-4775

Fax: 905-272-3602

cc: Tracy McLennan, Wellington Catholic District School Board
Josh Valenti, Watson and Associates Economists Ltd. (*if requesting a site*)

WCDSB Signage Requirements

- 1) Wording and specifications for signage should be as follows:



- 2) Specifications for the sign are as follows:

- a. dimensions should be in the range of 4' x 5' or 4' x 6', made of wood, with wording and arrangement consistent with the sample provided;
- b. the sign should be installed 5 to 6 feet above ground on two 4' x 4' posts;
- c. 2" black lettering for the main body on white background;
- d. the font to be displayed as per the sample provided above;
- e. WCDSB's logo should be displayed in colour;
- f. Sign should be installed as close as possible to a sidewalk or roadway in a highly visible, unobstructed location.

- 3) Photo proof of sign installation to be emailed to: planning@wellingtoncdsb.ca.



Watson & Associates Economists Ltd.
2233 Argentia Road, Suite 301
Mississauga, Ontario, L5N 2X7
Tel: 905.272.3600
watsonecon.ca



Provided on behalf of the Wellington Catholic District School Board

November 14, 2025

Rachelle Larocque
The Biglieri Group
2472 Kingston Road
Toronto, Ontario MN1 1V3
Email: RLarocque@thebiglierigroup.com

Electronic Copy

Re: CLEARANCE LETTER
Application for Official Plan Amendment & Plan of Subdivision
Location: 665 Eliza Street, Arthur
File No.: OP-2025-03 & 23T-25002

Dear Rachelle Larocque,

On behalf of the Wellington Catholic District School Board, we would like to thank you for meeting with us to discuss the potential inclusion of a secondary school site within the above-noted development plans.

Following our joint review, it was mutually determined that the subject lands are not suitable to accommodate a secondary school site due to site constraints and the limited developable area remaining in addition to the planned elementary school site. As such, the Board will no longer be considering these lands as a potential location for a secondary school at this time.

We also acknowledged during our meeting that future development opportunities within the Fergus and Elora area represent a more suitable and sustainable option for a new Catholic elementary and/or secondary school, based on current and projected enrolment pressures. The Board remains committed to working collaboratively with your team as those opportunities advance.

Should you have any questions or wish to discuss future opportunities, please contact wcdsb.planning@watsonecon.ca.

Sincerely,

A handwritten signature in black ink, appearing to be the initials "A B" with a stylized flourish.

Adam Brutto BURPI.

Senior Consultant

Watson & Associates Economists Ltd.

brutto@watsonecon.ca

Office: 905-272-3600 Ext. 278

Mobile: 905-967-4775

Fax: 905-272-3602

cc: Tracy McLennan, Wellington Catholic District School Board
Josh Valenti, Watson and Associates Economists Ltd
Susan Zuccherro, Tribute Communities
Robert McQuillan, The Biglieri Group



302-219 Oxford Street West
London, ON N6H 1S5
519.686.1300
mbpc@mbpc.ca

September 16, 2025

COUNTY OF WELLINGTON

74 Woolwich Street
Guelph, ON
N1H 3T9

Attention: Zachary Prince, Senior Planner

**REFERENCE: Subdivision Design Peer Review
Official Plan Amendment OP-2025-03, Draft Plan of Subdivision Application
23T-25002
665 Eliza Street, Arthur in the Township of Wellington North**

Introduction

Monteith Brown Planning Consultants Ltd. ("MB") has been retained by the County of Wellington (the "County") to undertake a peer review of the design of a proposed large-scale subdivision within the settlement area of Arthur, located in the Township of Wellington North.

Based on our review of the information provided, Tribute/Sorbara Arthur Holdings Inc. (the "Applicant") has submitted applications to the County to amend the County of Wellington Official Plan (Official Plan Amendment OP-2025-03) and an application for Draft Plan of Subdivision (23T-25002) to permit the development of a mixed-density residential development in north Arthur. An application to amend the Township of Wellington North Zoning By-law has also been submitted to the lower-tier municipality. It is noted that the Township of Wellington North does not have a separate lower-tier Official Plan.

In support of the applications the Applicant has submitted the following technical studies:

- Draft Plan of Subdivision
- Conceptual Site Plan
- Air & Odour Assessment
- Environmental Impact Study
- Functional Servicing & Stormwater Management Report
- Meander belt Width Assessment
- Planning Justification Report
- Archaeological Assessment
- Topographic Survey
- Transportation Impact Study
- Urban Design Brief

In accordance with the terms of our engagement dated August 26, 2025, MB has reviewed the relevant aspects of the background documentation, the submission materials listed above, and the agency and peer review comments received in relation to the proposed development. Our review also included an

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analysis of the subdivision's design and layout, with particular attention to key planning elements such as:

- The orientation and distribution of residential uses;
- Internal and external vehicular and active mobility connectivity;
- The interface and compatibility of the proposed development with surrounding land uses; and
- The location and configuration of parkland blocks;

The following comments and recommendations are provided to assist the County in evaluating the appropriateness of the proposed subdivision design in the context of applicable planning policies and best practices. It is noted that comments pertaining to the suitability of parkland dedication will be provided under separate cover by MB's Parks & Recreation Team.

Subject Lands

The Application relates to the lands located at Part Lot 1 Concession 2 West Luther as in RON74408; Wellington North and Part Park Lots 1 & 2 North of Macauley Street Survey Crown Arthur Village; Part 2, 61R22310, Township of Wellington North, known municipally as 665 Eliza Street (the "Subject Lands"). The subject lands are comprised of two parcels with a combined total land area of approximately 55.3 hectares and are located at the northern end of the settlement area of Arthur forming the northern gateway into the community. The subject lands situated on both the east and west sides of Eliza Street (County Road 14) with the westerly subdivision having approximately 625 metres of frontage on Eliza Street and the easterly subdivision having approximately 640 metres of frontage along Eliza Street. The properties are currently used for agricultural purposes as an interim use and are transected by a watercourse and natural heritage feature.

The Subject Lands are bordered by a single residential estate lot and agricultural lands to the north, and agricultural lands to the east. To the south, the lands are adjacent to vacant lands designated for "Future Development," an existing aggregate crushing and concrete ready-mix plant, vacant industrial lands, and the unopened Macauley Street road allowance. To the west, the lands are bounded by an unopened Wells Street road allowance and agricultural lands located outside the settlement area.

Development Proposal

The Applicants are proposing to develop the subject lands with a mixed-density residential plan of subdivision that would include between 815 and 866 residential units in the form of a mix of single detached units (454-504), semi-detached units (112-113), and street townhouses (249). The subdivision is also proposed to include three public park blocks, three natural heritage blocks, 13 new roadways, and five blocks to accommodate the required infrastructure and stormwater management facilities. No Phasing Plan has been provided.

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The requested Official Plan Amendment proposes to redesignate the Subject Lands from "Future Development" to "Residential". The requested Zoning By-law Amendment proposes to rezone various blocks into three separate zones. The parkland blocks are proposed to be rezoned from "Future Development" to "Open Space (OS)" and the natural heritage system blocks are proposed to be rezoned from "Future Development (FD)" to "Natural Environment (NE)". The remainder of the subdivision is proposed to be rezoned from "Future Development (FD)" to a site-specific "Medium Density Residential (R2-*)" to include street townhouses as a permitted use, as well as permit site-specific provisions for reduced lot frontages, reduced front and exterior side yard setbacks, increased building heights, reduced rear yard setbacks, and increased lot coverages.

Urban Design Comments

Based on our review of the proposed subdivision design against the existing planning framework including the applicable policies of the Wellington County Official Plan and Wellington North Zoning By-law, as well as the findings of the previously noted technical studies submitted, most specifically the Planning Justification Report and the Urban Design brief, we provide the following comments:

Design Response to Land Use Compatibility

The subject lands are located near several land uses that were identified as having the potential to result in negative impacts on the proposed development. This includes an existing aggregate crusher operated by Clark Brothers Contracting at 510 Eliza Street and a proposed ready-mix concrete plant by Teeswater Concrete directly south of the subject lands, as well as a waste disposal site at the Dan Saunder Farms to the northwest of the subject lands. A sanitary pumping station is also proposed within the subdivision on Block 70 within the eastern subdivision.

An Air & Odour Assessment, prepared by Alliance Technical Group dated February 6, 2025, and a Noise Study, prepared by HGC Noise Vibration Acoustics dated March 3, 2025, were prepared to evaluate potential impacts from these uses surrounding on the subject lands. The reports concluded that the development of sensitive land uses on the subject lands may be impacted by emissions of dust and noise and provided recommended mitigation measures to be implemented for lands that have a Class II designation, notably:

- The establishment of a 100-metre buffer between the existing industrial uses at 510 Eliza Street and any residential uses;
- a noise berm located along the northeastern boundary of Block 45 ranging from 6.5 to 4.5 metres in height;
- a noise berm located along the southern boundary of Block 63 that is 5.5 metres in height; and
- a 2.5 metre noise wall on top of a 3.0 metre berm located along the southern boundary of Block 64.

It is noted that the applicant intends to request that the development be designated as a Class IV designation under MECP guidelines which would allow for the reduction in the number and height of noise berms within the development. However, if the municipality decides to not grant the request,

the mitigation measures noted above would continue to be required. MB's comments on land use compatibility are based on the scenario of the Class II designation remaining in effect.

The County of Wellington Official Plan permits a range of land uses within primary urban centres including residential, commercial, industrial land uses, and parks and open space uses where compatible (s. 7.4.1). Where new development is proposed adjacent to existing industrial uses, measures shall be provided to maintain land use compatibility, including land use separation and buffering (s. 8.3.11). The draft plan proposes public parkland to be located within the proposed 100 metre buffer to provide separation between the existing industrial uses to the south and the proposed residential land uses. The Air & Odour Study, Noise Study, Planning Justification Report, and Urban Design Brief do not provide any discussion on the suitability of locating parkland within a land use buffer that is intended to provide separation from incompatible land uses that have been identified as having the potential to create noise and dust emissions.

Consideration should be given to directing active public parkland away from impactive land uses in favour of considering land uses that can serve as a more appropriate intervening land use to mitigate the exposure and potential for impact. It is recommended that the lands within the 100-metre buffer be designated for non-sensitive land uses, which may include, but not limited to, prestige industrial or highway commercial uses that are less sensitive to potential impacts from existing industrial uses to provide a more appropriate transition to the sensitive uses proposed within the remainder of the residential subdivision.

Further, the Planning Justification Report and Urban Design Report do not include discussion on the horizontal land area required to accommodate the proposed noise berms. Based on the assumption that the berms are to be constructed with a standard 3:1 slope, this would equate to berms being required to have a total width ranging from 39 metres for the 6.5-metre-high berm to 15 metres for the lowest 2.5-metre-high berm. It is assumed that the municipality is not interested in taking ownership of the berms and that the berms would be owned by individual landowners once constructed. As such, easements should be provided to allow for joint access and future maintenance and the impact to the developability of the lands adjacent these berms needs to be evaluated in the context of the required land area for the required mitigation.

For example, the tallest noise berm is proposed to be located along the northern boundary of Block 45 which would contain single detached dwellings and would have a potential width of 39 metres. While there are no dimensions shown for the depth of the draft plan, the Block does not appear to be considerably wider than the 20-metre right-of-way of Street 'R'. It is recommended that further information be provided that details any limitations and appropriateness of the blocks to accommodate the proposed development.

Vehicular Connectivity

The proposed development includes 13 new public streets to accommodate vehicle circulation throughout the proposed subdivision. Vehicular access to the westerly subdivision is provided from Street A, as well as from a currently unopened road allowance on Macauley Street to the south of the

development. For the easterly subdivision, access to the subdivision is provided to Eliza Street from Street G and Street R. To ensure the consideration for future growth and development over the long term, it is recommended that consideration be given to extending proposed streets (e.g. Streets E, G, K, Q) to the property boundary to provide options for future development on adjacent lands to integrate into the community's road network over the long term.

The westerly subdivision is proposed to have vehicular access to Eliza Street via the currently unopened Macauley Street road allowance. The unopened road allowance currently intersects Eliza Street at an odd angle. The Traffic Impact Study, prepared by C.F. Crozier & Associates dated February 2025, includes recommendations for the provision of left turn lanes and storage lanes on Eliza Street at the intersection of Eliza Street and Macauley Street, and concludes that there are adequate sight lines at this intersection. However, the study does not include discussion on the need or consideration for the intersection to be designed to intersect Eliza Street at a 90-degree angle, similar to the proposed intersection of Streets A and G with Eliza Street further north. It is recommended that additional information be provided that speaks to any impacts of the alignment of the Macauley Street road allowance and Eliza Street.

It is noted that a cul-de-sac is proposed at the terminus of Street H within the easterly subdivision. Cul-de-sacs should be discouraged where alternatives exist to provide for improved vehicular, pedestrian and active mobility connectivity and for water looping. It is recommended that Street 'H' be extended to loop south and reconnect with Street G in order to provide improved vehicular and pedestrian connectivity similar to the road network within the western subdivision.

Pedestrian-Oriented Development

The Official Plan encourages the provision of convenient access to a range of transportation options, public services, and amenities within the community (s. 2.1.5). The Urban Design Brief, prepared by Biglieri Group dated February 2025, includes several recommendations that speak to the pedestrian connectivity within and around the proposed development. This includes the provision of sidewalks on both sides of every proposed street, as well as a future sidewalk along Macauley Street between Street C and Eliza Street. It is noted that there are no existing sidewalks in the immediate vicinity, and the proposed development would be disconnected from the existing sidewalk network within the community of Arthur. The closest existing sidewalk is located on the west side of Eliza Street and terminates approximately 400 metres south of the subject lands. It is recommended that sidewalks be provided along the Eliza Street frontage of both the westerly and easterly subdivisions to provide a greater opportunity for the municipality to connect the proposed development with the community's existing sidewalk network in the future. Consideration of the number and location of required sidewalks should also be weighed against need, the implementation of unnecessary public infrastructure and impervious surfaces, increased construction and maintenance costs and liability.

The Urban Design Brief contains a number of recommended measures to enhance the public realm and orient residential units to a pedestrian scale, including but not limited to incorporating design variety in unit treatments and facades, reducing the massing of attached garages, the attention of design to flanking facades of corner lots, and the provision of landscaping along the public and private

boundaries of properties. The proposed Zoning By-law Amendment also includes site-specific provisions to reduced lot frontages, front yard setbacks and exterior yard setbacks to create a more continuous street front and create a more pedestrian-scaled environment. It is recommended that the urban design measures identified in the Urban Design Brief for the proposal not able to be regulated through the proposed zoning be incorporated into the subdivision agreement to ensure that they are appropriately addressed at the time of construction.

Community Gateways

Good urban design at a community gateway creates a strong first impression, reflects local identity, and enhances safety and accessibility. In small urban settings, it fosters pride, supports economic growth, and helps define a welcoming sense of place. Figure 9 of the Urban Design Brief illustrates the provision of rear and side architectural elements (which may include enhanced windows and shutters, the introduction of gables and bay windows, and additional fenestration and variety of rear wall articulation) for residential units located along Eliza Street where elevations are exposed to public view. It is recommended that consideration be given to the provision of double frontage house forms or window streets for development located along Eliza Street to orient units so that they appear to face both roadways to activate and enhance the streetscape as part of the northern gateway to the Arthur settlement area.

The Official Plan directs that medium density housing proposed within greenfield areas be encouraged to be located along major roadways (s. 8.3.5). While the development concept provides for transition between medium density and lower density uses, the medium density development is concentrated within the westerly subdivision adjacent to the unopened Macauley and Wells Street road allowances. It is recommended that the medium density blocks be provided on both sides of Eliza Street to concentrate the higher density development along the higher order road to provide a more dynamic street front along the gateway to the community.

General Layout of Subdivision

The Upper Grand District School Board (UGDSB) has provided comments requesting a 5-6 acre block be included within the draft plan of subdivision. It is recommended that the applicant consider the UGDSB Site Selection Guidelines when evaluating an appropriate location for the school block, including but not limited to, siting the school block adjacent to a parkland block and locating the proposed development greater than 152 metres away from any water bodies and stormwater management facilities.

Within the westerly subdivision, a single lot (Block 5) is proposed to contain a single detached dwelling wedged into an area that contains semi-detached dwellings and street townhouse blocks. It is recommended that this solitary lot be removed, and this area of the subdivision be redesigned to consider more orderly road alignments and a more effective land use pattern.

Block 67, which is proposed to contain a new municipal well and elevated water reservoir, is situated in the far southwestern corner of the subdivision and is accessible only via narrow access between

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MONTEITH BROWN | **MB**

residential blocks 1 & 2. It is suggested that consideration be given to the option of consolidating this infrastructure block with the stormwater management Block 66 to reduce the fragmentation of municipal lands needing to be accessed and maintained by the municipality.

The parkland dedication for the easterly subdivision is proposed to be divided into two separate blocks; Block 62 is located in the centre of the easterly subdivision and Block 63 located to the south fronting Eliza Street. Further to comments provided in the Parkland Review prepared by MB, it is recommended that these blocks be consolidated and relocated further west to be adjacent to the proposed natural heritage block (Block 70). This would provide greater opportunity for connectivity between the parkland block and the adjacent stormwater management and natural heritage system block (i.e. construction of pedestrian trails/walkways) and allow for a greater transition between the natural heritage feature and the proposed development.

We note further that the draft plan illustrates both a "Sanitary Pumping Station" block and a "Natural Heritage" block as "Block 70" which should be revised to separate block numbers.

Closing

We thank you for the opportunity to review and provide planning services for the proposed development. If you should have any questions or wish to discuss the above, please do not hesitate to contact the undersigned.

Respectfully submitted,

Monteith Brown Planning Consultants



(digitally signed by author)

Jay McGuffin MCIP, RPP
President, Principal Planner
jmcguffin@mbpc.ca

cc: Brooke Lambert (Chief Administrative Officer, Township of Wellington North)
Darren Jones (Chief Building Official, Township of Wellington North)
Mandy Jones (Manager of Recreation, Township of Wellington North)
Steve Langlois (Vice President & Principal Planner, Monteith Brown)

JMc:es

enc. Urban Design Assessment – Markup Plan



LEGEND

- 36 AND 40 SINGLES
- 20' FREEHOLD TH
- 25 SEMIS
- PARK
- STORMWATER MANAGEMENT POND
- NHS
- ROADS
- MEANDER BELT LIMIT
- EROSION ACCESS ALLOWANCE
- EROSION HAZARD ALLOWANCE



Schedule of Land Use

Description	Lot / Block No.	Residential Units	Area (ha)
Single Detached Residential	5, 21-24, 26, 27, 30-61	464-504	19.88
Semi-Detached Street Townhouse	7, 16-20, 25, 31, 1-4, 6, 8-14, 28-30	112-113, 249	3.21, 6.05
Not Developable Total		616-855	28.22
Park	62-64		3.62
Stormwater Management Pond	65-66		4.38
Wetland	67		0.27
Natural Heritage Systems	68, 69		5.90
Sanitary Pumping Station	70		0.05
Sanctuary Block	71		0.02
Right of Way	STREET A/R		11.88
Total Site Area			55.34

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION:
NORTH OF MACAULEY STREET
AND EAST OF ELIZA STREET
TOWNSHIP OF WELLINGTON NORTH
DISTRICT OF WELLINGTON



ARTHUR, WELLINGTON NORTH DEVELOPMENT
Provide options for extensions of proposed streets to adjacent lands for future expansion of settlement area.

TRIBUTE/SORBARA ARTHUR HOLDINGS INC.

BIGLIERI GROUP

DP-01



302-219 Oxford Street West
London, ON N6H 1S5
519.686.1300
mbpc@mbpc.ca

September 16, 2025

OUR FILE #:17-910

Township of Wellington North
7490 Sideroad 7 W, PO Box 125
Kenilworth Ontario, NOG 2E0

Attention: Brooke Lambert – Chief Administrative Officer

REFERENCE: Parks and Recreation Facilities Peer Review – Application from Tribute/Sorbara Arthur Holdings Inc. (665 Eliza Street, Arthur)

Monteith Brown Planning Consultants Ltd. has been retained by the Township of Wellington North (the "Township") to undertake a peer review of the parks and recreation aspects of the proposed subdivision development at 665 Eliza Street (the "Subject Lands") in Arthur. Our firm prepared the Township's 2018 Recreation Master Plan and is uniquely positioned to advise on these matters.

The following comments are provided to assist the Township and County in evaluating the appropriateness of: (1) the suitability of the proposed park blocks (currently proposed as three blocks totalling 3.62 ha); and (2) the potential need for outdoor recreation/park amenities to serve the subject lands. We do not offer opinions on items outside of this scope through this letter, but please note that our firm has been retained to prepare a "Subdivision Design Peer Review" of the Subject Lands under separate cover.

A. About the Subject Lands

Tribute/Sorbara Arthur Holdings Inc. (the "Applicant") has applied to the County of Wellington for an Official Plan Amendment (file: OP-2025-03) to redesignate the Subject Lands from "future development" to "residential", as well as a Draft Plan of Subdivision (file: 23T-25002) to permit the development of: 504 single detached residential lots; 113 Semi-detached residential lots; 249 Street Townhouse units; parks; stormwater management pond, well; nature heritage systems; sanitary pumping station; servicing block and streets.

The Subject Lands are transected in a north-south direction by Eliza Street (County Road 14), dividing the lands into east and west development areas. Much of the development site is surrounded by existing agricultural uses, except for lands to the south of the western development area, which are a mix of industrial and residential uses (both existing and proposed).

Township of Wellington North
Parks and Recreation Assessment – 665 Eliza Street, Arthur
September 16, 2025
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A total of 866 housing units are proposed.¹ This unit count could support an estimated population of approximately 2,250 persons at build-out based on an assumption of 2.6 persons per unit².

It is also noteworthy that the subject lands are adjacent to existing and future industrial uses at 510 Eliza Street and 8035 2nd Line. It is understood that these uses are considered Class II industries and the proposed development plan has been designed such that existing and future roadways plus public park lands will provide a 100-metre buffer to residential uses³. This buffer is proposed to be used exclusively for parkland. It is understood that an approximately 3-metre-high berm plus a 2.5 metre high noise wall (5.5m combined height) is proposed on the park block closest to the future concrete batching (RMC) facility.⁴

A total of 3.62 ha of public parkland is provided in the proposed development, configured within three blocks:

- **Block 62, east side – 1.63 ha**
- **Block 63, east side (situated within the setback zone) – 0.51 ha**
- **Block 64, west side (situated within the setback zone) – 1.48 ha**

The two parks situated at the south of the Subject Lands (Blocks 63 and 64) have frontage along Eliza Street and are within the 100m setback from industrial/employment land use. The third park (Block 62) is situated in the middle of the eastern portion of the subject lands.

Farley Creek crosses the site and an additional 2.62 hectares is proposed to be preserved as a protected natural environmental area along the creek corridor. There are no schools or school yards proposed within the development, although it is understood that the Upper Grand District School Board has provided comments requesting a school block be included within the draft plan of subdivision.

B. Park Suitability

The applicant's Planning Rationale Report notes that "the parkland dedication (3.62 hectares) represents 6.5% of the total land area, which exceeds the minimum of 5% of the total land area outlined in the Planning Act". The County Official Plan and Township Parkland Conveyance Bylaw stipulate that residential and institutional development or redevelopment shall convey parkland at a rate of five percent (5%) of the net land area, while commercial and industrial development or redevelopment shall convey parkland at a rate of two percent (2%) of the net land area. As a new development area with a sizable population located at the northern edge of the community and no

¹ www.wellington.ca/business-development/planning-development/development-applications/active-applications-1

² Township of Wellington North. Growth Management Action Plan. Prepared by Watson & Associates Economists Ltd. August 16, 2024.

³ The March 2025 Planning Rationale Report notes that "AERMOD modelling indicated potential dust impacts within 85 metres, prompting a proposal to place residential units 100 metres away, separated by parks."

⁴ Land Use Compatibility Study (Noise). Prepared by HGC Noise Vibration Acoustics. March 3, 2025.

Township of Wellington North
Parks and Recreation Assessment – 665 Eliza Street, Arthur
September 16, 2025
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other park parcels directly serving the development, **it is appropriate for the Township to require land for park purposes, rather than cash-in-lieu.**

The scale of the development and the fact that the site is transected by a County Road support the provision of park blocks on both the east and west development areas, as provided for within the applicant's proposal. These park blocks should be situated and configured to meet the policies of the County Official Plan, including within easy walking distance of the residential area served, located near the highest density residential areas, have adequate street frontage to provide for visibility and safety, etc. Additionally, the lands should ideally be configured to accommodate an appropriate range of parks and recreation amenities required to serve the residential areas, meaning that larger, well-configured park blocks are preferred over multiple, fragmented, small park blocks with irregular shapes.

While the amount of parkland proposed to be conveyed by the applicant appears to be consistent with the policies of the Wellington County Official Plan and Township of Wellington North Parkland Conveyance Bylaw (By-Law #O11-22), it is noted that some proposed parklands will be constrained by berms and fencing. Specifically, blocks 63 and 64 are situated in the 100m setback zone due to their proximity to the industrial uses to the south and thus have some development restrictions. While the proposed location of Block 64 meets the Township's desired service radius (500m of residential areas), **it would be preferred that Block 64 be situated centrally within this western development area, away from impactive land uses.**

Of concern is the requirement to install a 5.5-metre-high (combined) berm and noise wall along the southern boundary of Park Block 64 – the only park block proposed for the western development area – closest to the future concrete batching (RMC) facility on Macauley Street (future, not opened). This means that much of this park would not be available for development or typical recreational uses, which may significantly reduce the amount of usable land within this park block. **Should park Block 64 remain in this location, consideration should be given to the impact of these measures on the size and design of the proposed park, with consideration of removing this affected area from the parkland dedication requirement and reconsidering the shape of the park to improve its function and ability to support active recreation amenities and activities.** A recalculation of the proposed dedication of unencumbered lands would then assist in understanding the degree to which the applicant is meeting the minimum 5% conveyance requirement.

In terms of the eastern development area, to provide maximum flexibility and impact, as well as to reduce the operational burden on the municipality, **it is preferred that the two parkland blocks proposed for the east side (Blocks 62 and 63) be combined to form a single park block (approximately 2.14 ha) centrally located within the eastern development area.** Block 63 (0.51 ha) has substantial frontage on County Road 14, which presents potential public safety concerns that have the potential to interfere with the reasonable use of the property for public recreation. Joining Block 63 with Block 62 would create a more centralized park with greater potential for amenities and use within appropriate walking distance for the proposed residents. **Further, the combined park block should ideally be adjacent to the natural heritage block and/or stormwater management**

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pond to facilitate trails and pedestrian connections as appropriate, while maintaining suitable frontage on local roads.

For context, the Wellington County Official Plan (consolidated May 2025) provides policies to guide parkland acceptance and suitability. Under 13.12.2 (Parkland Dedication), the Official Plan states that:

"All councils shall require the dedication of parkland in accordance with the Planning Act for all developments, redevelopment or plans of subdivision. These lands shall be, in the opinion of Council, suitable for use as municipal parkland and the following criteria shall be considered as desirable:

- *land adjacent to established parks, schools or storm water management areas;*
- *land within easy walking distance of the residential area served;*
- *land located near the highest density residential areas;*
- *land with adequate street frontage to provide for visibility and safety;*
- *land that is level, regularly shaped and not susceptible to major flooding, poor drainage, or other environmental or physical conditions which would interfere with their development or use for public recreation."*

By-law #011-22 also outlines several conditions regarding the condition of land for conveyance for park purposes. For example, it is required that lands be free and clear of all encumbrances, not include a stormwater management facility, not have environmental features or steep/unstable slopes, etc. The acoustic barrier and berm being proposed on Block 62 would similarly restrict this parcel and would not be consistent with the Township's By-law.

Paragraph 4.3.4 of the By-law indicates that "The Township retains the right not to accept the conveyance of any land that is considered by the Township to be unsuitable for park or other public recreation purposes ... where the location and configuration of the lands are constrained or undesirable as determined by the Township." The definition and determination of "undesirability" is left to the discretion of the municipality.

We note that Planning Act Section 42(4.30) – which provides the authority for the Township's Parkland Conveyance By-law – permits an applicant under Section 42 to propose the land to be conveyed, including restricted lands. An appeal process exists should the municipality refuse to accept said lands. This section of the Planning Act is not currently in force and is awaiting proclamation.

The proposed park blocks generally fit the definition of "Neighbourhood Parks" as identified in the Township's Recreation Master Plan (2018). These parks are to be located within walking distance of the service area (generally 500 metres) and contain active and passive opportunities, including play equipment and informal playing fields/courts for unorganized activities. **We note that none of the proposed parks would be large enough to support sports fields for older youth or adults or any use requiring off-street parking.** It is noted that the proposed development site is within close proximity to other parks and recreation facilities, notably those on the Arthur Fairgrounds Park, which are roughly 500 metres south of the subject site.

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Should the application be amended to include a school block (as requested by the Upper Grand District School Board), strong consideration should be given to locating one of the proposed park blocks adjacent to the school block to achieve efficiencies in land budgets and community use.

Lastly, we estimate that the applicant's proposed parkland amount (3.62 ha) translates into a provision rate of 1.62 ha/1000 persons (assuming an estimated population of 2,250 persons). This is below the target of 2.75 ha/1000 persons established in the Township's 2018 Recreation Master Plan, a ratio that exceeds what is typically conveyable under the Planning Act. Additional parkland acquisition – within or beyond this proposed development – using cash-in-lieu or other sources would be required for the Township to meet this target. The Recreation Master Plan recommended preparing a long-term parkland acquisition strategy, including consideration of larger community park blocks that can support sport fields and other recreational amenities.

C. Future Parks and Recreation Amenity Requirements

Due to the scale of the proposed development (approximately 866 units and an estimated 2,250 population), a variety of growth-related parks and recreation amenities should be considered within the development area. The Planning Rationale Report notes that "features such as children's playgrounds, gazebos, benches, and sporting equipment will be considered. Further, parks will be landscaped with natural tree plantings and other native vegetation" (page 11).

Requirements for parks and recreation amenities are locally-determined and guided by the Township's Recreation Master Plan (2018). The Master Plan did not contemplate the scale of development in Arthur that is now being proposed, nor does it provide specific recommendations for the subject lands. The Master Plan, however, does include provision targets and guidelines to inform the design of future parks and recreation amenities. For example:

- **Playgrounds:** The Master Plan recommends that playgrounds be provided within 500-metres of new residential areas (without having to cross major barriers), with consideration to convenient and pedestrian-connected locations. **Neighbourhood-serving playgrounds should be provided on both the eastern and western development areas of the subject lands.**
- **Ball Diamonds:** The Master Plan set a participant-based target of one lit ball diamond for every 140 participants. A new youth ball diamond was recommended at the Arthur Community Centre site; a small diamond has since been developed. Current registration figures, combined with input from local sport organizations is required to provide an updated perspective on field needs; this should be a focus for a future Recreation Master Plan update.

In the absence of this data, current provision levels can be examined. Based on a current Township-wide population of 14,048 persons (Statistics Canada, 2024 estimate) and a supply of 6 diamonds, the Township's current rate of provision is approximately one diamond per 2,340 persons. With an estimated 2,250 persons, the demand generated from the proposed development equals one baseball diamond. The Township has also indicated that there is

demand for a hardball diamond to address growing needs in the community. A full size, lighted hardball diamond requires approximately 2+ hectares of space (could be less if sized for youth play), with additional consideration for support infrastructure such as off-street parking, washrooms, etc. Due to the required land base and potential impacts from a lighted facility, a baseball diamond is not appropriate for the neighbourhood parks proposed within the subject lands. **The Township is encouraged to consider other lands and/or seek a new location to accommodate a new lighted ball diamond.**

- **Soccer Fields:** The Master Plan set a participant-based target of one soccer field (including permitted school fields) per every 80 participants. Current registration figures, combined with input from local sport organizations is required to provide an updated perspective on field needs. In the absence of this data, current provision levels can be examined. The Township's current rate of provision is approximately one soccer field per 2,340 persons (assuming 6 existing fields). With an estimated 2,250 persons, the demand generated from the proposed development equals one soccer field. **Depending on the size and configuration of the proposed parks, the Township may consider a small/junior soccer field and/or open space area within one of the parks.** This site should only provide on-street parking and will not contain field lights or washrooms.
- **Outdoor Courts (basketball, tennis, pickleball):** The Master Plan identified a need for additional court development in new neighbourhood parks, including multi-use courts where appropriate. **The proposed parks would be good candidates for basketball courts (half or full – at one or both neighbourhood parks), up to two tennis courts (at one neighbourhood park), and up to 2 pickleball courts (at one neighbourhood park).** Off-street parking and washrooms are not a recommended level of service, thus the courts should be designed to accommodate casual use.
- **Skateboard Parks:** The Master Plan recommended that the Township secure a site for a skateboard park in Arthur. This has since been completed at the Arthur Fairgrounds Park. As such, there would be no requirement for such a facility on the subject lands.
- **Splash Pads and Outdoor Pools:** The Township maintains both a splash pad and outdoor pool at the Arthur Fairgrounds Park. The proximity of these amenities to the proposed development suggests that no new waterplay facilities would be required on the subject lands.
- **Other:** The Township may also consider other parks and recreation amenities that are appropriate in neighbourhood parks, such as **pathways, sun shelters and seating areas, community gardens, etc.** The Master Plan recommended that the Township pursue an off-leash dog park, however, this would not be an appropriate use for the proposed parkland.

Indoor recreation facilities (e.g., arenas, community centres, etc.) are not contemplated for this development area, as the site is adequately served by existing facilities. This is consistent with direction provided within the Recreation Master Plan.

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D. Closing

Thank you for the opportunity to review and provide comment on the aforementioned items. Please do not hesitate to contact the undersigned should you wish to discuss these matters further.

Respectfully submitted,

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