

Addendum to

PLANNING JUSTIFICATION REPORT

Proposed Residential Subdivision Development

Waldemar (Township of Amaranth), Ontario

PREPARED FOR

Sarah Properties Ltd.

PREPARED BY



ZELINKA PRIAMO LTD
A Professional Planning Practice

July 13, 2016

TABLE OF CONTENTS

	Page No.
1.0 INTRODUCTION	1
1.1 Background	1
1.2 The Proposal	1
1.3 Planning Analysis	2

1.0 INTRODUCTION

1.1 BACKGROUND

In June 2015, Zelinka Priamo Ltd. prepared a Planning Justification Report for an application to the Township of Amaranth to amend the Township of Amaranth Official Plan and Zoning By-law to permit a residential subdivision located on lands known municipally as 1 Evans Avenue and 9 Mill Street, Waldemar, in the Township of Amaranth, County.

As requested by the Township's Planning Consultant (Wellings Planning Consultants Inc.), this Addendum to the Planning Justification Report has been prepared to provide further planning analysis on the following matters:

- The need for a Secondary Plan (pursuant to Policy 3.4.2 of the Township Official Plan); and
- Is the proposed subdivision consistent with the character of Waldemar.

1.2 THE PROPOSAL

Sarah Properties Ltd. is proposing the residential subdivision development comprising 334 single detached residential lots.

The proposed lots range in size from approximately 0.056 hectares (0.14 acres) to approximately 0.16 hectares (0.38 acres), with a range of frontages widths, the majority being 18.3 metres (60 feet). The proposed subdivision includes a public park measuring approximately 0.8055 hectares. The proposed subdivision would be serviced by an expansion to the municipal water supply in Waldemar, and a communal wastewater treatment plant located in the southeasterly corner of the property.

1.3 PLANNING ANALYSIS

1.3.1 *The Need for a Secondary Plan*

The proposed development includes the expansion of the municipal water system in Waldemar.

Section 3.4.2 of the Township of Amaranth Official Plan (1987) states:

“Should the municipal water system in Waldemar be expanded within its Community Boundary, or should services be developed in Laurel, secondary plans will be required for those communities. The Secondary Plans will provide specific details for the future development of these communities, including detailed land use, servicing, population targets, phasing, built form and design guidelines.

After a Secondary Plan has been approved for a community, the policies of the Secondary Plan will take precedence over the following policies to the extent that any conflict exists.”

It is our submission that a Secondary Plan is not required in this instance, and will add limited benefit to the planning process, for the following reasons:

- Official Plan Amendment No. 10 (OPA 10), which was approved in August 1996, provided a Secondary Plan with more detailed planning policies regarding development in the hamlet of Waldemar. In particular, the Secondary Plan established the defined limits of the Hamlet of Waldemar (including the subject lands), development areas, the future land use patterns and the policies for each land use category. Each land use policy section contains specific principles applicable to that land use followed by general land use policies;
- According to Map 3, Schedule A of OPA 10, the subject lands are designated for residential use and shall include a future park site, which is consistent with the proposed development;
- Section 1.2 of OPA 10, states that “it is recommended that all future residential development continue to utilize communal water systems where feasible, with the eventual plan of hooking all the communal systems within each hamlet together at a later date.” The proposed development is consistent with this

- Section given that an expansion of the existing Waldemar municipal water system is proposed.
- Section 1.2 of OPA 10 further states “Large areas exist in each community capable of generating substantial additional residential growth. These areas have been identified in this plan and policies are contained in the Plan to regulate the rate of development in each community”. The subject lands are one of the identified areas capable of additional residential growth;
 - An Official Plan Amendment (OPA) application has been submitted for the proposed subdivision, which has the same effect as a Secondary Plan, and is subject to the same requirement that it conform to Provincial Policies, and the same municipal review, public consultation and appeal processes as a Secondary Plan;
 - The submitted OPA application provides specific details, including all required supporting technical reports, for the future development of the subject lands for a residential subdivision; and
 - The subject lands are under single ownership. Therefore there is complete certainty as to the intentions of the landowner regarding the redevelopment of the subject lands.

1.3.2 Consistency with the Character of Waldemar

The subject lands comprise land holdings located in the western portion of the Community of Waldemar, northeast of the intersection of County Road 109 and the Amaranth-East Luther Townline, and south of a former railway corridor (see Figure 1). The subject lands measure approximately 35.021 ha (86.54 ac).

Figure 1
Aerial Photograph



Note: Location and boundary are approximate

Surrounding land uses include (see Figure 1):

- A mix of active agricultural uses to the west and south;
- The Upper Grand Trailway, formerly the Toronto Grey and Bruce Railway Line, parallels the northern property line with agricultural and extractive industrial properties located on the opposite side;
- The Acchione subdivision, which was built in the 1970s, is immediately to the east. The subject lands and a conveyed park block also formed part of the Acchione subdivision, but were not constructed. The approximately 5.06 hectare existing Acchione subdivision contains 23 one and two storey detached dwellings on generous lots that range in size, shape, orientation and frontage width, and is serviced by private septic systems and a municipal communal water system;
- The existing subdivision to the east of the Grand River, which is known as Waldemar Heights (Grand River Estates), was approved March 1991. The approximately 33.35 hectare subdivision contains 93 one and two storey detached dwellings on generous lots that range in size, shape, orientation and

- frontage width. The subdivision is serviced by private septic systems and a municipal communal water system; and
- Further east of the Waldemar Heights, is the Centurian Homes subdivision, which was approved by the Township in July 2011. This subdivision comprises 73 residential properties on approximately 31.59 hectares. The approved draft plan of subdivision shows lots that range in size, shape, orientation and frontage width. This subdivision includes a stormwater management pond block and a public park block. The subdivision is to be serviced by private septic systems and the municipal communal water system.

For the reasons below, the proposed subdivision is consistent with, and will positively impact, the character of Waldemar, which generally comprises the surrounding land uses (as outlined above):

- The proposed subdivision is consistent with and to a certain extent dictated by current land use planning policy. The Provincial Policy Statement (PPS) states that settlement areas such as Waldemar are to be the focus of growth and development, and where opportunities for intensification are to be promoted. The Growth Plan for the Greater Golden Horseshoe (Growth Plan) encourages development in settlement areas such as Waldemar, and states that new multiple lot and units for residential development will be directed to settlement areas.
- The density of the proposed subdivision is reflective of current land economics and the level of investment required for the installation and operation of the proposed communal wastewater system, which is mandated as the preferred servicing option and is an environmentally superior servicing solution, clearly in the public interest;
- When compared to other Waldemar subdivisions, the proposed subdivision also includes generous lots that range in size, shape, orientation and frontage. The proposed lots are capable of accommodating detached dwellings of a similar built form and scale consistent with the other Waldemar subdivisions. Furthermore, the inclusion of appropriate building setbacks/separation will further minimize any impacts on existing development and respect the aesthetic character of Waldemar;

- The Minimum Distance Separation (MDS) Assessment prepared by Beacon Environmental concludes that the proposed development is compatible with the nearby livestock facilities. Therefore the proposed development maintains the rural character of the area;
- The proposed subdivision includes a public park as well as generous street widths which will result in streetscape and landscape elements that will provide the same attractive public domain as other Waldemar subdivisions, as well as provide good connectivity to the other subdivisions;
- It is acknowledged that the proposed lots and frontages are generally not as large as those in other Waldemar subdivisions. However, it is important to note that by today's standards the proposed lots are considered to be large, generous sized lots. Moreover, it is not uncommon for the lot fabric to vary within different parts of a community, and it is our opinion that lot diversity represents good land use planning. It is our submission that the numerical dimensions of lots and frontages do not dictate the character of an area unto themselves, similarly, the thoughtful introduction of different lot sizes and frontages such as in this instance will not necessarily impact the character of an area; and
- The majority of the existing lots in other Waldemar subdivisions were designed to accommodate a private septic system on each individual lot. However, following this approach is not considered to be a good guideline for neighbourhood design, particularly since separate septic systems are now discouraged by provincial land use planning policies. The area of operational land for each proposed lot would be similar to the other Waldemar subdivisions. The resulting built form, which is generally one or two storey detached dwellings with appropriate setbacks/separation, will result in a similar aesthetic and character to other subdivisions.