

Monday, January 27, 2014  
7:00 p.m.  
Rockmosa Community Centre

1. Call To Order
2. Approval of Agenda
3. Declaration of Pecuniary Conflict of Interest
4. Public Meeting
  - 4.1 Public Meeting to hear comments regarding County Official Plan Amendment (OP-2012-04) and Zoning By-law Amendment (ZBA 5/12) re: Rockmosa Park Expansion
5. Closed Session

None.
6. By-laws
  - 6.1 11/2014 A By-law to confirm the proceedings of the January 27, 2014 Special Meeting of Council.
7. Adjournment



## TOWNSHIP OF GUELPH / ERAMOSIA PLANNING REPORT

Prepared by MacNaughton Hermesen Britton Clarkson Planning Limited  
MHBC File 9902HD and 9902IV Report Date December 10, 2013

<b>Application:</b>	Rockmosa Park Expansion and WCDSB School Site Zoning By-law Amendment (ZBA 5/12) and County Official Plan Amendment (OP-2012-04), Township of Guelph/Eramosa, Mrs. Bonner, Wellington Catholic District School Board, Diocese of Hamilton
<b>Location:</b>	Various properties immediately north of Rockwood on the west of Wellington Road 27 (includes Northeast Half of Part of Lot 6 and 7, Concession 4, in the Township of Guelph/Eramosa (former Township of Eramosa), 5155 Fourth Line, 321, 323, 325, 331, 333 Main Street North and 5150 and 5156 Wellington Road 27)
<b>Council date:</b>	December 16, 2013
<b>Attachments:</b>	<ol style="list-style-type: none"> <li>1. Aerial Photo (1 page)</li> <li>2. Letter to County amending OPA (dated November 7, 2013) (3 pages)</li> <li>3. WCDSB Proposed Sacred Heart Catholic School Concept Plan (prepared by BJC Architects) (1 page)</li> <li>4. Draft Official Plan Amendment (12 pages)</li> <li>5. Draft Zoning By-law Amendment (3 pages)</li> <li>6. Summary of Urban Boundary Expansion Policies (4 pages)</li> <li>7. Residential and Employment Land Needs Township of Guelph/Eramosa (28 pages)</li> <li>8. Statistical Overview of County of Wellington Land Needs (7 pages)</li> <li>9. Letter to OMAFRA (dated December 4, 2012) (27 pages)</li> <li>10. Letter RE: Municipal Servicing Availability (prepared by Burnside, dated December 6, 2013) ( 2 pages)</li> </ol>
TOTAL PAGES: Report 10 pages, Attachments 88 pages	

### SUMMARY

The Township of Guelph/Eramosa submitted an application (OP-2012-04) to the County to amend the County of Wellington Official Plan to support the expansion of Rockmosa Park through changes to lands within Rockwood, and modifications to the northern boundary of the community of Rockwood. The extent of the application was amended to include additional lands, thus facilitating the development of a new Wellington Catholic District School Board elementary school, targeted to open to students in the Fall of 2015. The resulting urban boundary squares of the northwest corner of Rockwood, accommodates residential lands displaced from the Rockmosa Park expansion, and includes existing residential lots. The impetus for the application is to support the development of 'community infrastructure' (eg. recreation, education) in close proximity to existing facilities (Rockmosa Park, County library branch) thus supporting a 'complete community' and providing an opportunity for shared facilities (such as parking, gymnasium, community space).

A Zoning By-law Amendment (ZBA 5/12) was also submitted and is being processed concurrently.

This report outlines the proposed expansion of the urban boundary in support of ‘community infrastructure’ in further detail and provides evaluation of the proposed urban boundary expansion under the ‘municipal comprehensive review’ policy framework

## RECOMMENDATION

It is recommended that the Township of Guelph/Eramosa:

1. Proceed with the scheduled joint public meeting on Monday January 27, 2014 at 7:00pm at Rockmosa Community Centre at 74 Christie Street, Rockwood
2. Provide a copy of the Planning Report to the County of Wellington for consideration in the evaluation of Official Plan Amendment OP-2012-04
3. Endorse the Planning Report as a Municipal Comprehensive Review
4. Support the submitted Official Plan Amendment (OP-2012-04) and Zoning By-law Amendment (ZBA 05/12) applications for the expansion of Rockmosa Park and the development of a new school in Rockwood and the extension of the Rockwood Urban Boundary.

Submitted by:



Bernard P. Hermesen, MUDS, BES, MCIP, RPP



Lana Phillips, MA, MCIP, RPP

## OVERVIEW

In May 2012 the Township of Guelph/Eramosa submitted an application (OP-2012-04) to the County to amend the County of Wellington Official Plan to support the expansion of Rockmosa Park through changes to lands within Rockwood and modifications to the northern boundary of the community of Rockwood. Subsequently, in November 2013, the application was amended to include additional lands along the northern boundary of Rockwood on the west side of Wellington Road 27 in order to facilitate the development of a school by the Wellington Catholic District School Board (WCDSB) and respond to the Province’s comments to provide a logical urban boundary. A Zoning By-law Amendment (ZBA 5/12) application was submitted and is being processed concurrently. The extent of the two applications varies as not all components require an Official Plan Amendment. The various components of the applications (OP-2012-04 and/or ZBA 5/12) are described in more detail below.

## EXISTING CONTEXT and SURROUNDING AREA

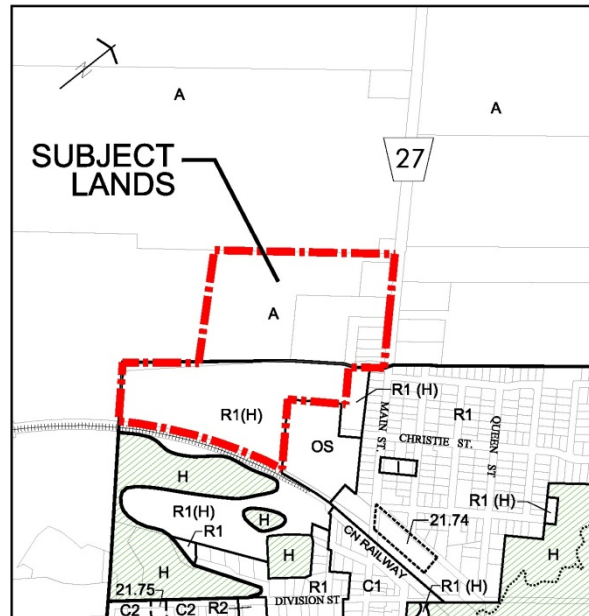
Rockwood is the only Urban Centre and municipally serviced area in the Township of Guelph/Eramosa. As such, Rockwood is intended to accommodate the majority of future growth in the Township. The submitted applications aid the Township in meeting the current and future demands of growth, including the provision of ‘community infrastructure’ and the preservation of existing residential land supply.

**‘Community Infrastructure’** refers to lands, buildings, and structures that support the quality of life for people and communities by providing public services for health, education, recreation and socio-cultural activities, security and safety and affordable housing.

- Places to Grow

The applications apply to lands at the northwest corner of Rockwood, and include lands both within and outside the current Rockwood boundary. The subject lands are on the west side of Main Street North/Wellington Road 27. The surrounding area is summarized as follows:

- **East** – There is existing residential development along Main Street North/Wellington Road 27. The Fire Hall and Ontario Provincial Police (OPP) detachment are located across the road.
- **South** – The existing Rockmosa Park and the CN Railway bound the subject lands to the south. South of the CN railway the lands are naturalized/treed.
- **West** – The lands to the west are outside of Rockwood, used for agriculture (crop and livestock) with related buildings and dwellings. The lands to the west (up to Fourth Line) are under the same ownership as the lands included in the original applications.
- **North** – The lands to the north are outside of Rockwood and used for agriculture. There is a naturalized/treed area and its southerly extent is adjacent to the subject lands.



## ROCKMOSA PARK

Rockmosa Park serves an important role in providing Township residents with recreational and cultural services. The park currently includes:

- |  |                              |
|--|------------------------------|
| • Baseball diamond                     | • Ontario Early Years Centre |
| • 1 full soccer pitch                  | • Basketball court           |
| • 2 mini fields                        | • Batting cages              |
| • 3 lighted tennis courts & club house | • Playground                 |
| • Splash pad                           | • Picnic shelter             |
| • County library                       | • Public washrooms           |
| • Community centre                     |                              |

The current facilities are well utilized and the Township has identified the need and desire to upgrade and expand upon the park to address:

- The number, size and lighting of soccer fields
- Parking demands associated with the various uses

## PROPOSED ROCKMOSA PARK EXPANSION

As part of the application a preliminary design concept for the future park area was prepared and submitted in order to understand the additional facilities that could be accommodated through the expansion. The preliminary design demonstrates that a total of six soccer fields (two full-size and four junior-size), a baseball diamond, and a much-expanded parking area could be achieved over time. The expanded facilities will also allow the Township to redevelop and expand the facilities within the current park lands for future uses, such as a skateboard park, outdoor ice surface, and further parking areas. The redevelopment and/or



expansion of Rockmosa Park is intended to address identified issues (eg. parking, field lighting) and provide for additional opportunities to meet the long term growth of the community.

### **PROPOSED WCDSB SCHOOL**

The Wellington Catholic District School Board (WCDSB) has been allocated provincial funding to construct a school in Rockwood. The WCDSB is acquiring lands in north Rockwood in order to develop a school in proximity to existing community facilities and both existing and future residential areas. The WCDSB has provided the following information on the proposed school:

- The school is being constructed for an enrolment of 268 pupil places and is scheduled to open September 2015.
- The school will accommodate full day kindergarten to grade 8.
- The school is planned to have 2 kindergarten rooms and 9-10 classrooms, along with a gymnasium, resource centre/library, offices and associated operational spaces.
- The school is anticipated to be 2 stories and will be between 30,000 and 35,000 square feet.
- The school will have a typical school year calendar, operating from the start of September to the end of June.
- The school will be serviced by 4 to 6 buses daily. Typical school bus drop off and pick-up times are 8:15 - 8:45 am drop off and 3:00 - 4:00 pm pick-up.

The WCDSB has provided a concept plan (Attachment 3) to show the potential school site (in grey) and general layout of the school on the site. The development of the school would require creation of the lot, adjacent road and/or accesses and site plan approval, in addition to approval of the current Zoning By-law Amendment. It is noted that all undeveloped lands surrounding the school site would remain under the ownership of others and be subject to additional applications for development, therefore any roads and lotting shown are provided for context only and is conceptual.

### **RESIDENTIAL LANDS**

***Future Residential*** - The lands required for the Rockmosa Park expansion displace existing lands that are designated and zoned for residential purposes. These lands are being relocated to the north, thus necessitating an expansion of the urban boundary.

***Existing Residential*** - In response to Provincial comments on the original application the proposed urban boundary has been amended to include all lands on the west side of Wellington Road 27, between the existing Rockwood urban boundary and the northerly extent of the original application (south lot line of 5162 Wellington Road 27). The squared off boundary would include six existing residential lots (321, 323, 325, 331, 333 Main Street North and 5150 and 5156 Wellington Road 27).

***Church*** - The amended boundary also includes lands owned by the Diocese of Hamilton. The Diocese of Hamilton has indicated their long term intent to develop a portion of the lands for use as a church with supporting facilities to include a hall, administrative space and a manse or rectory. A church is permitted under the 'Residential' designation in the Official Plan. The

Diocese is also supportive of the WCDSB school development and has suggested that the opportunity to share parking facilities be considered. A school and church use typically have opposing hours of operation thus providing an opportunity to share parking.

### **COUNTY OF WELLINGTON OFFICIAL PLAN and SUBMITTED AMENDMENT**

**Official Plan Amendment (OP-2012-04)** – The application was submitted to support the expansion of Rockmosa Park through relocating existing lands designated for residential development north, thus requiring an expansion to the Rockwood urban boundary. The application was subsequently amended to facilitate the development of a new school by the WCDSB and respond to Provincial comments regarding the extent of the urban boundary.

The application proposes to designate the Rockmosa Park extension lands 'Recreational' and the other lands brought into Rockwood would included in the 'Urban Centre' designation and designated 'Residential'. Non-residential uses such as schools and churches may also be permitted within the 'Residential' designation subject to appropriate zoning. The subject lands are currently designated 'Urban Centre' and 'Residential' within Rockwood and 'Prime Agricultural' outside of Rockwood. The draft Official Plan Amendment is included in Attachment 4. The County of Wellington is the approval authority for Official Plan Amendments.

Since submission the Official Plan Amendment has been subject to agency circulation and review. A series of response submissions and meetings have occurred with various Provincial ministries to address the comments raised. Key submissions are noted below. A number of the comments raised overlapped with those provided with the recently approved Upper Grand District School Board (UGDSB) school in south Rockwood (OPA 86 and By-law 29/2013).

<b>Date</b>	<b>Supplementary Submission Materials</b>
October 18, 2012	Response letter to Province focused on the Places to Grow policy framework as it applies to settlement area boundary expansions (Policy 2.2.8).
December 4, 2012	Response letter to Province (OMARFA) focused on the agricultural components of the Places to Grow settlement area boundary expansion (Policy 2.2.8.2 f and g) policies.
January 23, 2013	Response letter to Province (MOI) focused on population growth and allocation.
November 5, 2013	Letter to County – Request to amend the OPA to support development of a new school by the WCDSB. Amended application includes existing residential lots on the west side of Wellington Road 27, a 20m strip of land and lands owned by the Diocese of Hamilton.

**County of Wellington Official Plan** – The County recently undertook a five-year review of its Official Plan and adopted OPA 81 to implement the changes resulting from the review. OPA 81 is currently with the Province for approval. It is noted that OPA 81 modified the urban boundary of Rockwood to include the Fire Hall and Ontario Provincial Police (OPP) detachment located at the north end of Rockwood, on the east side of Main Street North/Wellington Road 27.

The five-year review did not include a review of forecast growth or allocation of growth within the County. It is anticipated that the County will undertake a review of future growth and allocation of growth in the future in order to address the recent (June 2013) revisions to Places to Grow. The horizon year of Places to Grow was extended from 2031 to 2041 and growth forecasts provided for the additional timeframe. The resulting Places to Grow (Schedule 3) provides a surplus population (ie a land supply deficit) in both 2036 and 2041 for the County of Wellington. The County is responsible for allocating growth to its local municipalities.

### **TOWNSHIP OF GUELPH/ERAMOSA ZONING BY-LAW and SUBMITTED AMENDMENT**

**Zoning By-law Amendment (ZBA 5/12)** – The application was submitted concurrently with the OPA and implements the requests in the Official Plan. The table below summarizes the draft Zoning By-law Amendment (Attachment 5). The Township of Guelph/Eramosa is the approval authority for Zoning By-law Amendments.

<b>Lands</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>
Rockmosa Park Expansion	Village Residential Low Density with a Holding Provision (R1(H))	Open Space (OS)
WCDSB School Site	Agricultural (A) and Village Residential Low Density with a Holding Provision (R1(H))	Village Residential Low Density with a Holding Provision (R1(H)) and a Special Provision (see below for information)
Diocese of Hamilton Lands (future church development)	Agricultural (A)	
Existing Residential	Agricultural (A)	Village Residential Low Density (R1)
Future Residential (displaced through Rockmosa Park expansion)	Agricultural (A)	Village Residential Low Density with a Holding Provision (R1(H))

A special provision is proposed that would permit the church and school uses within the Village Residential Low Density - Holding (R1(H)) zone. The school and church would be able to develop with the holding provision in place. The holding provision would need to be lifted for residential development. Lifting of the holding provision would require the applicant to provide details to demonstrate to the satisfaction of the Township how the lands can be municipally serviced.

Compliance with the Zoning By-law regulations (ie. lot area, frontage, setbacks, etc) would be confirmed through future Planning Act (ie. severance, subdivision or site plan) or Building Permit applications.

### **MUNICIPAL COMPREHENSIVE REVIEW**

As a proposal to expand the urban boundary the application is subject to specific analysis through the Provincial Policy Statement (PPS), Places to Grow (P2G) and County Official Plan (OP). All of the applicable policy documents require a comprehensive review to be undertaken in order to consider an expansion to an urban boundary. Each of the urban expansion policies provided in the PPS, P2G and County OP are included in Attachment 6 and referenced and discussed in this section of the report. For ease of reference the policies have

been grouped by topic area, and appear in the order provided in the County Official Plan. This policy discussion has been municipally prepared to address the various urban expansion policies and will be considered as part of an official plan amendment and subject to adoption by a planning authority.

### **Evaluation of Land Needs**

The County of Wellington has prepared a detailed evaluation of residential and employment land needs within the Township of Guelph/Eramosa and a Statistical Overview of Wellington County Land Needs (see Appendix 7 and 8 respectively).

The County level evaluation is important for the review of the urban boundary expansion by the Province. Through the Province's simultaneous review of this application, the application associated with the UGDSB school (located in south Rockwood) and Schedule 3 of Places to Grow it was determined that there would be a County wide undersupply of residential land in 2036 and 2041. This suggests there is a long term need for residentially designated lands within the County.

The County's evaluation of the Township land needs concludes that:

- Using the greenfield density target the residential supply and demand in the Township is generally in balance and diverse.
- Within Rockwood there is a supply of vacant residential lands to accommodate long term residential growth.
- There is an oversupply of vacant rural industrial land in the Township (outside of Rockwood) and an undersupply of highway commercial lands across the Township to meet long-term employment growth.

Given these conclusions it is important that the residential land supply within Rockwood is preserved, and therefore important that the lands available for residential development which are displaced by community infrastructure including the expansion of Rockmosa Park, the WSDSB school and future church are replaced. The additional community infrastructure provides employment growth opportunities. Institutional uses (such as schools) are part of a *complete community* which provide a population related employment and are typically located within the residential land supply.

It is noted that wastewater treatment for Rockwood is provided through the City of Guelph. At the time of the County initiated Official Plan Amendments implementing growth management policies and related projections (OPA 61 & 65) discussions were underway to allow for additional capacity to permit build-out of Rockwood. Build-out included infill and any existing designated residential lands within the Rockwood urban boundary. The number of units requested for servicing allocation informed the allocation of growth to Rockwood in the County of Wellington Official Plan in order to align with policy direction to have growth on full municipal services. Therefore, the allocation provided in the current wastewater treatment agreement accommodates the growth forecasts included in the current County of Wellington Official Plan (to 2031). There is wastewater treatment allocation available, which Township Council can choose to assign through the approvals required for development. The Township is currently in the process of considering upgrading its wastewater

infrastructure in Rockwood to accommodate the existing demands and planned growth within Rockwood.

The Townships approved Parks and Recreation Master Plan (PRMP) identifies Rockmosa Park as a 'Community Park' which serves the entire Township and includes a range of recreational facilities and amenities. Throughout the PRMP there are a number of recommendations for future facilities and amenities that could be accommodated through the expanded Rockmosa Park. High priorities for Rockmosa Park include additional soccer fields and perimiter walking trails.

### **Time Horizon**

The proposed urban expansion is requested to facilitate the development of community infrastructure including the expansion of Rockmosa Park and the WCDSB school.

It is noted that the current draft Provincial Policy Statement provides that *infrastructure and public service facilities would not be limited to a 20-year time horizon (1.1.2)*.

### **Timing of Development**

The addition of the lands to the Rockwood urban centre does not adversely affect the ability for the lands designated for residential development to achieve intensification and density targets. The County of Wellington Official Plan (OP, 3.3.1) includes:

- A residential intensification target of a minimum of 20% of all residential development occurring annually within the built-up area
- A greenfield density target of a County wide minimum density of not less than 40 residents and jobs per hectare.

### **Other Applicable Provincial Plans**

The Greenbelt, Niagara Escarpment and Oak Ridges Moraine Conservation Plans do not apply to the subject lands and therefore are not applicable.

### **Infrastructure**

The PPS includes the provision of *public service facilities* (such as the a school) as a consideration in a comprehensive review for expansion of a settlement area. The WCDSB intends to proceed with the development of the school in the short term as there is an identified need for the facility.

The Township Engineer has confirmed that the lands can be supported by municipal servicing infrastructure (Attachment X). Any development would require further details, prepared to the satisfaction of the Township, to determine exactly how the development would be municipally serviced. Servicing is to be provided in a *safe, efficient, financially and environmentally sound manner*.

### **Alternative Locations Relative to Agriculture, Impacts on Agricultural Operations and Evaluation of Reasonable Alternatives**

This set of policies relates to agriculture, and a detailed response to these policies was provided to the Ministry of Agriculture, Food and Rural Affairs (OMAFRA) (Attachment X). The main conclusions of the letter are:

- The urban boundary expansion is not a specialty crop area.
- There are no reasonable alternatives that avoid prime agricultural areas. We would note that rural lands surrounding Rockwood are designated *Prime Agricultural* or *Core Greenlands/Greenlands* in the County Official Plan. Therefore, there is no reasonable alternative for Rockwood urban expansion that avoids *prime agricultural areas*.
- There are no reasonable alternatives on lower priority agricultural lands within the prime agricultural areas. An agricultural soil survey and land capability analysis was previously completed for the lands included in the original OPA submission, that indicated there are no Class 1 soils on the lands proposed to be redesignated 'Residential' (refer to Attachment 9).
- Based on the completion of a Minimum Distance Separation (MDS) evaluation of the surrounding operations the urban boundary expansion is outside of the defined setbacks, and thus will not impact existing agricultural operations.

### **Location of Expansion**

The urban boundary expansion is considered an appropriate direction and location for expansion taking into consideration the following:

- Proximity to the existing community infrastructure included within the existing Rockmosa Park
- The clustered location of these various community components aids in creating a strong, livable and healthy community.
- The expansion of recreational facilities and the addition of a new school in proximity to the Township's existing recreational public service facility (Rockmosa Park), and library optimizes the use of public service facilities and provides opportunities for shared facilities (e.g. parking and school gym). There are both cost and operations benefits gained by locating community services in close proximity to one another and therefore efficient use of infrastructure and land.
- The logical extension of the road network to access the subject lands from a County Road
- The development of Rockmosa Park and WCDSB school provides for additional employment opportunities.
- There are no identified mineral aggregate areas on the subject lands
- The impacts on the natural heritage system and features can be mitigated through the design of future development. There are no identified natural features on the subject lands, however protection of adjacent features located at the northeast corner of the subject lands may require buffers.

- There is sufficient municipal servicing capacity in terms of sanitary treatment and water supply for the subject lands including development of both school, church and residential uses (refer to Attachment 10). Any development would require the further servicing plans, prepared to the satisfaction of the Township, to determine exactly how the development would be municipally serviced.
- The proposed boundary is based on existing property lines and road networks with the intent of providing a compact, rounded out, logical boundary to Rockwood.

It is noted that the Rockwood urban boundary was recently expanded in the south to support the development of ‘community infrastructure’, specifically the construction of a school owned and operated by the Upper Grand District School Board. Building permits have been acquired and the school is intended to open to students in Fall 2014.

### **AGENCY COMMENTS**

The comments provided through agency circulation to date for either amendment application are summarized below. The proposal was originally circulated in May 2012, with the revised OPA re-circulated by the County in November 2013. The agency comment period for the revised OPA closes January 10, 2014 and supplementary comments can be shared at the public meeting.

**Grand River Conservation Authority (GRCA)** – Comments provided August 21, 2012 and November 26, 2013. The GRCA *“has no objections to the inclusion of proposed areas as part of the proposed boundary adjustments and residential use”*. An Environmental Impact Statement (EIS) was submitted to the GRCA in 2013 specific to the feature located adjacent to the northeasterly edge of the lands subject to the applications. The GRCA *“is satisfied with the Environmental Impact Statement”*

**Province of Ontario** – Comments provided September 10, 2012 and February 8, 2013. The comment letters include input from Ministries including: Infrastructure (MOI), Environment (MOE), Agriculture and Rural Affairs (OMAFRA) and Municipal Affairs and Housing (MMAH). The comments provided by each ministry relate to their mandated area of interest. A series of responses were prepared to respond to the Province’s comments.

**Township Departments** – Township staff from various departments have been involved with the development, submission and follow up associated with the proposal given it is a Township application. This Planning Report serves as the Townships comments on the OPA. A letter has been provided by the Township Engineers (Burnside – Attachment 10) for additional information on servicing.

**Public comments** will be provided through the pending Public Meeting and considered by Council prior to making a decision on the Zoning By-law Amendment. In addition to the public notice required under the Planning Act, the Township has provided letters to the owners of the existing residential lots along Main Street/County Road 127 including in the amended OPA to directly respond to any questions or comments they may have.



**Attachment 1 - Aerial Photo (1 page)**



Attachment 2 - Letter to County amending OPA (dated November 7 2013) (3 pages)

November 7, 2013

Gary Cousins, Director of Planning and Development  
County of Wellington  
Planning and Development  
Third Floor, 74 Woolwich Street  
Guelph ON N1H 3T9

Dear Mr. Cousins:

**RE: Revision to Official Plan Amendment Application (OP-2012-04)  
Rockmosa Park Expansion and Bonner Lands (5155 Fourth Line),  
Rockwood**

The Township of Guelph/Eramosa submitted an application (OP-2012-04) to amend the County of Wellington Official Plan to support the expansion of Rockmosa Park through modifications to the northern boundary of the community of Rockwood. At this time we request to revise the application to include additional adjacent lands further supporting the development of 'community infrastructure'. The adjacent lands would be redesignated from 'Prime Agricultural' to 'Urban Centre', and more specifically 'Residential' (see attached). The adjacent lands are proposed to include institutional (church and school) and residential uses. The adjacent lands include:

- 3.2 ha (7.9 ac) owned by the Diocese of Hamilton (5150 Wellington Road 27) immediately adjacent to the lands included in the current OPA (the subject lands), with frontage on Wellington Road 27.
- 0.4 ha (1.01 ac) L-shaped strip of land owned by Mrs. Bonner that has frontage on Wellington Road 27, runs behind existing homes on Wellington Road 27, and connects to the subject lands.



- The existing residential lot (5156 Wellington Road 27) located between the Diocese's lands and the subject lands.
- Five existing residential lots located on Wellington Road 27 (321, 323, 325, 331 and 333 Wellington Road 27) immediately adjacent to the urban boundary of Rockwood across from the Fire Hall and OPP Station.

These lands are being added to the application (OP-201204) in order to:

- Facilitate a new Wellington Catholic District School Board elementary school, targeted to open to students in the Fall of 2015. The location adjacent to the existing and expanded Rockmosa Park, County library branch and existing and future residential areas supports a complete community and provides opportunities for shared facilities (such as parking, gymnasium, community space).
- 'Round out' the Rockwood urban boundary, in response to the Province's comments to consider contemplating these lands with the settlement area expansion. The inclusion of the adjacent lands provides a logical boundary that captures all current and future development along the west side of Wellington Road 27. Furthermore, the County of Wellington recently completed their five-year review (OPA 81) which added the existing Fire Hall and Ontario Provincial Police Station on the east side of Wellington Road 27 into the Rockwood urban boundary.

The justification for the expansion of Rockwood's urban boundary to the north to facilitate the development of '*community infrastructure*' has been addressed in the materials submitted to date. The inclusion of the adjacent lands is in keeping with the overall intent of the original application. For reference key submissions have included:

- Original application and Planning Report (May 2012)
- Response letter to Province (dated October 18, 2012) focused on the Places to Grow policy framework as it applies to settlement area boundary expansions (Policy 2.2.8).
- Response letter to Province (OMARFA) (dated December 4, 2012) focused on the agricultural components of the Places to Grow settlement area boundary expansion (Policy 2.2.8.2 f and g) policies.
- Response letter to Province (MOI) (dated January 23, 2013) focused on population growth and allocation.

Additionally there have been a number of meetings and discussions with the Province, County and the Township to address the comments provided by the Province.

The proposed urban boundary expansion (as revised) is supported by the submitted materials, and other considerations as noted below.

1. The proposed amendment is consistent with the Provincial Policy Statement, specifically the policies applicable to expansion of a settlement boundary (1.1.3.9).

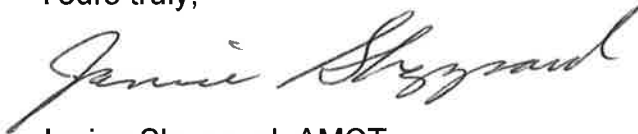
2. The proposed amendment conforms to Places to Grow, specifically the policies for an urban boundary expansion (2.2.8). With regards to this policy the following is noted:
  - a. The County of Wellington is responsible for the allocation of forecasted growth within its lower tier municipalities. The recent update to the Places to Grow growth forecasts (Schedule 3) provides a surplus population in both 2036 and 2041 for the County of Wellington.
  - b. Density targets are applicable to the future development of lands brought into the Rockwood urban boundary.
  - c. The future development of the lands can be supported by municipal infrastructure. The details of how the lands can be municipally serviced are determined through a future subdivision process. The implementing Zoning By-law is proposed to use holding provisions to ensure appropriate phasing of development in keeping with the availability of municipal services.
  - d. The urban boundary expansion is not a speciality crop area, there are no reasonable alternatives that avoid prime agricultural areas, nor reasonable alternatives on lower priority agricultural lands within the prime agricultural areas. Refer to the OMAFRA response submission for more details.
  - e. Based on the completion of a Minimum Distance Separation (MDS) evaluation of the surrounding operations the urban boundary expansion is outside of the defined setbacks, and thus will not impact existing operations.
  - f. The expansion of recreational facilities and the addition of a new school in proximity to the Township's existing recreational public service facility (Rockmosa Park), and library optimizes the use of public service facilities and provides opportunities for shared facilities (e.g. parking). There are both cost and operations benefits gained by locating community services in close proximity to one another and therefore efficient use of infrastructure and land.
  - g. The clustered location of these various community components aids in creating a strong, livable and healthy community.
  - h. The inclusion of lands for development as a school provides for additional employment opportunities.
3. The proposal is an official plan amendment initiated by a municipality and therefore considered as part of a municipal comprehensive review.
4. The Rockwood urban boundary was recently expanded in the south specifically to support the development of '*community infrastructure*', specifically the construction of a school owned and operated by the Upper Grand District School Board. Building permits have been acquired and the school is intended to open to students in Fall 2014.

A Zoning By-law Amendment application (ZBA 5/12) has been submitted concurrent to the Official Plan Amendment. The application will be revised in alignment with the revised Official Plan Amendment. The adjacent lands are proposed to be residentially zoned, with permissions for institutional uses (school and church).

The Township has been working closely with the Diocese of Hamilton, Wellington Catholic District School Board and Mrs. Bonner to keep them informed and involved in the revisions to the application. The Township will be contacting the owners of the existing residential lots along Wellington Road 27 included in the revision.

I trust that the above is satisfactory. Please contact me should you require anything further.

Yours truly,

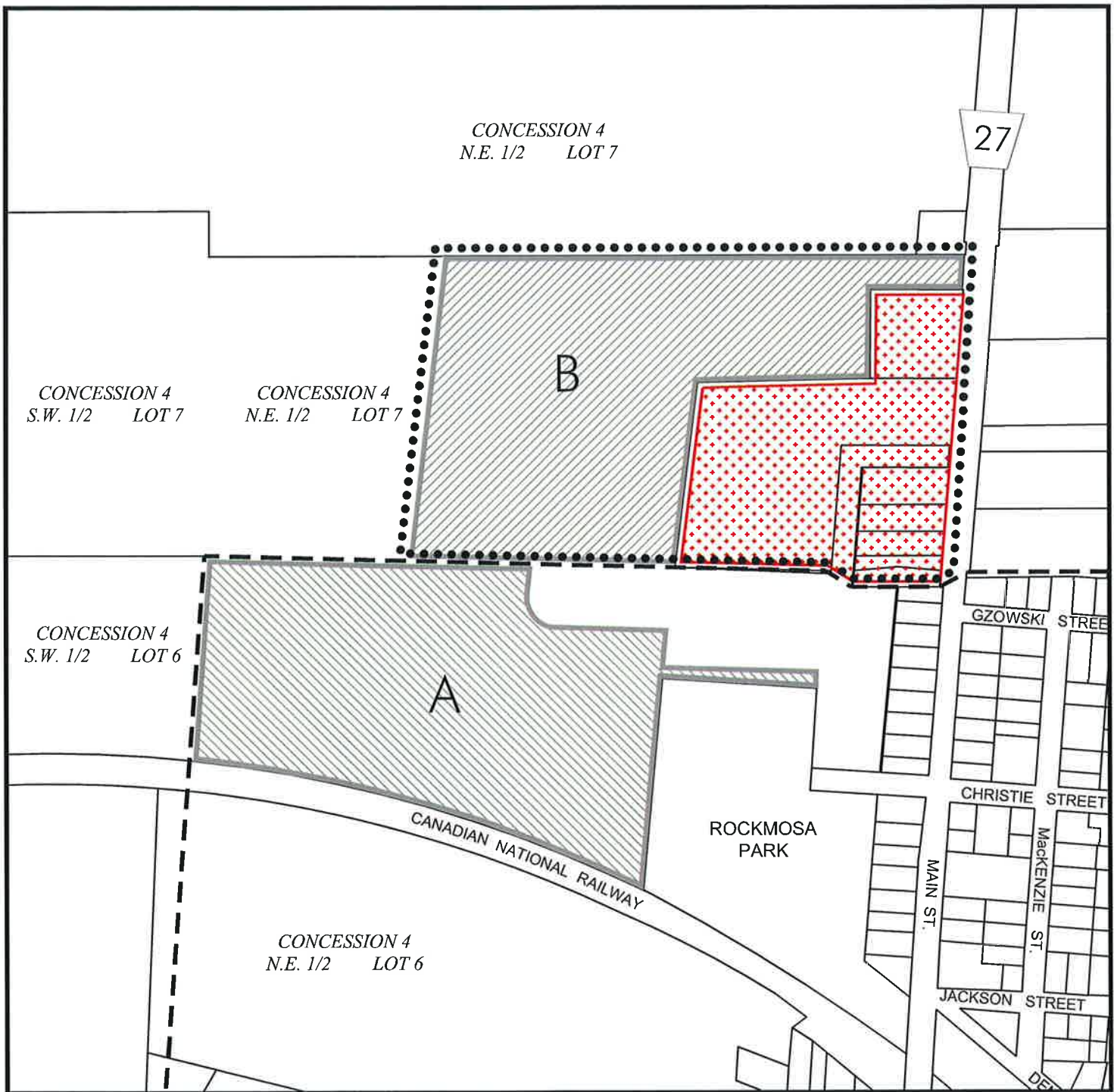
A handwritten signature in cursive script, appearing to read "Janice Sheppard".

Janice Sheppard, AMCT  
CAO

Encl. Graphic - Rockmosa Park Expansion – Revised Official Plan Amendment Application

cc: Wellington Catholic District School Board c/o Nancy Shoemaker  
Diocese of Hamilton, John O'Brian  
Mrs. Barbara Bonner  
Bernie Hermesen/Lana Phillips, MHBC Planning  
Scott Galajda, Miller Thompson LLP  
Harry Niemi, Burnside Engineering



# ROCKMOSA PARK EXPANSION - Revised Official Plan Amendment Application





## LEGEND

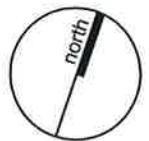
Existing Rockwood Urban Boundary

### Current Application (OPA-2012-04)

-  To be redesignated from Residential to Recreational
-  To be redesignated from Prime Agricultural to Residential

### Revised Application

-  To be redesignated from Prime Agricultural to Residential
-  To be redesignated from Prime Agricultural to Urban Centre (to be included in the Rockwood Urban Boundary)



0 50 100 150 METRES

SCALE 1 : 5,000

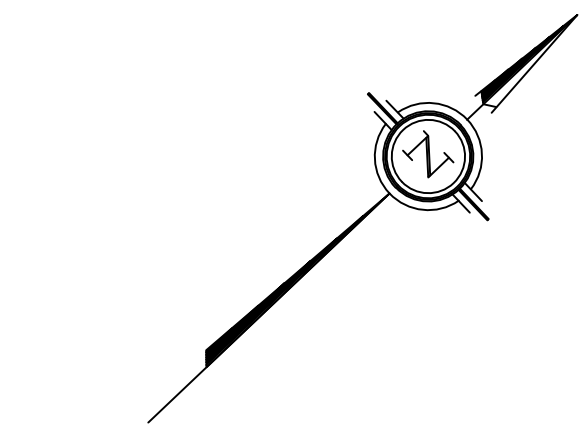
DATE: Nov. 1, 2013

Attachment 3 -WCDSB Proposed Sacred Heart Catholic School Concept Plan (prepared by BJC Architects) (1 page)



# PROPOSED SACRED HEART CATHOLIC SCHOOL

R O C K W O O D , O N T A R I O



SCALE = 1 : 8 0 0

ROCKMOSA PARK

SCHOOL SITE

PROPOSED  
SCHOOL

PARKING

FUTURE CHURCH SITE

PROPOSED STREET

PROPOSED ST.

CONCEPT ST.

CONCEPT ST.

CONCEPT ST.

EXISTING LOTS



MAIN STREET / WELLINGTON RD 27

GZOWSKI STREET

EXISTING LOTS

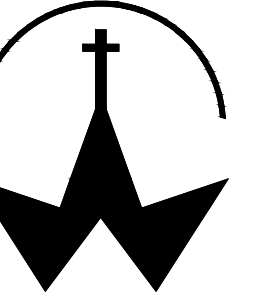
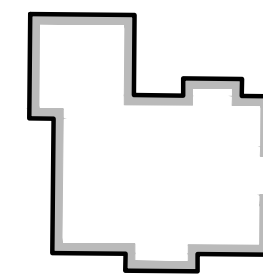
EXISTING LOTS

MACKENZIE STREET

EXISTING LOTS

CHRISTIE STREET

ERAMOSA  
COMMUNITY  
LIBRARY



Wellington Catholic  
District School Board  
*We Have Faith in Education*

BJC

RR #2 8016 HIGHWAY #7,  
GUELPH, ONTARIO, N1H 6H8,  
TEL. (519) 822 7390



Attachment 4 -Draft Official Plan Amendment (12 pages)

**AMENDMENT NUMBER \_\_\_\_**  
**TO THE OFFICIAL PLAN FOR THE**  
**COUNTY OF WELLINGTON**

**Applicants:**

**Barbara Bonner**  
**Township of Guelph/Eramosa**  
**Wellington Catholic District School Board**  
**Diocese of Hamilton**  
**County File No.: OP-2012-04**

**DRAFT**

**November 27, 2013**

Please be advised that this is a draft amendment to the Wellington County Official Plan which may be revised prior to adoption by Wellington County Council as a result of agency review, local comments, public input, and further review by the County of Wellington.

# THE CORPORATION OF THE COUNTY OF WELLINGTON

BY-LAW NO. \_\_\_\_\_

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

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

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

READ A FIRST AND SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
WARDEN

\_\_\_\_\_  
CLERK

# AMENDMENT NUMBER \_\_\_\_

## TO THE

### COUNTY OF WELLINGTON OFFICIAL PLAN



# AMENDMENT NUMBER \_\_\_\_ TO THE COUNTY OF WELLINGTON OFFICIAL PLAN

## INDEX

### PART A - THE PREAMBLE

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

### PART B - THE AMENDMENT

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

### PART C - THE APPENDICES

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

## **PART A - THE PREAMBLE**

### **PURPOSE**

The purpose of the proposed amendment to the Wellington County Official Plan is to:

- Change Schedule A3 to expand the URBAN CENTRE of Rockwood and redesignate lands from the Prime Agricultural; and
- Change Schedule A3-1 (ROCKWOOD) to designate lands to RESIDENTIAL and lands from Residential to RECREATIONAL.

### **BASIS**

The community of Rockwood is the main urban centre of Guelph/Eramosa Township. Rockwood is on full municipal services and is expected to accommodate the majority of population growth for Guelph/Eramosa. To address this growth, the Township proposes to expand community infrastructure within Rockwood in order to provide new and enhanced opportunities for its existing and future residents. The expanded community infrastructure includes:

- Additional recreational lands and facilities through the expansion of the Rockmosa Park
- A new elementary school (proposed by the Wellington Catholic District School Board) and
- A future church and ancillary uses (proposed by the Diocese of Hamilton).

In order to relocate the residentially designated lands displaced by the expanded community infrastructure the Township's application proposes to provide lands designated RESIDENTIAL through an expanded Rockwood Urban Centre. The application further proposes to include existing residential development (six properties) along the west side of Wellington Road 27/Main Street and a previous road right-of-way within the Rockwood Urban Centre, in order to provide a simplified and logical urban boundary.

The lands proposed to be designated RECREATIONAL lands are located immediately adjacent to the existing community recreational area (Rockmosa Park) situated on the northwest side of Rockwood. The lands intended for institutional use (school, church, etc.) are to the north of Rockmosa Park and would be surrounded by existing and future residential development. A planning report and supplementary letter in support of the proposed Official Plan Amendment was prepared by MHBC Planning and the following information is derived from the submitted materials.

#### **Need for New and Enhanced Recreational Opportunities for Rockwood**

Based on its existing recreational facilities, the Township of Guelph/Eramosa is not meeting the current demand for soccer fields in Rockwood. Further, the existing sport fields at Rockmosa Park are not sized appropriately to meet applicable design guidelines. The existing site constraints at Rockmosa Park do not allow for the installation of outdoor lighting which results in sport fields not being used to their full potential. Also, opportunities for indoor year-round physical activity programs and adult sports in the community are lacking due to inadequate facilities.

Off-street parking at the Rockmosa site is underprovided. A shortfall of approximately 200 spaces was identified by the Township. Additional land is needed to improve the existing parking and traffic circulation problems especially when multiple recreational and cultural events occur at the same time.

The Township's objective is to develop a centralized sports complex to: optimize efficiency, encourage greater recreational participation, promote economic sustainability, and increase asset utilization of the existing and proposed facilities at Rockmosa Park. Other recreational activities can be provided at the centralized sports complex, including:

- Outdoor artificial ice surface
- Enclosed year-round multi-purpose court facility
- Large informal open space area to host outdoor concerts and festivals
- Skateboard park
- Multipurpose paved walking/running trail
- Toboggan hill
- Lighted, irrigated, and dimensioned sports fields
- Seniors' facility
- Public gardens
- Pavilions

The development of a new school in proximity to Rockmosa Park provides for an opportunity for community use of the gymnasium, thus further enhancing the recreational and cultural opportunities for the community.

### Benefits of Expanded Rockmosa Park

The anticipated benefits of the expanded recreational facilities include an increase in leisure service delivery to Township residents, consolidated sports fields with associated parking, increased regional appeal for hosting sports tournaments and other events, increased awareness and availability for sport participation to promote a healthy lifestyle, re-use and optimization of Township land, and meeting requirements of Provincial Policy with respect to building better communities.

The area adjacent to Rockmosa Park is identified as an ideal location for recreational expansion because: it is immediately adjacent to existing recreational and community facilities in Rockwood; the land when developed for recreational uses will be within and serve the largest concentration of Township residents; the land is relatively flat and dry and well suited for large sport fields; municipal services are available; and, large outdoor sport fields would be compatible with surrounding land uses. There are no alternative vacant parcels of land within the Rockwood urban boundary.

### Rockmosa Park Expansion and School Development

To address the lack of recreational facilities and opportunities for the community, additional land is needed. The proposed new recreational lands are within the Rockwood Urban Centre and designated RESIDENTIAL. The proposed acquisition of

land adjacent to Rockmosa Park (RECREATIONAL on Schedule 'B') would allow the Township to expand and add new recreational facilities as a logical extension of the existing community uses and facilities at this location (i.e. community centre, library, tennis courts, sport fields, etc). A preliminary design concept shows that the expanded Rockmosa Park could accommodate six soccer fields (two full-size and four junior-size), a baseball diamond, and parking areas. The expanded facilities will also allow the Township to further develop the current park lands (presently soccer fields and a baseball diamond) for future uses, such as an indoor soccer field, indoor ice arena, outdoor ice surface, and further off-street parking areas

Existing residential development along Wellington Road 27(Main Street), an existing road right-of-way and lands proposed for institutional purposes (including a church) are to be included in the expanded URBAN CENTRE. Amendments both the Township of Guelph/Eramosa Zoning By-law are also being considered for these lands.

## SUMMARY

Rockwood, as the Township of Guelph/Eramosa's only fully municipally serviced Urban Centre, needs to ensure that community infrastructure, residential development, and institutional uses are properly planned for this growing urban centre. The proposed applications:

- Provide an opportunity to provide recreational facilities to meet the demands for a growing community and future development of new facilities and recreational programs.
- Retain RESIDENTIAL lands to avoid the loss of this needed residential land supply. The use of this land for future residential purposes is appropriate and compatible with existing surrounding land uses.
- Facilitate a new Wellington Catholic District School Board elementary school, targeted to open to students in the Fall of 2015. The location adjacent to the existing and expanded Rockmosa Park, County library branch, and existing and future residential areas supports a complete community and provides opportunities for shared facilities (such as parking, gymnasium, community space).
- 'Round out' the Rockwood urban boundary, in response to the Province's comments to consider contemplating these lands with the settlement area expansion. The inclusion of the adjacent lands provides a logical boundary that captures all current and future development along the west side of Wellington Road 27. Furthermore, the County of Wellington recently completed their five-year review (OPA 81) which added the existing Fire Hall and Ontario Provincial Police Station on the east side of Wellington Road 27 into the Rockwood urban boundary.



The justification for the expansion of Rockwood's urban boundary to the north to facilitate the development of 'community infrastructure' has been addressed in the submitted materials. The proposed urban boundary expansion is supported by the submitted materials and other considerations as noted below.

1. The proposed amendment is consistent with the Provincial Policy Statement, specifically the policies applicable to expansion of a settlement boundary (1.1.3.9). The amendment provides for the efficient expansion of a settlement area, meeting a range of land use needs, supporting cost effective development, recognizing settlement areas as a focus of growth, within a compact form wherein public service facilities are provided.
2. The proposed amendment conforms to Places to Grow, specifically the policies for an urban boundary expansion (2.2.8). With regards to this policy the following is noted:
  - a. The County of Wellington is responsible for the allocation of forecasted growth within its lower tier municipalities. The recent update to the Places to Grow growth forecasts (Schedule 3) provides a surplus population in both 2036 and 2041 for the County of Wellington.
  - b. Density targets are applicable to the future development of lands brought into the Rockwood urban boundary.
  - c. The future development of the lands can be supported by municipal infrastructure. The details of how the lands can be municipally serviced are determined through a future subdivision process. The implementing Zoning By-law is proposed to use holding provisions to ensure appropriate phasing of development in keeping with the availability of municipal services.
  - d. The urban boundary expansion is not a specialty crop area, there are no reasonable alternatives that avoid prime agricultural areas, nor reasonable alternatives on lower priority agricultural lands within the prime agricultural areas. (Refer to the OMAFRA response submission for more details.)
  - e. Based on the completion of a Minimum Distance Separation (MDS) evaluation of the surrounding operations, the urban boundary expansion is outside of the defined setbacks and thus will not impact existing livestock operations.

- f. The expansion of recreational facilities and the addition of a new school and church in proximity to the Township's existing community centre, recreational lands, and County library, optimize the use of public service facilities and will provide opportunities for shared facilities (e.g. parking). There are both cost and operations benefits gained by locating community services in close proximity to one another and therefore efficient use of infrastructure and land.
  - g. The clustered location of these various community components aids in creating a strong, livable and healthy community.
  - h. The inclusion of lands for development as a school provides for additional employment opportunities.
3. The subject amendment conforms to the objectives of Places to Grow as implemented through the County of Wellington Official Plan.
  4. The subject proposal is addressing the County Official Plan criteria for urban centre expansion as a public need within the Official Plan's 2031 time horizon, at a location where infrastructure is planned and where agricultural impact would be minimized.
  5. The proposal is an official plan amendment initiated by a municipality and therefore considered as part of a municipal comprehensive review.
  6. The Rockwood urban boundary was recently expanded in the south specifically to support the development of 'community infrastructure', specifically the construction of a new school owned and operated by the Upper Grand District School Board. Building permits have been acquired and the new school is intended to open to students in the Fall of 2014.

## PART B - THE AMENDMENT

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

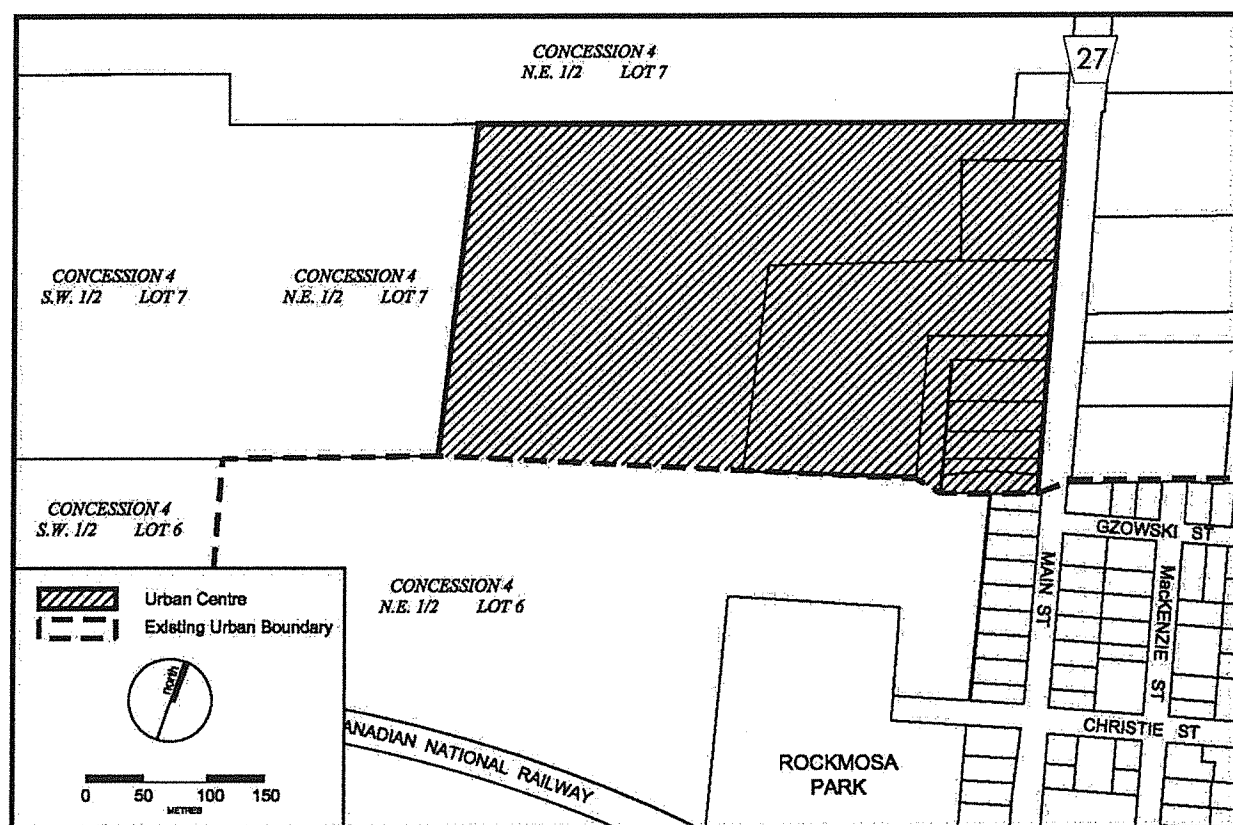
### DETAILS OF THE AMENDMENT

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

1. THAT Schedule A3 (Guelph/Eramosa) is amended by changing the designation of a portion of Northeast Half of Part of Lot 7, Concession 4, in the Township of Guelph/Eramosa (former Township of Eramosa) from Prime Agricultural to URBAN CENTRE (Rockwood), as illustrated on Schedule 'A' of this Amendment;
2. THAT Schedule A3-1 (Rockwood) is amended to expand the Urban Centre boundary and redesignate this new area being a portion of Northeast Half of Part of Lot 7, Concession 4, in the Township of Guelph/Eramosa (former Township of Eramosa) as RESIDENTIAL, as illustrated on Schedule 'B' of this Amendment; and
3. THAT Schedule A3-1 (Rockwood) is amended by changing the designation of a portion of the Northeast Half of Part of Lot 6, Concession 4, in the Township of Guelph/Eramosa (former Township of Eramosa) from Residential to RECREATIONAL, as illustrated on Schedule 'B' of this Amendment.

## THE CORPORATION OF THE COUNTY OF WELLINGTON

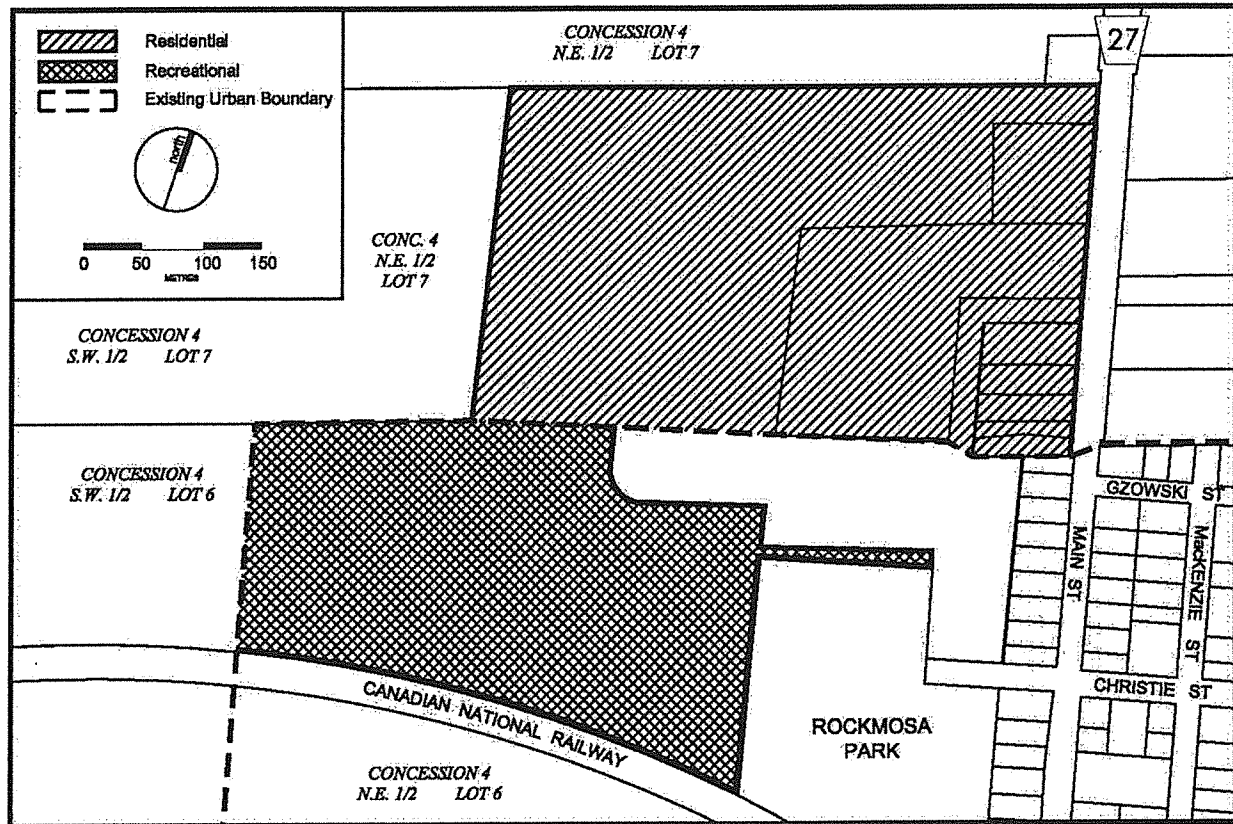
SCHEDULE "A"  
OF  
OFFICIAL PLAN AMENDMENT NO. \_\_\_\_



**Lands to be redesignated from Prime Agricultural to URBAN CENTRE**

**Amends Schedule A3 (Guelph/Eramosa)**

**SCHEDULE "B"**  
**OF**  
**OFFICIAL PLAN AMENDMENT NO. \_\_\_\_**



**Lands to be redesignated from Prime Agricultural to  
 Residential and from Residential to Recreational**

**Amends Schedule A3-1 (Rockwood)**

Attachment 5 -Draft Zoning By-law Amendment (3 pages)

The Corporation of the Township of Guelph/Eramosa  
By-Law Number \_\_/2014

A BY-LAW TO AMEND TOWNSHIP OF GUELPH/ERAMOSA  
ZONING BY-LAW NUMBER 57/1999

Northeast Half of Part of Lot 6 and 7, Concession 4, in the Township of Guelph/Eramosa (former Township of Eramosa) and 5155 Fourth Line, 321 Wellington Road 27, 323 Wellington Road 27, 325 Wellington Road 27, 331 Wellington Road 27, 333 Wellington Road 27, 5150 Wellington Road 27 and 5156 Wellington Road 27 (Township of Guelph/Eramosa, Mrs. Bonner, Wellington Catholic District School Board, Diocese of Hamilton)

WHEREAS the Council of the Corporation of the Township of Guelph/Eramosa deems it expedient to enact this By-law to amend Zoning By-law Number 57/1999;

AND WHEREAS Council is empowered to enact this By-law under the authority of Section 34 of the *Planning Act*, R.S.O. Chapter P. 13, as amended;

NOW THEREFORE the Council of the Corporation of the Township of Guelph/Eramosa hereby enacts as follows:

- Zones lands for the expansion of Rockmosa Park

Zones existing residential lots along Wellington Road 27

Zones undeveloped lands outside of Rockwood boundary

Zones lands for the Diocese lands and WCDSB School Site

Per Section 4.4 "The Holding Symbol "H" shall be removed at such time in the future when plans to develop the lands have been submitted and approved by the Corporation..."

1. That Zoning By-law Number 57/1999 is hereby amended by removing the lands as identified on Schedule "A" to this By-law from Map 1 (Township of Guelph/Eramosa) and adding them to Map 2 (Rockwood).

2. That Zoning By-law Number 57/1999 is hereby amended by rezoning the lands as identified on Schedule "B" of this By-law from Village Residential Low Density with a Holding Provision (R1(H)) to Open Space (OS).

3. That Zoning By-law Number 57/1999 is hereby amended by rezoning the lands as identified on Schedule "B" of this By-law from Agricultural (A) to Village Residential Low Density (R1)

4. That Zoning By-law Number 57/1999 is hereby amended by rezoning the lands as identified on Schedule "B" of this By-law from Agricultural (A) to Village Residential Low Density with a Holding Provision (R1(H))

5. That Zoning By-law Number 57/1999 is hereby amended by applying Special Provision 21.\_\_\_\_ as follows:

21.\_\_\_\_ Notwithstanding the General Provisions of this By-law and the provisions of the Village Residential Low Density (R1) Zone, on the lands described as NE Half of Part of Lot 6, Concession 4, former Township of Eramosa, illustrated on Schedule 'A' to this By-law, the following shall apply:

i) Additional permitted uses include:

School

Church

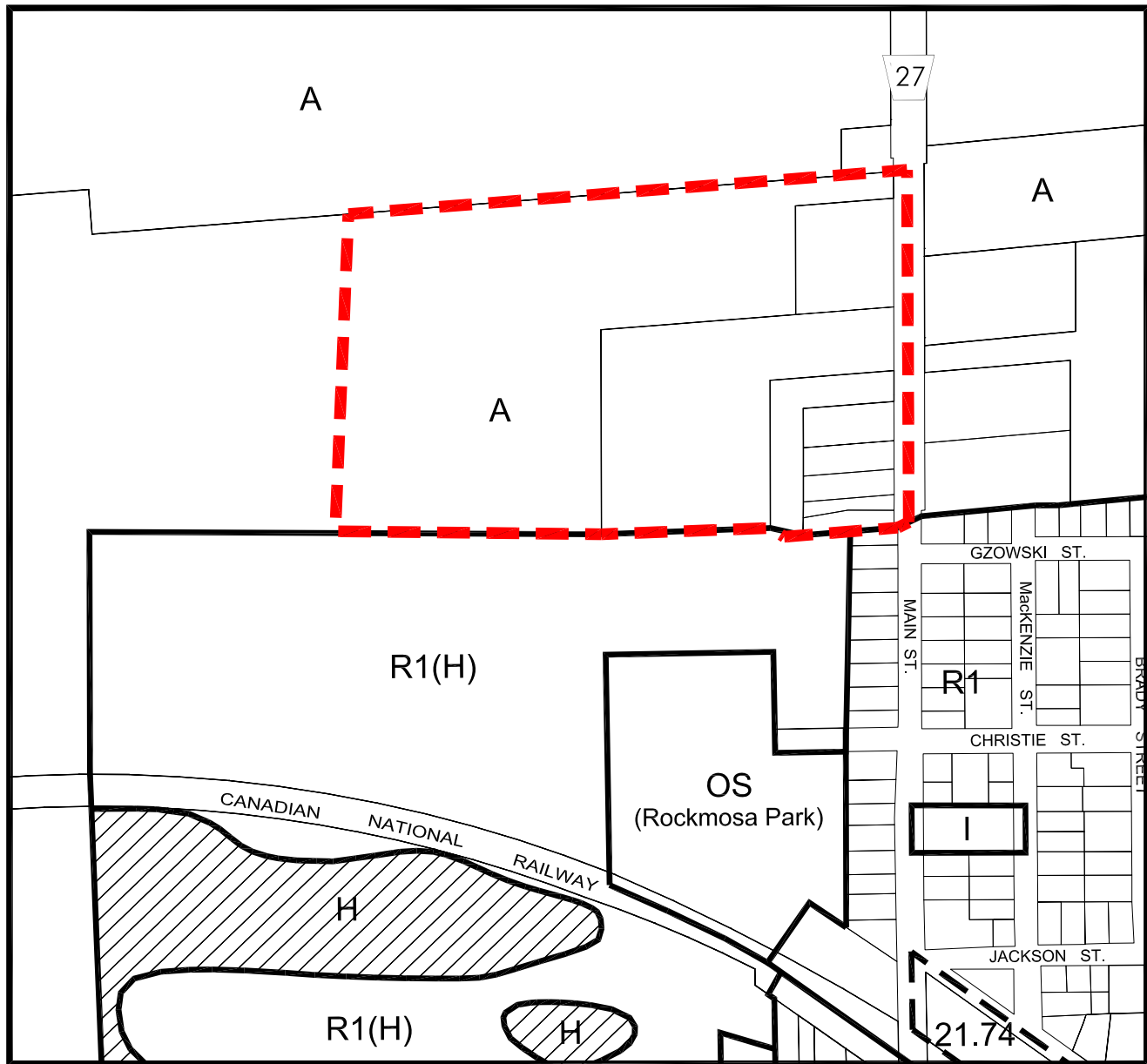
Accessory uses which may include a day nursery or parking lot

ii) The additional permitted uses are permitted subject to the Village Residential Low Density (R1) regulations without the removal of the Holding Provision.



6. All other applicable provisions of By-law No. 57/1999 shall continue to apply to the lands affected by this amendment.

7. That this By-law shall become effective from the date at which the Official Plan Amendment for OP-2012-04 to include a portion of the lands within the urban boundary of Rockwood and re-designate the lands as 'Urban Centre (Rockwood)', 'Residential' and 'Recreational' comes into full force and effect.
- READ three times and finally passed this \_\_ day of \_\_\_\_\_, 2014.

## SCHEDULE "A" TO BY-LAW NUMBER \_\_/2014

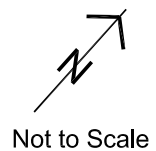


## Legend

- A Agricultural
-  Hazard Lands
- R1 Village Residential Low Density
- OS Open Space
- I Institutional
- (H) Holding Provision
-  Special Provision

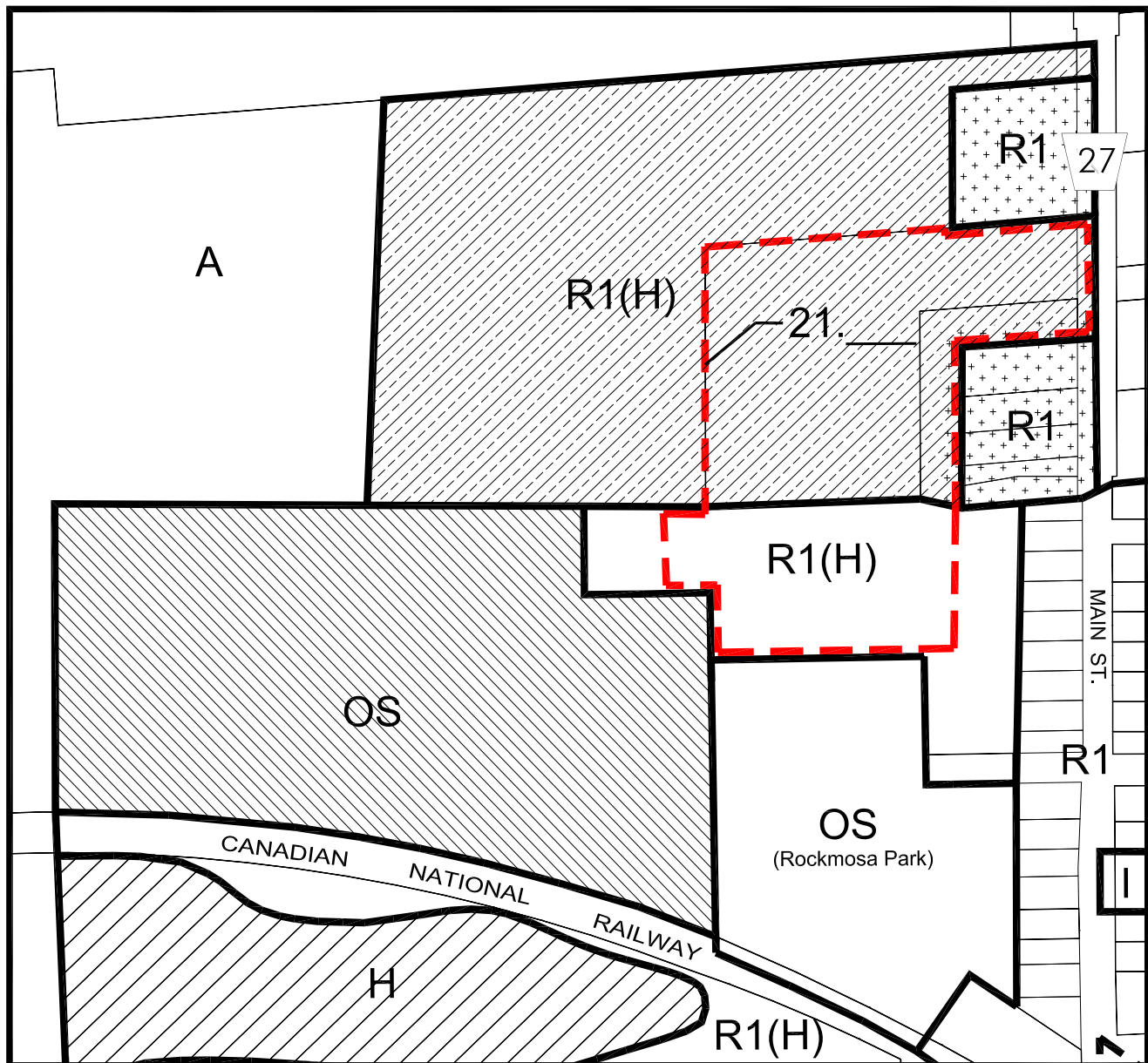


Lands to be removed from Map 1 (Township of Guelph/Eramosa) and added to Map 2 (Rockwood).







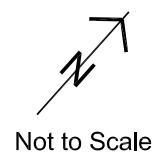



## SCHEDULE "B" TO BY-LAW NUMBER \_\_/2014



## Legend

-  Lands to be rezoned from Village Residential Low Density with a Holding Provision R1(H) to Open Space (OS)
-  Lands to be rezoned from Agricultural (A) to Village Residential Low Density with a Holding Provision (R1(H))
-  Lands to be rezoned from Agricultural (A) to Village Residential Low Density (R1)
-  Lands subject to Special Provision 21.\_\_\_\_



A	Agricultural	OS	Open Space
R1	Village Residential Low Density	I	Institutional
(H)	Holding Provision		Hazard Lands

Attachment 6 -Summary of Urban Boundary Expansion Policies (4 pages)

## Attachment 6 – Summary of Urban Boundary Expansion Policies

As a proposal to expand the urban boundary there is an applicable policy framework in the PPS, P2G and County OP. All of the applicable policy documents require a comprehensive review to be undertaken in order to consider an expansion to an urban boundary. This report has been municipally prepared to address the various urban expansion policies and will be considered as part of an official plan amendment and subject to adoption by a planning authority. Each of the urban expansion policies provided in the PPS, P2G and County OP are referenced below. For ease of reference the policies have been grouped by topic area as referenced in the body of the Planning Report, and appear in the order provided in the County Official Plan.

### Evaluation of Land Needs

County OP 4.8.2	P2G 2.2.8.2	PPS 1.1.3.9	PPS Definition
An Urban Centre expansion may only occur as part of a municipal comprehensive review where it has been demonstrated that: a. sufficient opportunities to accommodate the allocation in the County growth forecast through intensification and in designated greenfield areas, using the intensification target and greenfield density targets, are not available;	A <i>settlement area</i> boundary expansion may only occur as part of a <i>municipal comprehensive review</i> where it has been demonstrated that –a. sufficient opportunities to accommodate forecasted growth contained in Schedule 3, through <i>intensification</i> and in <i>designated greenfield areas</i> , using the <i>intensification target</i> and <i>density targets</i> , are not available: i. within the <i>regional market area</i> , as determined by the upper- or single-tier municipality, and ii. within the applicable lower-tier municipality to accommodate the growth allocated to the municipality pursuant to this Plan	A planning authority may identify a <i>settlement area</i> or allow the expansion of a <i>settlement area</i> boundary only at the time of a <i>comprehensive review</i> and only where it has been demonstrated that: a. sufficient opportunities for growth are not available through <i>intensification</i> , <i>redevelopment</i> and <i>designated growth areas</i> to accommodate the projected needs over the identified planning horizon;	Comprehensive review: means a) for the purposes of policies 1.1.3.9 and 1.3.2, an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which: 1. is based on a review of population and growth projections and which reflect projections and allocations by upper-tier municipalities and provincial plans, where applicable; considers alternative directions for growth; and determines how best to accommodate this growth while protecting provincial interests; 2. utilizes opportunities to accommodate projected growth through intensification and redevelopment;

**Time Horizon**

County OP 4.8.2	P2G 2.2.8.2	PPS 1.1.3.9	PPS Definition
b. the expansion makes available sufficient lands for a time horizon not exceeding the growth forecast;	b. the expansion makes available sufficient lands for a time horizon not exceeding 20 years, based on the analysis provided for in Policy 2.2.8.2(a)	No policy regarding the time horizon.	No policy regarding the time horizon.

**Timing of Development**

County OP 4.8.2	P2G 2.2.8.2	PPS 1.1.3.9	PPS Definition
c. the timing of the expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the intensification target and density targets, and the other policies of this Plan;	c. the timing of the expansion and the phasing of development within the <i>designated greenfield area</i> will not adversely affect the achievement of the <i>intensification target</i> and <i>density targets</i> , and the other policies of this Plan	No parallel policy.	No parallel policy.

**Other Applicable Provincial Plans**

County OP 4.8.2	P2G 2.2.8.2	PPS 1.1.3.9	PPS Definition
d. where applicable, the proposed expansion will meet the requirements of the Greenbelt Plan;	d. where applicable, the proposed expansion will meet the requirements of the Greenbelt, Niagara Escarpment and Oak Ridges Moraine Conservation Plans	No parallel policy.	No parallel policy.

**Infrastructure**

County OP 4.8.2	P2G 2.2.8.2	PPS 1.1.3.9	PPS Definition
e. the existing or planned infrastructure required to accommodate the proposed expansion can be provided in a safe, efficient, financially and environmentally sound manner;	e. the existing or planned infrastructure required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner	b. the <i>infrastructure</i> and <i>public service facilities</i> which are planned or available are suitable for the development over the long term and protect public health and safety;	4. is integrated with planning for infrastructure and public service facilities; and

**Alternative Locations Relative to Agriculture**

<b>County OP 4.8.2</b>	<b>P2G 2.2.8.2</b>	<b>PPS 1.1.3.9</b>	<b>PPS Definition</b>
f. in prime agricultural areas, there are no reasonable alternatives that avoid prime agricultural areas, and there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;	f. in <i>prime agricultural areas</i> : i. the lands do not comprise <i>specialty crop areas</i> ii. there are no reasonable alternatives that avoid <i>prime agricultural areas</i> iii. there are no reasonable alternatives on lower priority agricultural lands in <i>prime agricultural areas</i>	b. in <i>prime agricultural areas</i> : 1. the lands do not comprise <i>specialty crop areas</i> ; 2. there are no reasonable alternatives which avoid <i>prime agricultural areas</i> ; and 3. there are no reasonable alternatives on lower priority agricultural lands in <i>prime agricultural areas</i> ; and	3. confirms that the lands to be developed do not comprise specialty crop areas in accordance with policy 2.3.2;

**Impacts on Agricultural Operations**

<b>County OP 4.8.2</b>	<b>P2G 2.2.8.2</b>	<b>PPS 1.1.3.9</b>	<b>PPS Definition</b>
g. impacts on agricultural operations which are adjacent to or close to the urban centre or hamlet are mitigated to the extent feasible;	g. impacts from expanding <i>settlement areas</i> on agricultural operations which are adjacent or close to the <i>settlement areas</i> are mitigated to the extent feasible	No parallel policy.	No parallel policy.

**Location of Expansion**

<b>County OP 4.8.2</b>	<b>P2G 2.2.8.2</b>	<b>PPS 1.1.3.9</b>	<b>PPS Definition</b>
h. in determining the most appropriate direction and location for expansion, the following are addressed: i) the existing development pattern in the community; ii) the potential impacts on people; iii) the need to avoid mineral aggregate areas	h. in determining the most appropriate location for expansions to the boundaries of <i>settlement areas</i> , the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS, 2005 are applied	No parallel policy.	No parallel policy.

<p>or where it is unavoidable to use lands of lower quality aggregate resources;</p> <p>iv) the impacts on natural heritage systems and features;</p> <p>v) the impacts on groundwater and surface water;</p> <p>vi) the impacts on the safety and efficiency of existing or planned infrastructure;</p> <p>vii) the impacts on archaeology, cultural heritage landscapes, and built heritage resources;</p> <p>viii) logical boundaries based on existing property lines or recognized physical features where possible; and</p> <p>ix) other planning criteria considered appropriate in the circumstances.</p>			
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**Employment**

<b>County OP 4.8.2</b>	<b>P2G 2.2.8.2</b>	<b>PPS 1.1.3.9</b>	<b>PPS Definition</b>
i. the County will plan to maintain or move significantly towards a minimum of one full-time job per three residents within or in the immediate vicinity of the urban centre or hamlet.	i. for expansions of <i>small cities and towns</i> within the <i>outer ring</i> , municipalities will plan to maintain or move significantly towards a minimum of one full-time job per three residents within or in the immediate vicinity of the small city or town.	No parallel policy.	No parallel policy.

**Other**

<b>County OP 4.8.2</b>	<b>P2G 2.2.8.2</b>	<b>PPS 1.1.3.9</b>	<b>PPS Definition</b>
No parallel policy.	No parallel policy.	No parallel policy.	5. considers cross-jurisdictional issues.

Attachment 7 -Township of Guelph/Eramosa Land Needs (28 pages)

2013

# Residential and Employment Land Needs Township of Guelph/Eramosa



Planning and Development Department  
County of Wellington  
4/4/2013



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Maps 1 to 3 follow page 9

Maps 4 and 5 follow page 10

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APPENDIX A - EMPLOYMENT LANDS SUPPLY

APPENDIX B - RESIDENTIAL LANDS SUPPLY

## 1 INTRODUCTION

The County of Wellington amended the Official Plan in 2009 with population, household and employment forecasts. One of the County's key planning responsibilities is to keep growth forecasts up-to-date. This responsibility includes allocating growth to local municipalities. Watson and Associates was engaged to update the County population, household and employment forecasts. During the course of this process, County planning staff, local municipalities and the public had opportunity to comment, and the forecast was revised to reflect the input provided.

Provincial planning policy directs municipalities to use land and infrastructure more efficiently to curb urban sprawl and build complete and vibrant communities. Targets have been established in the Greater Golden Horseshoe to direct 40% of new growth to the existing built-up area (intensification) and to ensure new (greenfield) area develop at densities that result in 50 persons and jobs per hectare. While accepting the need to address provincial directions, the County also needs to ensure that new growth helps retain the small town and rural character of Wellington County. Recognizing this, the County proposed and the province approved alternative targets of 20% residential intensification and a greenfield density of 40 persons and jobs per hectare for the County. These provincial targets will result in changes but the County believes that these targets can be achieved in our small communities while maintaining small town character and making better use of land and infrastructure.

This report provides a review of employment and residential growth in Guelph/Eramosa based on the County's forecasts and provincial policy direction and examines if there are sufficient designated lands available to accommodate future growth in Guelph/Eramosa and in Rockwood.

## **2 POLICY FRAMEWORK**

### ***2.1 Provincial Growth Plan (Places to Grow)***

The Growth Plan sets out the provincial vision for managing growth in the “Greater Golden Horseshoe” (GGH) area of southern Ontario until 2031. The main objectives of the Growth Plan are to:

- Build compact, vibrant and complete communities;
- Plan and manage growth to support a strong and competitive economy;
- Optimize use of infrastructure to support growth in a compact, efficient form;
- Protect, and conserve land, water and air resources; and
- Provide for different approaches to managing growth that recognizes the diversity of communities in the GGH.

The province approved a forecast population of 122,000 and 54,000 jobs for Wellington County. Official Plan Amendment 65 brings the County Growth Strategy, Section 3 of the County Official Plan into conformity with the provincial Growth Plan.

The Growth Plan emphasizes the importance of employment lands (Section 2.2.6). An adequate supply of employment lands providing locations for a variety of appropriate employment uses to accommodate growth forecasts are to be maintained (Section 2.2.6.1).

Section 2.2.6.2 states that municipalities are to promote economic development and competitiveness by:

- Providing for an appropriate mix of employment uses to meet long-term needs;
- 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;
- Planning for, protecting and preserving employment areas for current and future uses; and
- Ensuring the necessary infrastructure is provided to support current and forecasted employment needs.

Conversions of land in employment areas to non-employment uses may be permitted through a municipal comprehensive review (Section 2.2.6.5).

Urban centre expansions also require a municipal comprehensive review (Section 2.2.8).

### ***2.2 Provincial Policy Statement (PPS)***

In addition to the Growth Plan, the PPS sets policy direction related to growth management.

Specifically, Section 1.1.2 of the PPS has the following policies related to residential and employment growth:

- A sufficient amount of land to accommodate growth through intensification and redevelopment and if necessary, designated growth areas, is to be available to allow for an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time horizon of up to 20 years (Section 1.1.2).

For settlement expansions, comprehensive reviews are to demonstrate that sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon (Section 1.1.3.9 (a))

With respect to residential growth municipalities are to provide for an appropriate range of housing types and densities required to meet projected requirements of current and future residents by:

- Maintaining a minimum 10 year land supply through residential intensification and redevelopment and, if necessary, vacant lands which are designated and available for residential development in urban areas (Section 1.4.1.a).
- Maintaining a 3 year supply of residential land with servicing capacity which is suitably zoned to facilitate residential intensification and redevelopment, or in draft approved or registered plans (Section 1.4.1.b).

With respect to employment growth, the policies of the PPS are echoed in the Growth Plan.

## **2.3 Wellington County Official Plan**

### **2.3.1 Wellington Growth Strategy**

The Wellington Growth Strategy Part 3 of the County Official Plan (Section 3.1) of the County Official Plan states that the priorities for directing growth will be as follows:

- The majority of growth will be directed to urban centres that offer municipal water and sewage services (Rockwood);
- Growth will be limited in urban centres and hamlets that offer partial, private communal or individual on-site services (Eden Mills, Crewsons Corners, Everton, Brucedale, Eramosa, Ariss, Barrie Hill, Oustic, Highway 7/Jones Baseline, Promenade Park, Hamilton Drive, Marden, Hartfield, Blossom Hill and Walkerbrae); and
- To a lesser extent, growth will also be directed to secondary agricultural areas. There are no designated secondary agriculture lands in the Township.

Section 3.3.1 sets out an intensification target of 20 percent of all residential development occurring annually in the built-up area and a greenfield density target of 40 residents and jobs per hectare by 2015. Within the County development patterns vary between local municipalities. Factors such as presence of municipal servicing, past development patterns and the historical role settlement areas played within the larger geographic areas play a large role in defining how growth takes shape.

Rockwood evolved from a police village and is the only designated Urban Centre in the Township. Rockwood is fully serviced with its own water system, and wastewater (sewage) treatment provided through the City of Guelph. Its growth potential is impacted by the ability to increase its allocation of treatment capacity from the City of Guelph. Currently the

growth allocated to Rockwood in the County Official Plan (up to 2031) approximately reflects the available wastewater treatment allocation.

Residents who live in Rockwood have traditionally been employed in Guelph and more recently in the western part of the Greater Toronto Area. Rockwood evolved without major employment areas within its urban boundary. The village is served by commercial, retail and institutional uses but industrial areas and highway commercial areas are generally located with the rural system.

Population, household and employment forecasts for Guelph/Eramosa from 2011 to 2031 are shown in Table 1. The population and household component of the forecasts was updated with building permit activity between 2006 and 2011 to provide for more accurate 2011 values. Employment values were not changed from the original forecasts due to no other current employment data being available at this time.

Guelph/Eramosa is expected to grow by 1,838 persons, 637 households and 1,080 jobs between 2011 and 2031. Rockwood is forecast to increase by 1,506 persons and 471 households during the same time frame. The rural area, including hamlets is forecasted to grow by 332 persons and 166 households.

**Table 1**

<b>Population, Household and Employment Forecast</b>					
<b>Guelph/Eramosa Township</b>					
<b>2011-2031</b>					
<b>Guelph/Eramosa</b>	<b>2011</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>
Total Population <sup>1,2</sup>	13,452	14,060	14,580	15,100	15,290
Households <sup>3</sup>	4,383	4,590	4,770	4,940	5,020
Total Employment <sup>4</sup>	4,680	5,000	5,340	5,550	5,760
<b>Rockwood</b>	<b>2011</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>
Total Population <sup>1,2</sup>	4,644	5,180	5,610	6,050	6,150
Households <sup>3</sup>	1,589	1,750	1,880	2,020	2,060
<i>Source: Growth Strategy, Table 3, Wellington County Official Plan</i>					
<sup>1</sup> Includes the provincial population undercount estimate of approximately 4.75% for Wellington County which is the difference between the 2001 Places to Grow population and the 2001 published census population					
<sup>2</sup> Population for 2011 was estimated by applying a Persons per Unit estimate of 2.93 for Guelph/Eramosa and 2.79 for Rockwood to 2011 households and then applying the 4.75% undercount.					
<sup>3</sup> Households for 2011 were estimated by adding building permits issued from January 2006 to December 2010 to 2006 households (313). Household increase reported from 2006 to 2011 in the published Census was 150. Staff believed that building permit activity provided a better estimate of household growth between 2006 and 2011.					
<sup>4</sup> Total employment includes jobs with 'no fixed place of work'					

### 2.3.2 Economic Development Policies

The economic development policies of the County Official Plan (Section 4.2) echo the employment growth policies of the PPS and the Growth Plan around employment land supply

and conversions of land in employment areas. Through OPA 65 an additional policy was added to Section 4.2.1 to emphasize the importance of “maintaining a range and choice of suitable sites of various sizes 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”. The County Official Plan provides for both urban and rural economic development opportunities (Section 4.2.4). The Urban System of the County is intended to provide the greatest opportunity for employment. The Rural System will also provide opportunities for businesses requiring locations that offer locational attributes such as larger sites, compatibility or proximity to resources or major transportation facilities (Section 4.2.5).

### **2.3.3 Land Use Policies for Employment Lands**

Within the Township, employment areas consist of lands designated “Rural Industrial”, “Highway Commercial” in the rural system, lands zoned for commercial uses in hamlets and Rockwood; and, sites designated on a site-specific basis. The “Highway Commercial” designation has been limited in both the urban and rural systems due to the nature of land use plan designations pre-municipal amalgamation in 1999.

The “Rural Industrial” designation includes dry industrial uses such as manufacturing, processing, fabrication and assembly of raw materials or repair, servicing, distribution and storage of materials. Accessory retail uses and the sale of agricultural products may be allowed (Section 6.8). In Guelph/Eramosa there are three large designated “Rural Industrial” areas; County Road 124 Industrial Area just west of Guelph; Highway 7 Industrial Corridor; and Crewsons Corners Industrial Area. These areas are shown further in the report on Maps 1 through 3. Other small pockets of Rural Industrial areas include the Mann Construction lands across from Marden Park and a small industrial plaza on the west side of Highway 6, north of the Hartfield Drive area.

The “Highway Commercial” designation in the rural system (Section 6.9) allows dry commercial uses such as farm machinery sales, farm produce sales, small scale motels or inns, small scale restaurants and automobile sales and services. Only one parcel is designated “Highway Commercial” (on Highway 6) and there are no lands designated “Highway Commercial” in Rockwood. The Highway Commercial (C4) and Village Service Commercial (C2) zones generally refer to similar uses. Vacant parcels zoned C4 and C2 are located in Ariss, Marden and Rockwood and are shown on Maps 4 and 5, further in this report. Although not zoned for highway commercial or village service commercial purposes parcel #1556 in Rockwood was included in the vacant inventory. It is zoned Neighbourhood Commercial with a hold (C1(H)) but due to its large size of just under one acre and its location fronting Main Street, it was included in the vacant employment land inventory.

Examples of employment lands designated on a site-specific basis include LVB Milling (PA3-18), Guelph Centre of Spirituality (PA3-1), Veterinary Clinic (PA3-12), Car Dealership and Autobody Repair (PA3-5) and a Garden Centre (PA3-9).

### **2.3.4 Housing Policies**

Section 4.4 of the Official Plan addresses provincial housing policies related to residential land supply (3-year and 10-year), the need to plan for a variety of housing types, intensification and greenfield housing. OPA 65 introduced policies specific to residential intensification and greenfield housing. With respect to residential intensification Section 3.3.2 states:

- “This Plan contains policies encouraging intensification primarily in urban centres but also, to a much lesser extent in rural areas and hamlets. The strategic approach to intensification intends to retain small town character and revitalize downtown areas which includes:
- supporting increased densities in newly developing Greenfield areas with a broader mix of housing types than has been the norm in small towns;
- supporting appropriate intensification in all areas within the built boundary including brownfields;
- encouraging added housing above commercial uses in and near the downtown and other main commercial areas and transitional areas;
- encouraging intensification along major roads within urban centres;
- encouraging modest intensification in stable residential areas respecting the character of the area;
- conserving cultural heritage and archaeological resources where feasible, as built up areas are intensified
- encouraging intensification which results in new rental accommodation
- encouraging small scale intensification in rural areas and hamlets consistent with their character and servicing including accessory or second residences, limited severances and conversions.”

With respect to Greenfield housing (Section 4.4.4), the following policies apply.

In Greenfield areas the County will encourage increased densities and a broader mix of housing and will:

- encourage approved but undeveloped plans of subdivision to consider revisions which add additional housing units in appropriate locations;
- require new developments to achieve densities which promote the overall Greenfield density target of 40 persons and jobs per hectare and specifically:
- strive to attain at least 16 units per gross hectare (6.5 units per gross acre) in newly developing subdivisions.
- achieve 16 units per gross hectare (6 units per gross acre) in newly developing subdivisions where physical constraints such as larger than normal storm water management requirements, parcel dimensions that do not yield efficient lotting patterns and the need for transition areas from adjacent land uses, or on small parcels of under 2 hectares (5 acres)
- gross hectares or gross acres means residential land excluding environmentally protected features and non-residential uses (schools, convenience commercial) but includes roads, parks, storm water management areas or other utility blocks.
- achieve the medium housing densities of this Plan for townhouse and apartment sites, in residential areas.

Specific to medium density housing, whether a proposal is located within the built-up area or in a Greenfield area, Section 8.3.5 of the Official Plan states that medium density development on full municipal services should not exceed 35 units per hectare (14 units per acre) for townhouses or row houses, and 75 units per hectare (30 units per acre) for apartments, although it may not always be possible to achieve these densities on smaller sites.” Guelph/Eramosa’s future residential and employment growth is compared to corresponding land supplies in the sections that follow.

### 3 EMPLOYMENT ANALYSIS

#### 3.1 Long term Vacant Supply of Employment Lands

The long term vacant supply of employment lands consists of vacant parcels of land designated for Rural Industrial uses; vacant lands zoned Highway Commercial (C4) within hamlets; and vacant lands zoned Village Service Commercial (C2) and Neighbourhood Commercial (C1(H)) Rockwood. For the remainder of this report these commercially zoned lands will be referred to as "Highway Commercial". The long term supply is intended to accommodate employment growth from 2011 to 2031.

##### 3.1.1 Vacant Employment Lands

There are 383.7 acres (326.1 adjusted acres) of vacant industrial land and 8.9 acres of highway commercial land in the Township (Table 2). They are shown in Maps 1 to 3.

<b>Table 2</b>	
<b>Vacant Employment Lands</b>	
<b>July 2011</b>	
<b>Rural Industrial</b>	<b>Area (acres)</b>
County Road 124 Industrial Area	197.1
Crewsons Corners Industrial Area	107.7
Highway 7 Industrial Corridor	78.8
<b>Sub-total</b>	<b>383.7</b>
<i>less 15% land vacancy factor for industrial lands*</i>	<i>57.5</i>
<b>Total Vacant Rural Industrial Land Supply (acres)</b>	<b>326.1</b>
<b>Highway Commercial</b>	<b>Area (acres)</b>
Marden	4.2
Ariss	3.4
Rockwood	1.3
<b>Total Commercial</b>	<b>8.9</b>
* The 15% land adjustment factor is applied to vacant industrial lands to take into account long-term land vacancy for sites which are unlikely to develop over the long-term due to odd lot configuration/shapes, small parcels, site inactivity and/or land banking which may tie up potentially developable lands.	

Just over half of the Township's vacant industrial supply is located in the County Road 124 Industrial Area, about 28% in the Crewsons Corners Industrial Area and the remaining 21% in the Highway 7 Industrial Corridor.



In terms of vacant highway commercial lands (Maps 4 and 5), they are distributed as follows:

1. Marden – 3 parcels of varying sizes,
2. Ariss – 2 parcels, each 1.7 acres; and
3. Rockwood – 2 small parcels, each 0.25 acres and one larger parcel, just under 1 acre.

Appendix A contains a list identifying each vacant parcel, comments, zoning and parcel sizes.

The LVB Milling lands (PA3-18) could also be considered vacant employment lands but they are not listed above and not mapped in this report. The developable lands are about 13 acres in area. Permitted uses include a flour mill, grain elevator and accessory uses. The lands are located north of Woodlawn Road (Guelph) and to the west of Wellington Road 39.

### **3.1.2 Range and Choice of Employment Lands**

County and provincial policies indicate that communities need to have a range and choice of sites in terms of ownership, municipal servicing and size of parcels if they are to meet the needs of potential new businesses and grow as complete communities.

All vacant industrial lands in the Township are privately owned and on private services.

The County Road 124 Industrial Area, is characterized by a variety of parcel sizes. Parcels #87, #1516, #1517, #1518 and #1519 on Whitelaw Road were recently severed from larger parcels to allow for more developable parcels. A building is currently being constructed on Parcel #1517, however in July 2011 it was vacant and therefore, considered part of the vacant land supply. Parcels #91 and #94 are each 5 acres and front onto Wellington Road 124. Parcels #99 (41 acres) and #100 (10 acres) are currently landlocked. There may be potential for these parcels to develop in conjunction with parcel #87 which has frontage on Whitelaw Road. Parcel #93 is 97 acres in size and fronts onto Wellington Road 32. Access to this parcel is constrained as Wellington Road 32 is not seen as a viable access option for this site due to traffic constraints. All lands in this industrial area are zoned Rural Industrial (M1), some with holding provisions. There does not appear to be a concentration of land ownership in this area and there is evidence of developer interest in creating developable parcels for sale.

There are three vacant industrial parcels in the Highway 7 Industrial Corridor. Parcel #142 (“Roberston lands”) is subject to a draft plan of subdivision (23T-04003), submitted in 2004. It consists of 30 lots ranging in size from 1.36 to 4.04 acres. This configuration and areas are based on a revised Draft Plan dated July 14, 2009. The lands are currently undergoing rezoning to industrial uses and the number and size of lots is not yet finalized. The proposed rezoning includes removing several uses that are currently allowed in Rural Industrial (M1) zone (i.e. machine shop, automobile service station, recreational trailer sales and other use). Additional uses are also being proposed including veterinary clinic, laboratory, print shop and computer establishment. The remaining two parcels are 12 acres (#118) and 6.3 acres (#113) in area. Both are presently being farmed; they are zoned Agricultural (A) and are portions of larger parcels. It does not appear that ownership concentration tying up the vacant supply would be an issue in this area.

The Crewsons Corners Industrial Area contains three large parcels ranging in area from 21 to 48 acres (#128, #132 and #136). Three parcels range in size between 2.5 and 4 acres (#137, #1145, #1247). Parcel #1246 has an area of 6.8 acres. There does not appear to be a



# 41 County Road 124 Industrial Area




Township  
of  
Guelph-Eramosa



## Map 1

### Vacant Rural Industrial Lands

#### Legend

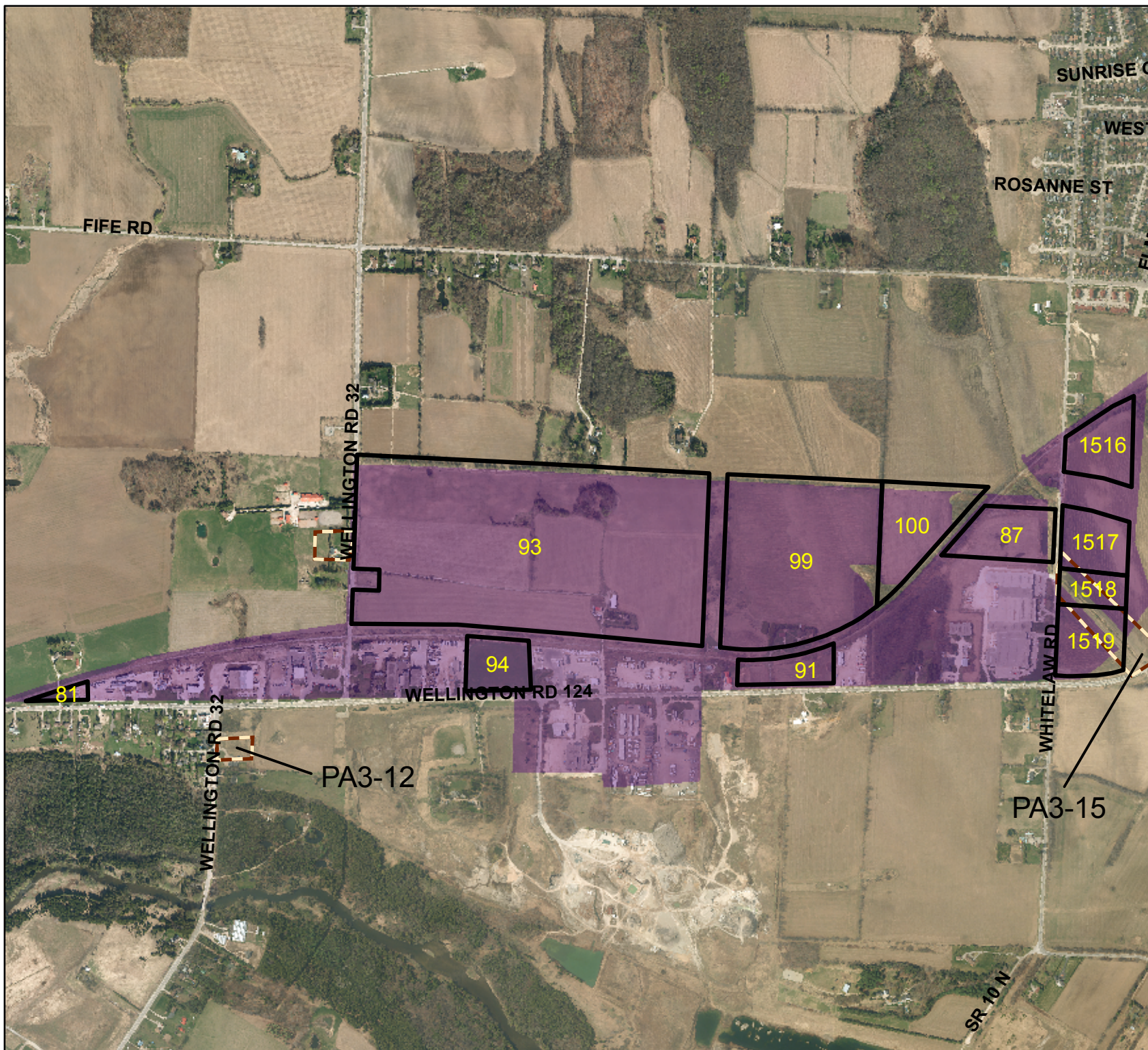
-  Vacant
-  Map ID
-  OP Rural Industrial Designation



Date Prepared: March 28, 2013  
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Vacant Land Inventory - Wellington  
Road 124 Industrial Area - Map 1.mxd

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# 4.1 Highway 7 Industrial Corridor




Township  
of  
Guelph-Eramosa



## Map 2

Vacant Rural  
Industrial Lands

### Legend

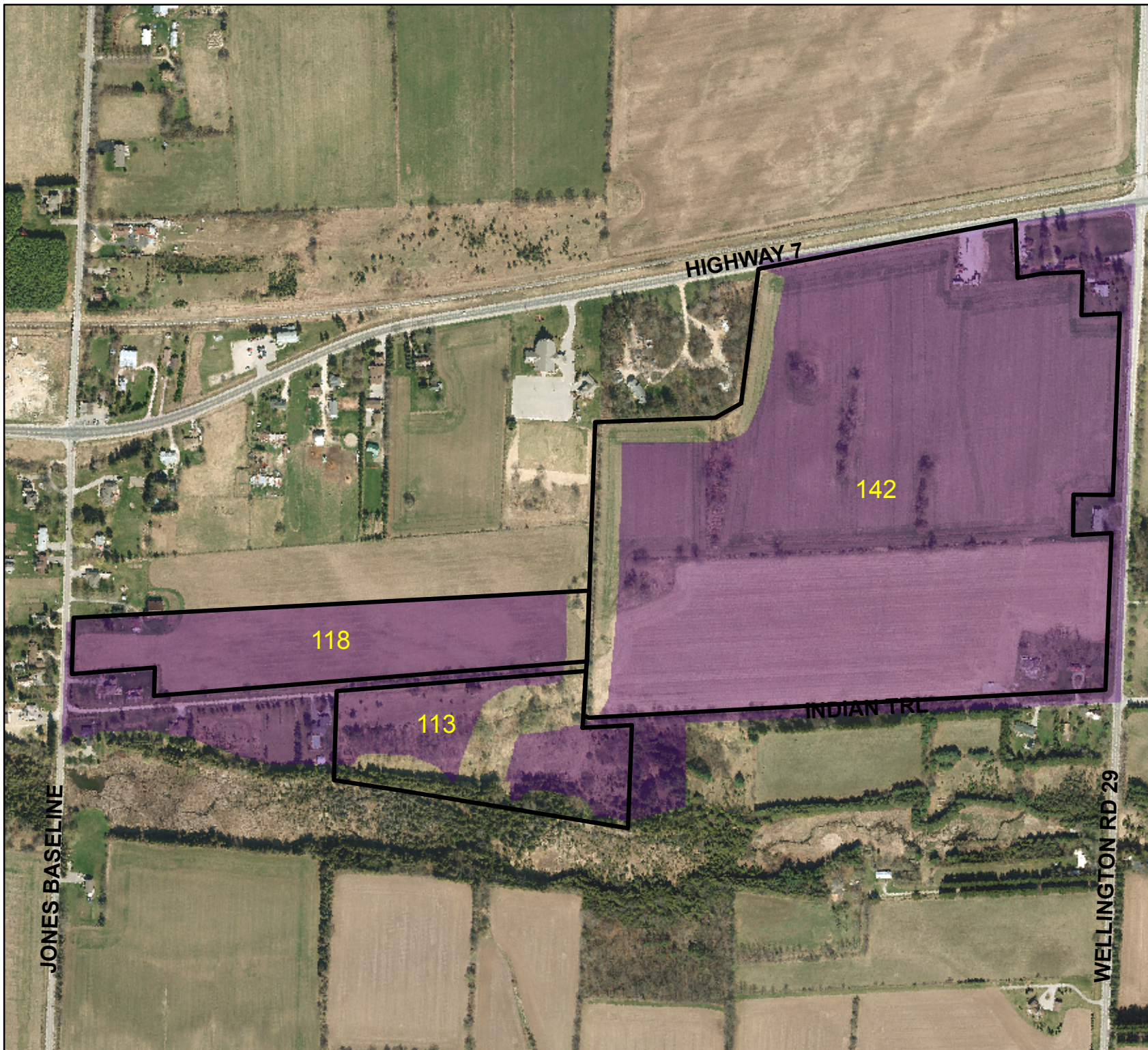
-  Vacant
-  Map ID
-  OP Rural Industrial Designation



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Highway 7 Industrial Area - Map 2.mxd

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# 4.1 Crewson's Corners Industrial Area




Township  
of  
Guelph-Eramosa



## Map 3

### Vacant Rural Industrial Lands

#### Legend

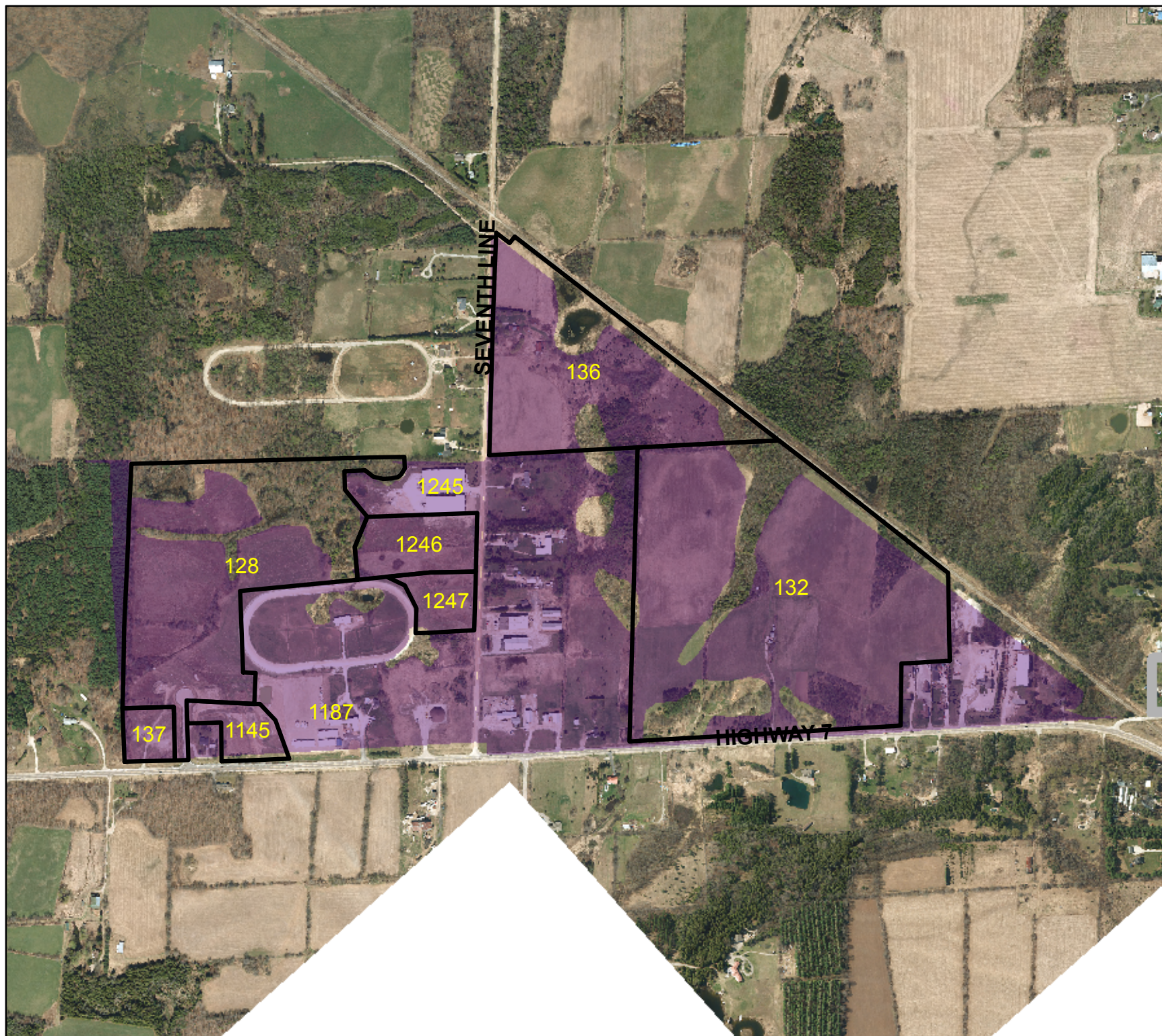
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-  Map ID
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Crewson's Corner Industrial Area - Map 3.mxd

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concentration of ownership in the Crewsons Corners Industrial Area. All vacant lots are zoned Rural Industrial (M1), some with a holding provision.

### 3.2 Employment Forecast

A total of 1,080 additional jobs are forecast for Guelph/Eramosa between 2011 and 2031 (Table 3). This includes 379 industrial jobs and 228 commercial jobs. Together these jobs account for 56% of the long term job growth in the Township.

Table 3						
Projected Employment Growth 2011-2031						
	on Employment Lands		on Other Lands			Total Employment Growth
	Industrial	Commercial	Institutional	Work at Home*	Other Employees**	
<b>Total Growth 2006-31</b>	<b>379</b>	<b>228</b>	<b>49</b>	<b>244</b>	<b>180</b>	<b>1080</b>
Source: Based on Watson and Associates, 2008, Population, Household and Employment Projections for Wellington County						
Numbers may not add up exactly due to rounding.						
* <b>"Work at home"</b> refers to persons whose job is located in the same building as their place of residence. For example, farmers, building superintendents, professional or service people who have home-based businesses are considered to "work at home". For this table, employment in "primary" sectors has also been included in this category and accounts for 5% of growth in this category. Primary sectors include forestry, agriculture (except for farmers who live on their farm), fishing and hunting businesses.						
* <b>"Other Employees"</b> are those who do not go from home to the same workplace location at the beginning of each shift. They include independent truck drivers, travelling salesperson, building and landscape contractors. They are not "tied" to a specific workplace location. The County is reviewing NFPOW for accuracy.						

The remaining jobs include institutional workers, persons who work at home (including farmers) and employees who do not have one regular place of employment but go to various work locations due to the nature of their jobs (i.e. independent truck drivers and building contractors). Growth in these types of jobs together accounts for 42% of the municipality's total employment growth.

Institutional jobs including those associated with churches, schools and government are often accommodated in residential and downtown areas of small towns. Persons who work at home and those who do not have a fixed place of work do not create the same demand for additional land or floor space as do traditional industrial and commercial jobs.



Work at home jobs and those not requiring a fixed place of work are expected to increase more than institutional jobs. This appears to be the same trend across Wellington County and southern Ontario.



## Map 4

Vacant  
Commercial  
Lands  
in Ariss  
and Marden

### Legend

-  Vacant
-  Map ID



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


## Map 5

Vacant  
Commercial  
Lands

## Rockwood

### Legend

-  Vacant
-  Map ID



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Rockwood Vacant Land Inventory  
Commercial Lands - Map 5.mxd

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### 3.3 Employment Land Needs

The forecast for industrial and commercial jobs translates into a demand of 40 acres of industrial land and 17 acres of highway commercial land to accommodate corresponding job growth (Table 4). These values were derived by converting the employment forecast to land need using an employment density assumption of 9.5 jobs per acre of industrial land and 13.5 jobs per acre of highway commercial land. The densities are based on a survey of employers in the County in the summer of 2008. In comparison to other municipalities the County has employment densities that are similar as those in Brantford, Caledon, Bradford West Gwillimbury, Oxford County, Fort Erie and Ajax.

<b>Table 4</b>			
<b>Employment Land Needs</b>			
<b>2011 to 2031</b>			
<b>Industrial Land Need</b>			
<b>A</b>	Total Increase in <b>Industrial Gross Floor Area</b> (Watson 2008 Forecast)	416,893	square feet
<b>B</b>	<b>Industrial Employment Growth</b> (Calculated) <i>Employment Growth = A/1,100 where Watson indicates 1,100 Industrial sq feet per Industrial employee</i>	379	jobs
<b>C</b>	Employment density	9.5	jobs/acre
<b>D</b>	<b>Industrial lands required to accommodate industrial employment growth</b>	<b>40</b>	<b>acres</b>
<b>Highway Commercial Land Need</b>			
<b>A</b>	Total increase in <b>Commercial Gross Floor Area</b> (sq feet) (Watson 2008 Forecast)	91,273	square feet
<b>B</b>	<b>Commercial Employment Growth</b> (Calculated) <i>Employment Growth = A/400 where Watson indicates 400 commercial sq feet per Industrial employee</i>	228	jobs
<b>C</b>	Employment Density (Commercial Employees per acre)	13.5	jobs/acre
<b>D</b>	<b>Highway Commercial Lands required to accommodate commercial employment growth</b>	<b>17</b>	<b>acres</b>

#### 3.3.1 Long-term Land Needs and Supply

Table 5 shows the comparison of long-term land need in relation to the long-term supply of employment lands in the Township.



Table 5		
Long-term Need Versus Supply of Employment Land		
	Land Area (acres)	
	Rural Industrial	Highway Commercial
Adjusted Supply	326	8
Future Land Demand	40	17
<b>Over/Under Supply</b>	<b>286</b>	<b>-9</b>

From this perspective, there is an oversupply of 286 acres of industrial land to accommodate industrial growth and there is an undersupply of 9 acres of highway commercial lands in relation to long term land needs.

It is important to note that given the rural location of industrial lands in the Township, the potential uses could require larger sites without housing many workers. For example, tractor trailer storage requires large amounts of land but few employees are located on site. It is therefore important to maintain somewhat of an oversupply of Rural Industrial lands to accommodate businesses with greater land needs.

## 4 RESIDENTIAL ANALYSIS

### 4.1 Long-term Vacant Residential Supply Estimates

The Township has a supply of 647 vacant residential units to accommodate population and household growth from 2011 to 2031 (Table 6).

<b>Table 6</b>					
<b>Vacant Residential Supply by Planning Status</b>					
<b>July 2011</b>					
	<b>Registered/ Existing Lots</b>	<b>Draft Approved or Provisional</b>	<b>Applications Under Review</b>	<b>Vacant Designated Lands</b>	<b>TOTAL VACANT</b>
<b>Rockwood</b>	35	259	50	167	511
<b>Outside Urban Centres</b>	75	28	0	33	136
<i>Hamlets</i>	8	28	0	33	69
<i>Countryside</i>	67	0	0	0	67
<b>TOTAL</b>	<b>110</b>	<b>287</b>	<b>50</b>	<b>200</b>	<b>647</b>

Note: The Harris development lands (GE-14 Map 5) were Draft Approved in August 2011. The first phase of this condominium development consisting of 86 single detached units is currently in the sales process. For the purposes of this report, the entire development is considered "Draft Approved".

Approximately 17% of the Township's supply is in the form of existing vacant lots of record or in Registered Plans of Subdivision or Condominium. Close to 44% is Draft Approved or has been given provisional planning approval and 8% is under review.

One third of the supply is on vacant designated residential lands that are not the subject of planning applications and typically in the form of large, undivided parcels. Staff has estimated the number of residential units that can be accommodated on urban lands based on a density of 6.5 units per gross acre (16 units per gross hectare). This density is in line with planning for the achievement of the alternative greenfield target (40 jobs and workers) and the intensification target (20%).

Rockwood has a supply of 511 vacant units which is shown on Map 5 and listed in detail in Appendix B. About half of Rockwood's residential supply is draft approved (Harris lands - GE-14). One third or 167 units have been estimated on vacant designated lands, including GE-13 (Bonner lands) and potential infill consents. The remaining supply consists of 35 vacant registered lots (7% of Rockwood's supply) in the Rockwood Ridge Development (GE-18) and in other locations within Rockwood. There are 50 units currently under review for the Drexler lands (GE-13).

### 4.1.1 Mix and Range of Units

Rockwood's housing mix of residential units that is within Registered and Draft Approved Plans consists of 63% low density units, 30% medium density units and 8% high density units. This housing mix reflects a more diverse housing stock than in the past when small town development was dominated by single detached dwellings.

Table 7							
Mix of Residential Units in Draft Approved and Registered Plans of Subdivision in Rockwood							
Low Density		Medium Density		High Density		Total	
184	63%	87	30%	23	8%	294	100%
<b>Notes:</b>							
Low density includes single and semi detached dwellings and duplexes.							
Medium density includes triplexes, four plexes and row/townhouses.							
High density includes apartment buildings.							
"Registered" also includes vacant lots of record that are dispersed within built-up areas.							
"Draft Approved" also includes vacant lots that have provisional approval through other development processes (i.e. zoning amendment).							

Vacant designated parcels in urban centres consist of small sites and/or large tracts of land with no applications. The housing mix and unit yield for these lands has been estimated based on: their total area; a density factor of 6.5 residential units per acre of land and a unit mix of 70% low density, 20% medium density and 10% high density residential units.

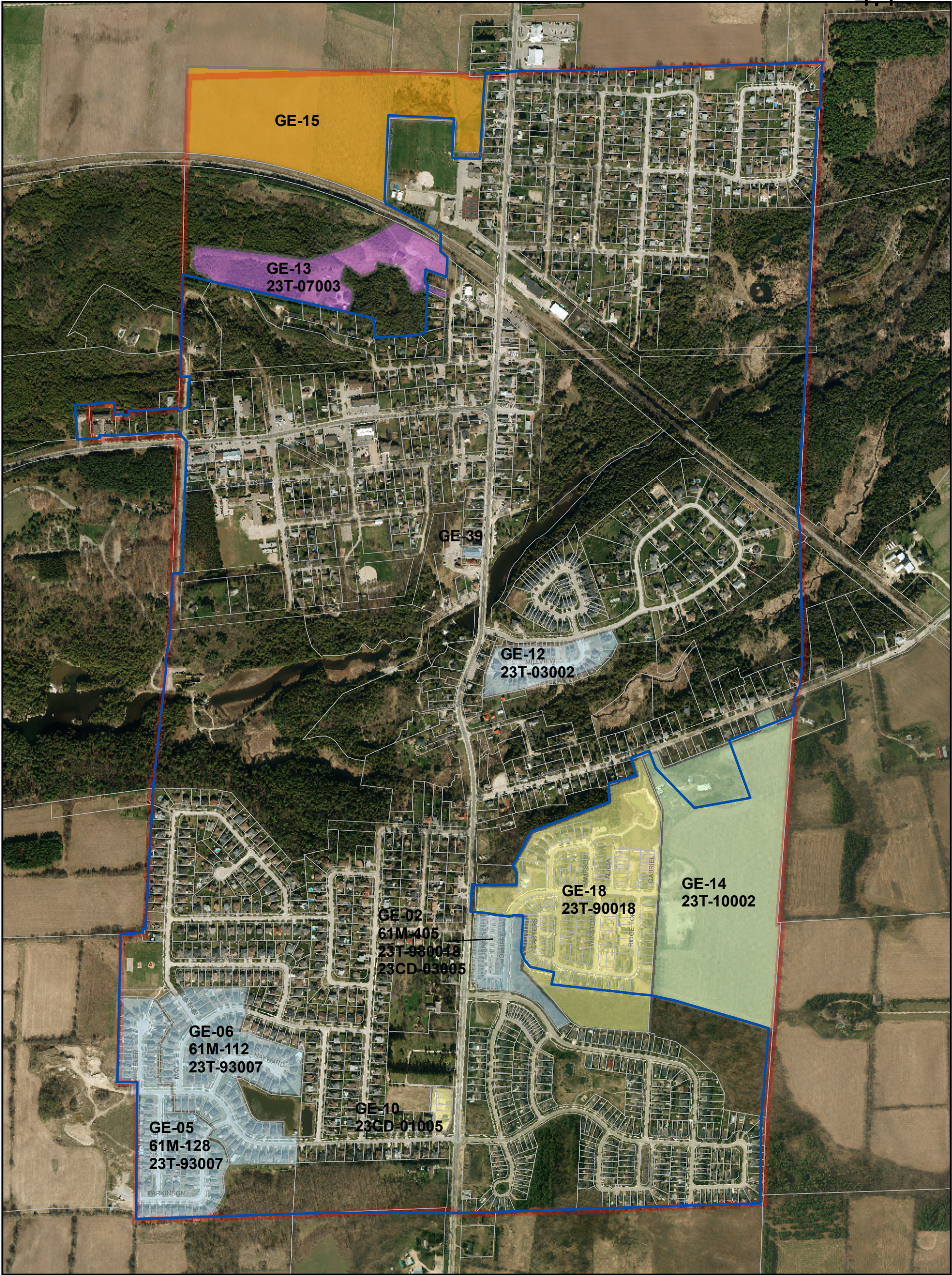
### 4.1.2 Intensification

County staff undertook a review of intensification potential in Guelph/Eramosa and this is included in the supply. Intensification, by definition includes potential redevelopment sites such as brownfields, the vacant residential supply located within the "Built Boundary" as shown on Map 5 and vacant units in hamlets. Within the Township there are 78 units that meet the intensification definition. Included are 9 units in Rockwood (GE-10, GE-23 and GE-24 listed in APPENDIX B) and vacant units in within the Hamlets as per APPENDIX B. It is estimated that intensification makes up about 12% of the long-term household growth (637 households, Section 1.3.1) that is expected in the Township.

## 4.2 Other Residential Supply Policy

The residential supply policies of the PPS, which are also reflected in the County Official Plan, state that a "3-year supply" and a "10-year supply" of residential units are to be maintained at all times to accommodate residential growth.





### Residential Supply Category

- Vacant Designated
- Application under review
- Draft Approved or Provisional
- Registered
- Built Out Since July 2006
- Built Boundary

## Map 6 Rockwood Residential Supply Inventory with Built Boundary



0 100 200 400  
Metres



The “3-year supply” is to be located on lands with servicing capacity and includes residential units that are Registered, Draft Approved or zoned for intensification and redevelopment. Based on this definition Rockwood has a 3-year supply of 294 vacant residential units, in the areas outside of Rockwood there are 75 units that meet the definition. In total The Township has a supply of 394 units to meet three year household growth.

The “10-year supply” as defined by the PPS, is the total vacant residential land supply in urban areas and therefore applies only to Rockwood. It includes all designated residential lands in Rockwood (511 units).

### 4.3 Residential Land Needs

The estimate of residential land needs involves comparing residential supply to the residential growth forecast for Rockwood and the area outside of Rockwood. Table 8 shows these comparisons.

Table 8			
Residential Supply Compared to Growth Forecast			
	Rockwood	Outside Urban Centres	Guelph/ Eramosa
<b>Short-term Supply and Growth</b>			
3 year supply	294	75	369
3 year growth	97	28	124
<b>Over/Under Supply</b>	<b>197</b>	<b>47</b>	<b>245</b>
10 year supply	511	Not Applicable	
10 year growth	291		
<b>Over/Under Supply</b>	<b>220</b>		
<b>Long-term Supply and Growth</b>			
Supply	511	136	647
2011-2031 Growth	471	167	638
<b>Over/Under Supply</b>	<b>40</b>	<b>-31</b>	<b>9</b>

In terms of 3-year supply and growth, there is a sufficient supply of residential units to accommodate corresponding 3-year residential growth. The 10-year supply of residential land in Rockwood is also sufficient to accommodate forecasted 10 year household growth.

Looking outward to 2031 there is a slight undersupply of residential units to meet forecast growth in the rural part of the Township. Rockwood has a slight oversupply of 40 units. When viewed over the long term, these under and over supplies are not extensive and the residential supply and demand in the Township can be considered as in balance.

## 5 Conclusions

This review of land needs in Guelph/Eramosa indicates that residential supply and demand for the Township as a whole and Rockwood are generally in balance over the long term, up to 20 years. There is also adequate supply to meet 3-year and 10-year growth needs. The residential supply in Rockwood is diverse in terms of the units that are registered and draft approved for shorter term take up. Medium and high density units make up about 38% of this supply. The longer term supply in the form of vacant residentially designated lands is planned to achieved a density of 6.5 units per acre and a housing mix of 70% low, 20% medium density and 10% high density residential units. Intensification units account for about 12% of the long term growth anticipated in the Township.

In terms of employment lands, the Township's Rural Industrial areas contain an oversupply of vacant land to meet long-term employment growth. Given the rural nature of these lands some oversupply is desired to meet the needs of uses that depend on larger sites for business activity. There is a variety of parcel sizes in three different strategic locations on major roads and highways within the Township. It does not appear that land ownership is concentrated. Lands are being severed and sold off in the Wellington Road 124 area, west of Guelph and the Robertson subdivision has the potential of creating several smaller parcels which will contribute to the variety of available sites.

There is an undersupply of highway commercial lands in relation to forecasted employment in the Township. The majority of the lands are concentrated in Marden with some smaller parcels in Ariss and Rockwood. There does not appear to be a sufficient range or mix of parcel sizes to accommodate all commercial employment growth.

## APPENDIX A

Vacant Rural Industrial Lands in Guelph/Eramosa Township							
July 2011							
Crewsons Corners Industrial Area	Map ID	Comments	Zoning		Designated Area (acres)	Developable Area (acres)	Conversion factor
	128	Three parcels severed from these lands fronting Seventh Line. Developable area excludes Hazard lands.	M1(H) 21.128 and H	Rural Industrial (Holding) MDS does not apply to these lands and certain industrial uses are prohibited. Hazard Zoning on part of parcel.	27.6	22.0	Y-80%
	132	Residence on property, no farm buildings	M1	Rural Industrial	60.5	48.0	Y-80%
	136	Residential dwelling on property	M1	Rural Industrial	26.3	21.0	Y-80%
	137	Vacant lands	M1(H) 21.128	Rural Industrial (Holding) MDS does not apply to these lands and certain industrial uses are prohibited.	2.7	2.7	N
	1145	Lands severed from Subdivision Plan 61M-121, B5/05.	M1(H) 21.128	Rural Industrial (Holding) MDS does not apply to these lands and certain industrial uses are prohibited.	3.5	3.5	N
	1246	Lot 2, Subdivision Plan 61M-121	M1 (21.114)	Rural Industrial, uses limited, buffer requirements	6.8	6.8	N
	1247	Lot 3, Subdivision Plan 61M-121	M1 (21.114)	Rural Industrial, uses limited, buffer requirements	3.7	3.7	N
				Sub-total	131.1	107.7	
Highway 7 Industrial Corridor	Map ID	Comments	Zoning		Designated Area (acres)	Developable Area (acres)	Conversion factor
	113	Planted with crops, Residence on property, no farm buildings. Developable area excludes Hazard lands.	A and H	Agricultural and Hazard	7.9	6.3	Y-80%
	118	Rural Industrial designation applies to approx. 1/2 of parcel. The non-industrial portion is within the Hwy 7/Jones Baseline Hamlet and has a residence.	A	Agricultural	15.0	12.0	Y-80%
	142	Draft Plan of Subdivision 23T-04003 ("Robertson Draft Plan"). Consists of 30 lots ranging in area from 1.36 to 4.04 acres. Rezoning application ZBA 02/05 from Agricultural to Industrial uses.	A	Agricultural	80.2	60.5	Y-SSA
				Sub-total	103.1	78.8	



Wellington Road 124 Industrial Area	Map ID	Comments	Zoning		Designated Area (acres)	Developable Area (acres)	Conversion factor
	81	Vacant part of parcel used as driveway to access parcel on north side.	M1	Rural Industrial	1.2	1.2	N
	87	This parcel previously included nearby lands to the south which were built up. The built up portion was severed (B75/07) and merged with the abutting Woods property. Access to #100 was considered as part of the related severance (B74/07).	M1 and H	Rural Industrial and Hazard	9.8	7.9	Y-80%
	91	Vacant parcel provides road access to rear parcel	M1	Rural Industrial	5.7	5.0	Y-80%
	93	Planted with crops, Residence and farm buildings on property. Access to Wellington RD 32 not permitted but other arrangements are being pursued.	M1-H	Rural Industrial (Holding)	121.4	97.0	Y-80%
	94	Vacant lands	M1	Rural Industrial	6.8	5.0	Y-80%
	99	Vacant lands are presently landlocked but access arrangements are being worked out with neighbouring landowners.	M1-H	Rural Industrial (Holding)	51.1	41.0	Y-80%
	100	Vacant lands. Access created in relation to severance that created the lot (B74/07).	M1 (21.154)	Rural Industrial Site-specific reflecting use of lands for access to Whitelaw RD.	12.3	10.0	Y-80%
	1516	Formerly part of larger parcel, B124/11	M1 (21.110)	Rural Industrial Site-Specific reflecting a set back of 12.2 m (40 feet) from proposed re-alignment of Wellington Rd 124 and Elmira Rd right-of-way. Setback relief through variance A06/12).	9.0	9.0	N
	1517	Formerly part of larger parcel, B125/11, Relocated drainage ditch abuts north and east side of property.	M1 (21.110)	Rural Industrial Site-Specific reflecting a set back of 12.2 m (40 feet) from proposed re-alignment of Wellington Rd 124. Setback relief through variance A06/12).	4.8	4.8	N
	1518	Formerly part of larger parcel, B126/11, Special Policy Area PA3-15, Core Greenlands designation, reflects a former municipal drain which was relocated. The Rural Industrial designation now applies to the lands.	M1 (21.110)	Rural Industrial Site-Specific reflecting a set back of 12.2 m (40 feet) from proposed re-alignment of Wellington Rd 124. Setback relief through variance A06/12).	7.6	7.6	N
	1519	Formerly part of larger parcel, B127/11, Special Policy Area PA3-15, Core Greenlands designation, reflects a former municipal drain which was relocated. The Rural Industrial designation now applies to the lands.	M1 (21.110)	Rural Industrial Site-Specific reflecting a set back of 12.2 m (40 feet) from proposed re-alignment of Wellington Rd 124. Setback relief through variance A06/12).	8.8	8.8	N
				<b>Sub-total</b>	<b>238.5</b>	<b>197.1</b>	
				<b>Grand Total Rural Industrial</b>	<b>472.7</b>	<b>383.7</b>	
Vacant Highway Commercial Lands in Ariss, Marden and Rockwood	Map ID	Comments	Zoning		Designated Area (acres)	Developable Area (acres)	Conversion factor
	1548	Located in Marden. Currently leased for landscape material storage.	C4	Highway Commercial	1.1	1.1	N
	1549	Located in Marden. Currently used to park cars for dealership next door.	C4	Highway Commercial	0.4	0.4	N
	1550	Located in Marden. There is an old house on this property.	C4 (21.3)	Highway Commercial Site-specific regulation does not permit open storage.	2.7	2.7	N
	1551	vacant lot in Ariss	C4 (21.90)	Highway Commercial Site-specific regulation requiring warehousing and manufacturing within building and no use of municipal water or use of water in manufacturing process.	1.7	1.7	N
	1552	vacant lot in Ariss	C4 (21.90)	Highway Commercial Site-specific regulation requiring warehousing and manufacturing within building and no use of municipal water or use of water in manufacturing process.	1.7	1.7	N
	1554	vacant lot in Rockwood	C2	Village Service Commercial	0.3	0.3	N
	1555	vacant lot in Rockwood	C2	Village Service Commercial	0.2	0.2	N
	1556	vacant lot in Rockwood	C1(H)	Neighbourhood Commercial with a hold	0.8	0.8	N
				<b>Grand Total Commercial</b>	<b>8.9</b>	<b>8.1</b>	

Vacant Residential Supply by Density Category as of July 2011							
MAP ID	SETTLEMENT NAME	CATEGORY	DEVELOPMENT NAME	Vacant Residential Units			
				Low Density	Medium Density	High Density	Total Vacant
GE-10	Rockwood	Registered	Facciolo Condo	2	0	0	2
GE-13	Rockwood	Application-under-review	Drexler	50	0	0	50
GE-14	Rockwood	Draft-Approved-or-Provisional	Harris	172	87	0	259
GE-15	Rockwood	Vacant-Designated	Bonner	113	33	16	162
GE-17	Hamilton Dr	Draft-Approved-or-Provisional	Martone	8	0	0	8
GE-18	Rockwood	Registered	Rockwood Ridge Phase 3	8	0	23	31
GE-19	Ariss	Registered	Elsig Estates	8	0	0	8
GE-21	Eden Mills	Vacant-Designated	Fontonato	21	0	0	21
GE-22	Ariss	Draft-Approved-or-Provisional	Usher's Creek	15	0	0	15
GE-23	Rockwood	Vacant-Designated	Rockwood Potential Infill Consents	5	0	0	5
GE-24	Rockwood	Registered	Vacant Lots in Existing Neighbourhoods	2	0	0	2
GE-26	Countryside	Registered	Vacant Rural Lots	67	0	0	67
GE-27	Everton	Draft-Approved-or-Provisional	Eilers	5	0	0	5
GE-28	Ariss	Vacant-Designated	Ariss NE 86 and 8th Line	8	0	0	8
GE-29	Oustic	Vacant-Designated	Oustic	2	0	0	2
GE-30	Marden	Vacant-Designated	Marden	2	0	0	2
<b>Guelph/Eramosa Total</b>				<b>488</b>	<b>120</b>	<b>39</b>	<b>647</b>

## APPENDIX B

Attachment 8 -Statistical Overview of County of Wellington Land Needs (7 pages)

# Statistical Overview of Wellington County Land Needs

Wellington County  
Planning and Development Department

April 4, 2013

## Introduction

This report provides a statistical overview of County-wide residential and employment land needs. Long-term growth Scenarios are compared to land supply to provide possible County-wide land budgets showing land needs as they relate to population and employment growth. This overview does not take into account locational or land use considerations.

Through the 2006 Provincial Growth Plan conformity process the province established a population of 122,000 and employment of 54,000 in 2031 for Wellington County. The forecasts, including households are contained in Table 1, Projected Growth in Wellington County to 2031, from the County Official Plan.

**TABLE 1**  
***Projected Growth in Wellington County to 2031***

	<b>2006</b>	<b>2011</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>
<i>Total Population</i> <sup>1</sup>	89,540	94,660	101,700	108,300	115,130	122,000
<i>% of Population in Urban Centres</i>	49	51	53	55	56	58
<i>Households</i>	30,030	32,320	34,870	37,220	39,660	42,100
<i>Total Employment</i> <sup>2</sup>	39,240	42,250	45,700	49,130	51,560	54,000

1. includes the provincial population undercount estimate of approximately 4.75% for Wellington which is the difference between the 2001 Places to Grow population and the 2001 published Census population.

2. includes 'no fixed place of work employment'

## Potential to Change Forecast

The province released Draft Amendment 2 to the Growth Plan which provides proposed new population and employment forecasts from 2031 to 2041. The County of Wellington is forecasted to reach a population of 130,000 and an employment of 56,000 in 2041. Provincial staff approached county staff to explore the potential to increase the forecast for Wellington County. There are two reasons for this consideration:

- Schedule 3 of Places to Grow shows combined forecasts for Guelph and Wellington in 2021 and 2031. On June 19, 2008 the province approved a division of growth for Guelph and Wellington County that identified an unallocated population forecast of 24,000 and an unallocated employment forecast of 12,000 due largely to servicing constraints in Guelph. We can consider adding some of this "unallocated" growth back; and
- The province is reconsidering their previous assumptions about servicing constraints in Wellington until more research is undertaken.

On February 28, 2013 County Council approved a population of 140,000 for 2041 and a matching increase in employment. The resolution also indicated that the province can determine how the growth is to be allocated for the years preceding 2041.

Three potential ways that the years preceding 2041 may be impacted as a result of taking extra growth are as follows:

1. The 2031 forecasts remain the same as in the current Official Plan and all additional growth takes place after 2031 in two equal five year intervals (Scenario 1 below);
2. The 2031 forecasts increase by 5,000 to a population of 127,000 along with corresponding household and employment increases. Beyond 2031 growth is distributed equally between the two remaining five year intervals (Scenario 2 below); and
3. The 2031 forecasts increase by 10,000 to a population of 132,000 along with corresponding household and employment increases. Beyond 2031 growth is distributed equally between the two remaining five year intervals (Scenario 3 below).

Scenario 1 - 2031 forecast remains unchanged						Growth		
	2011	2021	2031	2036	2041	2011-31	2011-36	2011-41
Total Population	90,000	106,000	122,000	131,000	140,000	32,000	41,000	50,000
Households	31,650	36,875	42,100	45,700	49,300	10,450	14,050	17,650
Employment	38,000	46,000	54,000	58,010	62,020	16,000	20,010	24,020

Scenario 2 - Increase 2031 population to 127,000						Growth		
	2011	2021	2031	2036	2041	2011-31	2011-36	2011-41
Total Population	90,000	108,500	127,000	133,500	140,000	37,000	43,500	50,000
Households	31,650	38,025	44,400	46,850	49,300	12,750	15,200	17,650
Employment	38,000	47,131	56,261	59,141	62,020	18,261	21,141	24,020

Scenario 3 - Increase 2031 population to 132,000						Growth		
	2011	2021	2031	2036	2041	2011-31	2011-36	2011-41
Total Population	90,000	111,000	132,000	136,000	140,000	42,000	46,000	50,000
Households	31,650	38,898	46,145	47,545	49,300	14,495	15,895	17,650
Employment	38,000	48,238	58,476	60,248	62,020	20,476	22,248	24,020

The forecasts in the preceding tables are based on assumptions associated with the province's Draft Amendment 2 and detailed in the Hemson Background Report. An activity rate of 0.443 is applied to employment for 2031 and beyond. This rate was calculated from the 2031 rate in the current OP forecast.

### **Estimated Land Needs to Meet Long-term Growth Requirements**

Residential land needs are expressed in terms of the number of residential units or households that are forecasted over the long term. Each Scenario shows the long-term household growth forecast under the "Growth" title in the preceding table.

Employment growth takes places on employment lands and in other locations throughout the County including residential areas, agricultural areas and in no fixed places of work. Institutional growth is largely expected to be accommodated in residential areas and on lands with site-specific policies. No fixed place of work employment is expected to be accommodated in employment areas, but has no measurable land requirements.

Industrial and commercial employment growth has measurable land requirements based on specified density assumptions and commonly used forecasting methods. Therefore, employment growth as shown in Scenarios 1, 2 and 3 consists of industrial and commercial jobs. The table below provides estimates of industrial and commercial job growth for the County. It is assumed that 21% of all jobs will be industrial jobs and 23% of all jobs will be commercial jobs. This represents a slight adjustment to the shares used for the 2008 County forecast produced by Watson and Associates which indicated industrial job growth as 23% of total job growth and commercial job growth as 21% of the total. Given the trend away from manufacturing job growth and with commercial job growth following population growth it is reasonable to assume that these shares could change slightly from Watson's 2008 forecast.

<b>Estimated Total, Industrial and Commercial Employment Growth</b>			
<b>Scenario 1</b>	<b>2011-31</b>	<b>2011-36</b>	<b>2011-41</b>
Total	16,046	20,033	24,020
Industrial	3,370	4,207	5,044
Commercial	3,691	4,608	5,525
<b>Scenario 2</b>	<b>2011-31</b>	<b>2011-36</b>	<b>2011-41</b>
Total	18,261	21,141	24,020
Industrial	3,835	4,440	5,044
Commercial	4,200	4,862	5,525
<b>Scenario 3</b>	<b>2011-31</b>	<b>2011-36</b>	<b>2011-41</b>
Total	20,476	22,248	24,020
Industrial	4,300	4,672	5,044
Commercial	4,709	5,117	5,525



These forecasts are translated into land needs based on a density factor of 13.5 commercial jobs per acre and 9.5 industrial jobs per industrial acre. The densities are based on past surveys and land needs work conducted by the County.

<b>Estimated Industrial and Commercial Land Needs (acres)</b>			
<b>Scenario 1</b>	<b>2011-31</b>	<b>2011-36</b>	<b>2011-41</b>
Industrial	355	443	531
Commercial	273	341	409
<b>Scenario 2</b>	<b>2011-31</b>	<b>2011-36</b>	<b>2011-41</b>
Industrial	404	467	531
Commercial	311	360	409
<b>Scenario 3</b>	<b>2011-31</b>	<b>2011-36</b>	<b>2011-41</b>
Industrial	453	492	531
Commercial	349	379	409

### **Residential and Employment Land Supply Estimates**

The County's long-term residential land supply estimate is 12,380 vacant residential units. In terms of vacant employment land the supply is as follows:

<b>Supply of Vacant Employment Lands</b>		
	<b>Highway Commercial</b>	<b>Industrial</b>
Area (acres)	200	1,540
<i>less 15% vacancy factor for industrial lands*</i>	n/a	230
<b>Total Vacant Employment Lands (acres)</b>	<b>200</b>	<b>1,310</b>
*A 15% land adjustment factor is applied to vacant industrial lands to take into account long-term land vacancy for sites which are unlikely to develop over the long-term due to odd lot configuration/shapes, small parcels, site inactivity and/or land banking which may tie up potentially developable lands.		

### **Land Budgets**

In terms of assessing whether or not there is sufficient vacant land available in the County to accommodate forecasted residential growth; and forecasted industrial and commercial

employment growth, the following tables show over and/or under supplies using the three growth Scenarios.

The Residential Land Budget below shows the effect of distributing residential growth over time based on each Scenario. By holding the residential growth to our current 2031 forecast, there is an oversupply of 2,030 residential units to the year 2031. Under Scenario 2 there is a moderate undersupply of residential units in 2031. Under Scenario 3 there is an undersupply of 2,115 residential units in 2031. By 2036 under all three Scenarios there appears to be a shortage of residential units to meet demand. Note that numbers in brackets mean the value is negative.

<b>Residential Land Budget</b>			
<b>Scenario 1</b>	<b>2011-31</b>	<b>2011-36</b>	<b>2011-41</b>
Supply	12,380	12,380	12,380
Demand	10,350	14,000	17,650
<b>Over/Under Supply</b> <i>(Supply minus Demand)</i>	<b>2,030</b>	<b>(1,620)</b>	<b>(5,270)</b>
<b>Scenario 2</b>	<b>2011-31</b>	<b>2011-36</b>	<b>2011-41</b>
Supply	12,380	12,380	12,380
Demand	12,750	15,200	17,650
<b>Over/Under Supply</b> <i>(Supply minus Demand)</i>	<b>(370)</b>	<b>(2,820)</b>	<b>(5,270)</b>
<b>Scenario 3</b>	<b>2011-31</b>	<b>2011-36</b>	<b>2011-41</b>
Supply	12,380	12,380	12,380
Demand	14,495	15,895	17,650
<b>Over/Under Supply</b> <i>(Supply minus Demand)</i>	<b>(2,115)</b>	<b>(3,515)</b>	<b>(5,270)</b>

The Industrial and Highway Commercial Land budget below shows that under all three Scenarios there is an oversupply of industrial land to accommodate long-term employment growth. In contrast there is an undersupply of highway commercial lands to meet long-term demand. As mentioned in the introduction this analysis is statistical only, and consideration for uses requiring larger parcels and locational factors are not taken into account.

<b>Industrial and Highway Commercial Long term Land Budget</b>			
<b>Scenario 1</b>	<b>2011-31</b>	<b>2011-36</b>	<b>2011-41</b>
Industrial land supply	1,310	1,310	1,310
Industrial land demand	355	443	531
<b>Over/Under Supply (Supply minus Demand)</b>	<b>955</b>	<b>867</b>	<b>779</b>
Highway Commercial land supply	198	198	198
Highway Commercial land demand	273	341	409
<b>Over/Under Supply (Supply minus Demand)</b>	<b>(75)</b>	<b>(143)</b>	<b>(211)</b>
<b>Scenario 2</b>	<b>2011-31</b>	<b>2011-36</b>	<b>2011-41</b>
Industrial land supply	1,310	1,310	1,310
Industrial land demand	404	467	531
<b>Over/Under Supply (Supply minus Demand)</b>	<b>906</b>	<b>843</b>	<b>779</b>
Highway Commercial land supply	198	198	198
Highway Commercial land demand	311	360	409
<b>Over/Under Supply (Supply minus Demand)</b>	<b>(113)</b>	<b>(162)</b>	<b>(211)</b>
<b>Scenario 3</b>	<b>2011-31</b>	<b>2011-36</b>	<b>2011-41</b>
Industrial land supply	1,310	1,310	1,310
Industrial land demand	453	492	531
<b>Over/Under Supply (Supply minus Demand)</b>	<b>857</b>	<b>818</b>	<b>779</b>
Highway Commercial land supply	198	198	198
Highway Commercial land demand	349	379	409
<b>Over/Under Supply (Supply minus Demand)</b>	<b>(151)</b>	<b>(181)</b>	<b>(211)</b>

## Conclusions

Based on this statistical County-wide land budgeting exercise, the following can be concluded:

*Residential Land Needs:* In 2031 Scenario 1 shows an oversupply of units; Scenario 2 shows a moderate undersupply and Scenario 3 illustrates a large undersupply of residential units. By 2036, all three Scenarios show an undersupply which continues forward to 2041.

*Employment Land Needs:* All three Scenarios show an oversupply of industrial lands based on statistical measures across all long-term growth periods. All three Scenarios demonstrate an undersupply of highway commercial lands across all long-term growth periods.

Attachment 9 -Letter to OMAFRA (dated December 4, 2012) (27 pages)

December 4, 2012

Mrs. Carol Neumann  
Rural Planner - OMAFRA  
Wellington Place, RR1  
Fergus, ON N1M 2W3

Sent via email and mail

Dear Carol,

**RE: Response to OMAFRA Comments**  
**Rockmosa Park Expansion and Rockwood Boundary Modification**  
County of Wellington Official Plan Amendment (OP-2012-04)  
Township of Guelph/Eramosa Zoning By-law Amendment (ZBA 05/12)  
MHBC File 9902HD

This letter is prepared to supplement our October 18, 2012 letter to the Province (via MMAH) and reflects the discussions with Township, County and Provincial staff (including yourself) on the project during our October 25, 2012 meeting.

As a community focused initiative the Township's proposal for enhanced recreational facilities supports development of a strong, liveable and healthy community. A healthy, liveable and safe community is sustained by an appropriate mix of land uses (including recreational) to meet the long-term needs of the community (PPS 1.1.1b)

#### **OMAFRA CONCERNS – Prime Agricultural Areas**

The comments provided by OMAFRA are limited to their mandated areas of interest. For the purposes of the Township's proposal to expand Rockwood's primary recreational facility (Rockmosa Park) OMAFRA's comments are limited to evaluation of the resulting boundary expansion, based on the policies provided in Places to Grow, specifically 2.2.8.2f) and g) as quoted below.

##### *2.2.8 Settlement Area Boundary Expansions*

2. *A settlement area boundary expansion may only occur as part of a municipal comprehensive review where it has been demonstrated that:*
  - f) *in prime agricultural areas:*
    - i. *the lands do not comprise specialty crop areas*
    - ii. *there are no reasonable alternatives that avoid prime agricultural areas*
    - iii. *there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas*
  - g) *impacts from expanding settlement areas on agricultural operations which are adjacent or close to the settlement areas are mitigated to the extent feasible*

In reviewing these tests;

### 2.2.8.2f)i. Specialty Crop Areas

OMAFRA agrees (September 10, 2012) that the subject lands are not comprised of a specialty crop area.

### 2.2.8.2f)ii. Avoidance of Prime Agricultural Areas

We would note that all rural lands surrounding Rockwood are designated 'Prime Agricultural' in the County Official Plan, and would satisfy the definition for 'Prime Agricultural Area' in Places to Grow. Given the above, there is no reasonable alternative that avoids prime agricultural areas.

### 2.2.8.2f)iii. Reasonable Alternatives in Lower Priority Agricultural Lands

While the Rockwood area is considered a 'Prime Agricultural Area' an examination of soil mapping provided by OMAFRA indicates variation in the soil capabilities. The Eramosa River valley, which bisects Rockwood, includes a range of soil types (Class 4-7) not well suited for agriculture. The lands north of the Eramosa River are CLI Class 1 & 2, whereas lands to the south are identified as Class 3.

#### Existing Soil Capability

Since our meeting we have discovered that an agricultural soil survey and land capability analysis was previously completed for the subject lands (Ecologistics Limited, July 1990). The resulting map (attached) indicates that there are no Class 1 soils on the lands proposed to be redesignated 'Residential'. The soils on-site are classified as per the inset table. The report concludes that the Class 2 and 3 areas have limitations relative to stoniness, topography, low fertility and droughtiness. The Class 4 to 6 *"soils have limitations related to low fertility, droughtiness, steep topography, stoniness and/or shallow depths to bedrock"*. The site specific information indicates the lands subject to redesignation are not CLI 1 & 2 as suggested by the broader CLI mapping, but 54% Class 2 & 3, and 46% Classes 4 to 6.

Soil Class	~ Area (ha)	%
Class 2	1.24ha	14%
Class 3	3.47ha	40%
Class 4-6	3.96ha	46%
TOTAL	8.66ha	100%

#### Review of Alternative Locations

Further consideration has also been given to evaluating reasonable alternative locations for residential development. Four areas have been identified as 'alternative locations' as shown on the attached map:

- A. Lands north of Rockwood, east of Main Street/County Road 27
- B. Lands southwest of Rockwood
- C. Lands immediately south of Rockwood
- D. Lands southeast of Rockwood

In determining if any of the alternative locations are appropriate, fair or sensible locations for residential development various provincial interests and items were evaluated as noted below and summarized in the attached table. We have assumed that Main Street/Highway 7 runs north-south.

1. Lands abutting Rockwood along its southern boundaries (Areas B, C and D) in the County's current Official Plan five-year review are proposed as the 'Paris Galt Moraine Policy Area' (See Schedule A-48 attached). The Paris and Galt Moraines are geological landforms that support hydrologic processes and influence ground/surface water resources at a local/regional scale. The

proposed policy area (4.9.7) would require urban boundary expansions to *“demonstrate that ground and surface water functions will be maintained, and where possible, restored and enhanced”*.

2. The Grand River Source Protection Plan, initiated by the Lake Erie Region Source Protection Committee, indicates that the lands to Rockwood's south (Areas B, C and D) have a vulnerability scores ranging from 2-10, and Area A has a score of 8-10. The subject lands have no vulnerability score assigned to them (See Map 7-49 attached). The policies of the Source Protection Plan apply to specific activities within identified vulnerability scores and wellhead protection zones. Any development in Areas A to D that includes activities identified as prescribed drinking water threats would be subject to the policies of the Source Protection Plan.
3. The Aggregate Resources Inventory Paper (ARIP) for Wellington County (Paper 162, 1999) identifies lands south of Rockwood (Areas B, C and D) as 'Selected Sand and Gravel – Primary Significance, specifically Resource Area 31 (See attached map excerpt). The deposit is an *“ice-contact stratified drift deposit consisting of a large hummocky area... that forms part of the Paris Moraine”*. Area B includes a licensed source (Pit No. 136 on ARIP map) which provides *“good quality crushable gravel”* in portions of the deposit. Portions of the subject lands and Area A are identified as having deposit of tertiary significance. The aggregate available to the south of Rockwood is larger in area and of greater significance than those aggregate resources identified to the north.
4. In the County's current Official Plan five-year review much of the aggregate resources identified above (especially those to the south of Rockwood) are proposed to be designated on a new Schedule C (see Schedule A-50 attached).
5. The existing development pattern in Rockwood provides limited road connections beyond its boundary. There are no road stubs to Area D. There is a road stub (Ridge Road) near the SE corner of Area C. The extension of access to the west half of Area C is constrained by a 'Core Greenland' feature. Parkinson Drive and McLennan Street provide road stubs in Area B near the SW corner. Access to the subject lands would be provided off of Main Street and local street extensions. There are no road stubs adjacent to Area A, access off Main Street is assumed.
6. The proposed location to the north is in proximity to Main Street (County Road 27) with an opportunity for multiple points of access thus limiting traffic impacts on existing residential development.
7. The shape of the proposed expansion continues to cluster development along Main Street as much as is feasible given existing land ownership and property boundaries.
8. Existing services, including the commercial core, primary recreation facility, library and school are almost all located north of the Eramosa River. The subject lands and Area A are in closer proximity to the community's services.
9. The feasible and cost effective expansion of municipal services (water and wastewater) is impacted by capacity, access to connections, and topography. It is feasible to provide water and wastewater services to the subject lands and Area A with minimal upgrades. Wastewater servicing to the south of the Eramosa River (Areas B, C & D) is constrained and a number of larger upgrades would likely be necessary. Water services are feasible for Areas B, C & D. Refer to the attached summary table for specifics.

10. Servicing of Area D is limited by its topography (slopes). In general the topography of south Rockwood is rolling/hilled.
11. The agriculture activity occurring south of Rockwood varies from the north. Agriculture activity in the south is characterized by fields of soybean, corn crops, and horse barns. Fields are smaller with hedgerows throughout. The nearest barns are approximately 250-260m (Area C and D) from Rockwood's boundary. The extent of development in Area C and D would be impacted by existing horse barns (see 2.2.8.2g for further discussion on MDS).
12. Agricultural activity to the north of Rockwood is characterized by cash crop farming and dairy barns. MDS has been addressed for the subject lands. Portions of Area A are within the required setback associated with the O'Brien farm.
13. Wooded areas within Rockwood, adjacent to Area C and D are identified as 'Core Greenlands' in the County of Wellington Official Plan (see Schedule A3-1 attached). These features limit the ability to access/develop lands immediately adjacent to the boundary.

We reiterate that no net increase of residential development is proposed through the submitted applications. Rather, this is a municipal initiative, in the public interest, to strategically plan for the long term recreational needs of its citizens. The benefits of park expansion adjacent to the Township's existing recreational public service facility of Rockmosa Park is the primary consideration in determining the proposed location. **In consideration of a complete range of factors relocating designated residential lands to the south of Rockwood, within the context of this amendment, is not considered a 'reasonable alternative'.**

Under the current Township of Guelph/Eramosa Zoning By-law a public park would be permitted on the lands proposed to be redesignated 'Residential'. The 'public park' definition includes playing and athletic fields, field houses, community centers, and other similar uses. Expansion of Rockmosa Park outside of the current urban boundary is not a preferred option as it would be disconnected from the existing recreation facilities and result in duplication of complementary facilities.

#### **2.2.8.2g) Impacts on Existing Agricultural Operations**

Our October 18, 2012 letter provided the necessary Minimum Distance Separation 1 information (calculation sheets and map) for the four livestock facilities identified by OMAFRA to the north of Rockwood. There is sufficient distance between the proposed revised urban boundary and the livestock facilities to allow for the continued and expanded operation of these facilities.

<b>Farm Location</b>	<b>MDS1 Setback</b>	<b>General Location</b>
Bonner – Lot 7, Conc. 4	340m	North
Brander – Lot 7, Conc. 4	323m	North
May – Lot 8, Conc. 4	311m	North (not on the map)
*O'Brien – Lot 7, Conc. 5	210m	Northeast (Area A)
*Hill – Lot 3, Conc. 5	287m	Southeast (Area D)
Taylor - Lot 2, Conc. 5	237m	South (Area C)
Fisher - Lot 2, Conc. 5	283m	South (Area C)
*Gallant – Lot 2, Conc. 4	190m	South (Area C)
*Burns - Lot 2, Conc. 4	231m	South (Area C)

Since then additional MDS1 calculations were completed for nearby farms identified along the southern edges of Rockwood. The calculations sheets and map are attached, with the setbacks summarized in the above table. Development within Area A, C and D are impacted by existing livestock facilities.



The information used to complete the calculations was gathered through discussions with the farm operator/owner. Where the farmer operator/owner could not be contacted (\*) a conservative estimate of the barn size and livestock comparable to neighboring properties were used for the calculation.

As per our discussions it would be appreciated if OMAFRA could confirm they're satisfied with the submitted MDS1 materials.

## **SUMMARY**

The impetus of the submitted applications is the provision of needed recreational facilities, in a coordinated location which would provide for efficient and cost effective delivery of community services to the long term benefit of the Township's citizens. In consideration of the policies to be addressed under OMAFRA's mandate the following is noted:

- The lands proposed to be added to the urban boundary are not comprised of specialty crop areas.
- There are no reasonable alternatives that avoid prime agricultural areas, as the lands surrounding Rockwood would all be considered as 'prime agricultural areas'.
- Given the findings of the site specific agricultural capability study, the subject site is a reasonable alternative on lower priority agricultural lands in a prime agricultural area (i.e. Class 2 – 14%, Class 3 – 40%, Class 4 to 6 – 46%).
- In addition, a review of other potential alternatives around Rockwood reveals a range of constraints or factors (soil capability, adjacent agricultural operations/MDS, natural features and resources, source water protection, servicing and infrastructure) that when taken as a whole do not detract from the choice of the subject lands as a reasonable location for an urban boundary expansion.
- Further, when consideration is given to the desire of expanding the recreation facility in its existing location, the urban boundary expansion on the subject lands is logical and appropriate.
- There is sufficient distance between the proposed revised urban boundary and the existing livestock facilities to allow for the continued and expanded operation of these facilities, thus impacts of adjacent operations are mitigated to the extent feasible.

We trust this letter and attached materials adequately addresses the mandate of OMAFRA in the context of the application to expand the Township's primary recreation facility. We look forward to your comments.

Yours truly,

**MHBC**

Township of Guelph/Eramosa Consultant Planners



Bernard P. Hermsen, MUDS, BES, MCIP, RPP



Lana Phillips, MA, MCIP, RPP

cc. email only unless noted  
Dwayne Evans, MMAH (London)  
Janice Sheppard, CAO, Township of Guelph/Eramosa (1 hard copy)

Robin Milne, Manager Parks and Recreation, Township of Guelph/Eramosa  
 Jackie Kay, Township Consultant Engineers, Burnside  
 Aldo Salis, Senior Planner, County of Wellington (1 hard copy)  
 Mark Paoli, Senior Planner, County of Wellington

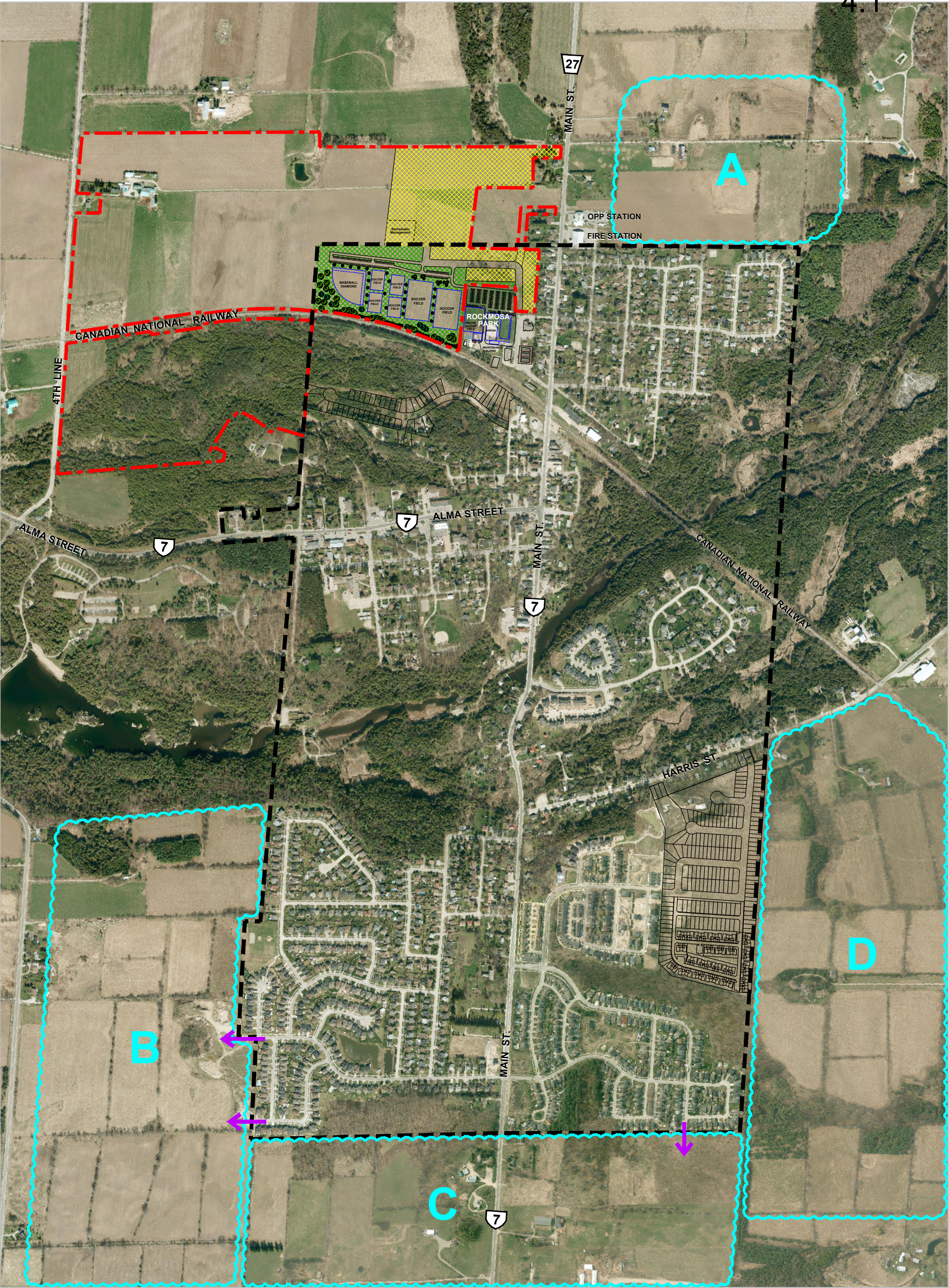
Encl.

List of Attachments:

- Map: Evaluation of Alternative Locations (Marked aerial photo of Rockwood) (1 page)
- Summary Table – Reasonable Alternative Evaluation (1 page)
- Agricultural Soil Survey and Land Capability Analysis Map (1 page)
- County of Wellington OPA 81 August 2012 Draft Excerpts:
  - Schedule A-48: Wellhead Protection Areas, Schedule B3, proposed amendment to add the Paris and Galt Moraine Policy Area (1 page)
  - Policy 4.9.7 Paris and Galt Moraine Policy Area (1 page)
- Grand River Source Protection Plan – Assessment Report, Map 7-49 Rockwood Water Supply Wellhead Protection Area Final Vulnerability (1 page)
- Aggregate Resources Inventory Paper (ARIP) for Wellington County (Paper 162) Map and Text Excerpts (3 pages)
- County of Wellington OPA 81 August 2012 Draft Excerpts: Schedule A-50: Mineral Aggregate Resource Area, Schedule C, proposed new schedule (1 page)
- Minimum Distance Separation (MDS 1) Analysis Map & Calculation Sheets (10 pages)
- County of Wellington Official Plan, Schedule A3-1, Rockwood (1 page)

Total pages, including covering letter: 27





# Evaluation of Reasonable Alternative Locations

Proposed Rockmosa Park Expansion  
Village of Rockwood,  
Township of Guelph Eramosa  
County of Wellington

Current Rockwood Urban Boundary

Lands Owned by Mrs. Bonner

Proposed Recreational Lands

Proposed Residential Lands

Alternative Areas

Road Stubs

DATE: November 19, 2012

SCALE: 1 : 10,000 (on 11x17 page)

JOB: 9902HD

DRW: DBG

PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

200-540 BINGEMANS CENTRE DR., KITCHENER, ON, N2B 3X9  
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM



Summary Table – Reasonable Alternative Evaluation

Consideration	Proposed Location	Area A (NE)	Area B (SW)	Area C (S)	Area D (SE)
<b>Soli Capability</b>	<ul style="list-style-type: none"> <li>• Site Specific Soil Survey and Land Capability Report.</li> <li>• No Class 1</li> <li>• Class 2 – 14%</li> <li>• Class 3 – 40%</li> <li>• Class 4 to 6 – 46%</li> </ul>	<ul style="list-style-type: none"> <li>• OMAFRA provided CLI Map</li> <li>• Class 1</li> </ul>	<ul style="list-style-type: none"> <li>• OMAFRA provided CLI Map</li> <li>• Class 3</li> </ul>	<ul style="list-style-type: none"> <li>• OMAFRA provided CLI Map</li> <li>• Class 3</li> </ul>	<ul style="list-style-type: none"> <li>• OMAFRA provided CLI Map</li> <li>• Class 3</li> </ul>
<b>Proximity of Boundary to Livestock Facilities/MDS</b>	<ul style="list-style-type: none"> <li>• MDS satisfied</li> </ul>	<ul style="list-style-type: none"> <li>• Impacted by MDS setbacks</li> </ul>	<ul style="list-style-type: none"> <li>• No barns in near proximity to the urban boundary</li> </ul>	<ul style="list-style-type: none"> <li>• Impacted by MDS setbacks.</li> </ul>	<ul style="list-style-type: none"> <li>• Impacted by MDS setbacks.</li> </ul>
<b>Paris Galt Moraine</b>	<ul style="list-style-type: none"> <li>• No</li> </ul>	<ul style="list-style-type: none"> <li>• No</li> </ul>	<ul style="list-style-type: none"> <li>• Identified feature</li> </ul>	<ul style="list-style-type: none"> <li>• Identified feature</li> </ul>	<ul style="list-style-type: none"> <li>• Identified feature</li> </ul>
<b>Source Water Protection</b>	<ul style="list-style-type: none"> <li>• No</li> </ul>	<ul style="list-style-type: none"> <li>• Vulnerability scores 8 through 10</li> <li>• Policy implications for activities</li> </ul>	<ul style="list-style-type: none"> <li>• Vulnerability scores 4 through 10</li> <li>• Policy implications for activities</li> </ul>	<ul style="list-style-type: none"> <li>• Vulnerability scores 4 through 10</li> <li>• Policy implications for activities</li> </ul>	<ul style="list-style-type: none"> <li>• Vulnerability scores 4 through 10</li> <li>• Policy implications for activities</li> </ul>
<b>Aggregate Resource</b>	<ul style="list-style-type: none"> <li>• Portion of Selected Sand and Gravel –Tertiary Significance</li> </ul>	<ul style="list-style-type: none"> <li>• Portion of Selected Sand and Gravel – Tertiary Significance</li> </ul>	<ul style="list-style-type: none"> <li>• Covered by Selected Sand and Gravel – Primary Significance</li> <li>• Resources Area 31</li> <li>• Licensed pit operation</li> </ul>	<ul style="list-style-type: none"> <li>• Covered by Selected Sand and Gravel – Primary Significance</li> <li>• Resources Area 31</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Covered by Selected Sand and Gravel – Primary Significance</li> <li>• Resources Area 31</li> <li>•</li> </ul>
<b>Road Access</b>	<ul style="list-style-type: none"> <li>• Propose access points onto Main Street and local street extensions through Rockmosa Park.</li> </ul>	<ul style="list-style-type: none"> <li>• Access onto Main Street</li> <li>• No road stubs</li> </ul>	<ul style="list-style-type: none"> <li>• Road stub for Parkinson Drive and McLennan Street.</li> </ul>	<ul style="list-style-type: none"> <li>• Road stub for Ridge Road</li> </ul>	<ul style="list-style-type: none"> <li>• No road stubs</li> </ul>
<b>Servicing Availability</b> <i>(Note: all water supply is subject to limits on allocation)</i>	<ul style="list-style-type: none"> <li>• Anticipate servicing by gravity sanitary sewers, may require some upgrades to existing.</li> <li>• Watermain extension likely feasible, may require a booster station</li> </ul>	<ul style="list-style-type: none"> <li>• Anticipate servicing by gravity sanitary sewers, may require some upgrades to existing.</li> <li>• Watermain extension likely feasible, may require a booster station</li> </ul>	<ul style="list-style-type: none"> <li>• Constraints to sanitary servicing and all sewage south of the Eramosa River flows through one pipe.</li> <li>• Additional upgrades may be required to Valley Road sewage pumping station (beyond currently planned).</li> <li>• Anticipate need for sewage pumping station and pipe upsizing.</li> <li>• Watermain extension likely feasible.</li> <li>• Connection through existing road stubs.</li> </ul>	<ul style="list-style-type: none"> <li>• Constraints to sanitary servicing and all sewage south of the Eramosa River flows through one pipe.</li> <li>• Additional upgrades may be required to Valley Road sewage pumping station (beyond currently planned).</li> <li>• Anticipate need for sewage pumping station and pipe upsizing.</li> <li>• Watermain extension likely feasible.</li> <li>• Connection through existing road stubs.</li> </ul>	<ul style="list-style-type: none"> <li>• Constraints to sanitary servicing and all sewage south of the Eramosa River flows through one pipe.</li> <li>• Additional upgrades may be required to Valley Road sewage pumping station (beyond currently planned).</li> <li>• Anticipate need for sewage pumping station</li> <li>• Existing topography limits areas that can be serviced.</li> <li>• Watermain extension likely feasible, pressure reducing may be required.</li> </ul>
<b>Natural Environment</b>	<ul style="list-style-type: none"> <li>• Small portion designated ‘Core Greenlands’ at northeast corner</li> </ul>	<ul style="list-style-type: none"> <li>• No designated features onsite</li> </ul>	<ul style="list-style-type: none"> <li>• No designated features onsite</li> </ul>	<ul style="list-style-type: none"> <li>• Portions designated ‘Core Greenlands’ within Rockwood</li> </ul>	<ul style="list-style-type: none"> <li>• Portions designated ‘Core Greenlands’ within Rockwood</li> </ul>

Soil Type and Agricultural Capability

PART OF LOTS 6 AND 7, CONCESSION 4  
VILLAGE OF ROCKWOOD  
TOWNSHIP OF GUELPH/ERAMOSA  
COUNTY OF WELLINGTON

LEGEND

- Current Rockwood Urban Boundary
- Bonner Property

Soil Classes

- Class 2
- Class 3
- Class 4-6

**EXAMPLE**

Soil Type: Bu-A  
Slope Class: 2FM  
Capability Sub-class: A  
Capability Class: A

**SOIL TYPE**

- Bu - Burford pebbly loam
- Bg - Burford loam
- Bg1 - Burford loam - shallow phase
- Bg2 - Burford loam - very shallow phase
- Cg - Calodon sandy loam
- Cg1 - Calodon sandy loam - shallow phase
- Cg2 - Calodon sandy loam - very shallow phase
- Cm - Camilla sandy loam
- Db - Doneybrook gravelly loam
- Fl - Farmington loam

**SLOPE CLASSES**

Simple		Complex
A	0-5%	a
B	6.1-10%	b
C	10.1-15%	c

Simple slopes are longer than 50m in length.  
Complex slopes are shorter than 50m in length.

**SOIL CAPABILITY CLASSES**

- Class 1,2,3 - suitable for annual cultivation.
- Class 4 - marginal for annual cultivation.
- Class 5,6,7 - sub-marginal land.

**CAPABILITY SUB-CLASSES**

- F - Low Fertility
- M - Droughtiness
- P - Stoniness
- f - Bedrock
- S - Combination of Low Fertility and Droughtiness
- T - Adverse Topography

Source: Ecologistics Limited, Agriculture Soil Survey and Land Capability Analysis, Figure 1 - Soil Type and Agricultural Capability, June 1990

DATE: November 30, 2012  
SCALE: 1:7,500  
JOB: 9902HD  
DRN: DBG



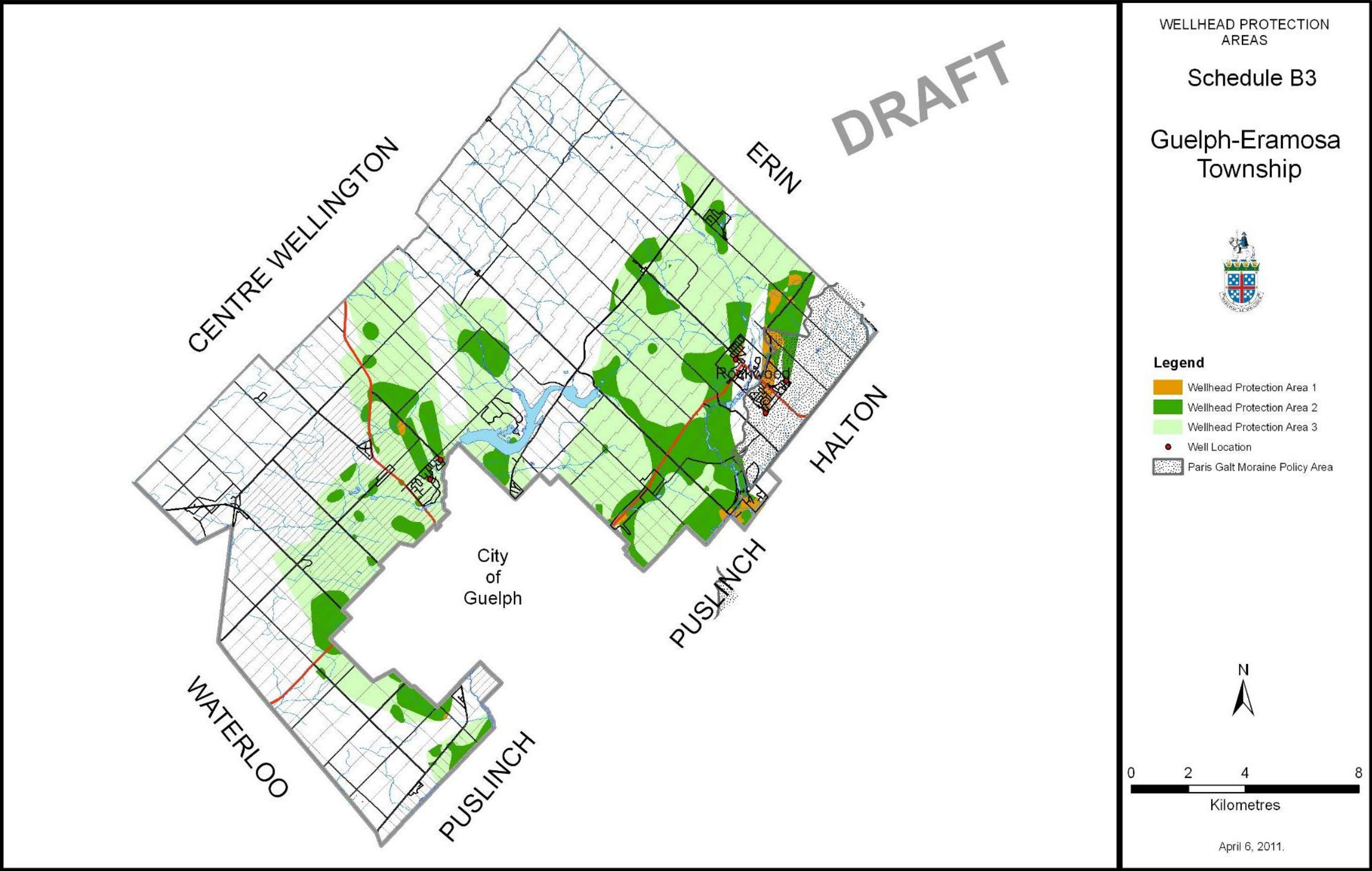
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THE CORPORATION OF THE  
COUNTY OF WELLINGTON

SCHEDULE “A-48” OF  
OFFICIAL PLAN  
AMENDMENT NO. 81



[Note: new section]

#### **“4.9.7 Paris and Galt Moraine Policy Area**

The Paris and Galt Moraines are unique landforms. With their combination of soil types, numerous land surface depressions, and higher elevations relative to surrounding lands, they function as a support for hydrologic processes and features that influence groundwater and surface water resources at regional and local scales. These processes and features include:

- groundwater recharge;
- groundwater storage;
- surface water detention;
- groundwater potential;
- baseflow to streams;
- springs; and
- watershed divides for groundwater and surface water.

On the moraines, and in catchment areas influenced by the moraines, there are cold-water fisheries, wetlands, private wells, farms, industrial and commercial businesses, aggregate processing, and municipal water supplies that rely, either directly or indirectly, on these moraine processes and features.

##### **4.9.7.1 Objectives**

The Paris and Galt Moraine policies are intended to:

- protect moraine processes and features in order to maintain and where possible restore and enhance groundwater and surface water resources; and
- promote stewardship activities on the moraines that maintain, restore or enhance groundwater and surface water resources.

##### **4.9.7.2 Policy Direction**

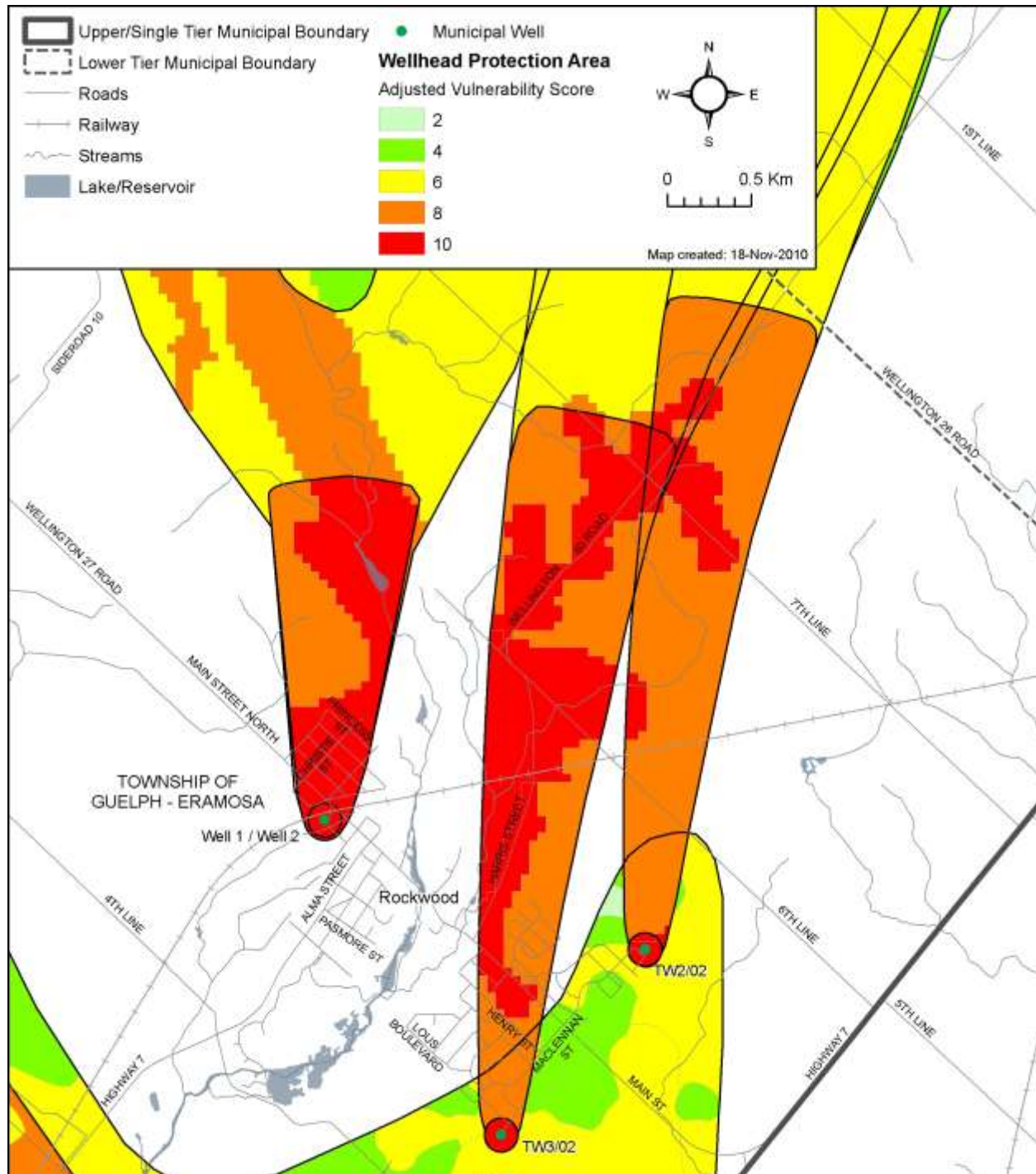
On lands in the Paris and Galt Moraines Policy Area on Schedule ‘B’ that lie outside of Wellhead Protection Areas, the following shall apply:

- a) Large scale development proposals including intensive recreation, aggregate operations, new rural

employment area designations, and urban boundary expansions will be required to demonstrate that ground and surface water functions will be maintained, and where possible, restored and enhanced;

- b) Small scale developments that do not rely on significant site alterations will not normally be required to demonstrate protection of the moraines. Where planning approvals for small scale developments are needed, best practices for site alteration will be required to reduce or eliminate cut and fill activities that would fill in land surface depressions;
- c) Agriculture is a major activity on the moraines and is an accepted and supported use of land. The County will encourage best practices for agriculture by developing and supporting stewardship programs.”

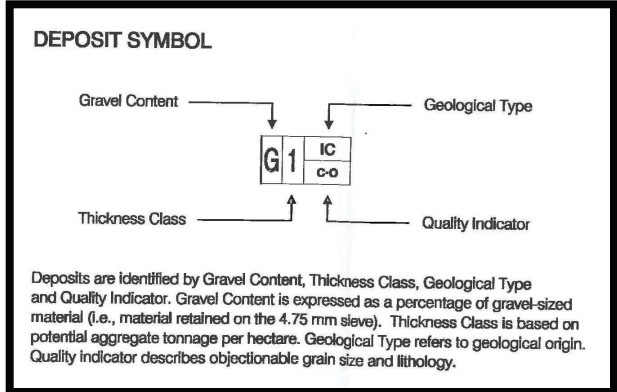
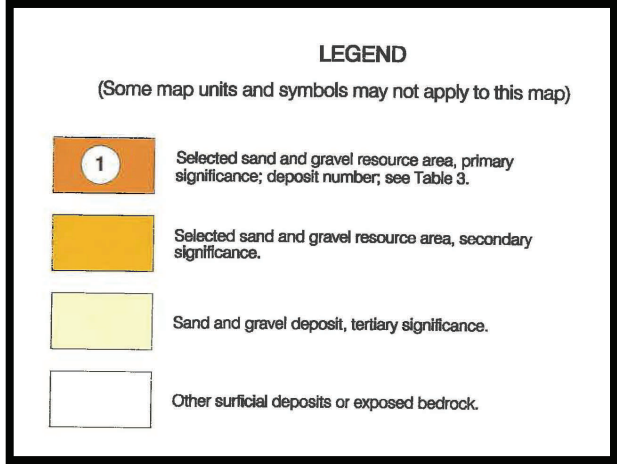
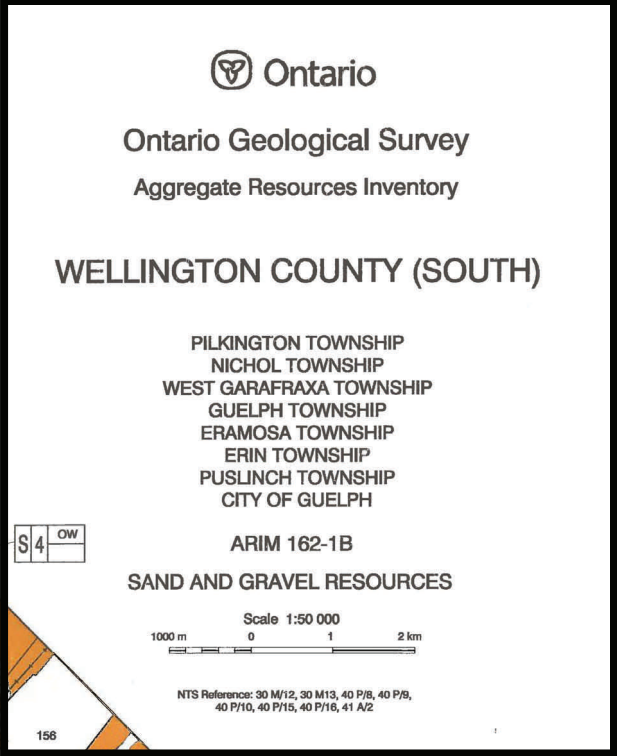
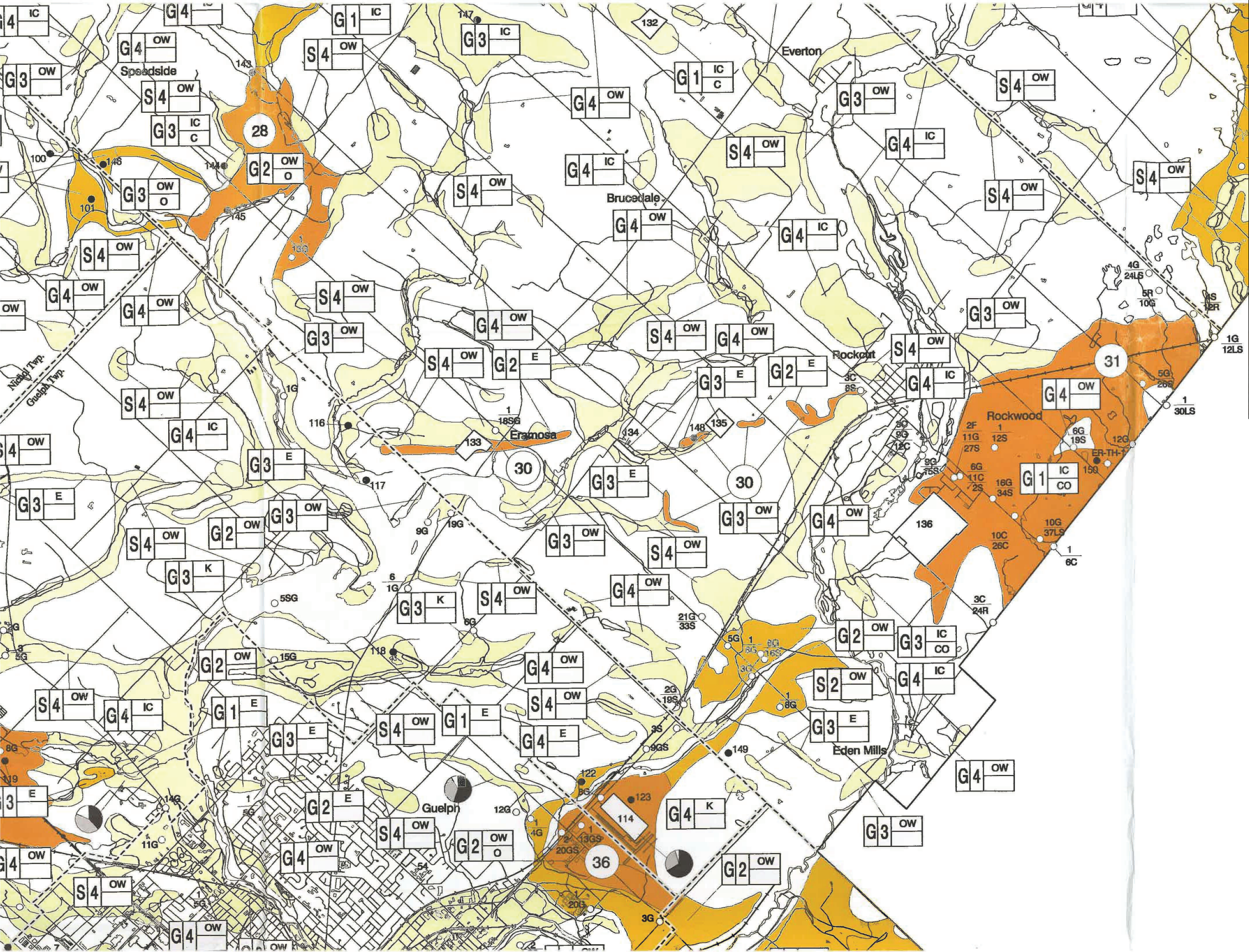
Map 7-49: Rockwood Water Supply Wellhead Protection Area Final Vulnerability



Publicly available Web-GIS mapping of vulnerable areas including vulnerability has been developed and is available through [www.sourcewater.ca](http://www.sourcewater.ca).



**Rockmosa Park Expansion and Rockwood Boundary Modification, County of Wellington Official Plan Amendment (OP-2012-04), Township of Guelph/Eramosa Zoning By-law Amendment (ZBA 05/12)**  
**Response to OMAFRA Comments (December 2012)—Excerpt from ARIP 162**





## Selected Sand and Gravel Resource Area 27

Selected Sand and Gravel Resource Area 27 is a well developed outwash fan deposit located in north-central Eramosa Township, near the settlement of Oustic. The material was deposited by water that flowed to the northwest from the margin of the Ontario ice lobe (Karrow 1968). The deposit has a relatively level surface and slopes gently to the northwest. Licenced Pit No. 130 is located in the northern part of the deposit. Faces in the pit range from less than 2 m to 6 m and expose moderately stratified sand and gravel. The material is of high quality and is acceptable for Granular A, B Type 1 and M, hot-mix HL4 and concrete coarse and fine aggregates.

The resource area occupies a total of 152 ha, of which 131 ha are possibly available for extraction. Assuming an average deposit thickness of 4 m, possible sand and gravel resources are estimated to be 9.3 million tonnes (Table 3). Access to the resource area is provided by township roads.

## Selected Sand and Gravel Resource Area 28

Selected Sand and Gravel Resource Area 28, located in the south-central portion of Eramosa Township, forms part of an extensive glacial meltwater channel system that is now partially occupied by the Speed River and one of its tributaries. Resource area 28 has flat to undulating topography and slopes gently to the southeast. Water well data regarding subsurface materials are not available for this area, however, some information is provided by faces in 2 pits (Pit Nos. 143 and 145). Both sources expose a high percentage of coarse aggregate that is suitable for the production of Granular A, B and asphaltic hot-mix HL4 coarse and fine aggregate. Sand control may be required in the fine-grained portions of the deposit in order to produce crushed aggregates, while in other places, oversize material may need to be removed. Faces in the pits range between 3 and 5 m.

Selected Sand and Gravel Resource Area 28 occupies 263 ha of which 207 ha could be potentially available for extraction. Assuming an average thickness of 5 m in the resource area, possible resources of good-quality sand and gravel are estimated to be 18.3 million tonnes (Table 3). The population in the vicinity is sparse and agriculture is the main land use. Access is provided by gravel-surfaced township roads.

## Selected Sand and Gravel Resource Area 29

Selected Sand and Gravel Resource Area 29 is an extensive outwash deposit located east and southeast of resource area 27. The topography of the area is rolling to irregular with isolated kettle depressions present on the surface of the outwash plain. No water well data are available for the resource area. Two unlicensed pits (Pit Nos. 140 and 141) have been previously worked in the deposit.

Faces in the pits range from 3 to 5 m in height and expose coarse aggregate suitable for crushing.

Resource area 29 occupies a total of 589 ha, of which 467 ha are potentially available for extraction. Assuming an average usable material thickness of 4 m, the possible available resources are estimated to be 33 million tonnes (Table 3). The resource area is sparsely populated and is presently used for agriculture. As in resource area 27, access is provided by gravel-surfaced township roads.

## Selected Sand and Gravel Resource Area 30

Selected Sand and Gravel Resource Area 30 consists of several esker segments that form the Eramosa Esker in the southern part of Eramosa Township. The esker trends westerly and consists of a single, narrow ridge, broken into numerous sections. The relief of the ridge is generally 3 to 6 m. Three licenced properties (Pit Nos. 133, 134 and 135) cover portions of the deposit. Faces in the pits are approximately 3 to 5 m high and expose sand and crushable gravel suitable for a range of road-building and construction products. The pits have been given a moderate to high use rating by the MTO.

The resource area occupies a total area of 56 ha. After considering limited constraints approximately 44 ha are possibly available for extraction. Assuming an average deposit thickness of 4 m, the possible remaining sand and gravel resources are estimated to be 3.1 million tonnes (Table 3). The resource area is well situated with respect to transport routes and local demand centres. As a result, it is an attractive site for local extractive development. In addition, esker deposits are generally well suited for rapid excavation and rehabilitation.

## Selected Sand and Gravel Resource Area 31

Selected Sand and Gravel Resource Area 31 is an ice-contact stratified drift deposit consisting of a large hummocky area located south of Rockwood along Highway 7. The deposit forms part of the Paris Moraine.

One unlicensed pit (Pit No. 150) and one licensed source (Pit No. 136), are located in the resource area and expose 5 to 8 m of texturally variable aggregate. Pit data indicate that good quality crushable gravel is available in portions of the deposit. In other areas the deposit is primarily sand with a high silt content making the material unsuitable for most aggregate products. Testing of a site within this deposit (Ingham 1990) showed that up to 8 m of sand and gravel (20 to 50%) exist above the Amabel Formation dolostone. Water well records also indicate variable thicknesses of gravel, from 5 to 16 m, above bedrock. Further investigation of the deposit needs to be undertaken to identify those areas best suited for the production of crushed aggregates.

An additional potential resource exists in the Amabel Formation bedrock that underlies the resource area. The Amabel Formation is well suited for the production of many road-building and construction aggregates and

would be available for extraction beneath pits opened in the ice-contact stratified drift. For a description of the Amabel Formation and overlying surficial material, see the summary for test hole ER-TH-1 in Table 7.

Within Eramosa Township, this selected resource area includes 901 ha, however, after allowing for cultural and other constraints, approximately 889 ha are considered potentially available for sand and gravel extraction. Assuming an average deposit depth of 7 m the resource area could contain possible resources of up to 110.1 million tonnes (Table 3).

## Selected Sand and Gravel Resource Area 32

Selected Sand and Gravel Resource Area 32 is part of a large outwash deposit known as the Caledon Outwash. The main part of the Caledon Outwash is located in the Regional Municipality of Peel, east of Wellington County. Two pits have been developed in the deposit, one of which (Pit No. 157) is presently licenced (Ecological Services For Planning Ltd. and S.E. Yundt Limited 1992), with material being extracted from below water. This licence has recently been expanded to allow access to more resources located below water. Face heights in the pits are 4 to 5 m and expose stratified sandy gravel consisting of 65 to 80% gravel. Aggregate from the pits has been used for a range of granular base and subbase products. The material is also suitable for crushing, although in some areas poor quality of gravel may be a limiting factor for hot-mix paving uses. The pits are given a moderate to high use rating according to MTO standards.

Selected Sand and Gravel Resource Area 32 comprises 195 ha, excluding the licenced area. Previous extractive activity has been minimal and cultural features are primarily roads and watercourses. The area available for extraction is thus estimated to be 144 ha. Assuming an average deposit thickness of 5 m, total possible resources are approximately 12.7 million tonnes (Table 3).

## Selected Sand and Gravel Resource Area 33

Selected Sand and Gravel Resource Area 33 is located west of the village of Erin on the north side of the Credit River (Erin Branch), and represents an outwash terrace deposited in an extension of the Caledon Outwash meltwater channel system.

One unlicensed pit (Pit Nos. 168) has operated in the deposit during the past. Face heights range from 2 to 4 m and expose stratified sandy gravel with a crushable gravel content ranging from 35 to 60%. The aggregate from this pit has been used for Granular B Type 1 and for Select Subgrade Material (SSM). Due to high siltstone content the coarse aggregate fraction of crushed material is unsuitable for some products unless beneficiation is undertaken.

Resource area 33 covers an area of 296 ha. Some of this area is unavailable for extraction as Highway 24 stretches the length of the terrace and residential develop-

ment is prevalent in some areas. Previous extractive activity has been minimal. The area remaining available for extraction is estimated to be 237 ha. Although water well data indicate as much as 18 m of gravel, a more conservative estimate of 8 m was used for resource calculation purposes. Possible resources in Resource area 33 are estimated to total approximately 33.6 million tonnes (Table 3).

## Selected Sand and Gravel Resource Area 34

Selected Sand and Gravel Resource Area 34 consists of a large portion of the Caledon Outwash situated at the eastern boundary of Erin Township. The material present in the deposit is described by Cowan (1976) as well-stratified, medium to coarse-textured with gravel content ranging from 25 to 75%. The deposit thickness ranges from 3 to 23 m. Overburden is up to 2 m thick. In addition, the water table has been encountered in several pits at depths of 9 to 15 m below ground surface.

Two licenced properties are located in the resource area (Pit Nos. 156 and 159). Face heights range from 5 to 15 m and expose stratified sandy gravel. The crushable material content ranges from 20 to 50%. Aggregate from the pits has been used for Granular A, B and M and for Select Subgrade Material. It is generally not suitable for higher specification uses. Undesirable quantities of siltstone and shale reduce the quality of the gravel and beneficiation must be undertaken to improve quality. Beneficiation procedures are used in large commercial pits developed in the Caledon Outwash in the Town of Caledon. The procedure is costly, however, the size of the deposit allows economies of scale that make the treatment economically viable. Pits in Area 34 have been given a low to moderate use rating (Deike 1976). Test results for sample 95-ZLK-1007, taken from an unlicensed pit (Pit No. 162) yielded a petrographic number of 128.5 for hot-mix and concrete and 109.0 for granular use, an unleached chert-cherty carbonate content of 3.0% and siltstone content of 4.5%.

Resource area 34 covers 638 ha, excluding licenced areas. Considering present and previous extractive activity and constraints due to residential development around the Village of Erin an estimated 436 ha are theoretically available for extraction. Assuming an average deposit thickness of 9 m, possible resources are calculated to be approximately 69.5 million tonnes (Table 3).

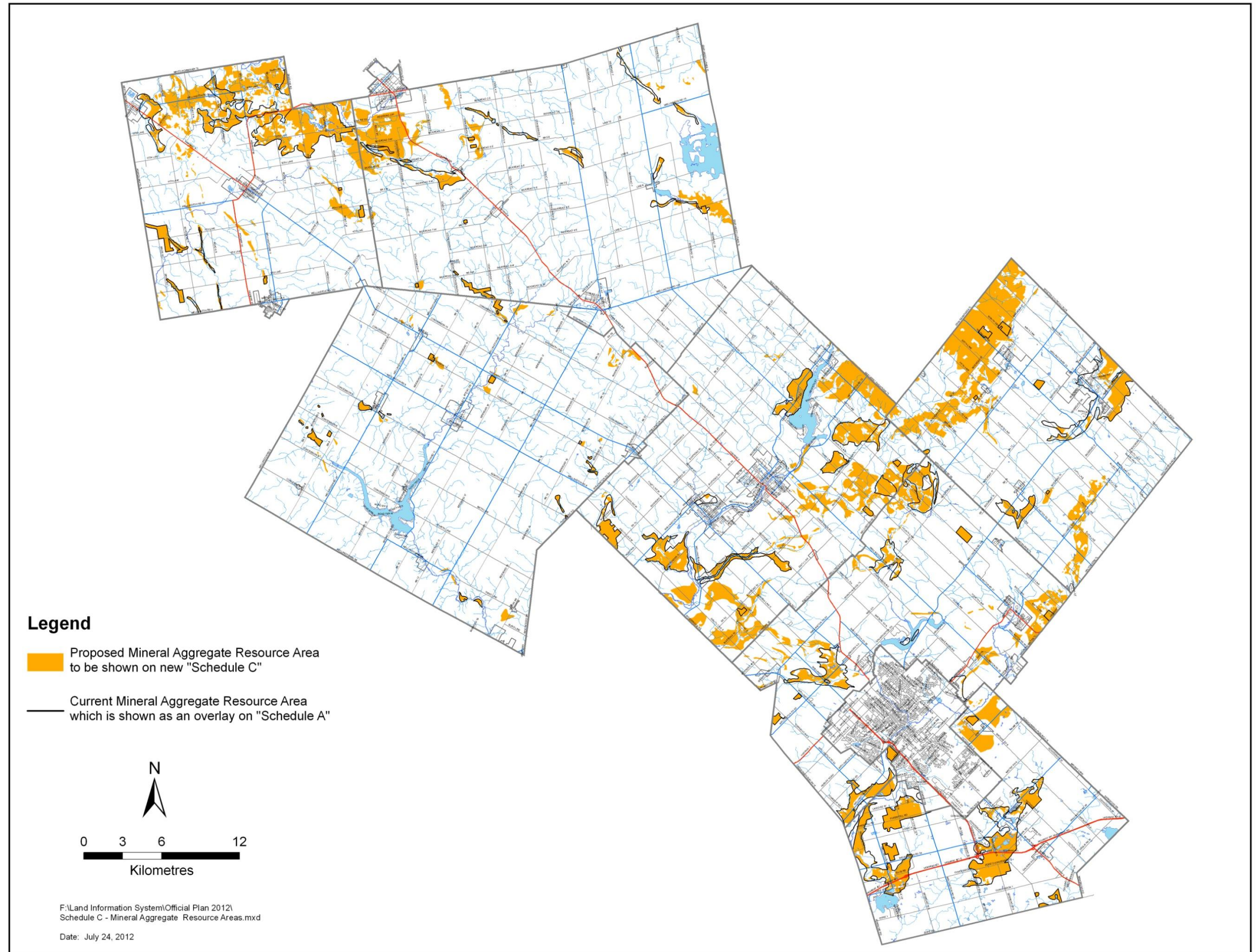
## Selected Sand and Gravel Resource Area 35

This selected resource area consists of outwash sediments deposited in low lying areas between drumlins in Guelph Township. At present, there are no licenced operations in this selected area, however, Pit No. 119 has been developed in this deposit. The resource area has been given a moderate to high use rating by the MTO, however, the deposit is irregular in extent and composition is variable. Testing by McLellan (1975) for the development of a recreational park showed an unpredictable content of crushable materials. Gravel content as low as 4 to 20% has been

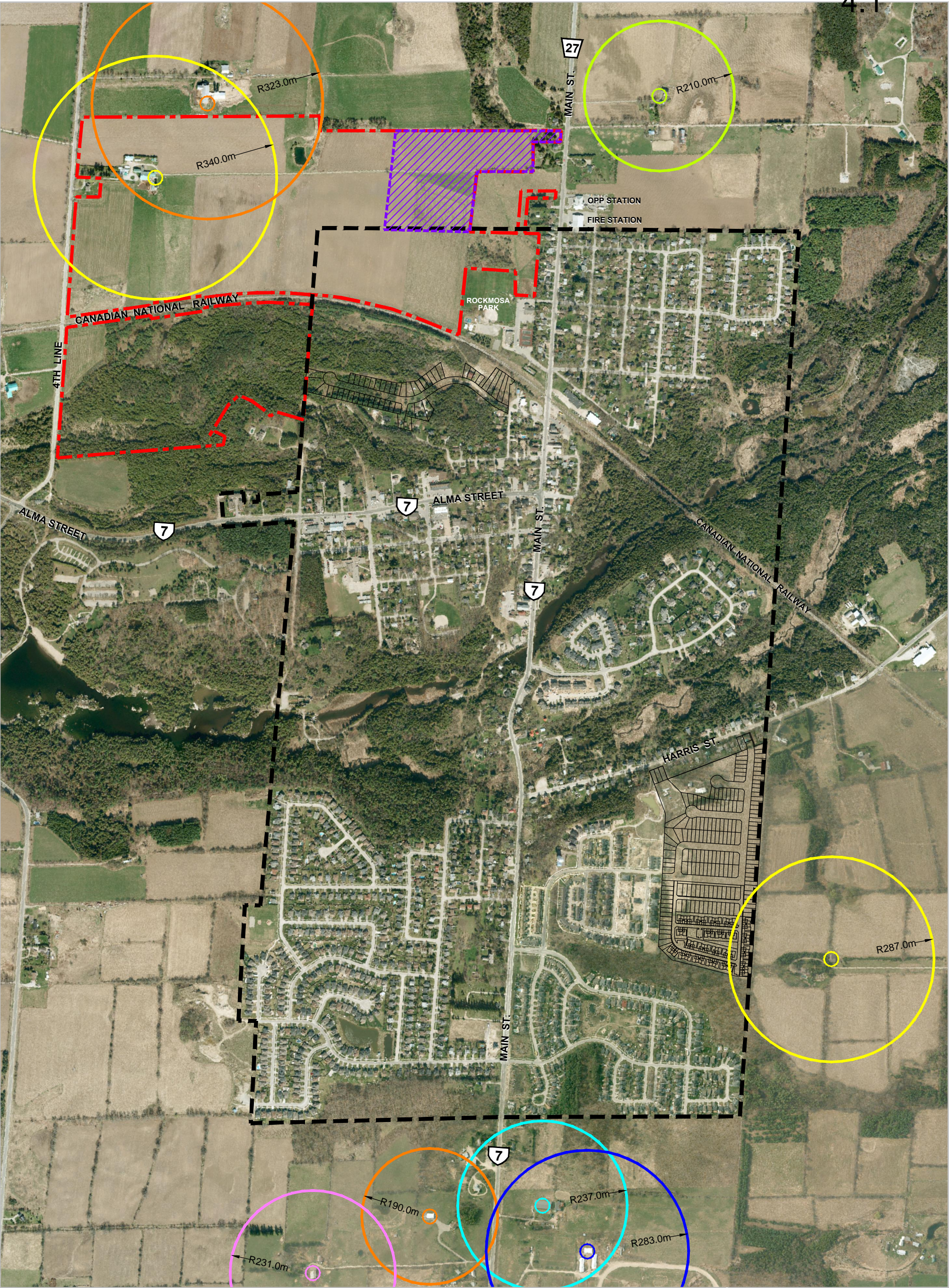


THE CORPORATION OF THE  
COUNTY OF WELLINGTON

**SCHEDULE "A-50" OF  
OFFICIAL PLAN  
AMENDMENT NO. 81**







**Minimum Distance Separation (MDS I) Analysis Map**

**Proposed Rockmosa Park Expansion**  
Village of Rockwood,  
Township of Guelph/Eramosa  
County of Wellington

**LEGEND**

- Current Rockwood Urban Boundary
- Lands Owned by Mrs. Bonner
- Lands to be Designated Residential
- 340 Metre Setback (Bonner Farm)
- 323 Metre Setback (Brander Farm)

- 287 Metre Setback (Hill Farm)
- 190 Metre Setback (Gallant Farm)
- 237 Metre Setback (Taylor Horse Farm)
- 283 Metre Setback (Fisher Farm)
- 231 Metre Setback (Burns Farm)
- 210 Metre Setback (O'Brien Farm)

**DATE:** November 30, 2012

**SCALE:** 1 : 10,000 (on 11x17 page)

**JOB:** 9902HD

**DRW:** DBG

K:\9902\9902HD - Bonner\RPT\MDS Report Large.dwg

**PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE**

**MHBC**

200-540 BINGEMANS CENTRE DR., KITCHENER, ON, N2B 3X9  
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM



## Minimum Distance Separation I (MDS I) Report

File: MDS I Calculations.mds

Application Date: 20-Sep-2012

File Number: 9902HD

## Preparer Information

Pierre Chauvin, BSc (Agr), MA, MCIP, RPP  
 MHBC Planning  
 540 Bingemans Centre Drive, Suite 200  
 Kitchener, ON, Canada N2B 3X9  
 Phone #1: (519)576-3650  
 Fax: (519)576-0121  
 Email: pchauvin@mhbcplan.com

## Applicant Information

Township of Guelph-Eramosa  
 8348 Wellington Road 124  
 Rockwood, ON, Canada N0B 2K0

County of Wellington  
 Township of Guelph/Eramosa  
 Geotownship: ERAMOSA  
 Concession: 4  
 Lot: 7

## Calculation #1

## Bonner Farm

## Adjacent Farm Contact Information

Barbara Bonner  
 Township of Guelph-Eramosa  
 5155 4th Line, RR#3  
 Rockwood, ON, Canada N0B 2K0  
 Phone #1: (519)856-4891

## Farm Location

County of Wellington  
 Township of Guelph/Eramosa  
 Geotownship: ERAMOSA  
 Concession: 4  
 Lot: 7  
 Roll Number: 231100000201500

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Dairy; Milking-age Cows (dry or milking) Large Frame (545 - 636 kg) (eg. Holsteins); 4 Row Free Stall Head To Head	70	100.0	813 m <sup>2</sup>

Encroaching Land Use Factor: Type B Land Use

This calculation is required for the purposes of a settlement area expansion.

Manure/Material Storage Type: V1. Solid, inside, bedded pack

Factor A (Odour Potential): 0.7  
 Factor B (Nutrient Units): 316  
 Factor D (Manure/Material Type): 0.7  
 Factor E (Encroaching Land Use): 2.2  
 Total Nutrient Units: 100

Distance from nearest livestock building 'F' (A x B x D x E):

Distance from nearest permanent manure/material storage 'S':

Required Setback

340 m (1117 ft)

Actual Setback

340 m (1117 ft)

Signature of Preparer:

  
 Pierre Chauvin, BSc (Agr), MA, MCIP, RPP, MHBC Planning

Date:

Sep. 24, 2012

## NOTE TO THE USER:

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.



## Minimum Distance Separation I (MDS I) Report

File: MDS I Calculations.mds

Application Date: 20-Sep-2012

File Number: 9902HD

## Preparer Information

Pierre Chauvin, BSc (Agr), MA, MCIP, RPP  
 MHBC Planning  
 540 Bingemans Centre Drive, Suite 200  
 Kitchener, ON, Canada N2B 3X9  
 Phone #1: (519)576-3650  
 Fax: (519)576-0121  
 Email: pchauvin@mhbcplan.com

## Applicant Information

Township of Guelph-Eramosa  
 8348 Wellington Road 124  
 Rockwood, ON, Canada N0B 2K0

County of Wellington  
 Township of Guelph/Eramosa  
 Geotownship: ERAMOSA  
 Concession: 4  
 Lot: 7

## Calculation #2

## Brander Farm

## Adjacent Farm Contact Information

Tyler Brander  
 Township of Guelph-Eramosa  
 5173 4th Line, RR#3  
 Rockwood, ON, Canada N0B 2K0  
 Phone #1: (519)85-9957

## Farm Location

County of Wellington  
 Township of Guelph/Eramosa  
 Geotownship: ERAMOSA  
 Concession: 4  
 Lot: 7  
 Roll Number: 231100000201600

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Dairy; Milking-age Cows (dry or milking) Small Frame (364 - 455 kg) (eg. Jerseys); Bedded Pack	25	25.0	348 m <sup>2</sup>
Solid	Dairy; Milking-age Cows (dry or milking) Large Frame (545 - 636 kg) (eg. Holsteins); Tie Stall	25	35.7	255 m <sup>2</sup>
Solid	Dairy; Heifers Large Frame (182 - 545 kg) (eg. Holsteins); Free Stall	25	12.5	174 m <sup>2</sup>
Solid	Dairy; Heifers Small Frame (125 - 364 kg) (eg. Jerseys); Deep Bedded	25	8.6	116 m <sup>2</sup>

## Encroaching Land Use Factor: Type B Land Use

This calculation is required for the purposes of a settlement area expansion.

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7

Factor B (Nutrient Units): 300

Factor D (Manure/Material Type): 0.7

Factor E (Encroaching Land Use): 2.2

Total Nutrient Units: 82

## Required Setback

## Actual Setback

323 m (1059 ft)

323 m (1059 ft)

Distance from nearest livestock building 'F' (A x B x D x E):

Distance from nearest permanent manure/material storage 'S':

Signature of Preparer:

Pierre Chauvin, BSc (Agr), MA, MCIP, RPP, MHBC Planning

Date:

Sept. 24, 2012

## NOTE TO THE USER:

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.



## Minimum Distance Separation I (MDS I) Report

File: MDS I Calculations.mds

Application Date: 20-Sep-2012

File Number: 9902HD

## Preparer Information

Pierre Chauvin, BSc (Agr), MA, MCIP, RPP  
 MHBC Planning  
 540 Bingemans Centre Drive, Suite 200  
 Kitchener, ON, Canada N2B 3X9  
 Phone #1: (519)576-3650  
 Fax: (519)576-0121  
 Email: pchauvin@mhbcplan.com

## Applicant Information

Township of Guelph-Eramosa  
 8348 Wellington Road 124  
 Rockwood, ON, Canada N0B 2K0

County of Wellington  
 Township of Guelph/Eramosa  
 Geotownship: ERAMOSA  
 Concession: 4  
 Lot: 7

## Calculation #3

## May Farm

## Adjacent Farm Contact Information

Diane May  
 Township of Guelph-Eramosa  
 5209 4th Line, RR#3  
 Rockwood, ON, Canada N0B 2K0  
 Phone #1: (519)856-4443

## Farm Location

County of Wellington  
 Township of Guelph/Eramosa  
 Geotownship: ERAMOSA  
 Concession: 4  
 Lot: 8  
 Roll Number: 231100000201700

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Dairy; Calves Large Frame (45 - 182 kg) (eg. Holsteins)	20	3.3	65 m <sup>2</sup>
Solid	Dairy; Milking-age Cows (dry or milking) Large Frame (545 - 636 kg) (eg. Holsteins); 3 Row Free Stall	46	65.7	449 m <sup>2</sup>

Encroaching Land Use Factor: Type B Land Use

This calculation is required for the purposes of a settlement area expansion.

Manure/Material Storage Type: V3. Solid, outside, no cover, &gt;= 30% DM

Factor A (Odour Potential): 0.7

Factor B (Nutrient Units): 288

Factor D (Manure/Material Type): 0.7

Factor E (Encroaching Land Use): 2.2

Total Nutrient Units: 69

Required Setback

Actual Setback

Distance from nearest livestock building 'F' (A x B x D x E):

311 m (1019 ft)

Distance from nearest permanent manure/material storage 'S':

311 m (1019 ft)

Signature of Preparer:

  
 Pierre Chauvin, BSc (Agr), MA, MCIP, RPP, MHBC Planning
Date: Sept. 24, 2012

## NOTE TO THE USER:

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## Minimum Distance Separation I (MDS I) Report

File: MDS I Calculations.mds

Application Date: 20-Sep-2012

File Number: 9902HD

## Preparer Information

Pierre Chauvin, BSc (Agr), MA, MCIP, RPP  
 MHBC Planning  
 540 Bingemans Centre Drive, Suite 200  
 Kitchener, ON, Canada N2B 3X9  
 Phone #1: (519)576-3650  
 Fax: (519)576-0121  
 Email: pchauvin@mhbcplan.com

## Applicant Information

Township of Guelph-Eramosa  
 8348 Wellington Road 124  
 Rockwood, ON, Canada N0B 2K0

County of Wellington  
 Township of Guelph/Eramosa  
 Geotownship: ERAMOSA  
 Concession: 4  
 Lot: 7

## Calculation #4

O'Brien Farm

## Adjacent Farm Contact Information

Paul O'Brien  
 Township of Guelph-Eramosa  
 5167 Wellington Rd. 27  
 Rockwood, ON, Canada N0B 2K0  
 Phone #1: (416)469-3939

## Farm Location

County of Wellington  
 Township of Guelph/Eramosa  
 Geotownship: ERAMOSA  
 Concession: 5  
 Lot: 7  
 Roll Number: 231100000317300

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Dairy; Heifers Large Frame (182 - 545 kg) (eg. Holsteins); Deep Bedded	37	18.5	241 m <sup>2</sup>

Encroaching Land Use Factor: Type B Land Use

This calculation is required for the purposes of a settlement area expansion.

Manure/Material Storage Type: V3. Solid, outside, no cover, &gt;= 30% DM

Factor A (Odour Potential): 0.7

Factor B (Nutrient Units): 195

Factor D (Manure/Material Type): 0.7

Factor E (Encroaching Land Use): 2.2

Total Nutrient Units: 19

Required Setback

Actual Setback

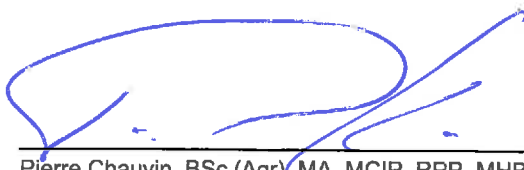
210 m (690 ft)

210 m (690 ft)

Distance from nearest livestock building 'F' (A x B x D x E):

Distance from nearest permanent manure/material storage 'S':

Signature of Preparer:

  
 Pierre Chauvin, BSc (Agr), MA, MCIP, RPP, MHBC Planning

Date:

Sept 24, 2012

## NOTE TO THE USER:

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## Minimum Distance Separation I (MDS I) Report

File: MDS I Calculations.mds

## Calculation #5

Taylor Horse Farm

## Adjacent Farm Contact Information

Vanessa Taylor  
 Rockwood  
 8368 Highway 7, RR2  
 Rockwood, ON, Canada N0B 2K0  
 Phone #1: (856-1434

## Farm Location

County of Wellington  
 Township of Guelph/Eramosa  
 Geotownship: ERAMOSA  
 Roll Number: 2311000003003000000

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Horses; Large-framed, mature; > 680 kg (including unweaned offspring)	21	30.0	634 m <sup>2</sup>

## Encroaching Land Use Factor: Type B Land Use

This calculation is required for the purposes of a settlement area expansion.

Manure/Material Storage Type: V3. Solid, outside, no cover, &gt;= 30% DM

Factor A (Odour Potential): 0.7

Factor B (Nutrient Units): 220

Factor D (Manure/Material Type): 0.7

Factor E (Encroaching Land Use): 2.2

Total Nutrient Units: 30

## Required Setback

237 m (778 ft)

## Actual Setback

237 m (778 ft)

Distance from nearest livestock building 'F' (A x B x D x E):

Distance from nearest permanent manure/material storage 'S':

Signature of Preparer:



Pierre Chauvin, BSc (Agr), MA, MCIP, RPP, MHBC Planning

Date: Nov. 30, 2012

## NOTE TO THE USER:

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## Minimum Distance Separation I (MDS I) Report

File: MDS I Calculations.mds

## Calculation #6

Fisher Sterling Standardbred Farm

## Adjacent Farm Contact Information

Daniel Potvin  
Rockwood  
8376 Highway 7  
Rockwood, ON, Canada N0B 2K0

## Farm Location

County of Wellington  
Township of Guelph/Eramosa  
Geotownship: ERAMOSA  
Roll Number: 2311000003002750000

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Horses; Large-framed, mature; > 680 kg (including unweaned offspring)	36	51.4	1087 m <sup>2</sup>

Encroaching Land Use Factor: Type B Land Use

This calculation is required for the purposes of a settlement area expansion.

Manure/Material Storage Type: V3. Solid, outside, no cover, &gt;= 30% DM

Factor A (Odour Potential): 0.7

Factor B (Nutrient Units): 263

Factor D (Manure/Material Type): 0.7

Factor E (Encroaching Land Use): 2.2

Total Nutrient Units: 51

Distance from nearest livestock building 'F' (A x B x D x E):

Distance from nearest permanent manure/material storage 'S':

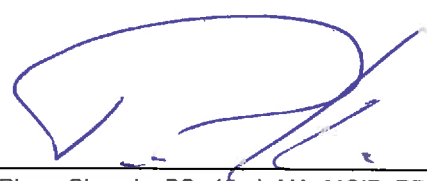
Required Setback

283 m (930 ft)

Actual Setback

283 m (930 ft)

Signature of Preparer:

  
 Pierre Chauvin, BSc (Agr), MA, MCIP, RPP, MHBC Planning

Date: Nov. 30, 2012

## NOTE TO THE USER:

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.



## Minimum Distance Separation I (MDS I) Report

File: MDS I Calculations.mds

## Calculation #7

Burns Property

## Adjacent Farm Contact Information

Alan Burns

Township of Guelph-Eramosa

8373 Highway 7

Rockwood, ON, Canada N0B 2K0

Phone #1: (519)856-4640

## Farm Location

County of Wellington

Township of Guelph/Eramosa

Geotownship: ERAMOSA

Roll Number: 2311000002219000000

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Horses; Large-framed, mature; > 680 kg (including unweaned offspring)	19	27.1	574 m <sup>2</sup>

## Encroaching Land Use Factor: Type B Land Use

This calculation is required for the purposes of a settlement area expansion.

Manure/Material Storage Type: V3. Solid, outside, no cover, &gt;= 30% DM

Factor A (Odour Potential): 0.7

Factor B (Nutrient Units): 214

Factor D (Manure/Material Type): 0.7

Factor E (Encroaching Land Use): 2.2

Total Nutrient Units: 27

Distance from nearest livestock building 'F' (A x B x D x E):

Distance from nearest permanent manure/material storage 'S':

Required Setback

231 m (758 ft)

231 m (758 ft)

Actual Setback

Signature of Preparer:



Pierre Chauvin, BSc (Agr), MA, MCIP, RPP, MHBC Planning

Date: Nov. 30, 2012

## NOTE TO THE USER:

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## Minimum Distance Separation I (MDS I) Report

File: MDS I Calculations.mds

## Calculation #9

Gallant Farm

## Adjacent Farm Contact Information

Ivan Joseph Gallant

Township of Guelph-Eramosa

8369 Highway 7

Rockwood, ON, Canada N0B 2K0

Phone #1: 519-856-1547

## Farm Location

County of Wellington

Township of Guelph/Eramosa

Geotownship: ERAMOSIA

Roll Number: 231100000221800

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Horses; Large-framed, mature; > 680 kg (including unweaned offspring)	9	12.9	272 m <sup>2</sup>

Encroaching Land Use Factor: Type B Land Use

This calculation is required for the purposes of a settlement area expansion.

Manure/Material Storage Type: V3. Solid, outside, no cover, &gt;= 30% DM

Factor A (Odour Potential): 0.7

Factor B (Nutrient Units): 176

Factor D (Manure/Material Type): 0.7

Factor E (Encroaching Land Use): 2.2

Total Nutrient Units: 13

Distance from nearest livestock building 'F' (A x B x D x E):

Distance from nearest permanent manure/material storage 'S':


Required Setback

190 m (623 ft)

Actual Setback

190 m (623 ft)

Signature of Preparer:

  
 Pierre Chauvin, BSc (Agr), MA, MCIP, RPP, MHBC Planning

Date:

Nov. 30, 2012

## NOTE TO THE USER:

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## Minimum Distance Separation I (MDS I) Report

File: MDS I Calculations.mds

## Calculation #10

Bill Hill Farm

## Adjacent Farm Contact Information

William Hill

Township of Guelph-Eramosa

5006 Sixth Line

PO Box 482

Rockwood, ON, Canada N0B 2K0

Phone #1: (519)856-4253

## Farm Location

County of Wellington

Township of Guelph/Eramosa

Geotownship: ERAMOSA

Roll Number: 2311000003199000000

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Beef; Feeders (7 - 16 months); Yard/Barn	109	36.3	456 m <sup>2</sup>

## Encroaching Land Use Factor: Type B Land Use

This calculation is required for the purposes of a settlement area expansion.

Manure/Material Storage Type: V3. Solid, outside, no cover, &gt;= 30% DM

Factor A (Odour Potential): 0.8

Factor B (Nutrient Units): 233

Factor D (Manure/Material Type): 0.7

Factor E (Encroaching Land Use): 2.2

Total Nutrient Units: 36

Distance from nearest livestock building 'F' (A x B x D x E):

Distance from nearest permanent manure/material storage 'S':


Required Setback

287 m (940 ft)

287 m (940 ft)

Actual Setback

Signature of Preparer:


  
 Pierre Chauvin, BSc (Agr), MA, MCIP, RPP, MHBC Planning

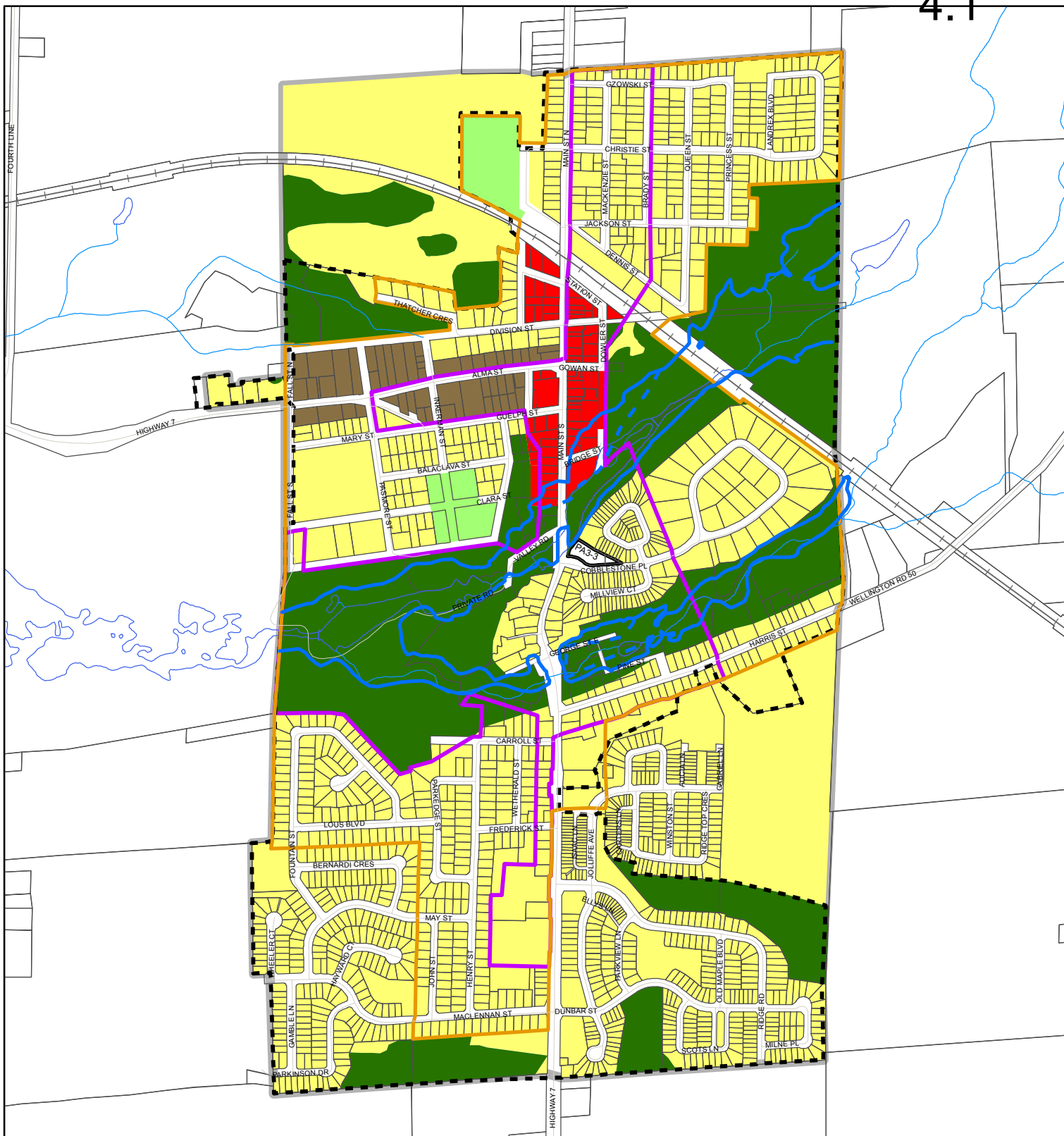
Date: Nov. 30 2012

## NOTE TO THE USER:

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### Legend

- |   |  |
|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Residential                | <span style="display: inline-block; width: 15px; height: 15px; border: 2px dashed orange;"></span> Community Improvement Area                      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> Central Business District     | <span style="display: inline-block; width: 15px; height: 15px; border-bottom: 2px solid blue;"></span> Regulatory Floodline                        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black;"></span> Highway Commercial           | <span style="display: inline-block; width: 15px; height: 15px; border-bottom: 2px dashed blue;"></span> Hydraulic Floodline                        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> Residential Transition Area | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; text-align: center; font-size: 8px;">PA</span> Policy Area |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> Industrial                   | <span style="display: inline-block; width: 15px; height: 15px; border: 2px dashed black;"></span> Built Boundary                                   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> Core Greenlands             | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid blue;"></span> Lakes, Rivers, Streams                             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> Recreational           | <span style="display: inline-block; width: 15px; height: 15px; border-bottom: 1px solid black;"></span> Railways                                   |
| <span style="display: inline-block; width: 15px; height: 15px; border: 2px solid magenta;"></span> Heritage Area                                      | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid gray;"></span> Future Development                                 |

### ROCKWOOD

Township of Guelph/Eramosa  
Schedule A3-1



0 100 200 400  
Metres

May 6th, 1999  
Updated: March 22, 2011.  
Date Printed: March 22, 2011.

Attachment 10 -Letter RE: Servicing (prepared by Burnside, dated December 6, 2013) (2 pages)



BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]

December 6, 2013

**Via: Email**

Mrs. Janice Sheppard, AMCT  
CAO  
Township of Guelph/Eramosa  
P.O. Box 700  
Guelph ON N1G 5B4

Dear Janice:

**Re: Municipal Servicing Availability  
Revision to Official Plan Amendment Application (OP-2012-04)  
Rockmosa Park Expansion and Bonner Lands (5155 Fourth Line),  
Rockwood  
File No.: 300031651.410**

As requested, we have completed a review of the municipal servicing in Rockwood in support of the above noted Official Plan Amendment. Servicing was previously reviewed in support of the original amendment (OP-2012-04) for expansion of Rockmosa Park through modifications to the northern boundary of the Village of Rockwood. The original modification increased the village limits by some 8.66 hectares. The revised application, as presented in the November 7, 2013 correspondence (Sheppard – Cousins) to the County, included additional adjacent lands outside of Rockwood consisting of 3.6 hectares of vacant land plus six existing residential properties.

Although the application is to redesignate the additional lands from 'Prime Agricultural' to 'Urban Centre' and more specifically 'Residential', they are proposed to include both institutional (church and school) and residential. Conceptual site plans for the church and school comprise a total of some 3.1 hectares of the additional lands. This results in a net residential increase of some 0.5 hectares plus the six existing residential lots or a net yield of 18 additional units.

Upgrades to the existing Alma Street sewage facility are currently in the design phases and the additional units can easily be accommodated in the design. We have also completed a preliminary review of the existing sanitary collection system and confirm that in general, the existing collection system has capacity to accommodate the additional lands, subject to further detailed review and potential local improvements.

A well development program has also been initiated for a new well located in the Rockwood Ridge Development. This well is expected to provide for full build-out of Rockwood and also meet the needs for the additional lands. Local extensions of the existing water distribution network would be designed as part of the development process.

We have also considered the possibility that all of the additional lands are developed as Residential. Under such a scenario, the increased residential yield from the additional lands could be as high as 64 units. The Alma Street sewage facility can be designed to accommodate the additional units. Full residential development of the additional lands can also be accommodated in the existing sanitary collection system, although additional local improvements are expected to be required subject to detailed design.

Water supply for full residential build-out compared to institutional use for the majority of the additional lands is potentially available based on anticipated yields from the proposed additional well. Well development and testing has not been completed to confirm the well yield. Accordingly, should the proposed use for the additional lands change such that the institutional use is eliminated and full residential proposed, it may be limited pending completion of upcoming well development.

In summary, we can confirm that sufficient municipal servicing in terms of sanitary treatment and water supply will be available for the additional lands (3.6 hectares plus six existing residential lots) under the current concept where 3.1 hectares is developed as Institutional (church and school). Additional well development and study is required to confirm water supply servicing should the residential component of the additional lands increase. A hold provision should be in place subject to servicing confirmation for development of the lands with the exception of institutional for the proposed church and/or school.

Should you have any questions or require clarification, please contact the undersigned.

Yours truly,

**R.J. Burnside & Associates Limited**



Harry Niemi, P.Eng.  
HN:jh

cc: Gae Kruse, Township of Guelph/Eramosa (Email)  
Lana Phillips, MHBC Planning Ltd. (Email)  
Bernie Hermesen, MHBC Planning Ltd. (Email)

**The Corporation of the Township of  
Guelph/Eramosa**

**By-law Number 11/2014**

**A By-law to confirm the proceedings of the  
Council of the Corporation of the  
Township of Guelph/Eramosa  
at its meeting held on  
the 27<sup>th</sup> day of January, 2014.**

**WHEREAS** by Section 5 of the *Municipal Act, S.O. 2001, c. 25, as amended*, the powers of a municipality shall be exercised by its council; and

**WHEREAS** by Section 247 of the *Municipal Act, S.O. 2001, c. 25, as amended*, the powers of every Council are to be exercised by its by-laws; and

**WHEREAS** it is deemed expedient that the proceedings of the Council of the Corporation of the Township of Guelph/Eramosa at their meeting be confirmed and adopted by By-law;

**NOW THEREFORE**, the Council of the Corporation of the Township of Guelph/Eramosa enacts as follows:

1. The action of the Council of the Corporation of the Township of Guelph/Eramosa at its meeting held on the 27th day of January, 2014 in respect of each motion and resolution passed and other action taken by the Council of the Corporation of the Township of Guelph/Eramosa at its meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-law.
2. The Mayor and Clerk are authorized and directed to do all the things necessary to give effect to the action of the Council of the Corporation of the Township of Guelph/Eramosa referred to in the preceding section hereof.
3. The Mayor and Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the seal of the Corporation of the Township of Guelph/Eramosa.

READ three times and finally passed  
this **27th** day of **January, 2014**.

---

Chris White, Mayor

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Meaghen Reid, Clerk