



June 24, 2025

Ministry of Municipal Affairs and Housing
c/o Tyler Shantz, Senior Planner, Western Ontario
659 Exeter Road, Floor 2
London, Ontario N6E 1L3

Dear Mr. Shantz:

**RE: County of Wellington Official Plan Review via OPA 126
Consideration for Centre Wellington Urban Boundary Expansion Review
6686 Irvine Street, Salem, Centre Wellington
Our File: '24205A'**

We are submitting this letter on behalf of our client, Skyways Estates Ltd., who owns the lands located at 6686 Irvine Street, Salem, Township of Centre Wellington ("the subject lands"). The subject lands are legally described as Part Lots 12 – 14, Concession 11, in the Former Township of Nichol.

The subject lands are approximately 59.75 hectares (147.7 acres) in size and have an approximate frontage of 950 metres on Irvine Street, 340 metres on Wissler's Ridge (Private), and 100 metres on Riverview Drive (Private). The site is adjacent to the existing urban boundary. Directly south of the subject lands is a single-loaded private road with an existing standard condominium comprised of seven dwellings / units. Our client wishes to add a small (~4.4 hectares) portion of the subject lands to the settlement area in order to complete the existing condominium in the settlement area and round out the community (see Figure 2 below).

Our office has been involved with the County of Wellington's Official Plan Amendment processes relating to expanding their urban boundaries since July 2024. In addition to the letters and email correspondence sent to Staff for consideration throughout the processes, we have attended multiple committee meetings, council meetings, public meetings, and open houses. Notwithstanding our numerous submissions, on April 22, 2025, we were advised by Staff that our multiple submissions had not been reviewed. This followed the denial of our request to delegate to Council at the decision meeting for OPA 126. County Council then adopted OPA 126 on April 24, 2025.

We provide this submission to the Ministry to continue requesting consideration of a portion of the subject lands within the urban boundary expansions proposed by Official Plan 126.

Chronological History of Request for Inclusion in Urban Boundary Expansion Area

Our involvement in the aforementioned Official Plan Amendment processes has been listed chronologically below. We would be pleased to circulate any of our previous submissions for review if desired.

- *July 23, 2024* – Letter submitted to Township of Centre Wellington as part of the OPA 123 process requesting consideration of subject lands in recommended expansion areas. Our analysis evaluated the subject lands against the County’s criteria for expansion areas and found that the inclusion of the subject lands satisfied such. No formal response to this letter was received aside from email correspondence confirming receipt.
- *October 10, 2024* – Delegation request submitted to Township of Centre Wellington with letter outlining request for inclusion in urban boundary expansion area. No formal response to this letter was received aside from email correspondence confirming receipt.
- *October 15, 2024* – Attendance at Township Council meeting where recommendation is made on proposed expansion areas to be included in County OPA process.
- *November 14, 2025* – Attendance at Planning Committee for update on OPA 123.
- *November 18, 2024* – Request to be added to circulation and notification list for County of Wellington PlanWell process. This included a request to be notified of any information or recommendation reports being brought forward on the matter, to which Staff advised they would not provide notification of such—only open houses and public meetings.
- *January 15, 2025* – Letter submitted to the County of Wellington through OPA 126 public consultation process requesting consideration of subject lands in proposed expansion areas.
- *March 3, 2025* – Attendance at virtual open house for OPA 126 to understand extent of proposal and consideration of public consultation materials.
- *March 6, 2025* – Delegation request submitted for March 13, 2025 public meeting.
- *March 13, 2025* – Attendance at public meeting held for OPA 126. Our team delegated regarding the subject lands and requesting consideration for inclusion in the expansion areas.

- *April 10, 2025* – County of Wellington Planning Committee meeting held to provide recommendation to Council to adopt OPA 126. Notice of this meeting was not provided though it had been explicitly requested in November 2024. The recommendation report provided a form response to our January 15, 2025 submission.
- *April 22, 2025* – Delegation request submitted for Council Meeting to decide on OPA 126. Staff denied our delegation request as we had not attended the previous Planning Committee meeting where a recommendation was made to Council.
- *April 22, 2025* – Correspondence with Township Staff confirming our submissions had never been reviewed for consideration.
- *April 24, 2025* – Attendance at County Council Meeting where OPA 126 was adopted.

Analysis of Subject Lands

Our letters, delegations, and correspondence referenced above evaluated the subject lands against the County's criteria for urban boundary expansions which has been appended to this letter for ease of reference. This analysis concluded that the inclusion of the subject lands, whether in whole or in part, in the Salem urban boundary would represent a logical expansion of the Salem settlement area and an efficient use of land and existing / planned infrastructure. A fulsome concept plan has been included below as Figure 1 for context.



Figure 1: Preliminary Concept Plan for development of subject lands (MHBC, 2024).

In January 2025, our request was revised to include only a portion of the subject lands in the Elora / Salem urban boundary expansion area (Figure 2), rather than requesting consideration of the entire property. This specific portion requested for consideration is 4.4 hectares in area and is identified by an orange outline in the image below; this area is hereinafter referred to the 'North Wissler Lands'. This revision was made following the Township and County's emphasis on the results of the land needs analyses.



Figure 2: A preliminary concept map for the subject lands showing the North Wissler Lands outlined in solid orange, and the future Salem Bypass denoted by a dashed red line (MHBC, 2024).

Further analysis was provided in our submissions to state that the North Wissler Lands would efficiently use the existing infrastructure in the area and balance the development of Wissler's Ridge which has been anticipated by the existing residents of Wissler's Ridge. The inclusion of the North Wissler Lands in the Salem settlement area would:

- Retain the balance of the lands for farmland while contributing to local housing stock;
- Deliver anticipated residential development to an existing neighbourhood;
- Contribute tax revenue to the Township without providing additional cost thereto; and
- Round out the existing community and settlement area.

Farmland Retained and Dwellings Contributed

The North Wissler Lands are unimproved, lower priority agricultural lands, being comprised of Class 1⁸ 3^{T2} and also 5^I soils whereas the majority of lands surrounding Salem / Elora are Class 1 and 2. The North Wissler lands are 4.4 hectares in size and represent only 2.6% of the entire landholdings, which would remain in agriculture. Development on the North Wissler Lands could meet minimum MDS requirements for new residential development as the nearest livestock facility is approximately 430 metres away from the subject lands. The inclusion of the North Wissler Lands in the Salem settlement area would provide for a range of dwelling options to meet the needs of Township's housing market while balancing the protection of agricultural land.

Anticipated Residential Development

Wissler's Ridge is already a private condominium road with a number of single detached dwellings on a single-loaded road. The inclusion of the North Wissler Lands has long been considered as a future development phase of the condominium. Unit owners within the existing condominium have been made aware that the North Wissler Lands were intended for future residential development at the time of their purchases. The development of the North Wissler Lands has been anticipated since the original establishment of the condominium, and it would maximize the use of existing infrastructure and represent a logical rounding-out of the Salem settlement area.

Financial Revenue for Township

By including the North Wissler Lands in the existing condominium, many costs relating to road maintenance, garbage pick up, snow removal, and other daily activities would be organized and financially managed by the existing condominium corporation. As such, including the lands in the Salem settlement area would not incur cost to the Township of Centre Wellington. In fact, the subject lands would contribute financially to the Township of Centre Wellington through development charges and additional tax revenue.

Closing

Given the foregoing, we respectfully request the Ministry's consideration of including a portion of the subject lands in the urban boundary expansion areas for OPA 126. Including a portion of the subject lands makes efficient use of land and resources while contributing to the County's housing targets during a province-wide housing crisis. Our request considers the following:

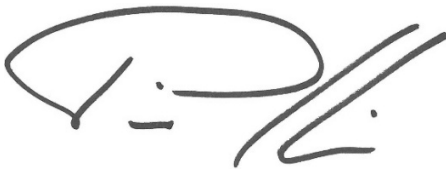
- The lands are 4.4 hectares in size and represent a small portion of the larger landholdings, which will remain in agricultural production;
- Expansion of the urban area on the subject lands would comply with MDS;
- The addition of these lands represent a logical expansion and rounding-out of the Salem settlement area and balances the added lands throughout Township;

- Development on the north side of Wissler Ridge Road has always been contemplated, and unit owners of the existing condominium have been made aware of this potential;
- Development of the subject lands would not create any new infrastructure as it would utilize existing infrastructure (Wissler Ridge Road);
- No additional costs to the Township would be incurred with the addition of the subject lands;
- Development of the subject lands would contribute to the overall housing supply and targets for the Township to meet projected needs during a provincial housing crisis.

Thank you for your consideration, we appreciate your attention to our request.

Yours truly,

MHBC



Pierre Chauvin, MA, MCIP, RPP
Partner



Robyn McIntyre, BES, MCIP, RPP
Senior Planner

Encl.

cc. *Skyway Estates Ltd. – Nik Chhelavda*

Attachment **A**

Criteria Evaluation Matrix



Analysis of County of Wellington Criteria for Urban Boundary Expansions

The following provides an analysis of the County of Wellington's established criteria considered when evaluating urban boundary expansion options. This review pertains specifically to the lands at 6686 Irvine Street, Salem, Centre Wellington.

Table 1: Evaluation of Criteria for Urban Boundary Expansions in Centre Wellington

1. Agricultural Resources		
Objective	Criteria	Response
Protect Prime Agricultural Areas	Prime agricultural areas should be avoided where possible. Where prime agricultural areas cannot be avoided, does the proposed expansion area contain lower priority agricultural lands?	All lands within the Township that are not within a Settlement Area are identified as Prime Agricultural. The majority of lands surrounding Salem are Class 1 and 2 soils, similar to the subject lands which include Class 1⁸ 3T² and also 5I soils. Lands surrounding Salem are generally 'Well Drained', with many containing agricultural tile drainage areas. The subject lands are majority 'Well Drained' with some 'Variable' drainage areas. The subject lands have been less improved in comparison to other agricultural lands around Salem as they do not contain agricultural tile drainage areas or livestock infrastructure and as such are less ideal for agricultural use in comparison. The subject lands represent an opportunity to include additional lands into the Salem Hamlet

		while minimizing potential impact on surrounding agricultural uses.
Minimize fragmentation of prime agricultural lands	Is fragmentation of prime agricultural lands avoided/ minimized; and, are contiguous agricultural lands retained?	The subject lands are contiguous to the existing settlement boundary. Presently, the inclusion of the subject lands Salem Settlement Area—whether in whole or in part—would not result in fragmented prime agricultural lands. Contiguous agricultural lands would be maintained. However, as shown on Schedule B to the Township of Centre Wellington's Official Plan, there is a proposed arterial bypass to be routed through the subject lands and partially along Irvine Street. When this bypass is constructed, the subject lands would become fragmented. By including a portion of the subject lands in the Salem settlement boundary, the fragmented lands to the south of the bypass road could assist in the future development of Salem.
Compliance with minimum distance separation formulae	Are there existing livestock operations in proximity to the candidate area? Does the proposed expansion area comply with the minimum distance separation formulae?	There are few livestock facilities around to the subject lands. Exact MDS calculations have not yet been completed, however the nearest livestock facility is approximately 430 metres from the subject lands. Presently, there is a livestock use within 300 metres of the Salem Settlement Area. The

		subject lands are further from a livestock use than the present Urban Boundary for Salem.
Minimize impact on the agri-food network including agricultural operations	Does the candidate expansion area avoid/ minimize/ mitigate any adverse impacts on the agri-food network, including agricultural operations? Would the proposed expansion negatively impact local food production, processing and distribution by increasing the length of trips (and greenhouse gas emissions) between farms, processing facilities, and grocery stores?	Based on a preliminary assessment, there are minimal adverse impacts anticipated on the agri-food network as a result of the subject lands—or a portion thereof—being included in the Urban Boundary area. The least impact would result from including only a portion of the subject lands being included in the settlement boundary, specifically the fragmented portion to the south of the proposed arterial bypass. This could include a strip of lands north of Wisslers Ridge to fill-out the street, establish road stubs for future connections, and efficiently use existing infrastructure including a portion of the lands would allow the balance of the site to remain in agricultural use. The future development of these lands could include connections to Irvine Street as well to allow for a looped road network. Preliminary assessments find that the proposed expansion would impact local food production and distribution only as a result of removing the agricultural lands from production. However as previously noted, all lands within the County that are presently outside of a Settlement Area are identified as Prime Agricultural and this impact would result

		from any expansion area. As such, this impact is not unique to the subject lands.
2. Natural Heritage and Water		
Objective	Criteria	Response
Enhance / Support Water Resource System	Would the proposed expansion area (including any extension of water and wastewater services) avoid/ minimize/ mitigate any potential impacts on watershed conditions and the water resource system, including quality and quantity of water? What is the potential for impacts on key hydrologic areas? Are key hydrologic areas protected?	Any lands being brought into the Salem Settlement Area would need to be on private water services / wells and would affect water quantity in the area. This is not unique to the subject lands. The Township of Centre Wellington's Mapping identifies that the majority of the lands within Salem are presently in the red ("A, B, C") Vulnerability Score area. The subject lands are identified as having Vulnerability Scores green ("D"), yellow ("C"), orange ("B, C, D"), and red ("A, B, C") across the site. The majority of the site is within the yellow and orange score areas, with a portion to the southeast being in the red area. The west corner of the site is within a 'Chloride Issue Contributing Area'. The removal of these lands from agricultural production—in all or in part—would allow for the drainage of the site to be mitigated through the development of the lands. Ultimately this could provide additional protection to the wells

		and aquifers in the area by removing some exposure to agriculture-related chemicals and pesticides. Schedule C1 of the County of Wellington's Official Plan does not identify the subject lands as being within a Sourcewater Protection Area.
Avoid Provincial Natural Heritage System	Does the proposed expansion area avoid the Provincial Natural Heritage System for the Growth Plan?	The majority of the site is outside the Natural Heritage System. A portion of the sites frontage along Irvine Street is within the Core Greenlands Designation as a result of its proximity to the Irvine Creek and associated tributaries. A portion to the south of the site is within the Greenlands Designation. These areas would be protected through any development application.
Avoid and protect natural features and areas for the long term	Does the proposed expansion area avoid and protect the Official Plan Greenlands System and the County-identified Natural Heritage System and/or maintain, restore or improve the functions of the area?	As previously mentioned, portions of the site are identified as being Greenlands and Core Greenlands. Should the subject lands be included in the Settlement Area, the future development of the subject lands would consider appropriate setbacks and buffers from the Core Greenlands Area. Given that the Greenlands areas make up a small portion of the site, it is unlikely that any required setbacks or buffers from these areas would have a significant negative impact the development potential of the parcel.

Climate change mitigation and adaptation	Does the proposed expansion area support nature-based solutions to climate change mitigation and adaptation (e.g. prevent flooding, provide shade to mitigate impacts of heat, and sequester carbon)?	With the location and size of the subject lands, appropriate Stormwater Management would be addressed through planning applications and the detailed design of the site. Additional climate-friendly measures could be considered at the time of development, including specific landscaping techniques with drought tolerant species, light coloured building materials to reduce heat retention, energy efficient appliances like stoves, and low flow water fixtures like showerheads and toilets.
3. Source Water		
Objective	Criteria	Response
Source Water Protection - quality and quantity of municipal sources of drinking water	Would the candidate expansion area create concerns or conflicts with the source protection plan?	The subject lands are not within a Sourcewater Protection Area, as identified on Schedule C1 of the County Official Plan. However, the Township of Centre Wellington's Interactive Mapping does identify the site as within a number of Vulnerability Score areas. Development of the site would need to comply with the source protection plan as addressed through future planning applications. With respect to Provincial Mapping, a number of properties within and surrounding Salem are presently in an 'Intake Protection Zone 3' and 'Significant Groundwater Recharge Area' per

		Ontario AgMaps. The majority of the subject lands are not within the protection zone. The areas that are within this zone are mostly within a vulnerability score of 0 – 3.9, with a smaller portion being within the 4-7.9 score range. The site is not within the Significant Groundwater Recharge Area. These areas would be considered appropriately during the detailed design and development of the site.
4. Aggregate Resources		
Objectives	Criteria	Response
Protect mineral aggregate resources	Does the candidate expansion area contain any deposits of mineral aggregate resources or are there any within 300 m? Would development within the proposed expansion area preclude or hinder the expansion or continued use of any existing mineral aggregate operations?	The subject lands are not identified as having potential Mineral Aggregate Resources per Schedule D of the County Official Plan. Based on this schedule, there are no aggregate resources or active aggregate operations within 300m of the subject lands.
5. Cultural Heritage and Archaeology		
Objective	Criteria	Response
Support/protect cultural heritage resources	Would the proposed expansion area affect any significant built heritage resources or significant cultural heritage landscapes?	There are no built heritage resources on the subject lands.

		While the Township has recently undergone a Cultural Heritage Landscape (“CHL”) Review project as part of the Official Plan update, it does not appear that there are any Cultural Heritage Landscapes proposed on the subject lands. The preliminary CHL Boundary for Salem extends through the Hamlet along Geddes Street from Wissler Street in the north (adjacent to the subject lands) to Queen Street in the south. The Cultural Heritage Value of this CHL is related to the design/physical value and high degree of aesthetic appeal in Salem; historical relationship to Nichol Township and Sem Wissler, the founder of Salem; and support for the nineteenth century village character found throughout Centre Wellington. While the subject lands are not included in this CHL presently, the appropriate considerations can be given to this CHL at the time of detailed site design if such policies are established for adjacent lands.
Support/protect archaeological resources	What is the archaeological potential of the candidate expansion area?	Given the proximity of the subject lands to the Irvine Creek, the site could have potential archaeological interest. If an archaeological assessment is necessitated, this study could be completed through a future planning applications.

		This archaeological interest is not unique to the subject lands. Notably, the majority of Salem and lands surrounding are of potential archaeological interest given their proximity to the Irvine Creek and Grand River.
6. Complete and Healthy Communities		
Objectives	Criteria	Response
Diverse range and mix of housing options	Can the expansion area provide for an appropriate density and mix of housing?	Should the entirety or a portion of the subject lands be included in the Salem Settlement Area, there is potential for the site to accommodate an appropriate range and mix of housing options. Presently, Salem's residential built form is predominantly single detached dwellings. The subject lands could consider single detached dwellings, or smaller scale multi-unit developments to provide greater housing variety in accordance with the present consolidation of the County's Official Plan. Any proposed development would complement the existing nature of Salem and be designed to be sympathetic to the history of the village.
Mixed use and compact	Can the expansion area function as a standalone complete community or provide for the completion of an existing community including an appropriate mix of housing, jobs,	The inclusion of the subject lands in the Salem Settlement Area would contribute to the completion of the community. The subject lands provide opportunity for an appropriate

	stores, transportation options, and public service facilities for all ages and abilities?	mix of housing options. Consideration could be given to a mix of unit types and sizes to accommodate community members of all ages and abilities.
Improve transportation linkages and increase travel choices	Would the proposed expansion area be served by and integrated with an existing or planned transportation network (e.g. roads, rail, bike lanes, multi-use trails and future transit) to increase travel choices?	There are options to integrate the subject lands with the existing transportation network in Salem. The subject lands could make use of their frontage on Wissler Road and Irvine Street through the development of the lands south of the proposed bypass shown in Schedule B to the Township's Official Plan. Wissler Road is a paved private road, and Irvine Street is an unimproved County Road. The development of this fragmented portion of the subject lands presents an opportunity to loop the local road network and integrate with existing networks. Further, Sideroad 15 and Gerrie Road are proposed on-road active transportation routes per the Centre Wellington Transportation Master Plan approved in 2019. These roads provide connections to other on and off-road active transportation facilities throughout Salem, Elora, and Fergus. As the subject lands are in proximity to these routes, future residents would have increased travel choices when circulating throughout the village and surrounding Towns.

Convenient access to necessities for daily living	Would the proposed expansion area provide residents easy access to food, shelter, education, health care, arts and recreation?	The subject lands have frontage on Irvine Street which extends southeast into Elora. Elora offers amenities for daily living, including a number of grocery stores, schools, doctors, arts and recreation opportunities within 2 km of the subject lands.
Provide integrated open space and parks	Would the proposed expansion area be integrated with existing, or planned open spaces, parks, trails, and other recreational facilities?	Irvine Street extends southeast into Elora. Within 2.5 km of the subject lands is the Elora River Loop and the Elora Cataract Trailway. These trails connect to the Bissell Loop, Upper Grand Gorge Trail, and the Grand Valley Trail. These trails could be used for recreation or alternate transportation. Additional recreational space and facilities are available in Elora, approximately 2 km from the subject lands via Irvine Street.
Prioritizing tree canopy protection/enhancement	Does the candidate expansion area support the maintenance and enhancement of the existing tree canopy?	The subject lands contain a three treed areas; the first along Irvine Street around the Irvine Creek, the second at the south corner of the site, and the third at the north corner of the site. By including all or part of the subject lands in the Salem Settlement Area, the future development of the subject lands would enhance the existing tree canopy in Salem by supplementing the existing landscape and contributing to the natural aesthetic of the preliminary CHL area. The specific details of landscape design would be determined through

		the detailed design of the site, as addressed through planning applications.
Support public health, active living, and personal safety	Would the proposed expansion area contribute to a pattern of development that supports healthy and active living and mitigates public health risks?	The subject lands could utilize existing road networks or provide a link between Irvine Street, Wissler's Ridge, and Riverview Drive to loop the road network along the north end of Salem. This would provide additional opportunity for pedestrian circulation and activity such as biking, rollerblading, skateboarding, etc. There are no anticipated public health risks at this time as a result of developing the subject lands as part of the Salem Settlement Area.
Support public health, active living, and personal safety	Would the proposed expansion area direct development away from hazardous lands?	There are no hazardous lands identified on the subject property.
7. Water, Wastewater, Roads, and Financing		
Objective	Criteria	Response
Optimize use of existing or planned infrastructure and public service facilities	Is there sufficient capacity in existing or planned municipal infrastructure (including road, water and wastewater) and public service facilities to accommodate the expansion area?	The Township of Centre Wellington is presently undergoing a Study to produce a Servicing Master Plan for the Township of Centre Wellington. This Study is looking at additional water, wastewater, and public service facilities to accommodate the anticipated growth in the Township. At the May 30th, 2024, Public Information Meeting for the Study, resources

		indicated that Centre Wellington is likely to receive the most growth in the County of Wellington up to 2051, with population and jobs projected to double within the horizon. As such, it is anticipated that the Township will require additional municipal infrastructure and public service facilities to accommodate the anticipated growth over the Planning horizon, no matter where the Settlement Area is to be expanded. Given the age of the Village, many of the properties in Salem are privately serviced. The subject lands may also need to be serviced privately through wells and individual or communal septic tanks. The subject lands are predominantly vacant. This provides the opportunity to efficiently design any private services required to accommodate the development of the subject lands; these designs could include all individual systems or considers communal systems as appropriate.
Optimize use of existing or planned infrastructure and public service facilities	Is there opportunity to effectively expand on existing and planned infrastructure established through approved master plans and related studies?	As previously noted, it is anticipated that the Township will require additional municipal infrastructure and public service facilities to accommodate the anticipated growth over the Planning horizon, no matter where the Settlement Area is to be expanded.

		At the May 30th Public Information Meeting, resources indicated that opportunities for additional groundwater are being explored north of the Salem Settlement Area; specifically noted as Groundwater Exploration Areas 5, 7, and 8. Should these resources present viable groundwater opportunities for the Township, the subject lands are an ideal location to expand the Salem Settlement Area given their proximity to these new potential services.
Cost effective/ financially viable infrastructure	Would the water/ wastewater/ transportation infrastructure needed be financially viable over the full life cycle of the assets?	Salem is presently a mix of private and municipal services. Should the development of the subject lands require private services, any costs relating to the establishment of these private services would be borne by the developer. Any ongoing maintenance costs associated with the private services would be the responsibility of the future property owners. Should the viability of municipal services be confirmed through the Servicing Master Plan Study, any future infrastructure would likely be designed to accommodate the anticipated growth within the Township. Including the subject lands in the Salem Settlement Area would allow for the lands to be developed with frontage on Wisslers Ridge, Irvine Street, or both. Presently, Wisslers Ridge is a paved private street and may present the

		best short-term transportation options for the site. Discussions have occurred with members of the condominium corporation to explore options to amend the condominium in order to add lands and share the access of Wisslers Ridge. Irvine Street is an unpaved County Road which presents opportunities to improve the road to a standard necessary to accommodate growth in the north end of Salem. Road design capacity and improvements could be determined through discussions with the Township prior to detailed design of the site.
Cost effective/ financially viable infrastructure	Are the public service facilities needed financially viable over the full life cycle of the assets?	As noted, transportation improvements may be required along Irvine Street to accommodate growth in the north end of Salem, should the subject lands be included in the Settlement Area. The subject lands provide an opportunity to loop the road network at the north end of the Village, connecting Irvine Street, Wissler's Ridge, and Riverview Drive to accommodate future development for not only the subject lands but also for future expansions in the north end of Salem if needed.
Cost effective/ financially viable infrastructure	Does the proposed expansion area have an unreasonable or unanticipated financial impact on the municipality?	There are no anticipated financial impacts on the municipality by bringing the subject lands into the Salem Settlement Area.

		Depending on the design of the site, municipal cost may result from the improvement of Irvine Street if required, but these could either be cost-shared or Development Charge eligible. Additional municipal cost may result from the establishment or extension of municipal services, should the Servicing Master Plan determine this is a viable approach for the north end of Salem. However, any development charges relating to the construction of the subject lands would offset the cost of any growth related infrastructure. Additional tax assessment generated by the new housing would off-set the operating costs associated with any new roads, garbage pick-up, etc.
8. Growth Management		
Objective	Criteria	Response
Wise use and management of lands	Does the candidate expansion area represent logical and orderly progression of urban development?	The subject lands are contiguous with the north end of the Salem Urban Boundary. Inclusion of all or part of the subject lands is a logical progression for the development of Salem for the following reasons: • In terms of drainage, lower priority agricultural lands would be removed from production; • There are no agricultural improvements on the lands in terms of buildings, tile drainage, fencing, etc.;

		• Groundwater resources are being explored to the north of the subject lands and may present opportunity to service the Village and the subject lands; • No issues from an MDS perspective; • Minimal, if any, vegetation removal would be required to accommodate a proposed development; • If necessary, private services could be designed to effectively balance the needs of the development and nature of the area; • The orientation of the site provides opportunity to design the site with access from Irvine Street, Wissler's Ridge, and / or Riverview Drive to create a looped network; and • A range and mix of housing options could be accommodated through the future design of the site; among other reasons. Ultimately, the inclusion of all or part the subject lands in the Salem Urban Boundary would result in a wise use and management of lands.
Wise use and management of lands	Is the proposed expansion area contiguous with an existing urban area boundary?	The subject lands are contiguous with the northern limit of the Salem Urban Boundary.

Wise use and management of lands	Would the timing of the proposed expansion adversely affect achievement of minimum density and intensification targets?	The proposed expansion would assist the County in achieving its minimum density targets.
Sustainable and active transportation system	Would the proposed expansion support other sustainable and active modes of travel, such as walking, cycling, and travel with the use of mobility aids, including motorized wheelchairs?	The subject lands are approximately 2.5 km from downtown Elora via Irvine Street, which the site has frontage on. On and off-street trails are available with connections across the Village, Town, and County. Should the design of the subject lands include access from both Irvine Street, Wissler's Ridge, and Riverview Drive, the road network could be looped to provide additional opportunities for active lifestyles and active modes of transportation throughout the area.
Sustainable and active transportation system	Would it support minimized vehicle kilometres travelled and help reduce growth of greenhouse gas emissions?	As noted, the subject lands are approximately 2.5 km from downtown Elora via Irvine Street. While vehicles may still be required to access the amenities in downtown Elora, the distance from the site to the Town allows for community members to consider biking or other forms of active travel to access the Town.
Protect or enhance employment areas, highway corridors and rail corridors	Is there potential for the candidate area to erode or enhance protection of existing employment areas, road and rail corridors?	There are no planned employment areas or rail corridors in proximity to the subject lands. There is potential for a positive impact on the road circulation in Salem through the potential to loop the road connection from Irvine Street, Wissler's Ridge, and / or Riverview Drive. This would enhance the Village's connectivity.

Protect or enhance employment areas, highway corridors and rail corridors	Would the proposed expansion area protect or enhance employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations?	There are no proximal employment areas or major goods movement facilities or corridors.
Protect or enhance employment areas, highway corridors and rail corridors	Would the proposed expansion area help to provide sufficient land, in appropriate locations, to accommodate the County's employment growth?	Adjacent to the subject lands, properties are designated residential in the County Official Plan; employment uses are not presently allowed in this area. The addition of the lands would provide an opportunity to provide a broader range and mix of housing options to Salem as the County Official Plan promotes.
Consider local development conditions	Are there any known cross-jurisdictional issues that may impact the viability of the land to be developed? (e.g. adjacent land use conflicts, transportation network, etc.)	There are no anticipated cross-jurisdictional issues or land use conflicts when considering the inclusion of the subject lands. The County's Official Plan directs that land use compatibility is generally addressed through the Zoning Bylaw. Should any land use conflicts arise, these can be addressed through planning applications.
Consider local development conditions	Are there constraints on the site area that would negatively impact the feasibility of the development of the site? (e.g. contaminated lands, existing uses, topography, etc.)	There are no constraints on the subject lands that would negatively impact the feasibility of the site's development. Any environmental features on the site can be appropriately addressed through buffers and setbacks as part of future planning applications.

