

REPORT TO COUNTY COUNCIL

Application for Draft Plan of Subdivision SB 22-08-6 – 1879784 Ontario Inc.

To: Warden and Members of County Council

From: Director of Community Planning

RECOMMENDATION

1. That Oxford County Council grant draft approval to the proposed residential plan of subdivision, submitted by 1879784 Ontario Inc. (SB 22-08-6), prepared by GSP Group Inc., for the lands described Lots 223, 224 and 226, Block 63, Plan 279, in the Town of Ingersoll, subject to the conditions attached to this report as Schedule “A” being met prior to final approval.

REPORT HIGHLIGHTS

- The application for draft plan of subdivision proposes the creation of seven residential lots for single detached dwellings, six blocks for street fronting townhouse dwellings (40 dwelling units total), a multiple-unit residential block (Block 14), which will accommodate 26 residential townhouse units, to be developed through a future plan of condominium, and the extension of Keith Mabee Boulevard and Fuller Drive.
- The proposal is consistent with the relevant policies of the 2020 Provincial Policy Statement and maintains the intent and purpose of the Official Plan, and can be supported from a planning perspective.

IMPLEMENTATION POINTS

This application will be implemented in accordance with the relevant objectives, strategic initiatives and policies contained in the Official Plan.

Financial Impact

The approval of this application will have no financial impacts beyond what has been approved in the current year’s budget.

Communications




In accordance with the requirements of the Planning Act, notice of complete application regarding this proposal was provided to surrounding property owners on December 22, 2022 and the initial notice of public meeting was issued on February 14, 2023, followed by a subsequent notice of public meeting on January 23, 2024. The Town of Ingersoll held public meetings in March 2023 and February 2024. As of the date that this report was completed, a number of comments have been submitted expressing concerns with respect to the proposed development. This correspondence has been included as an attachment to this report for Council’s consideration.

2023-2026 STRATEGIC PLAN

Oxford County Council approved the **2023-2026 Strategic Plan** on September 13, 2023. The Plan outlines 39 goals across three strategic pillars that advance Council’s vision of “Working together for a healthy, vibrant, and sustainable future.” These pillars are: (1) *Promoting community vitality*, (2) *Enhancing environmental sustainability*, and (3) *Fostering progressive government*.

The recommendations in this report supports the following strategic goals.

Strategic Plan Pillars and Goals

PILLAR 1	PILLAR 2	PILLAR 3
		
Promoting community vitality	Enhancing environmental sustainability	Fostering progressive government
<p>Goal 1.1 – 100% Housed</p> <p>Goal 1.2 – Sustainable infrastructure and development</p> <p>Goal 1.3 – Community health, safety and well-being</p>		

See: [Oxford County 2023-2026 Strategic Plan](#)

DISCUSSION

Background

Owner: 1879784 Ontario Inc. (Klondike Homes)
50 Kraft Drive, Waterloo, ON N2J 4G8

Agent: GSP Group
72 Victoria Street South, Kitchener ON, N2G 4Y9

Location:

The subject lands are described as Part Lots 13-14 and Lots 223, 224 and 226, Block 63, Plan 279. The lands are located at the south end of Keith Mabee Boulevard and west of Owen Street, in the Town of Ingersoll.

County of Oxford Official Plan:

Schedule "I-1"	Town of Ingersoll Land Use Plan	Residential
Schedule "I-2"	Town of Ingersoll Residential Density Plan	Low Density Residential

Town of Ingersoll Zoning By-law No. 04-4160:

Existing Zoning:	'Development Zone (D)'
Proposed Zoning:	'Residential Type 1 Zone (R1) – Lots 4-7 'Special Residential Type 1 Zone (R1-sp)' – Lots 1-3 'Special Residential Type 3 Zone (R3-sp)' – Blocks 8-11 'Special Residential Type 3 Zone (R3-sp)' – Block 14 'Open Space Zone (OS)' – Block 15 'Open Space Zone (OS)' will be required for portions of Block 14

Proposal:

Applications have been received for a draft plan of subdivision and an amendment to the Town of Ingersoll Zoning By-law to facilitate the creation of seven residential lots for single detached dwellings, six blocks for street fronting townhouse dwellings (40 dwelling units total) and a multiple-unit residential block (Block 14). It is proposed that Block 14 will be developed for 26 multiple-unit dwellings, together with two amenity areas, via a future plan of condominium. The proposal also includes the extensions of Keith Mabee Boulevard and Fuller Drive, as well as a block for open space purposes (Block 15). Overall, the development proposes the creation of 73 new residential dwelling units on the subject lands.

Access to Block 14 will be provided by a private road with two access points to Keith Mabee Boulevard. An additional strip of land that extends from the subject lands to Harris Street is proposed to provide pedestrian trail access to the condominium development from Harris Street. The Town has expressed interest in procurement of this trail for the establishment of pedestrian connectivity to Harris Street from the subject lands.

The subject lands are currently zoned 'Development Zone (D)' in the Town Zoning By-law. An amendment to the Town of Ingersoll Zoning By-law will be required, as follows:

- rezone Lots 1-7 to 'Residential Type 1 Zone (R1)' to facilitate the development of the proposed single detached dwellings;
 - a site specific zoning provision will be required for Lots 1-3 to allow for a reduced lot frontage of 14.3 m (46.9 ft);
- rezone Blocks 8-13 to 'Special Residential Type 3 Zone (R3-sp)' to permit street fronting townhouse dwellings with an increase to the maximum lot coverage allowance from 40% to 50% lot area;
- rezone Block 14 to 'R3-sp' to permit the proposed multiple-unit dwellings within a condominium development on a private road with a maximum lot coverage of 50% lot area; and
- rezone Block 15 and the lands identified for the proposed trail to 'Open Space Zone (OS)'.

In support of the proposal, the applicant submitted a traffic impact study. The said study was required by the Town to analyse the vehicular capacity of the existing portion of Keith Mabee Boulevard to facilitate the anticipated traffic counts and to undertake a review of anticipated parking. The submitted traffic impact study has been reviewed by the Town's Engineer and a peer review consultant retained by the Town, and the applicant has submitted an addendum to this study in response to the Town/peer review comments.

Additional studies received in support of the proposal include a functional servicing report and a planning justification report.

The subject lands are approximately 3.24 hectares (8 ac) in area and are currently vacant. The lands generally slope from the northwest to the southeast, and a portion of the southerly corner of the lands are located within an area regulated by the Upper Thames River Conservation Authority (UTRCA).

Surrounding uses consist primarily of single detached residential dwellings with a mix of single and two-storey homes. A stormwater management facility owned by the Town of Ingersoll is located to the southeast and Centennial Park is located on the west side of Harris Street. An additional smaller park (Lorne Moon Park) is located in the vicinity of the subject lands to the northeast, and nearby institutional uses include three elementary schools (two public schools and one separate school).

Plate 1, Location Map with Existing Zoning, indicates the location and configuration of the subject lands and provides an overview of the zoning in the immediate area.

Plate 2, Aerial Photo (2020), provides an aerial view of the subject lands as of the spring of 2020.

Plate 3, Proposed Draft Plan of Subdivision, shows the layout of the proposed subdivision as prepared by the applicant.

Plate 4, Letters of Concern, a consolidated package of comments received from the public.

Comments

2020 Provincial Policy Statement (PPS)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the Planning Act, where a municipality is exercising its authority affecting a planning matter, such decisions “shall be consistent with” all policy statements issued under the Act.

Section 1.1.1 directs that healthy, liveable and safe communities are sustained by:

- promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- accommodating an appropriate, affordable and market-based range and mix of residential type uses, employment uses, institutional uses, recreational uses and other uses to meet long-term needs;
- avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; and,
- promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.

The policies of Section 1.1.3.1 state that settlement areas shall be the focus of growth and development. Further, according to Section 1.1.3.2, land use patterns in settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources, are appropriate for, and efficiently use, existing infrastructure and public service facilities.

Section 1.1.3.3 further directs that planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, while accommodating a significant supply and range of housing options through intensification and redevelopment, where this can be accommodated taking into account existing building stock or areas, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Furthermore, Section 1.4.3 directs that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households;
- Permitting and facilitating all forms of housing options required to meet the social, health, economic and well-being requirements of current and future residents;
- Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

- Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and
- Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Section 1.5.1 of the PPS states that healthy, active communities should be promoted by:

- planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;
- planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources; and
- recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

Section 1.6.1 notes that infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs.

Official Plan

The subject property is located within the 'Low Density Residential' designation according to the Official Plan. Low Density Residential areas are those lands that are primarily developed or planned for a variety of low-rise, low density housing forms including single detached, semi-detached, duplex, converted dwellings, quadraplexes, townhouses, and low density cluster development.

The maximum net residential density for an individual development in the Low Density Residential areas is 30 units/ha (12 units/ac) and no building shall exceed three stories in height at grade. Also, within areas of new Low Density Residential development, the minimum overall net residential density shall be 15 units/ha (6 units/ac).

Section 9.2.1 of the Official Plan – Housing Development and Residential Areas, Strategic Approach, identifies a number of strategies to provide present and future residents of Ingersoll with a choice of adequate and affordable housing which meets their needs. The strategies developed to achieve this goal include:

- Accommodating the present and future demand for housing in Ingersoll through the efficient use of vacant residentially-designated lands, underutilized parcels in built-up areas and existing housing stock in all neighbourhoods, with the objective of also reducing energy consumption, decreasing the financial burden of underutilized municipal services, and relieving pressure for development of natural areas and open spaces;
- Facilitating a choice of housing type, tenure, cost and location that meets the changing needs of all types of households by providing for a variety and mix of housing throughout the Town;

- Increasing the supply of affordable housing by integrating adequate housing for low and moderate income households and those with special needs throughout the Town and establish and monitor minimum affordable housing targets to ensure that the percentage of affordable housing is maintained or enhanced;
- Promoting and facilitating the provision of affordable housing through the co-operative efforts of all levels of government, the private sector and volunteer interest groups through such means as technical assistance, land conveyances, joint ventures, regulatory measures, and incentives.

Section 9.2.2.1 – Affordability, states that it is an objective of the Official Plan to ensure that adequate, affordable housing for low and moderate income households and those with special needs is available in the Town.

Additionally, opportunities for the development of housing types to meet the needs of low and moderate income households will be provided by facilitating the creation of new dwelling units through development and particularly through residential intensification, as well as designating sufficient lands on a Town-wide basis, for multiple unit accommodation to meet projected housing needs. Further, it shall be ensured that opportunities exist to increase the variety and affordability of dwelling types in the built-up portion of the Town by permitting appropriate forms of residential intensification.

The policies in Section 9.2.2.2 – Tenure Mix, direct that it is an objective to promote a range of tenure forms of housing throughout the Town that is consistent with demand. These policies also provide that Town Council shall encourage the creation of housing opportunities that may result in a mix of tenure forms, such as ownership, rental and cooperative, throughout the Town.

Such encouragement will include the provision of opportunities for the development of a variety of housing forms in newly developing areas and by permitting sensitive infilling and accessory apartments in built-up areas.

Section 9.2.2.5 – Residential Intensification, promotes residential intensification in appropriate locations to make more efficient use of existing land, infrastructure and public services.

Section 9.2.4.1, Infill Housing, defines infill housing as the placement of new residential development into established built-up areas on vacant or underutilized sites. In order to efficiently utilize the designated residential land and municipal servicing infrastructure, infill housing will be supported in Low Density Residential areas. Section 9.2.4.1.3 of the Official Plan includes policies specifically for the consideration of infill subdivisions. In addition to other relevant policies of the Official Plan, the subdivision of land, where infill development is proposed on vacant or underutilized sites within established residential areas by plan of subdivision, Town and County Councils will ensure that:

- The nature of the proposed residential development will be evaluated having regard to the type of housing found in the surrounding residential neighbourhood;

- Any new residential lots with direct exposure to an established residential street will be consistent with the size of lots within a two block area on the same street and new residential development will maintain setbacks and spacing between dwellings consistent with the established built pattern;
- Measures will be incorporated into the subdivision design to buffer and screen existing residential uses from the new development; and
- The proposed multiple-unit developments will comply with the multiple-unit requirements for Low Density Residential areas.

In addition to the above-noted requirements for infill subdivisions, Section 9.2.4.1.4 of the Official Plan regarding all infill proposals in Low Density Residential areas identifies additional criteria for all infill proposals in the Town and includes consideration of matters related to municipal services and public facilities, stormwater management, parking and amenity areas, vehicular access points, among others.

The policies of Section 10.3.3 – Plans of Subdivision and Condominium, provide that County and Town Council will evaluate applications for a plan of subdivision on the basis of the requirements of the Planning Act, as well as criteria including, but not limited to, the following:

- Conformity with the Official Plan;
- The availability of community services such as roads, water, storm and sanitary sewers, waste disposal, recyclable collection, public utilities, fire and police protection, parks, schools and other community facilities;
- The accommodation of Environmental Resources and the mitigation of environmental and human-made constraints;
- The reduction of any negative effects on surrounding land uses, transportation networks or significant natural features;
- The design of the plan can be integrated into adjacent developments, and;
- The design of the plan is to be compatible with the natural features and topography of the site, and proposals for extensive cut and fill will be discouraged.

As a condition of draft plan approval, Town and County Council will require an applicant to satisfy conditions prior to final approval and registration of the draft plan. The applicant will be required to meet the conditions of the draft approval within the specified time period, failing which, draft plan approval may lapse. Additionally, to provide for the fulfillment of these conditions, and for the installation of services according to municipal standards, County and Town Council shall require the applicant to enter into a subdivision agreement with the Town and, where necessary, the County, prior to final approval of the plan.

[Town of Ingersoll Zoning By-law](#)

The subject property is currently zoned 'Development Zone (D)' in the Town's Zoning By-Law. The applicant proposes to rezone the lands to facilitate the proposed development, as detailed previously in this report.

The 'R1' zone permits a limited range of low density residential uses, consisting primarily of single detached dwellings. The 'R1' zone requires a minimum lot frontage of 15 m (49.2 ft) or 18 m (59.1 ft) for a corner lot and requires a minimum lot depth of 30 m (98 ft). Based on the draft plan of subdivision submitted by the applicant, Lots 1-7 comply with these requirements, which the exception of Lots 1-3, which propose a lot frontage of 14.39 m (47.2 ft) and would require a special zoning provision to address this frontage.

The 'R3' zone permits a range of residential uses including, but not limited to, a street fronting townhouse dwelling, a multiple-unit dwelling and an apartment building. For a street fronting townhouse, the 'R3' zone requires a minimum lot frontage of 5 m (16.4 ft) per unit, or 8 m (26.2 ft) for an end unit and a minimum lot depth of 30 m (98.4 ft), and permits a maximum lot coverage of 40% lot area. The applicant proposes an increase to the permitted lot coverage allowance for the proposed townhouse dwellings and the proposed multiple-unit dwellings to 50% lot area. A separate zoning provision to recognize development on a private road may also be required for Block 14.

It is noted that Block 15 is located within the Regulated Area of the Upper Thames River Conservation Authority and there are two portions of Block 14 that may be used as amenity areas for the future condominium development, which may necessitate a different zoning consideration, such as 'Open Space Zone (OS)'.

Agency Comments

The Upper Thames River Conservation Authority has commented that the subject lands are regulated by the Authority due to a riverine erosion hazard associated with the Halls Creek Drain. As such, this agency has the following comments regarding the proposal:

- the concept plan submitted by the applicant identifies the approximate ecologically important woodland boundary, which is the erosion hazard limit associated with the Halls Creek Drain and should be mapped accordingly;
- the regulated area on the subject lands is fully contained within Block 15. The preliminary concept plan identifies "amenity space" within the regulated area. The draft plan of subdivision proposes townhouse units within Block 14. It is the understanding of this agency that Block 14 will require future application for site plan approval.

The UTRCA will defer comments on Block 14 to the site plan approval process where there is a better understanding of the uses proposed within this regulation limit;

- a stormwater management report is to be submitted for review to the satisfaction of the UTRCA as a condition of draft approval;
- This agency will require detailed Erosion and Sediment Control as a condition of draft approval;
- The applicant is advised that a Section 28 Permit will be required for any work done within the regulated area.

The UTRCA has no objection to the proposal, subject to the above-noted requests being included as conditions of final approval.

Canada Post has commented that they will provide mail delivery service to the subdivision through Centralized Community Mailboxes and that the developer is to provide this agency with the excavation date for the first foundation/phase as well as the date development work is scheduled to begin and the expected installation date for the developer provided Community Mailbox Pads.

The County of Oxford Public Works Department has commented that all hydrants within the public right of way are to be municipally owned and operated. Further, the owner shall agree to prepare and submit for the approval of the County Public Works Department detailed servicing plans designed in accordance with Oxford County Design Guidelines. This shall include the watermain layout for the entire development showing the water main locations, hydrants, valves, street and lot fabrics to be integrated into the County's modeling system.

The owner shall demonstrate, to the satisfaction of the County of Oxford, that the subdivision lands shall be serviced with two independent water supply points to provide for adequate redundancy and looping for domestic and fire protection. The subdivision agreement shall make provision for the assumption and operation by the County of Oxford of the water and sewage system within the draft plan, subject to the approval of the County of Oxford Public Works Department.

Prior to final approval, the owner shall receive confirmation from the County of Oxford Public Works Department that there is sufficient capacity in the Ingersoll water and sanitary sewer system to service the proposed subdivision. Confirmation shall be given in accordance with the "Protocol for Allocation of Water and Sewage Capacity for Development".

The owner agrees to provide such easements as may be required for utility or drainage purposes outside of the proposed public right-of-way which shall be granted, to the appropriate authority. The owner agrees that widening on the frontage of Harris Street and the proposed trail will be provided to the County of 3 m. The road widening will be provided free and clear of all liens, easements and other encumbrances.

Road excavation permits are required from the County of Oxford prior to working within any County road allowance. All surfaces within the County road allowance which are disturbed during construction, including road, curb, boulevard and sidewalk shall be restored to a condition at least as good as original, to the satisfaction of the County engineer at no cost to the County and at least one lane is to remain open during road excavation.

The owner agrees in writing to satisfy all requirements, financial and otherwise, including payment of applicable development charges of the County of Oxford regarding the installation of the water and sanitary system and other matters pertaining to the development of the subdivision.

The Town of Ingersoll Engineering Department has commented that they have reviewed the traffic impact study and the revised study submitted by the applicant and overall agree with information provided, however as a condition of approval, the submitted study is to be reviewed by the Town's peer reviewing agency and any outcomes of this peer review are to be implemented as a condition of approval, to the satisfaction of the Town.

The Town of Ingersoll Clerk's Department has commented that a parkland dedication will be required in accordance with the Town's Parkland Dedication By-law.

Planning Analysis

Planning staff are of the opinion that the applicant's proposal to facilitate a draft plan of subdivision as previously described in this report is consistent with the direction of the Provincial Policy Statement with respect to residential infill development within a designated settlement area. Specifically, staff are of the opinion that the proposal represents a form of infilling and intensification that will result in a range and mix of housing types on underutilized lands, and will efficiently use the existing municipal services and infrastructure within the area.

With respect to the Official Plan, Planning staff are satisfied that the proposal is in-keeping with the policy direction for lands designated Low Density Residential. The net residential density of the proposed development is approximately 28 units/ha (11 units/ac) which conforms with the Low Density policies which permit a maximum density of 30 units/ha (12 units/ac) for an individual development.

Planning staff are also of the opinion that the proposal complies with the strategic approach of the Official Plan for housing development and residential areas as the proposal will aid in meeting the demand for housing on existing underutilized, residentially-designated land while providing for additional choice of housing types. Further staff are satisfied that the proposal complies with the direction of Section 10.3.3 of the Official Plan, which directs that Town Council is to evaluate applications for subdivision on the basis of a number of criteria. Specifically, staff are satisfied that the application conforms with the Official Plan, will utilize existing community services, will be appropriately integrated into the adjacent development and will be compatible with the existing topography of the area and will not require extensive cut and fill to facilitate construction.

Staff are of the opinion that the scale and nature of the proposed subdivision is compatible with existing development in the immediate area. Townhouses and single detached units are recognized in the Official Plan as being appropriate housing forms in Low Density Residential areas and it is intended that there will be a mixing and integration of different forms of housing to achieve an overall low density of use.

The proposed development will be served by the extension of Keith Mabee Boulevard (from the north) and Fuller Drive (from the east) and includes a number of lots for single detached dwellings in immediate proximity to existing, similar development, thereby providing a transition between said existing development and the street townhouses proposed by the applicant.

Where the proposed townhouses will back on existing residential development, appropriate screening measures can be incorporated into the development via the site plan approval process to assist in this regard.

The subject lands are currently zoned 'Development Zone (D)' in the Town of Ingersoll Zoning By-law and the lands will require amendments to the By-law to facilitate the proposed residential development on the subject lands. The Council of the Town of Ingersoll has approved, in principle, an amendment to the Zoning By-law to facilitate the proposed development, as noted above.

A number of concerns were received from neighbouring property owners regarding the proposal, with the majority of concerns outlining issues regarding the scale of the proposed development and compatibility with existing uses, being predominantly single detached dwellings. Concerns regarding the increase in traffic in this area resulting from the development were also identified via public meetings and correspondence received in response to the circulation of the applications.

Planning staff are of the opinion that, while the application proposes townhouse units in an area predominately occupied by single detached dwellings, the proposal will comply with the overall density provisions for Low Density Residential areas and the introduction of townhouse development onto the subject lands is consistent with the intensification policies of the Official Plan. Further, the applicant is proposing new single detached dwellings adjacent to the existing single detached dwellings which will create a buffer from existing single detached dwellings.

Further, and as noted previously, street fronting townhouses are permitted on local streets in the Low Density Residential designation and Planning staff are generally satisfied that the proposed townhouse development will be compatible with the existing development in the area.

With respect to concerns regarding the increase in traffic that may result from the proposal, the applicant has submitted a traffic impact study that concludes the proposed development could be accommodated by the existing transportation infrastructure with no significant impact to traffic operations. This study took into account the recent connection of Walker Road to David Street, which provides a secondary access for the southerly portion of the subdivision to David Street, which is a collector road intended to carry traffic through the subdivision. The Town Engineer has reviewed these studies and notes that as a condition of final approval, the updated traffic report will be peer reviewed, and any recommendations resulting from that review, together with the updated traffic report, be adopted to the satisfaction of the Town.

Additional concerns have been expressed regarding parking issues that may result from the proposal. To this end, it is noted that the developer will be required to provide parking in accordance with the Town's Zoning By-law, being two parking spaces per unit for both single detached and street fronting townhouses and no reduction to this requirement has been proposed by the applicant. As such, staff are satisfied that sufficient parking will be provided for the proposed development to meet the requirements of the Town's Zoning By-law.

The applicants are also proposing a pedestrian access trail on the west side of the property, which would provide pedestrian access to Harris Street from the proposed condominium block. Town of Ingersoll staff have expressed interest in procuring ownership of this land for the purpose of establishing a public trail from the subdivision to Harris Street. This trail would provide pedestrian linkage from the subdivision to Harris Street, which has sidewalks on the west side and would allow for connectivity to the existing park trails to the south and the public school to the northwest. Planning staff are recommending that as a condition of approval, the applicant deed the strip of land on the west side of the subject lands to the Town, and establish an easement over the proposed private road of the condominium block for trail access.

Conclusions

Planning staff are satisfied that the proposed development is consistent with the policies of the PPS and is in keeping with the intent and purpose the Official Plan. As such, staff are satisfied that the application can be given favourable consideration. Agency comments have been addressed in the recommended conditions of draft approval, where appropriate and are provided for Council's consideration.

SIGNATURES

Report author:

Original signed by _____

Heather St. Clair, RPP, MCIP
Senior Planner

Departmental Approval:

Original Signed By _____

Gordon K. Hough, RPP
Director of Community Planning

Approved for submission:

Original Signed By _____

Benjamin R. Addley
Chief Administrative Officer

ATTACHMENTS

Attachment 1 – Plate 1, Location Map with Existing Zoning
Attachment 2 – Plate 2, Aerial Map (2020)
Attachment 3 – Plate 3, Proposed Draft Plan of Subdivision
Attachment 4 – Comments from the Public
Attachment 5 – Conditions of Draft Approval