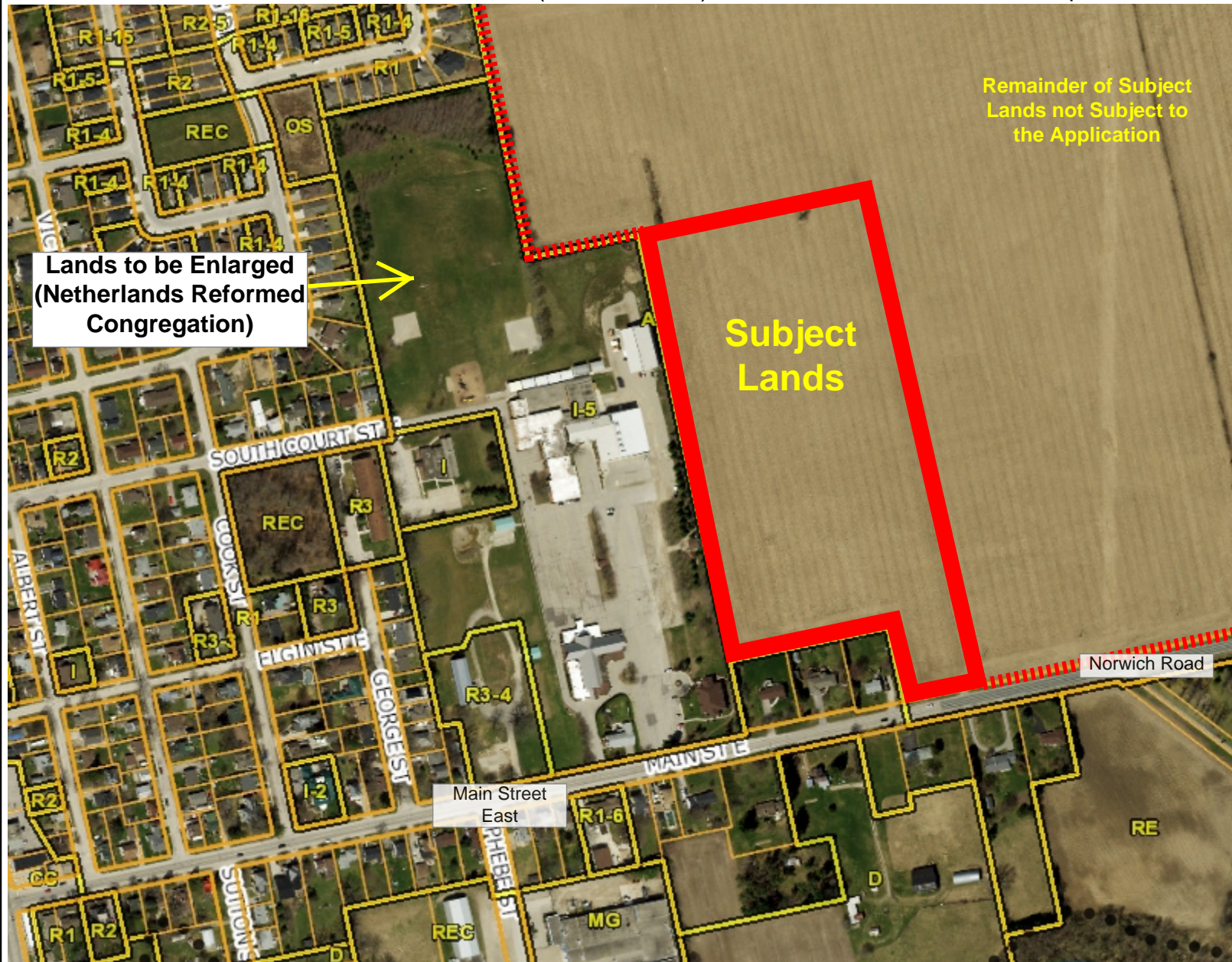




Plate 2: Close-up of Subject Lands (2015 Aerial Photo)

File Nos: OP20-16-3, ZN3-20-18: Corwic Farms Ltd. (Netherlands Reformed Congregation)

Part Lots 4-6, Concession 4 (North Norwich), 325861 Norwich Road, Township of Norwich



Legend

Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

Zoning Floodlines

Regulation Limit

- 100 Year Flood Line
- ▲ 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines

- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



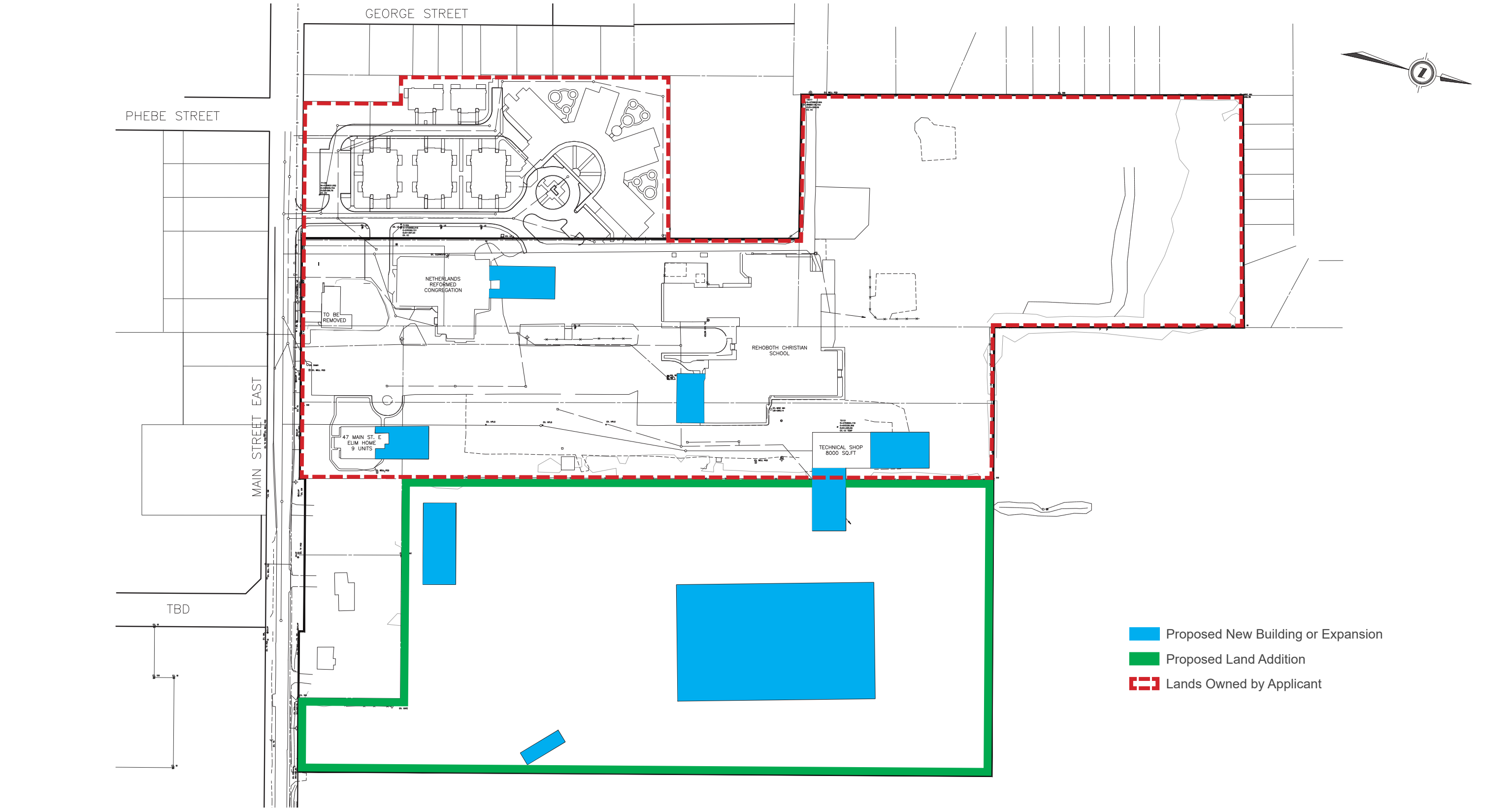
0 120 240 Meters

NAD_1983_UTM_Zone_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

January 29, 2021





Proposed Site Concept

Source: Development Engineering Ltd. (February 18, 2020)

Figure

2

Agency Comments – OP 20-16-3 – Corwic Farms Ltd.

The Ministry of Municipal Affairs and Housing has reviewed the application and commented that in accordance with PPS policy 1.1.3.8, a comprehensive review is required when considering a settlement area boundary expansion. While the level of detail involved should correspond to the complexity and scale of the proposal, limited information has been provided to demonstrate that the proposed land uses cannot be accommodated through intensification, redevelopment (including at the existing Netherlands Reformed Congregation complex), or within designated growth areas in accordance with PPS policy 1.1.3.8. a). The County should consider whether additional justification is required in the Planning Justification Report to demonstrate that the proposed settlement area boundary expansion is consistent with the PPS.

The application proposes to re-designate the subject lands to low density residential. While the institutional uses contemplated in this application are permitted within the low density residential land use designation, we encourage the County to consider the implications of this additional land on their land supply analysis, ongoing comprehensive official plan review, and the potential for future development. The County may wish to consider adding a site-specific policy limiting the future uses on the site to the institutional uses being contemplated in this application, or consider seeking additional justification in the Planning Justification Report about why the full range of uses permitted in the low density residential designation would be appropriate for this site.

The PPS requires the conservation of significant built heritage resources and cultural heritage landscapes (2.6.1, 2.6.3). The Planning Justification Report provided does not address if there are known or potential built heritage resources or cultural heritage landscapes on or adjacent to the subject lands. The County should consider this matter in order to satisfy itself that the application is consistent with PPS policies 2.6.1 and 2.6.3. For example, the County should consider whether the adjacent Netherlands Reformed Congregation property may have potential as a cultural heritage landscape, given the buildings, the relationship between them, and the internal road configuration.

The Township of Norwich Building Department has commented that there is no record of building permits for the area of the lands subject to the application for Official Plan amendment and zone change.

With respect to conformance with the Minimum Distance Separation requirements, a preliminary review and calculation was completed with respect to the agricultural operation to the immediate east of the subject lands and at this time no issue is identified, as the subject lands appear to be setback approximately 1,000 m (3,280 ft) from the nearest neighbouring livestock housing or nutrient storage facility.

Where the application proposes future institutional development in an arrangement that requires separate services for water and sewage to the property, new service connections will be provided in accordance with the County of Oxford development standards and subject to review and approval of the Oxford County Public Works Department.

The subject lands are currently served by a municipal drain (the Lossing Drain) and where the proposed development does not currently provide for legal and adequate outlet for storm

sewerage purposes to the Lossing drain, no outflow of storm sewerage resulting from the development of the subject property could be accommodated by municipal services at this time and any proposed improvement to accommodate future development would be subject to Section 78 of the Drainage Act.