

**To:** Warden and Members of County Council

**From:** Director of Community Planning

## **Applications for Official Plan Amendment & Plan of Subdivision**

### **OP 21-13-5; SB21-08-5 – Kingwood Riverside Towns Ltd.**

## **RECOMMENDATIONS**

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1. That Oxford County Council approve Application No. OP21-13-5, submitted by GSP Group on behalf of Kingwood Riverside Towns Ltd. Kingwood Riverside Developments Ltd., Agris Co-operative Ltd. and the Township of Zorra for lands described as Part of Park Lots 6 and 7, Registered Plan 45 and Parts 1, 2, 3 & 4, Plan 41R-10035, Township of Zorra to redesignate that portion of the proposed draft plan identified as Phase 1B as 'Medium Density Residential' to facilitate the development of up to 56 townhouse units;
2. And further, that Council approve the attached Amendment No. 263 to the County of Oxford Official Plan;
3. And further, that the necessary by-law to approve Amendment No. 263 be raised;
4. And further, that Oxford County Council grant draft approval to that portion of a proposed residential subdivision identified as Phase 1B, submitted by GSP Group (SB 21-08-5) prepared by GSP Group, dated July 19, 2021, for lands described as Part of Park Lots 6 and 7, Registered Plan 45 and Parts 1, 2, 3 & 4, Plan 41R-10035, in the Village of Thamesford, subject to the conditions attached to this report as Schedule "A" being met prior to final approval.

## **REPORT HIGHLIGHTS**

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- The intent of the Official Plan Amendment is to redesignate the subject lands from 'Industrial' to 'Medium Density Residential' to facilitate the development of a 56-unit townhouse proposal.
- The proposed draft plan of subdivision will facilitate the creation of 9 blocks for up to 56 townhouse units and a right-of-way for proposed street "H".
- The proposal is consistent with the relevant policies of the 2020 Provincial Policy Statement and supports the strategic initiatives and objectives of the County 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 originally provided to surrounding property owners on July 29, 2021 and notice of public meeting was issued on August 31, 2021. At the time of writing this report, one comment from the public has been received. This correspondence has been included as an attachment to this report for Council's consideration.

## Strategic Plan (2020-2022)

					
<i>WORKS WELL TOGETHER</i>	<i>WELL CONNECTED</i>	<i>SHAPES THE FUTURE</i>	<i>INFORMS &amp; ENGAGES</i>	<i>PERFORMS &amp; DELIVERS</i>	<i>POSITIVE IMPACT</i>
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## DISCUSSION

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### Background

#### Owner:

Kingwood Riverside Towns Ltd.  
 Kingwood Riverside Developments Ltd.  
 Agris Co-operative Ltd.  
 Township of Zorra

#### Agent:

GSP Group (c/o Eric Saulesleja)  
 72 Victoria Street S., Suite 201, Kitchener, ON, N2G 4Y9

### **Location:**

The subject lands are described as Park Lots 6, 7, 8, Plan 45 & Part Lots 22 & 23, Concession 1, Reference Plan 41R-197 & 41R-3608. The lands are located on the east side of Middleton Street, south of Brock Street, in the Village of Thamesford and are municipally known as 12 Middleton Street, 131 Brock Street and 159 Brock Street.

For Council's information, while the entirety of the subject property has been described above, the focus of this report, and the lands being considered for approval at this time, are those referred to as Phase 1B, as shown on Plate 2 of Report No. CP 2021-335.

### **County of Oxford Official Plan:**

Schedule 'C-3'                      Serviced Village

Schedule 'Z-2'                      The whole of the subject lands are currently designated 'Industrial', 'Low Density Residential', 'Medium Density Residential' and 'Open Space' according to the Village of Thamesford Land Use Plan.

Phase 1B is identified on Schedule 'Z-2' as being primarily within the 'Industrial' designation, with a small portion at the northerly end of the lands being designated 'Village Core'.

### **Township of Zorra Zoning By-law 35-99:**

Overall Site:                      'Restricted Industrial (MR-2)' & (MR-2 (H)) & (MR-3)', 'Central Commercial (CC)', 'Development (D)', Residential Type 1 'R1(H)', Residential Type 3 'R3-2(H)' & 'R3-9' and 'Open Space (OS).

#### Phase 1B:

Existing Zoning:                      'Restricted Industrial (MR-3)', 'Central Commercial (CC)' and Development (D)

Requested Zoning:                      'Special Residential Type 3 (R3-sp)'

### **Proposal:**

The County of Oxford and the Township of Zorra have received applications for Draft Plan of Subdivision, Official Plan Amendment, and Zone Change to facilitate a plan of subdivision in the Village of Thamesford. The whole of the plan, as shown on Plate 4 of Report No. 2021-335, proposes to redesignate the entire property to Low Density Residential (LDR), Medium Density Residential and Village Core designations.

Ultimately, the overall plan would result in the establishment of approximately 180 single-detached dwellings, 290 townhouse dwelling units and midrise apartments, comprising approximately 414 dwelling units. While the whole of the lands will be subject to Council approval/support for Official Plan amendment, Plan of Subdivision and Zone Change applications,

the portion of the proposed Draft Plan of Subdivision being addressed through this report applies only to Phase 1B, which comprises 56 residential (townhouse) units along Middleton Street. The townhouse units subject to Phase 1B will include 15 bungalow-style units and 41 two-storey units.

For Council's information, Phase 1B, being an extension of previously approved Phase 1A (to the south), will tie into the overall plan of subdivision with respect to street connections and servicing. While Phase 1B will extend the previously approved townhouse development contained in Phase 1A northward along Middleton Street, the overall plan will provide for other housing options including single-detached dwellings and apartment units. A significant portion of the lands will also be dedicated to mixed use development comprising both residential and commercial uses.

The applicants are proposing to redesignate the subject lands (Phase 1B) from 'Industrial' to 'Low Density Residential' to facilitate the creation of 9 blocks, for the purpose of developing 56 townhouse units, including both bungalow-style and two-storey units. As part of the proposal, a road stub for 'Street H' is also proposed within the Draft Plan of Subdivision to accommodate a future road access eastward from Middleton Street. For Council's information, the applicant's original proposal, as considered by the Township of Zorra, comprised 11 blocks rather than the 9 that are now being proposed. The total number of townhouse units and the 'split' between bungalows and two-storey units remains the same. Staff are of the opinion that this change is minor and does not require further review by the Township prior to County Council consideration.

The site-specific zoning provisions being proposed through the zone change application relate to reductions in lot frontage, interior and exterior side yard setback and lot coverage and detailed under the 'Zoning' section of this report.

The lands comprising Phase 1B are vacant and are approximately 1.75 ha (4.3 ac) in area. For context, the previously approved townhouse development in Phase 1A (shown on Plate 2 of Report No. 2021-335) comprised 61 units on approximately 1.54 ha (3.8 ac) of land.

Surrounding land uses consist mainly of low density residential lands to the west, a mixture of residential and village commercial type uses to the north, and a large open space area, and the Middle Thames River (and associated floodplain), to the east.

Plate 1, Location Map & Existing Zoning, identifies the location of the subject lands, as well as the zoning of the lands within the surrounding area.

Plate 2, Aerial Map (2020), provides an aerial image of the subject lands and the surrounding area and identifies both Phase 1A (previously approved) and Phase 1B.

Plate 3, Applicant's Sketch – Phase 1B, shows the proposed configuration of area to be redesignated and rezoned.

Plate 4, Overall Subdivision Plan, shows the proposed designations for future phases of the development.

Plate 5, Phase 1B, shows the Draft Plan of Subdivision for Phase 1B of the development.

## **Comments**

### **2020 Provincial Policy Statement**

The policies of Section 1.1 of the PPS direct that healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential uses to meet long-term needs. Within settlement areas, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs and such land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.

Section 1.1.3 directs that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land, resources, infrastructure and public service facilities.

Section 1.1.3.3 further directs that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where it can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form while avoiding or mitigating risks to public health and safety.

Section 1.4.3 of the PPS directs that planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements 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 residential intensification and redevelopment and all forms of housing required to meet the social, health 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;
- promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities and support the use of active transportation; 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 1.3.1 (Employment), directs that planning authorities shall promote economic development and competitiveness by, among other matters, providing for an appropriate mix and range of employment and institutional uses to meet the long-term needs and providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses, and take into account the needs of existing and future business.

Further, Section 1.3.2 (Employment Areas) identifies that planning authorities shall plan for, protect, and preserve employment areas for current and future uses, and to ensure that the necessary infrastructure is provided to support current and projected employment needs. Employment areas planned for industrial or manufacturing uses shall provide for separation or mitigation from sensitive land uses to maintain the long-term operational and economic viability of the planned uses and functions of these areas, and to provide appropriate transitions to non-employment areas.

Section 1.3.2.4 of the PPS provides that planning authorities may permit the conversion of lands within employment areas only through a comprehensive review, where it has been demonstrated that the land is not required for employment purposes over the long term, and that there is a need for the conversion. Further, notwithstanding policy 1.3.2.4, until an official plan review or policy update is completed, lands within an existing employment area may be converted to a non-employment use, provided the area has not been identified as provincially significant through a provincial plan or regionally significant by a regional economic development corporation, subject to the following evaluation criteria:

- There is an identified need for the conversion and the land is not required for employment purposes over the long term;
- The proposed uses would not adversely affect the overall viability of the employment area; and,
- Existing or planned infrastructure and public service facilities are available to accommodate the proposed use.

Section 1.6.6.2 also states that intensification and redevelopment within settlement areas on existing municipal sewage and water services should be promoted, wherever feasible.

### Official Plan

The subject lands are located within the Village of Thamesford, which is identified as a 'Serviced Village' according to Schedule 'C-3', County of Oxford Settlement Strategy Plan, as contained in the Official Plan. The lands are designated as 'Industrial' according to Schedule "Z-2", Village of Thamesford Land Use Plan.

As previously noted, the overall plan includes a variety of proposed designations/designation changes, which will be addressed in a further report(s) to Council, at such time as the technical submissions and detailed studies have been provided and reviewed. In light of the fact that this report focuses on Phase 1B, the policies outlined in this section will be those relevant to the redesignation of Phase 1B only.

Serviced Villages are settlements characterized by a broad range of uses and activities which have been developed or are proposed for development on centralized water and wastewater facilities and new development in the Serviced Village designation shall generally be fully serviced by both water and wastewater facilities.

According to Section 2.1.1 (Growth Management), in order to manage growth, it is a strategic initiative of the Official Plan to ensure designated growth settlements are developed with efficient land use patterns and densities to minimize land consumption, to control infrastructure costs, and

to limit growth pressure in rural areas. Further, Section 4.1 (Strategic Approach) states that the County shall aim to ensure existing designated land supplies and infrastructure will be efficiently utilized, including achievement of intensification targets, prior to designating new areas for growth.

Section 6.2.1 (Objectives for Rural Settlement Residential Designations) states that compact urban form and residential infilling, as well as a range of housing types, shall be promoted in all rural settlement areas where appropriate given the level of infrastructure available.

Further, the Official Plan (Section 6.2.2) directs that Low Density Residential areas in serviced villages are those lands that are primarily developed or planned for a variety of low-rise, low density housing forms consisting of single detached, semi-detached, duplexes, converted dwellings, and street fronting townhouses.

The Official Plan establishes densities for Low Density Residential areas with a maximum net residential density of 22 units per hectare (9 units per acre), and a minimum net residential density of 15 units per hectare (6 units per acre). Net residential development is defined as the number of housing units per hectare of residentially designated lands, exclusive of lands required for open space, environmentally sensitive areas, and transportation and servicing infrastructure, including stormwater management.

In recognition of the importance of efficient land use and development patterns, the Official Plan directs in Section 2.1.1 that County Council shall proactively plan, co-ordinate and stage growth and the provision of public service facilities and infrastructure to sustain financial well-being over the long-term.

Growth and development will be focused in settlements and their vitality and regeneration will be promoted. It is the intent of the Official Plan to ensure a sufficient supply of land will be provided within settlements to accommodate an appropriate range and mix of residential and non-residential growth, in accordance with the 20 year needs of the County and the Township, while accounting for opportunities to accommodate growth through intensification. For Council's information, the current policies of the Official Plan have not yet been updated to reflect the 25 year growth planning horizon recently introduced via the 2020 PPS (as opposed to the 20 year horizon noted above).

Settlements will be required to develop with land use patterns and a mix of uses and densities that efficiently use land and resources, are appropriate for, and efficiently use, existing or planned infrastructure and public service facilities, support active transportation and existing or planned transit, are freight-supportive, minimize negative impacts to air quality and climate change and promote energy efficiency. Development and land use patterns that would prevent the efficient expansion of settlements in areas adjacent or in close proximity to settlements will be avoided.

Intensification will be promoted in appropriate locations within settlements, particularly those serviced by centralized wastewater and water supply facilities. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning so they are financially viable over their life-cycle and available to meet current and projected needs. Further, infrastructure and public service facilities shall be provided in a coordinated, efficient and cost effective manner that considers impacts from climate change.

Where a redevelopment proposal involves a change in land use from industrial to residential, institutional and/or to parkland, County Council and/or Area Council will require that environmental site assessment and site cleanup be undertaken as required in accordance with Section 3.3.3.2, where it has been established that the present or former industrial use is or was a site of potential environmental contamination.

Section 6.4.2 further identifies that, prior to the re-designating of industrial parcels on isolated parcels of industrially designated or zoned lands, which are not part of an employment area, the following conditions shall be met:

- An adequate supply of unconstrained industrially designated land will remain to accommodate employment forecasts and to meet expected needs during the planning period, including land which provides visibility and exposure to the public road system;
- The proposal will not have an adverse effect on the availability or adequacy of municipal water supplies and wastewater facilities;
- The proposal and its location is more compatible with surrounding land uses than the use of the lands for industrial purposes; and,
- Where the development is on vacant lands, approval of such proposal shall not preclude the development of adjacent designated industrial lands either by the physical layout of the proposal or through the introduction and encroachment of non-compatible uses into the industrial area.

### Zoning By-law

The subject lands (Phase 1B) are currently zoned 'Development Zone (D)', Restricted Industrial Zone (MR-3) and 'Central Commercial Zone (C3)' according to the Township's Zoning By-law. The applicant proposes to rezone the lands to 'Special Residential Type 3 (R3-sp)' which will include a number of site-specific development provisions, as follows:

1. To reduce the minimum lot frontage for an interior townhouse unit from 8 m (26.2 ft) to 5.5 m (18 ft);
2. To reduce the minimum lot frontage for an end townhouse unit from 11 m (36 ft) to 7 m (23 ft);
3. To reduce the minimum lot frontage for corner townhouse units from 18 m (59 ft) to 10 m (32.8 ft);
4. To reduce the minimum exterior side yard for townhouse units from 10 m (32.8 ft) to 3 m (9.8 ft);
5. To reduce the minimum interior side yard for end townhouse units from 3 m (9.8 ft) to 1.5 m (4.9 ft);
6. To increase the maximum lot coverage requirement from 35% to 50%.

The "R3" zone permits an apartment dwelling, a multiple unit dwelling, a boarding or lodging house, or a street fronting townhouse. The 'R3' zone permits a maximum of 8 dwelling units per townhouse building, minimum 3 m (9.8 ft) interior side yard, a minimum 30% landscaped open space, maximum 11 m (36.1 ft) height, and establishes minimum lot area and frontages for interior units, exterior units and corner units.



Staff note that the detailed development of the lands subject to Phase 1B will be subject to applications for site plan approval, which will consider matters such as landscaping, building facades, grading and municipal servicing and will be determined and reviewed by both the Township and the County through the site plan approval process.

### Agency Comments

This application has been reviewed by a number of public agencies. The following comments were received.

CN Rail, CP Rail, the Ministry of the Environment, Conservation and Parks (MECP) and the Ministry of Transportation (MTO) all indicated that have no concerns or comments related to the applications.

Oxford County Public Works have provided draft plan conditions, included at the end of this report, and have commented that the Traffic Impact Study (TIS) identifies deficiencies at the intersection of Middleton Street and Dundas Street. As such, future phasing (beyond the current Phase 1B) of this development will require the need for road improvements at the aforementioned intersection. The cost to undertake road improvements shall be the responsibility of the developer during future phases of developments.

Township of Zorra Public Works Department has further indicated that a more comprehensive review of the TIS will be required in advance of any future phases of the proposed development.

Enbridge Gas has requested that as a condition of final approval, that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Enbridge.

Bell Canada provided comment including a condition for the subdivision agreement, which has been included in the proposed conditions outlined below.

Comments from the Upper Thames River Conservation Authority indicated that the proposed development will require the CA's written comment and any associated permits, for all future phases located within the UTRCA's Regulation Limit, as well as for Stormwater Management and other technical submissions that will be required. No concerns/comments were noted for Phase 1B of the development.

### Township of Zorra Council

Township of Zorra Council recommended support of the proposed Official Plan amendment and draft plan of subdivision, and approved the proposed zoning by-law amendment 'in principle', at the Township's regular meeting of September 15, 2021.

## **Planning Analysis**

The proposed applications for Official Plan amendment and Zone Change have been submitted to the County and Township to facilitate the development of up to 56 townhouse dwelling units on those lands identified as Phase 1B on the attached Plates, by plan of subdivision. Phase 1B forms a small portion of a larger draft plan that will be subject to future consideration by Council, pending review of additional justification and comments from staff and agencies regarding the proposed development and consideration of technical studies.

### *Provincial Policy Statement*

As the proposed draft plan of subdivision is located within a designated settlement area and will be serviced by municipal water and wastewater facilities, the development represents an efficient use of municipal services and lands within a designated settlement boundary. The proposal also provides for an alternative housing form in Thamesford which is considered to be compatible with existing low density residential development in the area. As such, Planning staff are of the opinion that the proposed development is consistent with the relevant policies of the PPS respecting residential development in settlement areas.

The PPS identifies that employment lands may be redesignated for other land uses, where the lands are not identified as provincially significant through a provincial plan or regionally significant by a regional economic development corporation, and further provides evaluation criteria for conversion proposals.

While the subject lands are designated for industrial use (and part of a larger industrially-designated parcel formerly occupied by a large-scale food processor), the redesignation of the subject lands for residential purposes can be supported from a planning perspective.

The lands identified as Phase 1B have served largely as a buffer between the larger industrial operation to the east and the residential neighbourhood to the west. According to the applicant's plans (as per their Planning Justification Report), the former food processing site will continue to involve employment uses, however, the noted uses will comprise a cluster of business and economic activities oriented toward offices, retail, service-oriented commercial development and other related uses as opposed to industrial and manufacturing uses. Further, the applicant has indicated that the area slated for future economic development will also include a variety of housing types complimentary to the commercial development. The applicant also notes that the lands proposed for the 'Village Core' designation are intended for a variety of uses (including variety of residential types/sizes) that will complement proposed future office space and a market square. In light of the foregoing, while the overall plan for the future development of the former food processing site will require further review by staff, the use of the subject lands (being Phase 1B) for buffer purposes between industrial and sensitive land uses is no longer considered to be necessary.

For Council's information, as the lands proposed for townhouse development subject to this report are currently designated for industrial use, Township staff will need to be satisfied that the applicant has fulfilled any legislative requirements associated with completing a Record of Site

Condition (RSC). An RSC would be required prior to the issuance of building permits for the site and can be addressed further via the required site plan approval for the townhouse development. Further to the former food processing site, these lands represent a large component of the Township's employment lands. While the Township will continue to retain sufficient industrial and manufacturing employment land to accommodate forecasted growth for the current 25 year planning period (2021 – 2046), staff are of the opinion that the Township should consider the establishment of lands for industrial and manufacturing employment purposes through a comprehensive planning process that considers the location of such lands in the context of compatibility and the accommodation of the Township's long-term employment needs.

With respect to the comments received as a result of circulation, staff are of the opinion that based on the feedback received from both Township and County staff, the approval of Phase 1B will not, in itself, warrant additional traffic control measures. It is however, noted by staff that future phases of development will require a more comprehensive look at potential issues surrounding traffic, parking and otherwise, prior to advancing the balance of the plan.

In light of the above, Planning staff are satisfied that the proposed conversion of Phase 1B for residential use is consistent with the PPS policies respecting the conversion of employment lands for non-industrial and manufacturing purposes.

#### Official Plan Amendment & Subdivision

As previously noted, the applicant has proposed that the lands identified as Phase 1B be redesignated from 'Industrial' to 'Low Density Residential' to facilitate the proposed plan of subdivision. Upon review of the plan, staff have determined that the density of the proposed development exceeds the maximum net density parameters for Low Density Residential areas and the redesignation of the lands should be considered in the context of the medium density policies for Serviced Villages. The overall density of Phase 1B is approximately 32 units/ha (13 units/ac), which is within the medium density range (22 to 50 units/ha or 9 to 20 units/ac).

The Official Plan directs that any lands that are not currently designated Medium Density Residential on the applicable land use schedules (Z-2, Land Use Plan for the Village of Thamesford, in this case) requires an amendment to the Plan and that further designations will satisfy a number of locational and site-specific criteria. Phase 1B is located on a major road (Middleton Street), as identified on Schedule Z-2 which provides access to both Brock Street (major road) and Dundas Street (County Road) to the north.

Further, the site is located in proximity to Thamesford's Village Core and the proposed expanded Village Core area (as noted previously) to the immediate east of the lands, as well as both community and neighbourhood parks to the south and southwest.

The proposed development will be fully serviced with municipal water and wastewater and Township staff have indicated that the functional servicing report submitted in support of the proposed subdivision adequately addresses matters related to stormwater management. Staff are also satisfied that the design of Phase 1B will have limited impacts on the abutting lower density development to the west. While the proposed development will increase the number of vehicle access points to Middleton Street significantly, the amount of traffic that will be generated has been assessed via a Traffic Impact Study prepared by the applicant and reviewed by the Township and County and is considered to be acceptable.

Comments received from County Public Works and the Township indicate that, while Phase 1B is not anticipated to have significant impact on traffic in this area, further consideration will be required with respect to the traffic impact of the proposed development prior to advancing any Phases other than 1B. Accordingly, a condition of approval has been included which addresses future traffic concerns.

Further, each of the newly developed townhouse units will include sufficient off-street parking to meet the requirements of the Township's Zoning By-law (2 spaces per unit).

With respect to subdivision design, Phase 1B represents a linear development which utilizes existing road and servicing infrastructure, while providing access to the remainder of the lands proposed for future development via Street H (see Plate 4). The proposed townhouse units along Middleton Street are also considered to be an appropriate transition from the existing lower density development to the west, to the proposed mixed commercial/residential uses to the immediate east of Phase 1B. Comments received from both Township and County Public Works Departments do not highlight any areas of concern with respect to Phase 1B and its ability to function as a stand-alone phase of the overall development.

#### Zoning

While a variety of zone categories are anticipated for future phases of the overall development, the requested zoning for Phase 1B is a special "R3" Zone which will implement a number of site specific provisions which have been detailed previously in this report. The proposed zoning for this phase of development has been considered by Township Council and approved 'in principle' pending the approval of the proposed Official Plan amendment and plan of subdivision.

For County Council's information, it is the opinion Planning staff that the proposed zoning amendment to facilitate the development of Phase 1B is consistent with the policies of the PPS and implements the proposed amendments to the Official Plan.

#### Servicing

As noted previously, the submitted functional servicing report addresses the servicing strategy for both Phase 1A (previously approved and under construction) and Phase 1B. Additional details surrounding servicing will be provided through subsequent application for site plan approval, and staff are satisfied that based on comments provided from both Township and County Public Works Departments, servicing Phase 1B will not have any negative impact on the balance of the lands, and can be accommodated at this time.

In light of the comments received on the functional servicing report from various agencies (i.e. Township of Zorra and County of Oxford Public Works Department), and subject to conditions of approval to ensure review and approval of technical details, Planning staff are satisfied that infrastructure and public facilities are available to accommodate the development of Phase 1B.

## Conclusions

In light of the foregoing, Planning staff are satisfied that the proposed development is consistent with the policies of the Provincial Policy Statement and supports the strategic initiatives and objectives of the Official Plan. As such, staff are satisfied that the applications can be given favourable consideration.

## SIGNATURES

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### Report Author:

*'original signed by'*

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Spencer McDonald, MCIP, RPP  
Development Planner

### Departmental Approval:

*'original signed by'*

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Gordon K. Hough, RPP  
Director of Community Planning

### Approved for submission:

*'original signed by'*

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Michael Duben, B.A., LL.B.  
Chief Administrative Officer

## ATTACHMENTS

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Attachment 1	Plate 1, Location Map & Existing Zoning
Attachment 2	Plate 2, Aerial Map (2020)
Attachment 3	Plate 3, Applicant's Sketch – Phase 1B
Attachment 4	Plate 4, Overall Subdivision Plan
Attachment 5	Plate 5, Phase 1B
Attachment 6	Conditions of Draft Approval
Attachment 7	Correspondence Received
Attachment 8	Official Plan Amendment No. 263