

To: Warden and Members of County Council

From: Director of Community Planning

Applications for Official Plan Amendment and Plan of Subdivision OP21-02-6; SB21-01-6 - Erie Thames Powerlines Corporation

RECOMMENDATIONS

1. That Oxford County Council approve Application No. OP 21-02-6, submitted by Erie Thames Powerlines Corporation on behalf of Reeves Realty Corporation for lands described as Part of Park Lots 6A to 8A, Block 3, Plan 279 and Parts 2 & 3, Plan 41R-6739, Town of Ingersoll to redesignate the subject lands from 'Open Space' to 'Low Density Residential', to facilitate a proposed draft plan of subdivision;
2. And further, that Council approve the attached Amendment No. 264 to the County of Oxford Official Plan;
3. And further, that the necessary by-law to approve Amendment No. 264 be raised;
4. And further, that Oxford County Council grant draft approval to the proposed residential subdivision submitted by Erie Thames Powerlines Corporation on behalf of Reeves Realty Corporation (SB 21-01-6) prepared by Brooks & Muir Surveying, dated March 3, 2021, for lands described as Part of Park Lots 6A to 8A, Block 3, Plan 279 and Parts 2 & 3, Plan 41R-6739, 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 intent of the Official Plan Amendment is to redesignate the subject lands from 'Open Space' to 'Low Density Residential' to facilitate the development of 8 lots for single detached dwellings and 5 lots that will each accommodate a semi-detached dwelling (10 dwelling units total) on the subject lands. The proposed draft plan will also include a reserve block which contains a sanitary trunk sewer.
- 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 provided to surrounding property owners on April 8, 2021 and notice of public meeting was issued on August 23, 2021. At the time of writing this report, 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.

Strategic Plan (2020-2022)

					
WORKS WELL TOGETHER	WELL CONNECTED	SHAPES THE FUTURE	INFORMS & ENGAGES	PERFORMS & DELIVERS	POSITIVE IMPACT
		3.ii			

DISCUSSION

Background

Owner: Erie Thames Powerlines Corporation
143 Bell Street
Ingersoll, ON N5C 2N9

Applicant: Reeves Land Corporation
95 Young Street
Woodstock, ON N4S 3L6

Location:

The subject lands are described as Part of Park Lots 6A to 8A, Block 3, Plan 279 and Parts 2 & 3, Plan 41R-6739 in the Town of Ingersoll. The lands are located on the northeast corner of Wonham Street and Holcroft Street, and are municipally known as 90 Holcroft Street West.

County of Oxford Official Plan:

Existing:

Schedule "I-1"	Town of Ingersoll Land Use Plan	Open Space
Schedule "I-2"	Town of Ingersoll Residential Density Plan	Open Space
Schedule "I-3"	Town of Ingersoll Leisure Resources and School Facilities Plan	Open Space

Proposed:

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 04-4160:

Existing Zoning:	'Recreational Zone (REC)'
Proposed Zoning:	'Residential Type 2 Zone (R2)' 'Special Residential Type 2 Zone (R2-Special)'

Proposal:

The planning applications propose to re-designate the subject lands from 'Open Space' to 'Low Density Residential' and rezone the lands from 'Recreational Zone (REC)' to 'Residential Type 2 Zone (R2)' (with special provisions to permit reduced frontage for the single-detached dwelling lots on Wonham Street) to facilitate the development of a draft plan of subdivision that would create 8 lots for single detached dwellings on Wonham Street, and 5 lots on Holcroft Street, each of which will accommodate a semi-detached dwelling (10 units total), in addition to creating a reserve block for an existing sanitary trunk sewer.

The proposed frontages of the lots for the single detached dwellings will range from 11 m (36.1 ft.) to 11.31 m (37.1 ft.), and the lot areas would range from approximately 464.04 m² (4,994.9 ft²) to 630.9 m² (6,791 ft²).

The proposed frontages of the lots for the semi-detached dwellings will range from 18 m (59.1 ft.) to 23.7 m (77.8 ft.) and the lot areas would range from approximately 647.05 m² (6,964.8 ft²) to 790.8 m² (8,512.1 ft²).

The subject lands are approximately 1.23 ha (3 ac) in area and contain 2 structures (to be demolished).

The applicant has prepared a Sight Distance Study in support of the proposed planning applications.

Surrounding land uses include single detached dwellings to the west, north and east, and the Ingersoll Golf Club to the south. Additionally, the Canadian Pacific Rail Line and Whiting Creek border the property to the immediate east. The subject lands surround the Ingersoll Water Tower property that is owned and maintained by the County of Oxford.

Plate 1, Existing Zoning & Location Map, indicates the location of the subject property as well as the existing zoning in the immediate vicinity.

Plate 2, Air 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 proposed lotting along Wonham Street and Holcroft Street.

Plate 4, Parkland Dedication, shows the approximate location and configuration of the park area to be dedicated to the Town of Ingersoll, as prepared by Town staff.

Comments

2020 Provincial Policy Statement

The 2020 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.

The policies of Section 1.1.1 state 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;
- avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- ensuring the necessary infrastructure and public service facilities are or will be available to meet current and projected needs;

- promoting development and land use patterns that conserve biodiversity; and
- preparing for the regional and local impacts of a changing climate.

Section 1.1.3.1 directs that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Furthermore, Section 1.1.3.2 directs that land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources, existing infrastructure and public service facilities.

Section 1.1.3.3 also directs that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this 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.

Section 1.4.3 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;
- requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; 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 directs that healthy, active communities should be promoted by, among other matters, planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity, and 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.

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.

Section 3.1.1 of the PPS indicates that development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards and hazardous sites.

Official Plan

The subject property is located within the 'Open Space' designation according to the Land Use Plan for the Town of Ingersoll, as contained in the Oxford Official Plan.

The Open Space designation applies to Regulatory Flood Plain Areas, Floodways where Two Zone Flood Plain policies apply, Conservation Authority lands (and other public lands), Earth Science Areas of Natural and Scientific Interest, parks, pathways, recreation areas and stormwater management facilities.

Permitted uses within Open Space areas in designated settlements shall be limited to active and passive recreation including hiking/cycling pathways, parks, conservation areas, sports fields, golf courses, swimming areas, arenas and other leisure areas. Additionally, depending upon the context of the Open Space designation, such lands can provide areas for the enjoyment of the environment in its natural state including the conservation of soils, fisheries and wildlife; the preservation of natural features which are distinctive and/or valued by the community; and the enhancement of the urban environment through the introduction of greenspace areas, pathways and corridors into the built environment.

Considering that the intent of the proposal is to change the land use designation from Open Space to permit residential uses, Section 3.2.5.2 [DEVELOPMENT REVIEW POLICIES FOR OPEN SPACE AREAS] is relevant to consider. These policies direct that where site alteration, development or a change in the use of land is being proposed within an Open Space area, an Environmental Impact Study, in accordance with Section 3.2.6, may be required to demonstrate that the proposed development or use will not result in a negative impact.

For guidance in determining whether an Environmental Impact Study (EIS) is necessary, the County and Town will consult with the Conservation Authority with jurisdiction and review Section 3.2.6.2 when considering potential exemptions for an EIS.

Section 3.2.6 [ENVIRONMENTAL IMPACT STUDIES] states that the objectives of an EIS are to define and describe the natural heritage feature, as well as the functions and processes associated with the feature, to determine the potential impacts of development on the feature and to anticipate and avoid adverse effects and mitigate potential adverse effects of a development, land use or activity on the environment.

Further, Section 3.2.6.2 [CIRCUMSTANCES WHERE AN ENVIRONMENTAL IMPACT STUDY MAY BE WAIVED] identifies criteria whereby an EIS will not be required, including where a waiver is granted by the relevant Provincial agency and/or appropriate Conservation Authority indicating no concern that warrants the preparation of an EIS.

In terms of Low Density Residential designated areas, such areas include 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.).

In these areas, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use. It is not intended that the full range of housing will be permitted in every individual neighbourhood or development.

Various other sections of the Official Plan are relevant to consider with respect to the proposal including Section 9.2.2 [HOUSING DEVELOPMENT] which states that opportunities to increase the variety and affordability of dwelling types in the built-up portion of the Town by permitting appropriate forms of residential intensification shall be ensured.

Section 9.2.2.2 [TENURE MIX] states 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.

Similarly, Section 9.2.2.5 [RESIDENTIAL INTENSIFICATION] details the objectives that promote residential intensification in appropriate locations to make more efficient use of existing land, infrastructure and public services.

Section 9.2.4.1.3 [INFILL SUBDIVISION] identifies that 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;
- 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
- proposed multiple unit developments will comply with the multiple unit requirements for Low Density Residential areas.

Further Section 9.2.4.1.4 [ALL INFILL PROPOSALS] directs that a number of more technical considerations are to be addressed when reviewing infill proposals, including, among other matters, the adequacy of existing municipal services and public facilities; the control of stormwater run-off; adequate off-street parking and outdoor amenity areas; and the location of vehicular access points and the impact of traffic generated by the proposal on public streets and potential traffic impacts on pedestrian and vehicular safety and surrounding properties are acceptable.

Section 9.5.2.3 [PARKLAND ACQUISITION] of the Official Plan indicates that Town Council may acquire lands for use as parkland or leisure through conditions of draft approval of plan of subdivision. Land conveyed to the Town as part of the required parkland dedication will be expected to meet minimum standards for drainage, grading, landscaping, fencing and shape in accordance with the intended function and will be located in appropriate locations.

Considering the location of the subject lands relative to the Canadian Pacific Rail lines, it is relevant to consider Section 3.3.3.1 [NOISE, VIBRATION AND SAFETY] of the Official Plan. Specifically, the policies recognize that there may be noise or vibration affecting noise sensitive land uses located in proximity to industrial uses, major roads, railways and airports. The objective of these policies is to prevent or minimize the encroachment of noise sensitive land use upon industrial land use and vice versa as noise sensitive land uses and industrial land uses are considered to be incompatible.

In light of existing residential uses in the immediate area exceptions are also included in cases of built-up residential areas. Specifically, the policies state that notwithstanding the minimum separation distance requirements, the Town may reduce the requirement for the minimum separation distances from rail yards and waive the requirement for feasibility and/or noise studies where infilling or redevelopment for residential or mixed use is proposed:

- on existing lots of record, and
- for the creation of a single lot through the consent process for infilling purposes,

provided that:

- the proposed development is no closer to the zoned and designated industrial lands or facilities than existing sensitive land uses in the immediate area;
- existing industrial uses and railway authorities within the prescribed minimum separation distances are notified of the proposed development and have been provided with the opportunity to comment.

Further, where development is proposed adjacent to a railway line, the Town shall require safety measures to be incorporated into the site design including measures such as building setbacks, intervening berms, warning clauses and security fencing.

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 Councils 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 Councils 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.

Zoning By-law

The subject property is zoned 'Recreational Zone (REC)' according to the Town's Zoning By-Law. The REC zone permits a limited range of open space type uses, including (but not limited to) a conservation project, a golf course, a lawn bowling club, and a public park.

The R2 zone permits range of low density residential type of dwellings including a single detached dwelling and semi-detached dwelling.

For an interior lot that would accommodate a single detached dwelling, the 'R2' zone requires a minimum lot area of 345 m² (3,713.7 ft²), a minimum frontage of 11.5 m (37.7 ft.), a minimum lot depth of 30 m (98.4 ft.).

For a semi-detached dwelling, the 'R2' zone requires a minimum lot area of 270 m² (2,906.3 ft²) per unit for an interior lot and 360 m² (3,875.1 ft²) for a corner unit, a minimum lot frontage of 9 m (29.5 ft.) for an interior lot and a minimum of 12 m (39.4 ft.) for a corner unit, a minimum lot depth of 30 m (98.4 ft.), and a minimum front yard/exterior side yard width of 6 m (19.7 ft.).

As noted, the applicant is proposing to rezone that portion of the property that will accommodate single-detached dwellings to 'Special Residential Type 2 Zone (R2-Special)', to include a reduced lot frontage of 11 m (36.1 ft) for the said lots. It appears that the semi-detached lots meet the relevant provisions of the R2 zone and will be zoned accordingly.

Agency Comments

The planning applications were circulated to those agencies that were considered to have an interest in the proposal.

The Town of Ingersoll Chief Administrative Officer noted the Town will not accept cash-in-lieu for parkland and instead will require parkland to be dedicated to the Town in an area that is depicted on the attached map (see Plate 4).

The Town of Ingersoll Engineer & Director of Operations advised that the traffic safety study conducted by the applicant is acceptable to the Town Engineer.

In addition, the applicant will be required to submit a storm water management report, grading plan and erosion control details as a part of the draft plan approval to the satisfaction of the Town of Ingersoll.

The storm water management system should also assess runoff coming from neighboring properties, and if there is a natural path for unhindered rainwater flow through the development.

The County of Oxford Public Works Department indicated that the owner will be required to install a 2.4 m (8 ft.) high chain link fence surrounding the County Water Tower Property at no cost to the County of Oxford. Additionally, the owner shall agree to dedicate Block 14 to the County of Oxford at no cost to the County.

The owner should be aware that County Public Works will be completing upgrades to the Ingersoll Water Tower beginning in early 2022. The Water Tower construction is considered critical infrastructure and the owner is required to ensure that any and all development related construction does not interfere with the Tower construction. The owner is encouraged to communicate directly with the County Project Manager prior to any construction to avoid potential conflicts.

The Upper Thames River Conservation Authority advised that the subject lands are regulated by the UTRCA in accordance with Ontario Regulation 157/06, made pursuant to Section 28 of the Conservation Authorities Act and also the regulation limit is comprised of a riverine erosion hazard and an area of interference surrounding a wetland. Further, the UTRCA advised that they were prepared to waive the requirement for an EIS given that the railway line is situated between the wetland and the proposed development.

Further, the UTRCA required the following be included as conditions of draft plan approval, to be completed to the UTRCA's satisfaction:

- i) the preparation of sediment and erosion control report and plans;
- ii) the preparation of a stormwater management report for the proposed development. The submission should include a water balance analysis and ensure that the drainage will not adversely impact adjacent properties; and
- iii) a Section 28 Permit be obtained for the proposed development. At the permit approval stage, the UTRCA will require phasing plans as part of the submission package (other requirements to be confirmed by UTRCA staff).

The Town of Ingersoll Building Department noted that the chicken coop and container on Lot 1 are to be removed and with respect to Lot 9, the Town's Zoning By-law requires a minimum of 7.5 m (24.9 ft.) between the driveway and the intersection.

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

Bell Canada requested a condition whereby the Owner/developer agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

The Canadian Pacific Railroad indicated requirements regarding building components to attenuate indoor noise levels for dwellings and to include noise warning clauses to purchasers and tenants along with erecting fencing along the rail line property at the owner's expense.

The Town of Ingersoll Fire Department indicated that they had no objections or concerns regarding the subject application.

Town of Ingersoll Council

Town of Ingersoll 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 November 8, 2021.

Planning Analysis

Applications for Official Plan amendment, draft plan of subdivision and zone change have been received to facilitate the development of a residential plan of subdivision to create 8 lots for single detached dwellings and 5 lots for semi-detached dwellings (10 residential dwelling units total) and also the creation of a servicing block (containing a sanitary trunk sewer).

It is the opinion of staff that the proposal is consistent with the relevant policies of the Provincial Policy Statement. The proposed development is considered to be a form of infilling that promotes a mix of housing types and represents an efficient use of lands, municipal services and infrastructure within a designated settlement area, and promotes healthy, active communities, which is consistent with Sections 1.1.1, 1.1.3.1, 1.1.3.2, 1.1.3.3, 1.4.3, 1.5.1 and 1.6.6.2 of the PPS.

Planning staff also note that development is not proposed within a natural hazard area as directed by Section 3.1 of the PPS and that the UTRCA waived the requirement for an EIS to enable development on the subject lands to proceed.

It is the opinion of staff that the planning applications are consistent with the relevant policies of the PPS as the proposed development is compact, cost-effective, and an efficient land use pattern that minimizes land consumption and servicing costs.

Official Plan Amendment

With respect to the Official Plan amendment to redesignate the subject lands to accommodate the proposed draft plan of subdivision, staff are satisfied that the proposed amendment is appropriate and supports the strategic initiatives and objectives of the Official Plan.

While the lands are currently designated Open Space in the County Official Plan, a review of the relevant mapping of the site, the Official Plan and Zoning By-law, and consultation with the UTRCA indicates that no constraints exist on the subject lands that warrant the lands being retained for Open Space purposes. The historical designation of the lands as Open Space is related to the ownership of the property by a public body. Further, the UTRCA advised that the requirement for an EIS to consider the impacts of development on the subject lands or on Whiting Creek (to the east of the CP Railway) can be waived as the subject property is separated from the watercourse by the noted rail line and no impacts resulting from the proposed residential development are anticipated.

Additionally, while Town staff have indicated that a park area must be incorporated into the proposed subdivision plan that would satisfy the parkland dedication requirements as provided under the *Planning Act*, the Town has not identified the whole of the lands for park purposes via any comprehensive park planning exercise. The requirement to incorporate the identified park area would be imposed through a condition of draft plan approval, whereby the park would be reflected on the draft plan and be dedicated to the satisfaction of the Town of Ingersoll. Further, a condition has been recommended that would see Block 14 be dedicated to the County, as requested by the County of Oxford Public Works Department, to accommodate an existing trunk sanitary sewer line. As such, these areas will remain within the Open Space designation.

The Low Density Residential designation applies to residential areas within the built-up area of the Town that are predominantly low-density in character. This land use designation permits detached, semi-detached, duplex dwellings and multiple-unit residential buildings, such as townhouses and cluster development. The subject property is surrounded predominantly by single detached dwellings on various sized lots along Wonham Street and Holcroft Street. The creation of new low density residential lots within the older established areas of the town is encouraged, provided that the proposed development is consistent with the surrounding residential environment.

Further, the term “consistent” in the context of infill development or redevelopment is interpreted to mean development that is compatible with, and can co-exist with the surrounding area without creating an unacceptable adverse impact. Each of the lots to be created are of sufficient size to provide space for adequate off street parking and private amenity space without negatively impacting other properties in the immediate area and therefore are considered to be appropriate in accordance with the relevant policies of the Official Plan. As detailed above, the immediate residential area comprises a variety of lot sizes and the proposal is considered to be compatible with the existing development in this area.

Draft Plan of Subdivision

With regard to the policies of Section 10.3 of the Official Plan [PLANS OF SUBDIVISION AND CONDOMINIUM], which require the developer to address a series of standard review criteria concerning the adequacy of servicing, environmental impacts, transportation networks and integration with surrounding developments, staff note that through a review of the submission and comments provided by the relevant agencies, requirements to implement the development can be satisfactorily addressed through the inclusion of appropriate conditions of draft approval.

The proposed draft plan is to be comprised of low density residential development that is considered to be compatible with, and complementary to, existing residential development in the area and the net residential density of the development is 23.5 units/ha, which is in keeping with the range of 15 to 30 units per hectare as prescribed in the Official Plan policies. In addition, the proposed draft plan provides a range of lot sizes and a mix of housing types that are integrated and in keeping with the low density residential policies.

The draft plan proposes that each of the residential lots front directly onto Wonham Street and Holcroft Street, both of which are identified as collector roads in the Official Plan, and under the jurisdiction of the Town. A Sight Distance Study was submitted in support of the proposed subdivision and concluded that the corner of Wonham Street and Holcroft Street will require a 5 m (16.4 ft.) x 5 m (16.4 ft.) sight triangle, void of any obstructions. Otherwise the study concluded that both Wonham and Holcroft Street were sufficiently designed to accommodate the proposed development. Town Engineering staff have indicated that they agree with the study's analysis and conclusions. The recommendation that a sight triangle be identified and be dedicated to the Town can be implemented as a condition of draft plan approval.

Planning staff note that the proposed development is no nearer to the CP Railway right-of-way than existing residential land uses to the immediate north and that CP Rail was circulated on the applications and provided their standard requirements. Further, Block 14 will function as a separation between the proposed residential development on Wonham Street and the CP rail right-of-way. As noted previously in this report, Block 14 will be dedicated to the County to accommodate an existing trunk sewer line and no development will be permitted on these lands.

With respect to potential noise generated by the CP Railway, it is recommended that the all of the residential lots be required to provide central air conditioning, and that warning clauses that acknowledge the existence of the railway, as well as rail-related operations, be registered on title for each of the lots as well as requiring fencing along the CP right-of-way (to be constructed at the owners expense).

Similarly, a warning clause is also recommended to be registered on title for each of the lots that acknowledges the presence of the water tower and the potential for future maintenance and alterations to the tower.

Through the circulation process, and as detailed above, comments were provided by Town staff indicating that the Town will not accept cash-in-lieu for parkland and instead will require lands to be dedicated to the Town within the development, as enabled under the parkland provisions in the *Planning Act* (5% of the development site or cash-in-lieu for residential development).

Additionally, Town staff and UTRCA have requested that the applicant provide a detailed stormwater management report, grading plans and erosion plans to the satisfaction of both agencies and this requirement has been reflected in the recommended conditions of draft plan approval.

Zone Change

The purpose of the application for zone change is to rezone the subject lands from 'Recreational Zone (REC)' to 'Special Residential Type 2 Zone (R2-Special)' to facilitate the proposed subdivision.

Through a review of the application, it appears that the single detached residential lots meet the zone provisions of the R2 Zone with the exception of lot frontage (11 m or 36.1 ft.) versus the 11.5 m (37.7 ft.) generally required by the By-law. Further, it appears that the semi-detached lots meet the relevant provisions of the R2 zone. As such, the proposed semi-detached dwelling lots will be zoned R2, without special provisions.

While the applicant is seeking to reduce the lot frontage of the single detached dwelling lots, it is anticipated that the reduction will have no impact on the ability of the lots to provide off-street parking and amenity space, and will provide adequate space of building envelopes in keeping with the provisions of the By-law. Further, the reduced frontage will not negatively impact the ability of the lands to provide appropriate drainage and grading or negatively impact adjacent properties.

Conclusions

In light of the foregoing, Planning staff are satisfied that the proposed Official Plan amendment and draft plan of subdivision are consistent with the policies of the PPS and support the strategic initiatives and objectives of the Official Plan, and can be given favourable consideration, subject to the attached conditions of draft approval.

SIGNATURES

Report Author:

'original signed by' _____

Ron Versteegen, MCIP, RPP
Senior Planner

Departmental Approval:

'original signed by' _____

Gordon K. Hough, RPP
Director of Community Planning

Approved for submission:

'original signed by' _____

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

ATTACHMENTS

Attachment 1	Plate 1, Existing Zoning & Location Map
Attachment 2	Plate 2, Air Photo (2020)
Attachment 3	Plate 3, Proposed Draft Plan of Subdivision
Attachment 4	Plate 4, Parkland Dedication
Attachment 5	Conditions of Draft Approval
Attachment 6	Correspondence Received
Attachment 7	Official Plan Amendment No. 264