

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

**From:** Director of Community Planning

## **Application for Draft Plan of Subdivision SB 21-17-6 - 1879784 Ontario Inc.**

### **RECOMMENDATION**

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1. That Oxford County Council grant draft approval to the proposed residential plan of subdivision submitted by 1879784 Inc. (SB 21-17-6), prepared by GSP Group Inc., dated September 13, 2021, for lands described as Part of Lot 18, Concession 1 (West Oxford), in the Town of Ingersoll, subject to the conditions attached to this report as Schedule "A" being met prior to final approval.

### **REPORT HIGHLIGHTS**

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- The application for draft plan of subdivision proposes the development of 104 residential lots for single detached dwellings, a walkway block (Block 105), a noise berm block (Block 106), a future road stub (Block 107), an open space block (108), the extension of Winders Trail and creation of 3 additional streets.
- 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 January 12, 2022 and notice of

public meeting was issued on March 22, 2022. 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.

### 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>
		3.ii			

## DISCUSSION

### Background

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

**Applicant:** GSP Group Inc.  
201-72 Victoria Street S.  
Kitchener, ON N2G 4Y9

### Location:

The subject lands are described as Part Lot 18, Concession 1 (West Oxford), in the Town of Ingersoll. The lands are located east of Harris Street and south of Moffat Avenue.

### County of Oxford Official Plan:

Schedule "I-1"	Town of Ingersoll Land Use Plan	Residential (with Special Policies) & Environmental Protection Area
Schedule "I-2"	Town of Ingersoll Residential Density Plan	Low Density Residential & Environmental Protection Area

### **Town of Ingersoll Zoning By-law 04-4160:**

Existing Zoning: 'Residential Type 1 Zone (R1)', Residential Type 2 Zone (R2)', 'Open Space Zone (OS)' and Environmental Protection 2 Overlay.

### **Proposal:**

The draft plan of subdivision proposes the development of 104 residential lots for single detached dwellings, a walkway block (Block 105), a noise attenuation barrier block (Block 106), a future road stub (Block 107), an open space block (108), the extension of Winders Trail and creation of 3 additional streets.

The subject lands are zoned 'Residential Type 1 Zone (R1)', 'Residential Type 2 Zone (R2)' and 'Open Space Zone (OS)' in the Town of Ingersoll's Zoning By-law. No changes to the existing zoning are proposed.

The subject lands are approximately 9.2 ha (22.7 ac.) in area and are currently vacant.

The subject lands were part of a previous residential draft plan of subdivision, commonly referred to as the 'Ing-Wood Subdivision' (File No.: 32T-06007) that was supported by Town Council in April, 2007 and was draft approved by County Council in May, 2007 (see Plate 4). The subdivision was proposed to be developed in two phases, the first of which included 82 single detached lots, a stormwater management pond block, a service block/corridor, 3 future development blocks, and 4 reserve blocks.

Phase 2 of the subdivision proposed 106 single detached lots, a walkway, an open space block; and a common easement block.

Phase 1 of the draft plan was subsequently registered in January, 2009 whereas Phase 2 of the draft approved plan lapsed in 2010.

The owner has prepared a number of reports in support of the proposed subdivision including:

- Functional Servicing Design Report, prepared by Stantec Consulting;
- Functional Stormwater Management Report, prepared by Stantec Consulting Ltd;
- Environmental Impact Study (EIS) and EIS Addendum, prepared by ecoplans Limited;
- Geotechnical Investigation, prepared by Law Engineering (2006); and
- Noise Study and Noise Study Addendum, prepared by HGC Engineering.

The EIS and Noise Study Addendum were prepared to address Official Plan policies relating to the designated natural heritage feature (valleyland and woodlot) on the western portion of the subject property.

The applicant is also proposing to install a combined 3.5 m (11.5 ft.) high noise attenuation berm/barrier along the rear of Lots 14 to 22 (inclusive) that will be contained on Block 106.

Surrounding land uses include single detached dwellings to the north, open space to the west, and future development lands to the east and south.

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 Plan of Subdivision, shows the plan of subdivision as currently proposed by the owners.

Plate 4, Previous Draft Approved Plan of Subdivision, shows the extent of the former draft approved plan of subdivision and phases on the draft plan (File No.: 32T-06007).

## **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;
- 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:

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;
- b) 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;
- c) providing opportunities for public access to shorelines; and
- d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

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 2.1.1 of the PPS indicates that natural heritage features and areas shall be protected for the long term. Further, Section 2.1.5 directs that development and site alteration shall not be permitted in significant woodlands and valleylands.

Section 2.1.8 directs that development and site alteration shall not be permitted on adjacent lands to natural heritage features unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

Further, Section 3.0 directs development away from natural or human-made hazard lands, including floodplains, areas of steep slope, areas subject to erosion or dynamic beach hazards, mine hazards, oil, gas, and salt hazards, former resource extraction use, and contaminated areas.

## Official Plan

The subject property is located within the 'Low Density Residential' and 'Environmental Protection Area' designations according to the Land Use Plan for the Town of Ingersoll, as contained in 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 9.2.4.4.1 also contains special policies that apply to the subject lands, as well as other lands in the southern portion of Ingersoll. These special policies were established through the development of the South Ingersoll Secondary Plan and implemented via Official Plan Amendment No. 64 (OPA 64) and subsequent Ontario Municipal Board order. The said policies implemented by OPA 64 include the following:

- The development of the area minimizes the use of cul-de-sacs in favour of a grid pattern for local roads. In order to create distinct neighbourhood identities within the community, during the subdivision design distinctive features such as roundabouts or turning circles, landscaped boulevards, and entrance features within the road allowance will be considered.
- Before development proceeds, a flood line delineation study for Hall's Creek and Whiting Creek be undertaken by the Upper Thames River Conservation Authority and Town of Ingersoll.
- Attention shall be given to ensuring that the resulting residential development design encourages consistent street edges with windows, doorways and activities in easy view of pedestrians. Additionally, it is encouraged that houses on corner lots incorporate architectural detailing to recognize both street frontages, and that residential building design and that protruding garages do not dominate the streetscape.
- A portion of a stormwater management facility may be permitted within the Environmental Protection Area designation associated with the Hall's Creek in the northeast corner of the Secondary Plan, subject to an Environmental Impact Study submitted by the proponent prepared by a qualified professional to determine:
  - that the facility can encroach into the Environmental Protection Area designation without causing negative impacts on the features and ecological functions for which the area is designated; and
  - that the facility can be located in a sensitive manner that minimizes any adverse effects on the protected features.

- A peer review of the Environmental Impact Study shall be required by the Town of Ingersoll by a qualified professional at the expense of the proponent to determine its acceptability.
- Notwithstanding the encroachment of the development into this area, these lands shall remain in the Environmental Protection Area designation.

The lands shown on Schedule I-1, Town of Ingersoll Land Use Plan north of Clarke Road and east of Hall's Creek designated "Residential" and "Environmental Protection Area" and overlain by a hatched pattern are a special policy area, subject to the following policies pertaining to additional Environmental Impact Study and tree saving requirements.

- Prior to any site alteration within this special policy area and as a condition of development approval, an Environmental Impact Study shall be prepared in accordance with the policies of Section 3.2.6, Environmental Impact Studies, of this Plan and the following requirements, except that Subsection 3.2.6.2 shall not apply to this special policy area.
- Notwithstanding the policies of Section 3.2.6.1, the Environmental Impact Study (EIS) for this special policy area shall include lands within the Environmental Protection Area designation for the purpose of restoration of treed plantings within this area. Specifically within this area, the EIS shall address:
  - the area immediately surrounding that portion of Hall's Creek within the Environmental Protection Area designation and east of Harris Street;
  - the area within the vicinity of the stormwater management facility but excluding any lands addressed by the approved vegetation compensation plan prepared as part of the EIS for that facility; and
  - the entire Environmental Protection Area south of the stormwater management facility.
- Within the Environmental Protection Area designation, the EIS shall provide for a restoration plan consisting primarily of new trees to be planted by the development proponent. Such tree species will be native to the area and will consist of local Ontario stock.
- The restoration plan shall provide for the inter-planting of new trees where there are gaps or spaces in the existing forest cover. Within open areas, reforestation will be the focus of restoration activities.
- The restoration plan shall provide for a variety of stock sizes, anticipated to consist primarily of potted tree stock.
- The restoration plan shall provide for a maintenance and/or stewardship plan, as appropriate, for the restored forest areas.
- Notwithstanding the policies of Section 3.2.6.1, the Environmental Impact Study (EIS) for the special policy area shall also include lands within the 100 Metre Buffer adjacent to the Environmental Protection Area designation, as shown on Schedule I-1, Town of Ingersoll Land Use Plan. Specifically within this area, the EIS shall address:

- Any additional setback requirements from the Environmental Protection Area for development within the residentially designated portion of the special policy area.
- Within the 100 Metre Buffer, the EIS shall provide for a tree saving plan and recommend, as appropriate, other tree conservation measures including, but not limited to, those listed in Section 3.2.7.1.2, Woodlots and Trees, of this Plan.
- In accordance with the policies of Section 3.2.7.1.2, Woodlots and Trees, a tree saving plan shall be required for the balance of the special policy area designated "Residential" outside of the 100 Metre Buffer.

The Environmental Protection area designation applies to significant natural features and areas. Significant natural heritage features and areas designated Environmental Protection include:

- significant wetlands;
- significant habitat of endangered species or threatened species and other significant wildlife habitat;
- fish habitat;
- significant valleylands;
- significant woodlands, and
- significant life science areas of natural and scientific interest.

Uses permitted within the Environmental Protection Area designation will be limited to:

- activities that create or maintain infrastructure authorized through the environmental assessment process;
- minor additions to existing buildings developed and located on existing cleared land in accordance with the appropriate Zoning By-Law;
- a building or structure that is intended for flood or erosion control or is normally associated with proper management of the natural environment as approved by the appropriate authority;
- passive recreation approved by the Town in consultation with the UTRCA; established agricultural activities on existing cleared areas;
- lot creation in agricultural areas for farming purposes in accordance with the policies of Section 3.1.4.4 and 3.1.5.4 provided that the zoning by-law or other development controls prohibit the establishment of buildings or structures within the feature;
- facilities for the production of maple syrup and honey;
- the harvesting of timber in accordance with good forestry management practices and the County's Woodland Conservation By-Law;
- use of the area for an approved wildlife, wetland or fishery management project as approved by the Conservation Authority with jurisdiction and/or the Ministry of Natural Resources; or
- use of the area for passive environmental education and research.



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.

### Zoning By-law

The subject lands are zoned 'Residential Type 1 Zone (R1)', 'Residential Type 2 Zone (R2)', 'Open Space Zone (OS)' with an EP2 Overlay in the Town of Ingersoll's Zoning By-law.

The R1 zone permits a limited range of residential units including single detached dwellings, whereas the R2 zone permits single detached and semi-detached dwellings.

The OS zone permits a limited number of low intensity uses including a passive park and conservation projects.

The EP2 Overlay applies to significant natural features such as significant valleylands and significant woodlands, and limits use within these areas to public uses and passive uses.

The lots within the 'Residential Type 1 Zone (R1)' zoned area will include frontages ranging from 15 m (49.2 ft.) to 21.5 m (70.5 ft.) and lot areas from approximately 453 m<sup>2</sup> (4,876.1 ft<sup>2</sup>) to 647.15 m<sup>2</sup> (6,965.9 ft<sup>2</sup>).

The lots within the 'Residential Type 2 Zone (R2)' zoned areas will range in frontage from 11.5 m (37.7 ft.) to 20.78 m (68.18 ft.) and lot areas from approximately 347.3 m<sup>2</sup> (3,738.3 ft<sup>2</sup>) to 623.4 m<sup>2</sup> (6,710.2 ft<sup>2</sup>).

As noted, no changes to the existing zoning is proposed to enable the subdivision to be developed.

### Agency Comments

The Town of Ingersoll Chief Administrative Officer advised that the Town will not assume ownership of Block 6 and noted that the required noise wall should be moved to the rear of Lots 14-22. Accordingly, Block 6 should be deleted from the draft plan.

The Town of Ingersoll Engineer & Director of Operations advised that the following is required as conditions of draft plan approval:

1. Overall grading plans of the subdivision showing contours at a minimum of 0.25 M interval, both for existing land and proposed land development.
2. A storm water management plan and proposed drainage patterns for each of the building lots.
3. Tree planting and arboriculture plans within the development area.
4. Street lighting plan, street cross section drawings showing the location of services and utility corridors.
5. A sedimentation and erosion control plan.
6. Water, sanitary and storm sewer system and servicing plans and profiles including connections to existing systems.

The County of Oxford Public Works Department indicated that the applicant will need to pay the appropriate fees to review the engineering documents, and also:

1. The Owner shall agree to prepare, and submit for the approval of Oxford County Public Works, detailed servicing plans designed in accordance with Oxford County Design Guidelines.
2. 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 Department of Public Works.
3. Prior to the final approval of the subdivision plan, the Owner shall receive confirmation from the County of Oxford Department of Public Works that there is sufficient capacity in the Ingersoll water and sanitary sewer systems to service the plan of subdivision.
4. The Owner agrees to provide such easements as may be required for utility or drainage purposes outside of the proposed public right-of-ways shall be granted to the appropriate authority.
5. The Owner agrees in writing to satisfy all the requirements, financial and otherwise, including payment of applicable development charges, of the County of Oxford regarding the installation of the water distribution system, the installation of the sanitary sewer system, and other matters pertaining to the development of the subdivision.

The Upper Thames River Conservation Authority advised that the subject lands are regulated by the UTRCA in accordance with Ontario Regulation 157/06, pursuant to Section 28 of the Conservation Authorities Act. Further, the UTRCA advised that the following conditions for Draft Plan Approval should include:

1. That the Subdivision Agreement include a clause to ensure that the SWM requirements as set out in the Functional Servicing Report prepared by Stantec, dated June 2006, and in the letter from Stantec re UTRCA Functional Servicing Report Comments dated October 26, 2006 are implemented to the satisfaction of the UTRCA.
2. That a sediment and erosion control plan, including the provisions for monitoring and maintenance, and a grading plan be prepared to the satisfaction of the UTRCA. Furthermore, the subdivision agreement should include a clause which requires that these measures are to be implemented to the satisfaction of the UTRCA.

3. That a homeowners information package for Living Next to a Stormwater Management Pond be prepared to the satisfaction of the UTRCA and that this be provided to owners adjacent to the stormwater management pond as a requirement of the subdivision agreement.
4. That prior to any filling, grading, or construction occurring within a regulated area, that a permit pursuant to Section 28 of the Conservation Authorities Act be obtained from the UTRCA.

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 Town of Ingersoll Fire Department, Town of Ingersoll Building Department and Canada Post indicated that they had no objections or concerns with the subject application.

#### Town of Ingersoll Council

Town of Ingersoll Council recommended support of the proposed draft plan of subdivision at the Town's regular meeting of May 9, 2022.

### **Planning Analysis**

An application for residential draft plan of subdivision has been received to facilitate the development 104 lots for single detached dwellings, a walkway block (Block 105), a noise berm block (Block 106), a future road stub (Block 107), an open space block (108), the extension of Winders Trail and creation of 3 additional streets.

As detailed above, the subject lands were part of a previous residential draft plan of subdivision, commonly known as the 'Ing-Wood Subdivision' (File No. 32T-06007) that was draft approved by Oxford County Council in May, 2007 (see Plate 4). Phase 1 of the draft plan was subsequently registered in January, 2009 whereas draft approval on the balance of the lands lapsed in 2010. The owners are now seeking to re-establish draft plan approval on the same lands with a similar number of residential lots as the previous draft approval.

Provincial Policy

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, 1.6.6.2, 2.1.5 and 3.0 of the PPS.

It is also the opinion of staff that the planning applications facilitate a compact, cost-effective, and efficient land use pattern that minimizes land consumption and servicing costs as well as preserving significant natural features.

Official Plan

With respect to the Official Plan policies, Planning staff are satisfied that the proposed draft plan is appropriate and supportive of the objectives of the Official Plan in general and the Low Density Residential designation, specifically. The maximum net residential density for an individual development in the Low Density Residential areas is 30 units/ha (12 units/ac.), while the minimum overall net residential density shall be 15 units/ha (6 units/ac.). In the case of this particular development, the net residential density is 20.7 units/ha (8.4 units/ac.).

Section 9.2.4.4.1 of the Official Plan also contains additional site specific policies that relate to the subject property and the woodlot and significant valley feature on the western portion of the subject property. Specifically, the policies require an Environmental Impact Study (EIS) to be undertaken by the owner and also identify tree saving and restoration plan requirements.

An EIS was undertaken by the owner that examined the area surrounding Hall's Creek within the Environmental Protection Area designation, the area within the vicinity of the stormwater management pond as well as the entire valley feature south of the stormwater management pond. The report concluded that the majority of the woodlot feature is being preserved within Block 108.

The EIS was peer reviewed by Natural Resource Solutions Inc. (NRSI), at the direction of the Town and County. Through the review of the EIS and addendum, NRSI supported the report's recommendations and also the study's proposed tree preservation/restoration plans. A condition was imposed in the original draft plan approval that the supported tree preservation/restoration plans to be implemented to the satisfaction of the Town. Planning staff recommend that a similar condition be imposed to the Town's satisfaction.

Another matter with respect to the proposed development is that the entire area is currently serviced by one public access point (Owen Street to the northwest). This concern is shared by the submitted public comments and was also discussed during the public meeting held by the Town of Ingersoll. Further to this, the Town of Ingersoll has reached an agreement with the owner that development cannot proceed until such time that Walker Road to the north is connected to David Street in order to provide a second access to the area.

In an attempt to address this matter the owner has prepared and submitted the engineering plans regarding the completion of Walker Road from where it currently terminates through to David Street. These plans have subsequently been approved by Town Engineering and the required work on the Walker Road extension (and removal of the former temporary SWM pond) is anticipated to commence in the near future. Nonetheless, Town staff and Planning staff recommend that the condition be included that the plan cannot be registered until such time that Walker Road has been completed at a level that satisfies the Town of Ingersoll.

### Zoning

As noted, the lands are zoned R1, R2 and OS in the Town's Zoning By-law. The zoning was established when the previous draft plan was considered by Town Council in 2007. The proposed lotting within the draft plan is similar to the former draft approved plan and as such no changes to the approved zones are required to develop the current proposed residential subdivision.

Through a review of the application, it appears that the single detached residential lots meet the zone provisions of the R1 and R2 Zones and that no residential uses are proposed within the OS zone and EP2 Overlay.

### Subdivision Design

Town staff has indicated that the Town will not assume ownership of Block 6 (proposed to accommodate the noise attenuation structure), and that the block should be deleted from the plan and that the location of the proposed noise wall be moved to the rear of Lots 14-22. Planning staff recommend that this modification be included as a recommended condition of draft approval.

Review of the application and associated comments by the various internal and external agencies indicates that conditional support of the development is appropriate. The comments received from these agencies can be incorporated as conditions of draft approval.

## **Conclusions**

In light of the foregoing, Planning staff are satisfied that the proposed draft plan of subdivision is consistent with the policies of the PPS, supports the intent and purpose of the Official Plan and can be given favourable consideration, subject to the attached conditions of draft approval.

## SIGNATURES

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### 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

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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, Previous Draft Approved Plan of Subdivision  
Attachment 5 - Correspondence Received  
Attachment 6 - Conditions of Draft Approval