



Working together with our community

## Public Hearings Committee – July 06, 2021

Subject: 28TPL2021114 and ZNPL2021115 – An application has been received to approve a Draft Plan of Subdivision with seven (7) lots and rezone the subject land from Agricultural (A) and Rural industrial (MR) with a Holding (H) to Hamlet Residential (RH) zone. JOHN HENRY SMITH LAND INC. and agent CIVIC PLANNING SOLUTIONS has put forth the application affecting the lands described as 1309 Turkey Point Road.

Report Number: CD 21-60  
Division: Community Development  
Department: Planning  
Purpose: For Information

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### Executive Summary:

An application has been received to approve a Draft Plan of Subdivision with seven (7) lots and rezone the subject land from Agricultural (A) and Rural industrial (MR) with a Holding (H) to Hamlet Residential (RH) zone.

This report is being presented as part of the statutory public meeting required by the *Planning Act* and describes the proposed application and includes an overview of the relevant policies and regulations that will be evaluated as part of a future comprehensive recommendation report. A subsequent report will be brought forward containing a recommendation for Council consideration.

### Discussion:

### Public Meeting Details

A public meeting is a statutory requirement in accordance with the *Planning Act*, and is intended to allow members of the public to submit written or oral comments in relation to the proposed development. Additionally, any person may make written submissions at any time prior to County Council making its final decision on the application.

### Site Characteristics

As shown in figure-1 below, the subject lands are located at the west side of Turkey Point Road, within 250 metres of the intersection of St. John's Road West. The subject land is a part of a total lands of 46.61 acres comprises with Agricultural and Rural

Industrial uses. The subject land will have a frontage of 378 metres along west side of the Turkey Point Road and a depth of 75 metres. The subject land is surrounded by agricultural lands at the west and north sides, rural industrial uses at the south side and residential uses at the east side along Turkey Point Road. The site is relatively flat and used as a cash-crop land. There is no active livestock uses in this area.

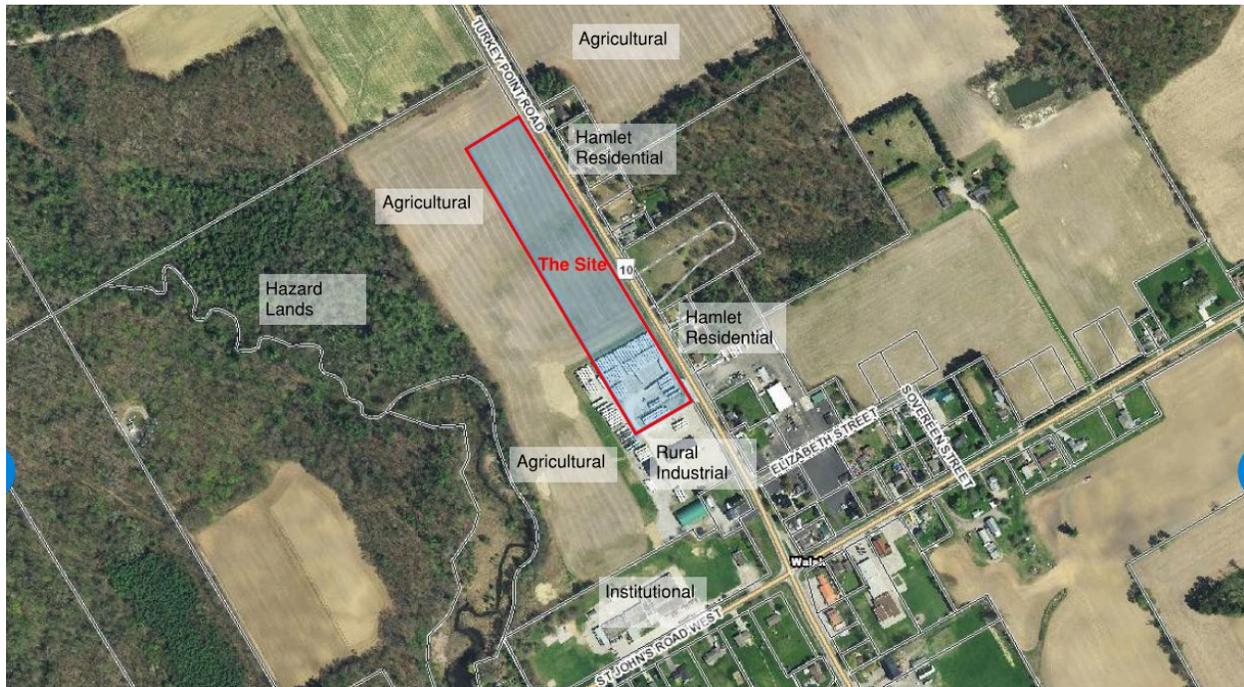


Figure 1. The site and surrounding land uses.



Figure 2. The active cash-crop use on the subject land

## Proposal Summary

The applicant is proposing to develop a 7 lot subdivision fronting Turkey Point Road with an average 54 metres frontage and 75 metres depth of each lot. The development is proposed to be serviced by private wells and private septic systems. The storm water will be contained on each lot through the use of Low impact Development (LID) system with an outlet into a municipal drain connecting to the creek located to the west.

The applicant has also submitted a zoning by-law amendment application to rezone the subject land from Agricultural (A) and Rural Industrial Zone (MR) with a Holding (H) provision to Hamlet Residential Zone (RH). A Special Provision will be required to permit a reduced lot area for one lot. The Hydrogeological report supports the proposed lot areas.

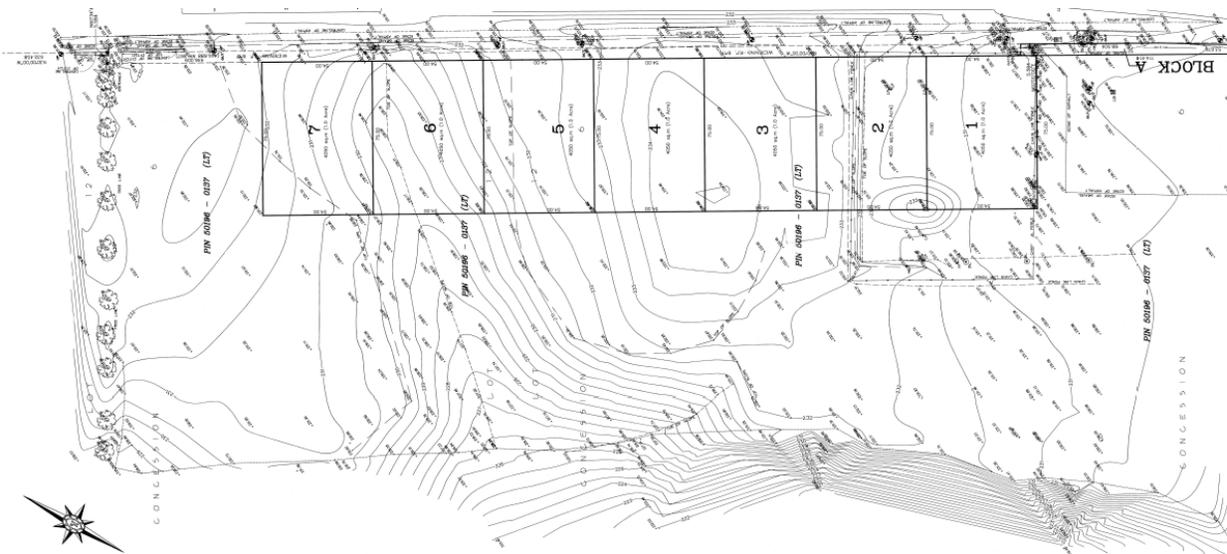


Figure 3. Proposed 7 lots subdivision

In support of the current application, the applicant has submitted the following:

- Planning Justification Brief, date May 3, 2021 by Civic Planning Solutions Inc;
- Functional Servicing Report and SWM Brief, dated January 13, 2021 by CJDL Consulting Engineers;
- Traffic Impact Brief, dated January 21, 2021 by F.R. Berry & Associates;
- Hydrogeological Assessment, dated December 09, 2021 by Wilson Associates;
- Archaeological Assessment (Stage 1, & 2) prepared by Mayer Archaeological Consultants; and
- Draft Plan of Subdivision, prepared by Kim Husted Surveying Ltd.

## Planning Considerations:

A summary of planning considerations including applicable provincial policy, Official Plan policy, and zoning provisions is summarized in Appendix A.

## Consultation:

### Notice Provisions

Pursuant to the requirements of the *Planning Act R.S.O. 1990, C. P. 13* (“*Planning Act*”), a notice of the statutory public meeting (yellow notification sign) was posted on the subject lands 20 days in advance of the Public Meeting. Attachment B shows the area where the notifications were also mailed to neighbours within 120 m on June 15, 2021.

## Technical Circulation Comments

The application has been circulated to various internal departments and external agencies for review and comments.

No technical circulation comments has been received so far. The responses to the technical circulation will be addressed in the technical review and included in the comprehensive report for consideration at a future Council meeting.

## Public Comments

No Public Comments has been received so far for this application.

## Preliminary Review

Key Items		Preliminary Review
Park / Trails		Norfolk County Parkland Dedication By-law 2016-126 provides direction on how the parks will be acquired through the process of new developments. For small projects like this, the amount of land can be acquired is not helpful establishing a meaningful space that can be utilized as a park. Therefore, as per By-Law 2016-126, cash-in-lieu payment can be accepted for this application.
Parking		The proposed zoning (Hamlet Residential) will require a minimum of two parking spaces for each residential lot.

Natural Heritage & Hazard Lands (EIS)		The subject land is adjacent to Hazard Lands (HL) and Provincial Significant Wetlands (PSW). However, the proposed lots are more than 120 m away from the PSW and HL zoned areas; therefore an Environmental Impact Study (EIS) is not required.
Transportation (TIS)		A Traffic Impact Study prepared by F.R. Berry & Associates has been submitted with the application. A technical review will be incorporated with the recommendation report.
Housing		The proposed development will add 7 more single detached units in the Hamlet area of Walsh. The addition of 7 units will contribute to local housing and will not significantly change the overall fabric of the Hamlet area.
Building Height		The proposed building height is expected to be two storeys. The proposed zoning will allow a maximum of 11 m building height.
Archeology		The site has went through an Archaeological Assessment in two stages. Seven locations are identified during stage 1 and 2 assessment. The cultural heritage value of six of this sites has been sufficiently assessed in stage 2 and only one site was recommended for stage 3 assessment. A letter from the Ministry of Culture will be required stating that there are no further concerns with regard to altercations to the archaeological sites by the proposed development.
Industrial		A portion of the site is zoned as Rural Industrial. The proposed development will changed a part of the Rural Industrial Zone (MR) to Hamlet Residential Zone (RH). The official Plan designation is 'Hamlet'; therefore, the zoning change is consistent with the Official Plan.
Roads		There will be no internal road in the proposed subdivision. All lots are accessed by Turkey Point Road. The Traffic Impact Study identified no measurable impact on existing traffic and safety, and recommended no improvement of the current traffic signals.
Servicing (W & WW)		The development proposed private water and septic system which is consistent with section 8.9.2 of the Official Plan.
Design / Site Plan		The Rural Industrial Zone is currently under site plan control area. The proposed zoning change will also remove the site plan control designation of the area.

Agricultural		A portion of the proposed development is zone as Agricultural (A) and designated as 'Hamlet'; The proposed development is a logical extension of the existing residential developments within the Hamlet boundary and therefore consistent with the Official Plan.
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**Strategic Plan Linkage:**

This report aligns with the 2019-2022 Council Strategic Priority "Foster Vibrant, Creative Communities".

Explanation: The proposed subdivision will facilitate and promote appropriate growth and density in Hamlet area

**Conclusion:**

The purpose of this report is to summarize the planning application proposal, provide the comments received from applicable departments and agencies, summarize comments received from member of the public, and to provide general information in relation to the overall application.

A detailed recommendation report, responding to any outstanding matters, including those brought forward by members of the public, will be submitted to Norfolk County Council at a future meeting.

**Recommendation(s):**

THAT Report CD 21-60, Public Hearing report for 28TPL2021114 & ZNPL2021115, be received for information;

AND THAT any comments received as part of the statutory public meeting be considered in a future recommendation staff report.

**Attachments**

Map A Neighbourhood Context / Key Map  
 Map B Proposed Official Plan Amendment Map  
 Map C Proposed Zoning Bylaw Amendment Map  
 Map D Conceptual Plan

Attachment A Planning Considerations and Applicable Policy and Zoning Provisions  
 Attachment B Public Notice Notification Map  
 Attachment C Planning Justification Report

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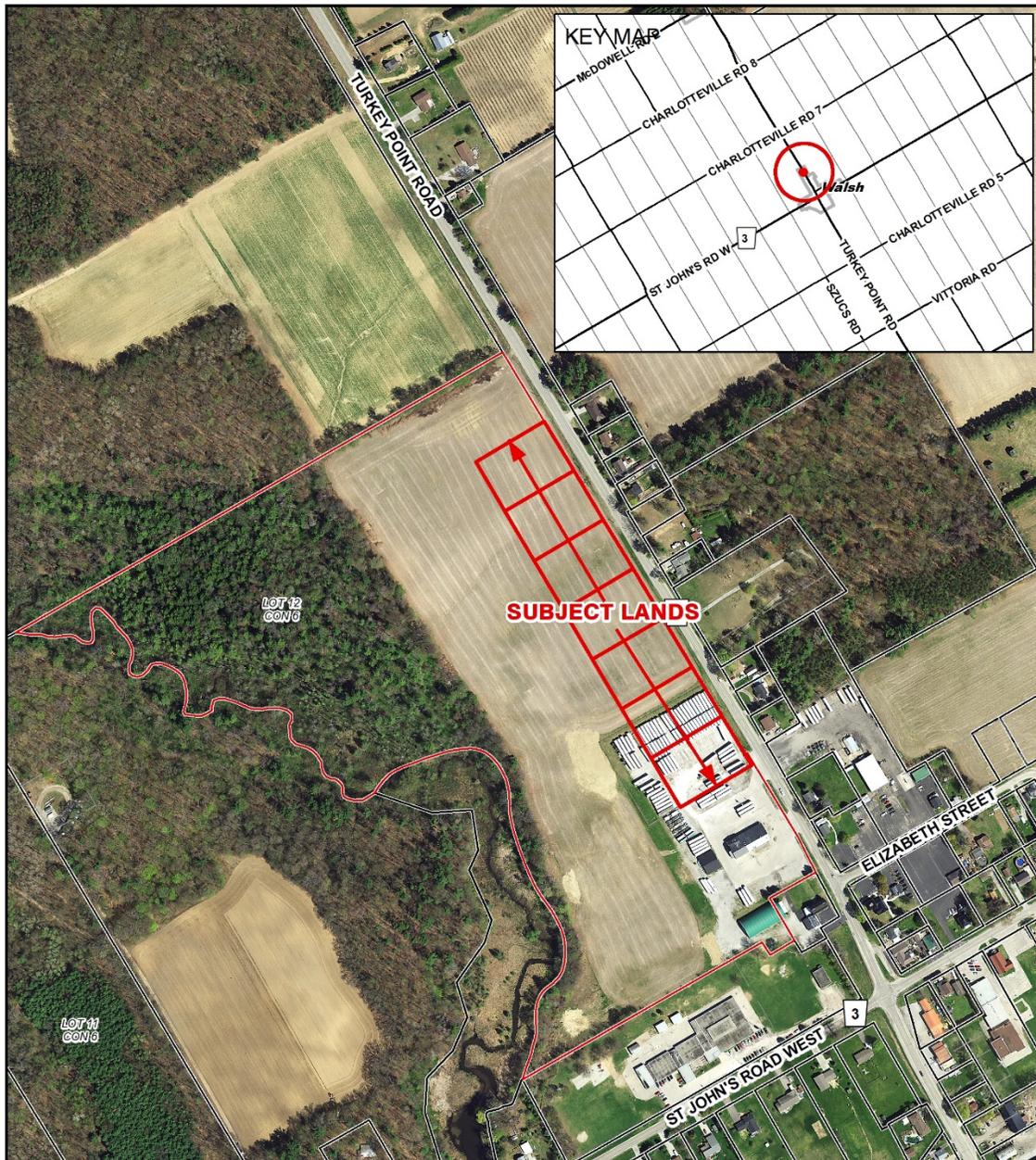
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### Map A Neighbourhood Context / Key Map

**MAP A**  
CONTEXT MAP  
Geographic Township of CHARLOTTEVILLE

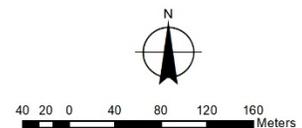
28TPL2021114  
ZNPL2021115



#### Legend

-  Subject Lands
-  Lands Owned
- 2015 Air Photo

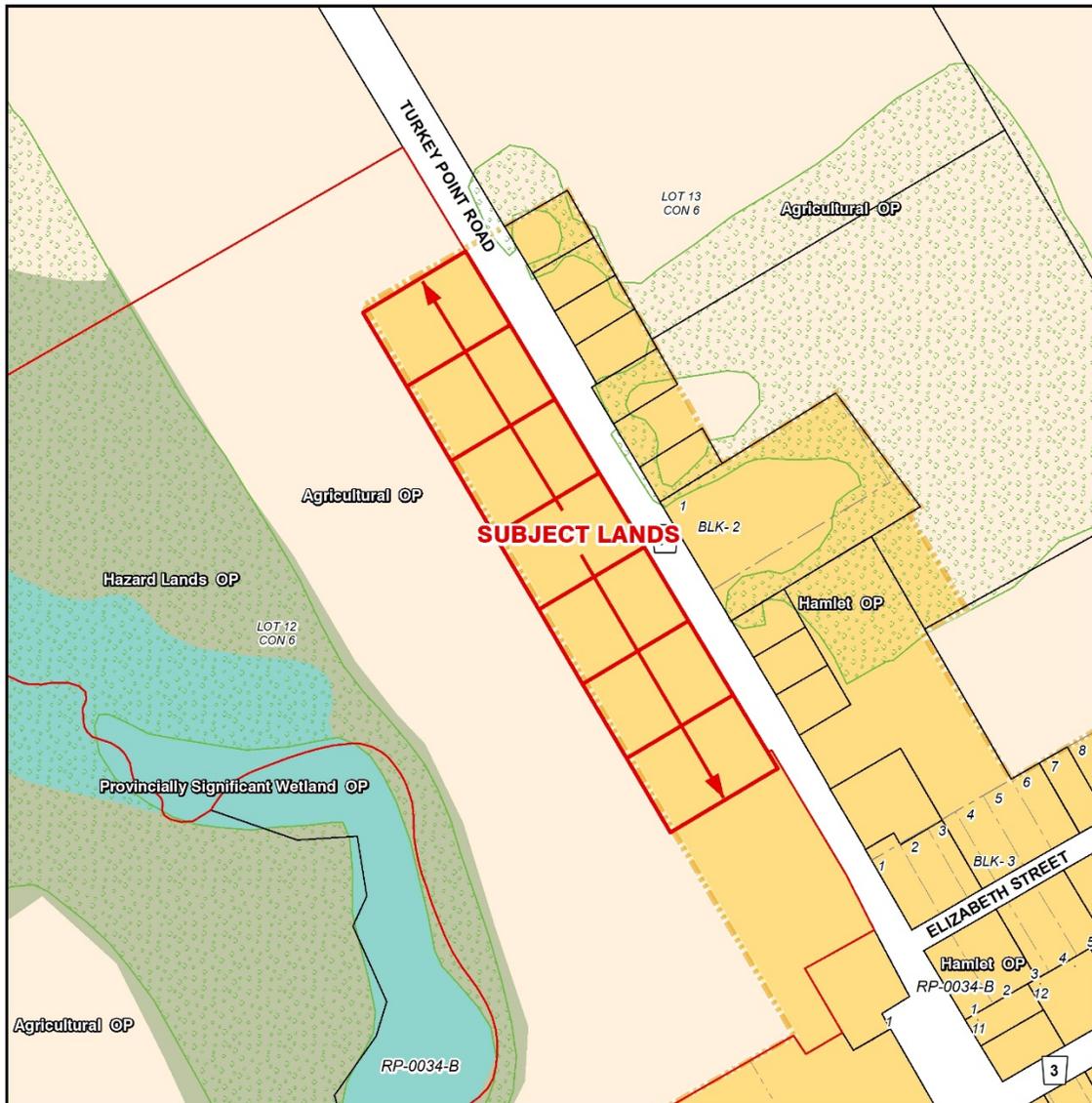
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### Map B Proposed Official Plan Amendment Map

**MAP B**  
PROPOSED OFFICIAL PLAN AMENDMENT MAP  
Geographic Township of CHARLOTTEVILLE

28TPL2021114  
ZNPL2021115



2021-05-26

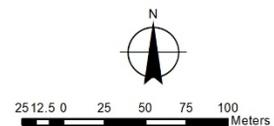
#### Legend

- Subject Lands
- Lands Owned

#### Official Plan Designations

- Agricultural
- Hazard Lands
- Provincially Significant Wetland
- Hamlet
- Hamlet Area Boundary
- Significant Woodland

From: A, MR(H)  
To: RH



### Map C Proposed Zoning Bylaw Amendment Map

**MAP C**  
**PROPOSED ZONING BY-LAW AMENDMENT MAP**  
 Geographic Township of CHARLOTTEVILLE

28TPL2021114  
 ZNPL2021115



ZONING BY-LAW 1-Z-2014

2021-05-26

**LEGEND**

-  Subject Lands
-  Lands Owned
-  Adjacent Lands
-  Wetland
-  LPRCA Generic RegLines

- (H) - Holding
- A - Agricultural Zone
- RH - Hamlet Residential Zone
- HL - Hazard Land Zone
- IN - Neighbourhood Institutional Zone
- OS - Open Space Zone
- PSW - Provincially Significant Wetland Zone
- MR - Rural Industrial Zone

**From: A, MR, MR(H)**  
**To: RH**



### Map D Conceptual Plan

**MAP D**  
CONCEPTUAL PLAN  
Geographic Township of CHARLOTTEVILLE

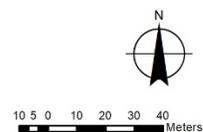
28TPL2021114  
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**Legend**

-  Subject Lands
-  Lands Owned

2021-05-26



## **Attachment A - Planning Considerations and Applicable Policy and Zoning Provisions**

### **Provincial Policy Statement, 2020 Considerations**

The Provincial Policy Statement, 2020 (PPS) provides policy direction on matters of provincial interest related to land use planning and development, which is intended to be complemented by local policies addressing local interests. The PPS promotes healthy, livable and safe communities through the efficient use of land throughout the Province of Ontario. The PPS directs municipalities to focus their growth within settlement areas where full municipal services are available.

A preliminary outline of the provincial policies applicable to the proposal is summarized in this attachment A. A detailed evaluation of the application against the applicable policies of the Provincial Policy Statement will be included in a future comprehensive report.

Section 1.1.3 of PPS related to settlement areas states that Settlement areas shall be the focus of growth and development. Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety. Section 1.1.4 also states that when directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.

Section 1.6.6.4 of PPS specifies that where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. Section 1.6.6.7 related to stormwater management encourages best practices including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

**Planning Comments:** The subject lands are within the Hamlet boundary in the Official Plan and a logical extension of the existing settlement area. The scale of the development is consistent with the surrounding built structures. The service level will be similar to existing dwellings with private sewer and water systems.

Municipal sewer and water services are not available to the proposed development. The proposed development will utilize a private sewer and water system consistent with section 1.6.6.4 of the PPS 2020. The detailed design of the private water and sewer system will be reviewed by Development Engineering.

### **Official Plan Considerations**

Existing Land Use Designation: "Hamlet"

The proposal do not require an Official Plan Amendment.

Section 7.5.2 (b) includes specific criteria that must be addressed when contemplating further development within a designated 'Hamlet' Area. A Planning Rationale Report, completed by Civic Planning Solutions Inc., was submitted in support of the proposed development. Following is a summary of key items from the report and staff's evaluation of the submission.

Section 9.6.1 and 9.6.2 of the Official Plan outlines considerations to be made by Council when reviewing Zoning By-Law Amendment applications. A subsequent recommendation will provide a review of this section of the Plan for Council's benefit.

A preliminary summary of the Official Plan policies applicable to the proposal is provided in this attachment A. A detailed evaluation of the application against the applicable policies will be included in a future comprehensive report.

Section 7.5.2 related to land use policies states that designation of a Hamlet Area does not mean that the Hamlet Area is suitable for further development. The following criteria shall be addressed in the review of development applications within designated Hamlet Area boundaries:

- availability of potable water;
- a servicing feasibility study has been completed in accordance with the Ministry of the Environment and Climate Change guidelines which demonstrates that the proposal's impact on ground and surface water will be within acceptable limits;
- the proposed servicing will be appropriate for the proposed densities and land uses;
- the pattern of new development will be a logical extension of the existing built-up area
- the available community facilities, such as community centres, schools, convenience commercial, recreation or cultural facilities can accommodate the proposed development.

Section 9.6.4 provides the criteria for the approval of Draft Plan of Subdivision application. Relevant policies include:

- The provisions of the Planning Act relating to subdivision control, including subdivision agreements, shall be used by Council to ensure that the land use designations and policies of this plan are complied with and that a high standard of design is maintained in all development.
- The review of plans of subdivision shall be based in part on the consideration of the community design policies included in Section 5.4 (Community Design).
- All lots within a plan of subdivision shall have frontage on a public road maintained on a year-round basis, constructed to an acceptable County standard.

- All plans of subdivision shall be subject to a subdivision agreement between the County and the development proponent.
- Parkland dedication shall be provided pursuant to Section 9.10.5 (Parkland Dedication) of this Plan.
- The County shall consult with the appropriate Conservation Authority and the Province, as well as other relevant agencies, in considering an application for approval of a subdivision.

**Planning Comments:** A series of development standard conditions will be a part of the approval to ensure proper policies and standards are fulfilled before a subdivision agreement is registered. Planning Staff and Development Engineering Staff will further review the submitted drawings and reports to identify the conditions required to be implemented for this proposal. The conditions of the draft plan approval will be provided with the recommendation report.

5% cash-in-lieu of the appraised value of lands will be required pursuant to Section 9.10.5 of the Official Plan and By-Law 2016-126.

### **Zoning By-Law Considerations**

Existing Zoning: “Agricultural Zone (A)”, “Rural Industrial Zone (MR)”

Uses permitted in the “Agricultural Zone (A)” as outlined Zoning By-law 1-Z-2014:

- a) animal kennel, subject to Subsection 12.1.4
- b) bed & breakfast, subject to Subsection 3.4
- c) bunk house
- d) Cannabis Production and Processing, subject to General Provisions 3.21 [25-Z-2018]
- e) dwelling, single detached
- f) farm
- g) farm brewery, subject to Subsection 12.2.3 [34-Z-2019]
- h) farm distillery, subject to Subsection 12.2.3 [34-Z-2019]
- i) farm experience activity, subject to Subsection 12.2.2
- j) farm processing, accessory to a farm
- k) farm processing-value added, subject to Subsection 12.2.1
- l) farm produce outlet, accessory to a farm
- m) farm winery, subject to Subsection 12.2.3
- n) home industry
- o) home occupation
- p) on-farm diversified use, subject to Subsection 12.3 [34-Z-2019]
- q) seasonal storage of recreational vehicles and recreational equipment as a secondary use to a farm.

Uses permitted in the “Rural Industrial Zone (MR)” as outlined Zoning By-law 1-Z-2014:

- a) agriculturally oriented contractor’s yard and facilities
- b) animal hospital
- c) automobile body shop
- d) automobile service and repair station
- e) bunk house provided occupants are employed predominately by the farm operation where the bunk house is located
- f) Cannabis Production and Processing, subject to General Provisions 3.21 [25-Z-2018]
- g) commercial greenhouse
- h) dairy
- i) dwelling, single detached
- j) farm
- k) farm machinery and equipment repair shop
- l) farm processing
- m) farm produce grading station
- n) farm produce outlet
- o) farm supply outlet
- p) feed mill
- q) fertilizer dealership
- r) flour mill
- s) food and agricultural product processing
- t) food processing excluding abattoirs and slaughter houses
- u) fuel storage depot for home and farm use
- v) grain elevator and drying facilities
- w) home industry
- x) home occupations
- y) lumber yard
- z) machine shop related to farm machinery and equipment
- aa) office, industrial as an accessory use to an industry on the same lot
- bb) outdoor storage accessory to any permitted use
- cc) public utility yard
- dd) saw mill
- ee) seasonal storage of recreational vehicles and recreational equipment as a secondary use to a farm
- ff) storage of school buses.

**Proposed Zoning:** “Hamlet Residential (RH)” and a Special Provision to allow a reduced lot area for one lot.

Section 5.7.1 identifies permitted uses as follows:

- a) dwelling, single detached

- b) *bed & breakfast*, subject to Subsection 3.4
- c) *day care nursery*
- d) *home industry*
- e) *home occupation*
- f) accessory residential dwelling unit, subject to section 3.2.3.

**Removal of Existing Holding (H) provision:** A portion of the Rural Industrial (MR) Zone is under a Holding provision. The Holding (H) was imposed through a zoning amendment (ZN-055/2005 ) to change the zoning from Agricultural (A) to Rural Industrial (MR) in 2005. The Holding was imposed to complete a site plan agreement.

**Removal of Special Provision 14.241:** A Special Provision is also associated with a portion of the subject land (Rural Industrial Zone) to permit the following:

- a) a Horse Barn
- b) a Truck Terminal
- c) a Fertilizer Mixing Plant

By changing the zoning from Rural Industrial (MR) to “Hamlet Residential (RH)” will require that the Special Provision – 14.241 be removed from the subject land.

**Removal of Existing Site Plan Control:** A portion of the subject land is under site plan control due to its zoning category - Rural Industrial (MR) Zone. Once the portion of the land will be change to “Hamlet Residential (RH)”, the site plan control for that portion of land will be unnecessary and be removed.

**Planning Comments:** The retained land remains ‘Agricultural’ and Rural Industrial (MR) zone with existing activities and uses. The retained Agricultural Zone will still have a minimum lot frontage of 30 meters (as required) along Tukey Point Road at the north end of the subject land.



## 1.0 Introduction and Development Proposal

Civic Planning Solutions Inc has been retained by John Henry Smith Land Inc. to prepare and provide our professional planning opinion on the plan of subdivision and zoning by-law amendment applications for lands located in the settlement area - hamlet of Walsh in Norfolk County. The owner is proposing to create 7 lot residential lots through a plan of subdivision.

This report includes a review of the Provincial Policy Statement 2020, Norfolk County Official Plan and the Norfolk County Zoning by-law.

## 2.0 Background Information

The lands are legally described as Concession 6, part Lot 12 in the geographic Township of Charlotteville. The lands proposed to be developed will have a frontage of 378m along the west side of the Turkey Point Road and a depth of 75m. The lands to be developed are designated as Hamlet in the Norfolk County Official Plan and zoned Agricultural (A) Zone and Rural Industrial (MR) Holding Zone in the Norfolk County Zoning By-law. The proposed lots will utilize on-site well and septic systems and storm water will be contained on each lot through the use of a low impact development (LID) system with an outlet into a municipal drain connecting to the creek located to the west.

The adjacent land uses are residential and industrial uses located east and south. Lands to the west are agricultural. There are no livestock operation located in this area.

## 3.0 Planning Document Review

### Provincial Policy Statement (2020)

The Provincial Policy Statement guides land use planning for the entire province and the policies are to be read in their entirety. Decisions regarding land use planning matters are to be consistent with the Provincial Policy Statement. The following is a review of pertinent policies for this development proposal.

Provincial Policy Statement 2020	Comments
<p><b>1.1 Development and Land Use Patterns</b></p> <p><b>1.1.3 Settlement Areas</b></p> <p>Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario’s settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available. The vitality and regeneration of settlement areas is critical to</p>	<p>Walsh is designated as a hamlet which is a Settlement Area within the Norfolk County Official Plan.</p> <p>There are no municipal sewers or water system in Walsh. New development must utilize on site septic systems and wells.</p>

<p>the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.</p> <p>1.1.3.1 Settlement areas shall be the focus of growth and development.</p> <p>1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:</p> <ul style="list-style-type: none"> <li>a) efficiently use land and resources;</li> <li>b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;</li> <li>c) minimize negative impacts to air quality and climate change, and promote energy efficiency;</li> <li>d) prepare for the impacts of a changing climate;</li> <li>e) support active transportation;</li> <li>f) are transit-supportive, where transit is planned, exists or may be developed; and</li> <li>g) are freight-supportive.</li> </ul> <p>Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.</p> <p>1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.</p> <p>1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure</p>	<p>The proposed new development will be located within a designated Settlement Area</p> <p>The lots will use private on-site services. A hydrogeological report has been prepared that supports the establishment of seven (7) new residential lots. The lots are of sufficient size to accommodate the house, accessory buildings, well, septic system and the retention of storm water as well as an outlet through a municipal drain to the west.</p> <p>The lots sizes will be adequate to accommodate on-site services.</p> <p>This is a small scale development situation which will utilize vacant developable lands within an existing hamlet area.</p>
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and public service facilities.	
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**Norfolk County Official Plan**

The following policies of the Norfolk County Official Plan are relevant to this application:

Norfolk County Official Plan	Comments
<p><b>6.6 Hamlet Areas</b></p> <p>Hamlet Areas are settlements that function as small clusters providing limited residential, institutional, recreational and small-scale commercial services to the surrounding agricultural community. The 42 Hamlet Areas identified on Schedule “A” to this Plan are an important component of Norfolk County’s community structure. The County will promote limited growth in Hamlet Areas and support their rural character and evolving role as service and residential centres to the agricultural community in recognition of changing social and economic conditions. Limited growth will be permitted provided that the growth is within the Hamlet Area boundary designated on Schedule “B” to this Plan, will not be detrimental to the rural character of the surrounding agricultural and/or resource area, will not have adverse environmental or human health consequences, and will not have a negative impact on the County’s financial sustainability. Growth in the Hamlets will be carefully monitored. Hamlet Areas have been designated on the basis that they contain a minimum of 25 residential units or possess historical identity as a hamlet, with the entire built up area existing as a distinguishable cluster, with some form of commercial and public service available, as appropriate. The following shall be the policy of the County:</p>	<p>Walsh is a designated Hamlet. The proposed development is located within the defined hamlet boundary.</p>

<p>b) The County shall monitor and review the Hamlet Areas on an on-going basis to ensure that they are appropriately managed and the policies of this Plan are fulfilled. When required, a comprehensive review of Hamlet Area boundaries shall be completed, and undertaken in accordance with Section 9.3 (Official Plan Monitoring and Review). The County shall evaluate proposals to expand a Hamlet Area boundary based on the following criteria:</p> <p>i) no new municipal water and waste water systems will be required for development. The long-term suitability of the area for individual on-site waste water disposal and water supply systems must be demonstrated through a servicing feasibility study completed in accordance with Ministry of the Environment and Climate Change guidelines and approved by the County, in consultation with the Conservation Authority;</p> <p>ii) the population of the Hamlet Area will not exceed 600 people and is in keeping with the size and character of the particular Hamlet Area;</p> <p>iii) it has been demonstrated that there is a need for the land included in the proposed expansion in the context of the supply of designated and available land to accommodate proposed growth in the County;</p> <p>iv) the expansion is a logical extension of the Hamlet Area and is compatible with existing development;</p> <p>v) prime agricultural land will be preserved unless no reasonable alternatives exist;</p> <p>vi) the expansion complies with the Province’s Minimum Distance Separation Formulae;</p>	<p>No new municipal water or sewage system will be required to service the proposed development.</p> <p>The population of Walsh will not exceed 600 people due to the proposed development.</p> <p>No expansion of the hamlet boundaries are proposed by this development.</p> <p>There are no such features located in close</p>
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<p>vii) Provincially Significant Features, Natural Heritage Features, Hazard Lands and Natural Resource Areas are avoided;</p> <p>viii) potential impacts on cultural heritage resources are assessed and addressed; and</p> <p>ix) the requirements of Section 9.6.1 (Official Plan Amendments) are satisfied.</p>	<p>proximity to the proposed development.</p>
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**Norfolk County Zoning By-law**

The subject lands will be rezoned Hamlet Residential (HR) Zone. New dwellings will comply with the minimum lot provisions with the exception of the lot area which will be 3975m<sup>2</sup> (0.982ac) which is just under the minimum lot are of 4000m<sup>2</sup> (0.988ac). The hydrogeological report supports the lot area as proposed.

Norfolk County Zoning By-law 1-Z-2014	Comments
<p><b>5.7 Hamlet Residential (RH) Zone</b></p> <p><b>5.7.1 Permitted Uses</b>                      In an RH Zone, no land, building or structure shall be used except in accordance with the following uses:                      a)dwelling, single detached                      b)bed &amp; breakfast, subject to Subsection 3.4                      c)day care nursery                      d)home industry                      e)home occupation.</p> <p><b>5.7.2 Zone Provisions</b>                      In an RH Zone, no building or structure shall be erected or altered except in accordance with the following provisions:                      a) minimum lot area:0.4 hectares                      b) minimum lot frontage:                      I ) interior lot 30 metres                      ii) corner lot 30 metres</p>	<p>The subject lands shall be rezoned to RH</p> <p>The proposed use of the lands complies with the uses permitted in the RH Zone with the exception of the minimum lot area as described above.</p> <p>respect to the lots which will not meet the current zone provision for lot area.</p> <p>The lot frontages will conform and new development of the lots will meet the</p>

c) minimum front yard:6 metres d) minimum exterior side yard:6 metres e) minimum interior side yard: i) attached garage 1.2 metres each side ii )detached garage 3 metres and 1.2 metres f) minimum rear yard: 9 metres g) maximum building height: 11metres	remaining zone provisions.
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**4.0 Opinion Summary**

As part of the development process, the applicant has undertaken and completed the following reports and studies: a detailed survey of the lands to be developed, elevation mapping, a detailed lot grading and storm water plan using a low impact development (LID) system and a connection to a municipal drain for an legal outlet, a hydrogeological report which supports the use of private services and an traffic impact report.

It is my opinion, that the proposed plan of subdivision and zoning amendment applications are consistent with the policies of the PPS 2020, and the Norfolk County Official Plan. It is on this basis that we respectfully request council’s support for these planning applications.



**David Roe, MCIP, RPP**

**Civic Planning Solutions Inc.**