



Working together with our community

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Public Hearings Committee – October 06, 2021

Subject: 28TPL2021223 - An application has been received to approve a draft plan of subdivision which will permit 9 lots of residential units within two street townhouse blocks. 1694467 ONTARIO INC and agent ELDER PLANS INC. has put forth the application affecting the lands described as 44 FIRST AVENUE WEST, SIMCOE.

Report Number: CD 21-103
Division: Community Development
Department: Planning
Purpose: For Information

Executive Summary:

An application has been received to approve a draft plan of subdivision which will permit nine lots of residential units within two street townhouse blocks.

Previously an Official Plan and Zoning By-Law Amendment application were approved by the Council for this lands on December 15, 2021. The purpose of the Official Plan amendment was to change the land use designation from 'Commercial' to 'Urban Residential' and the Zoning By-Law amendment to change the zoning from 'Service Commercial' to 'Residential Type 4' (R4). This approval allows developing townhouse development on the subject lands.

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

The subject lands are irregular in shape and approximately 0.573 ha (1.42 acres) in size. The subject lands front on the west side of Norfolk Street North, on the north side of Second Avenue West, with frontage also on East Street and First Avenue West in the Simcoe Urban Area. Surrounding the subject lands is a trailer storage yard to the north and single detached dwellings to the east, west, and south. In addition to the residential dwellings to the south, there is also a warehouse adjacent to the property.



Figure 1. The site and surrounding land uses.

Proposal Summary

The draft plan of subdivision is submitted to develop a nine-lot residential subdivision. This would enable the construction of nine residential units in the form of a six-unit street townhouse and a three-unit street townhouse.

Through the process of previous Official Plan amendment and Zoning By-Law amendment, the Subject land is designated as 'Urban Residential' and zoned as 'Residential Type 4' (R4) with a Holding (H) subject to a development agreement. The land designation and zoning permit the proposed townhouse developments.



Figure 2. Proposed 9 lots subdivision

The proposed townhouse units are two storey in height with attached single car garage fronting East Street and First Avenue West.



Figure 3. The proposed building elevation

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

- Planning Justification Brief, *dated June, 2021 by Elder Plans Inc*;
- Functional Servicing Report, *dated October 23, 2019 by J.H. Cohoon Engineering Ltd.*;
- Traffic Impact Statement, *dated November, 2019 by J.H. Cohoon Engineering Ltd.*;
- Stormwater Management Brief, *dated June 20, 2021 by J.H. Cohoon Engineering Ltd.*;
- Appraisal Report, *dated July 21, 2020 by B C Appraisals Inc.*

Planning Considerations:

The proposed Draft Plan of Subdivision will be reviewed against the criteria identified in section 9.6.4 regarding Draft Plan of Subdivision and section 7.7.2 regarding medium density land use policies of Urban Residential designation in the Official Plan. The proposal will also be examined for a conformity check against the Official Plan policies related to Residential Intensification of Section 5.3.1.

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

Consultation:

Notice Provisions

A complete Application Notice was mailed to neighbours within 120 m of the subject lands on August 31, 2021. Pursuant to the requirements of the Planning Act R.S.O. 1990, C. P. 13 (“Planning Act”), a notice of the statutory public meeting is required to be posted at least 14 days in advance of the Public Meeting (Attachment C). As part of this process, a yellow notification sign was posted on the site on September 13, 2021 and a Notice by mail occurred on September 15, 2021.

Technical Circulation 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 that can be acquired is not helpful in 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 existing zoning (Residential Type-4) will require a minimum of two parking spaces for each residential lot. The proposed townhouse units are fronting the public street and not a part of a condominium development. Therefore, no additional visitor parking space is required.
Transportation (TIS)		A Traffic Impact Study prepared by J.H. Cohoon Engineering Ltd. has been submitted with the application and concludes that the increased traffic is insignificant to the overall capacity of the abutting streets. A technical review will be incorporated with the recommendation report.
Housing		The proposed development will add nine townhouse units within the urban area of Simcoe. The addition of nine units will contribute to the local housing market and provide a mix of housing types in the locality.
Building Height		The proposed building height is expected to be two storeys and consistent with the adjacent buildings.
Roads		There will be no internal road in the proposed subdivision. All lots are accessed by East Street and First Avenue West. The Traffic Impact Study identified no measurable impact on existing traffic and recommended no improvement of the current road specifications.
Servicing (W & WW)		The development proposed municipal water and sanitary services. As per Norfolk County servicing policy, allocation of services will only be confirmed during the development agreement.
Existing Plan of Subdivision		The subject lands are within a historical Registered Plan (RP-0020-B). Planning Staff will confirm if a Deeming By-Law will be required to merge these lands as a condition of this proposed subdivision.

		A deeming By-Law deems areas of land to no longer be part of a registered plan of subdivision. This type of By-Law allows certain lots, or parts of lots, on a plan of subdivision to merge and create new lots through a new plan of subdivision.
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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 the Simcoe urban 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 21-103, Public Hearing report for 28TPL2021223, 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 Official Plan Map

Map C Zoning 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

Submitted By:

Brandon Sloan, BES, MCIP, RPP

General Manager

Community Development Division

185 Robinson Street

Simcoe, Ontario, Canada, N3Y 5L6

519-426-5870 ext. 1348

Reviewed By:

Tricia Givens, M.Sc.(PL), MCIP, RPP

Director of Planning

Community Development Division

185 Robinson Street

Simcoe, Ontario, Canada, N3Y 5L6

519-426-5870 ext. 1893

Prepared By:

Mohammad Alam, MPL, MUD, MCIP, RPP

Senior Planner

Community Development Division

519-426-5870 x. 8060

Map A Neighbourhood Context / Key Map

MAP A**CONTEXT MAP**

Urban Area of SIMCOE

28TPL2021223

**Legend**

Subject Lands

2015 Air Photo

2021-09-15

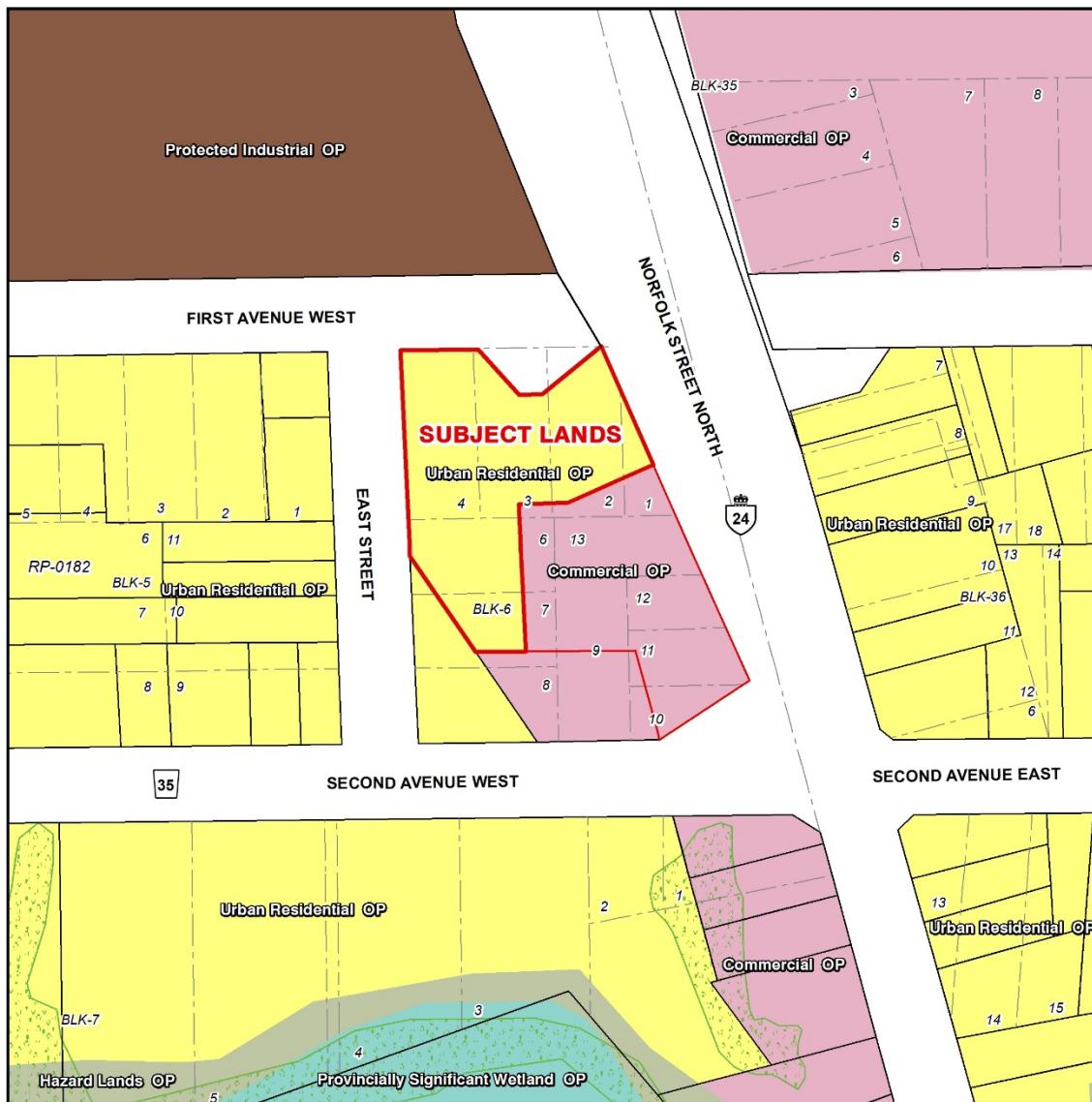


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Map B Official Plan Map

MAP B
OFFICIAL PLAN MAP
 Urban Area of SIMCOE

28TPL2021223



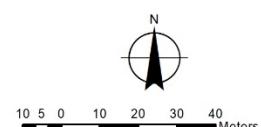
Legend

 Subject Lands

Official Plan Designations

	Hazard Lands		Protected Industrial
	Provincially Significant Wetland		Urban Area Boundary
	Urban Residential		Significant Woodland
	Commercial		

2021-09-15



Map C Zoning Map

MAP C
ZONING BY-LAW MAP
Urban Area of SIMCOE

28TPL2021223



LEGEND

- Subject Lands
- Adjacent Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

2021-09-15

- (H) - Holding
- CS - Service Commercial Zone
- MG - General Industrial Zone
- HL - Hazard Land Zone
- ML - Light Industrial Zone
- R1-B - Residential R1-B Zone
- R2 - Residential R2 Zone
- R4 - Residential R4 Zone

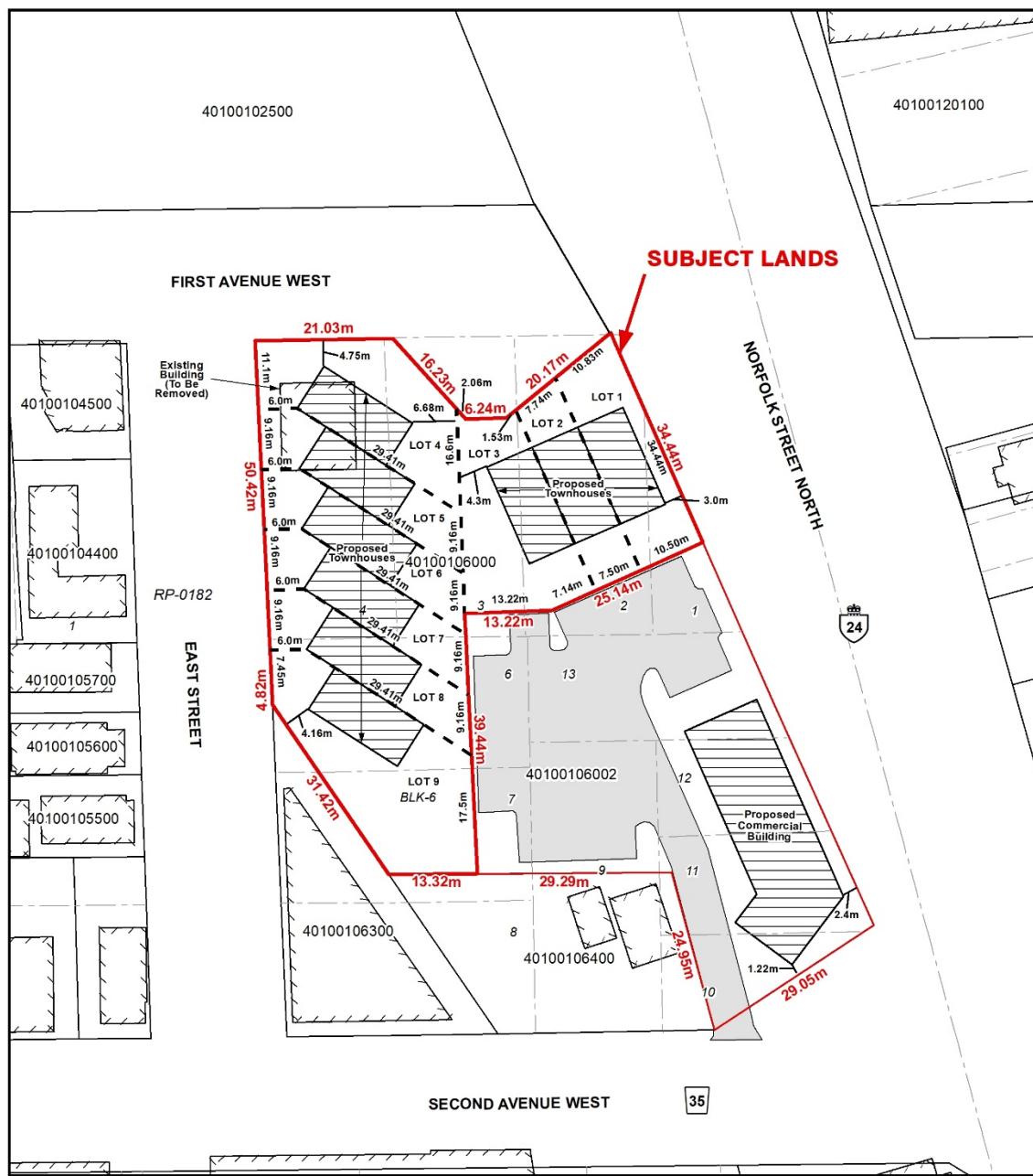
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Map D Conceptual Plan

MAP D
CONCEPTUAL PLAN
 Urban Area of SIMCOE

28TPL2021223



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.

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 1.6.6.2 of PPS specifies that Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

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.

A detailed evaluation of the application against the applicable policies of the Provincial Policy Statement will be included in a future comprehensive report.

Planning Comments: The subject land is within an urban settlement area as defined in the Provincial Policy Statement. The County's development standard will be ensured by an appropriate development agreement.

Official Plan Considerations

Existing Land Use Designation: "Urban Residential"

The proposal do not require an Official Plan Amendment.

Section 5.3.1 related to residential intensification states that The intensification of urban residential development reduces the need to use vacant designated land on the periphery of the Urban Areas. Infill development and residential development of vacant land or underutilized land in existing neighbourhoods are encouraged through this policy. The

policy also prescribes that the County shall target that a minimum 25 percent of its annual residential growth be accommodated through infill, intensification and redevelopment within the existing built-up areas in the Urban Areas with full municipal services. The County shall consider applications for infill development, intensification and redevelopment of sites and buildings through intensification based on the following criteria:

- The development proposal is within an Urban Area, and is appropriately located in the context of the residential intensification study;
- The existing water and sanitary sewer services can accommodate the additional development;
- The road network can accommodate the traffic generated;
- The proposed development is compatible with the existing development and physical character of the adjacent properties and surrounding neighbourhood; and
- The proposed development is consistent with the policies of the appropriate Land Use Designation associated with the land.

Section 7.7.2 related to land use policies state that in ‘Urban Residential’ area, single, semi-detached and duplex housing forms shall generally have an average net density of 15 units per hectare (UPH). New medium density residential development shall meet the following criteria:

- The density, height and character of the development shall have regard to adjacent uses;
- The height and massing of the buildings at the edge of the medium density residential development shall have regard to the height and massing of the buildings in any adjacent low density residential area and may be subject to additional setbacks, or landscaping to provide an appropriate buffer;
- The development will be encouraged to have direct access to an arterial or collector road, where possible and appropriate;
- The watermains and sanitary sewers shall be capable of accommodating the development, or the proponent shall commit to extending services at no cost to the County, save and except for in the Courtland Urban Area, where private septic systems shall be permitted;
- The development is adequately serviced by parks and school facilities;
- In developments incorporating walk-up apartments, block townhouse dwellings and medium-profile residential buildings, on-site recreational facilities or amenities such as playground equipment may be required;
- The development shall be designed and landscaped, and buffering shall be provided to ensure that the visual impact of the development on adjacent uses is minimized.

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.

Planning Comments: A series of development standard conditions will be a part of the approval to ensure appropriate 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: “Residential Type 4 (R4) with Holding (H) ”

Uses permitted in the “Residential Type 4 (R4)” zone as outlined Zoning By-law 1-Z-2014:

- a) group townhouse
- b) stacked townhouse
- c) street townhouse
- d) semi-detached, duplex, tri-plex and four-plex dwellings provided they are located on the same lot with, and in accordance with the Zone provisions of, group townhouse
- e) home occupation.

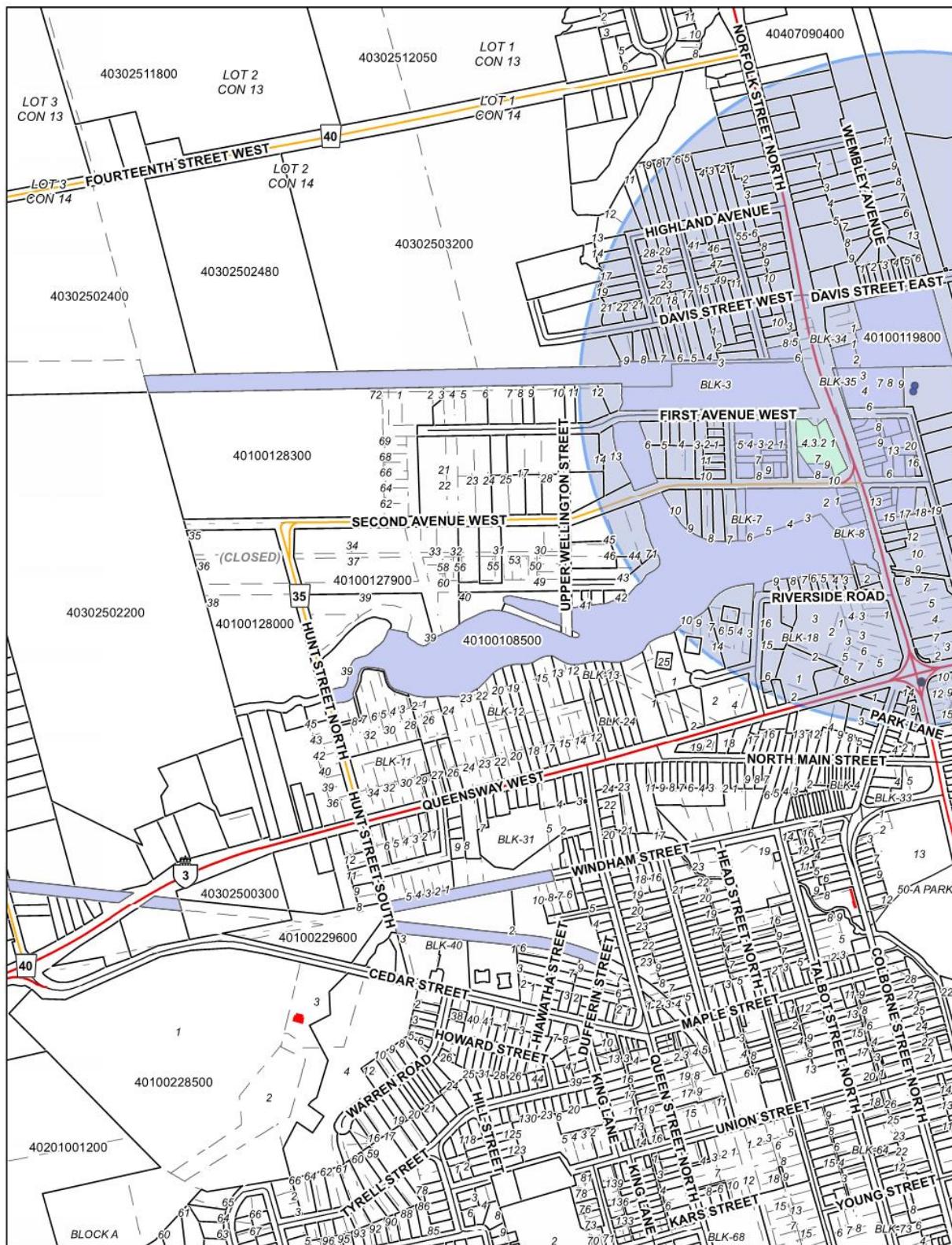
The proposed street townhouse blocks are permitted in R4 zone. Definition of Street Townhouse as per Zoning By-law 1-Z-2014:

“STREET TOWNHOUSES” shall mean a dwelling containing three (3) or more dwelling units with each dwelling unit being divided one from the other by a vertical common wall, with no internal access between dwelling units, and with each dwelling unit fronting onto a street.”

Holding (H) provision: The subject land is under a ‘Holding’ provision. The removal of the ‘Holding’ is subject to a successful execution of a development agreement.

Planning Comments: The proposed development, lot configuration and detailed drawings will be further reviewed to confirm all zoning provisions are met satisfactorily.

Attachment B Public Notice Notification Map



1.0 Introduction

Elder Plans Inc. has been retained by 1694467 Ontario Inc. (Ike Keesmaat) to assist in acquiring draft plan approval for a 9 lot plan of subdivision which will permit 9 residential units in two street townhouses on a 0.32 ha parcel within the Simcoe urban boundary. A Justification Brief has been requested to address a potential conflict between a trailer storage yard and the proposed residential uses and rationale for a subdivision application.

The subject lands are located at 44 First Ave West, Simcoe and, in the Norfolk County Official Plan, are designated Residential (6-OP-2020 declared in effect January 21, 2021). These lands are zoned "R4" in the Norfolk County Zoning By-Law 1-Z-2014 (as amended by 25-Z-2020 in effect January 21, 2021) with site specific zoning 14.986 permitting reduced set backs.

This brief includes a review of the D6 Guidelines and subdivision policy in the Norfolk County Official Plan and Norfolk County Zoning By-Law 1-Z-2014. In the Planning Rationale Report prepared to support the previously approved Official Plan and Zoning By-law amendments, the Provincial Policy Statement, D6 Guidelines, Official Plan policies and Zoning issues were addressed in detail.

2.0 Site description and neighbouring land uses

The subject lands are 0.32 ha (0.79 ac) in size and front on the south side of First Ave and the east side of East Street. There are residential uses on the opposite side of East Street and a trailer storage yard to the north. Norfolk Street North forms part of the east boundary. A vacant 0.25 ha (0.63 ac) lot zoned for commercial uses is located on the east side of the proposed 6 unit street townhouse. Further south of this same street townhouse there is a warehouse.

3.0 Development Proposal

A draft plan of subdivision is being submitted in order to develop a nine lot residential subdivision. This would enable the building of 9 residential units in the form of a six unit street townhouse and a three unit street townhouse.

4.0 D6 Guidelines - Compatibility between Industrial Facilities

Guidance on the separation of sensitive land uses such as residential uses and existing industrial uses is set out for municipalities in the D6 Guidelines through the Ministry of Environment and Climate Change. On the north side of First Ave there is an industrial storage yard composed of trailers that have been on site for quite some time. There is little to no change or movement in the last twenty years according to the owner.

D6 Guidelines	Comments
According to the definition in the Guidelines, a Class 1 Industrial Facility is: A place of business for a small scale, self contained plant or building which produces/stores a product which is contained in a package and has low probability of fugitive emissions. Outputs	The current industrial use is a Class I industrial use as this storage use has low-impact, infrequent movements, low probability of emissions. Although the industrial use might change somewhat it is

are infrequent, and could be point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration. There are daytime operations only, with infrequent movement of products and/or heavy trucks and no outside storage.	likely limited to Class 1 type uses by the existing residential uses abutting the north boundary of the property and the existing one on the south side of First Ave.
Section 4.3 sets out a minimum separation of 20 m between residential and Class 1 industrial uses.	First Ave is 20 m wide so provides the minimum separation distance. There is an existing residential dwelling at 50 First Ave West (at the corner of East Street) at the same distance as that proposed for this development.

In summary this proposal meets the set back requirements of Section 4.3 of the D6 Guidelines in regards to separation of the proposed residential use from the existing industrial use.

4.1 Norfolk County Official Plan

This brief will mainly address infill and intensification policy, plan of subdivision policy and design as other policies were addressed in the full Planning Rationale Report in support of the now completed Official Plan and Zoning By-law amendments.

Norfolk County Official Plan	Comments
5.3 Housing b) The County shall ensure that a full range of housing types and densities are provided to meet the anticipated demand and demographic change. All forms of housing required to meet the social, health and well-being of current and future residents, including those with special needs shall be encouraged. The County shall target that 15 percent of all new housing built in Norfolk County be multi-residential dwellings and 15 percent be semi-detached and townhouse dwellings.	A 9 unit residential development in two street townhouses contributes to the Counties' 15 percent target for multi-residential dwellings.
5.3.1 Residential Intensification The intensification of urban residential development reduces the need to use vacant designated land on the periphery of the Urban Areas. It also reduces the need for urban expansions encroaching into the Agricultural Area. Urban residential intensification, infilling and redevelopment of existing areas allows for the efficient provision of urban services thereby helping	As the subject lands are within the built up area defined on Schedule B of the Official Plan, the proposal is residential intensification and infill development. As such it will contribute to the 25 percent annual residential growth goal for infill, intensification and redevelopment.

<p>to minimize the costs of providing services while meeting an important component of the County's housing needs.</p> <p>The following shall be the policy of the County:</p> <p>a) Housing shall, in part, be provided through urban residential intensification, which may include any of the following:</p> <ul style="list-style-type: none"> ii) infill development and residential development of vacant land or underutilized land in existing neighbourhoods; and/or <p>b) The County shall target that a minimum 25 percent of its annual residential growth be accommodated through infill, intensification and redevelopment within the existing built-up areas in the Urban Areas with full municipal services. The boundary of the Built-Up areas of . . . Simcoe . . . are indicated on Schedule "B" to this Plan and delineates the extent of existing development at the time of the approval of the Official Plan Amendment implementing the Five-Year Review of the Official Plan. Development within the Built-Up Area boundary will be considered as infill development</p>	
<p>5.3.1 f) The County shall consider applications for infill development, intensification and redevelopment of sites and buildings through intensification based on the following criteria:</p> <ul style="list-style-type: none"> i) the development proposal is within an Urban Area, and is appropriately located in the context of the residential intensification study; ii) the existing water and sanitary sewer services can accommodate the additional development; iii) the road network can accommodate the traffic generated; iv) the proposed development is compatible with the existing development and physical character of the adjacent properties and surrounding neighbourhood; and 	<p>In response to the criteria set out in 5.3.1 f)</p> <ul style="list-style-type: none"> i) the subject lands are within the built up area of Simcoe ii) according to the Functional Servicing Report completed by J. H. Cahoon Engineering, there is capacity for this proposal. iii) according to the Traffic Study completed by J. H. Cahoon Engineering, there capacity in the road network to accommodate any increased traffic generated by this proposal. iv) There is a mix of intensities of residential development in this area. The proposal has been designed with setbacks and landscaping respectful of the abutting single detached dwellings. Single storey units are proposed.

<p>v) the proposed development is consistent with the policies of the appropriate Land Use Designation associated with the land.</p>	<p>v)The application proposes amending part of the Commercial designation to Urban Residential. Infill development is targeted in the Urban Residential policies and this proposal is consistent with them.</p>
<p>5.4 Community Design</p> <p>c) Adequate measures shall be taken to ensure that the permitted uses have no adverse effects on adjacent land uses. Adequate buffering shall be provided between any uses where land use conflicts might be expected, and such buffering may include provisions for grass strips and appropriate planting of trees and shrubs, berms or fence screening, and other means as appropriate. Modifications to building orientation may also be appropriate buffering measures, but not in replacement of appropriate plantings.</p>	<p>Townhouses are permitted uses in the Urban Residential designation and R4 zone. One and two story dwellings are located on East Street. The proposed two story townhouses should not have any adverse effects. The street frontage on East Street and First Avenue will be grased, with trees according to County standards.</p> <p>Solid fencing is also proposed between the proposed new residential townhouses and commercial lot.</p>
<p>6.4 Urban Areas</p> <p>h) Intensification, infill and redevelopment of designated and underutilized sites, and areas in transition in the Urban Areas will be encouraged. The County shall target 25 percent of its growth in the Urban Areas to be accommodated through infill, intensification and redevelopment.</p>	<p>As the subject lands are within the built up area defined on Schedule B of the Official Plan, and residential intensification and infill development is planned, the proposal is encouraged. It will contribute to the 25 percent annual residential growth goal for infill, intensification and redevelopment.</p>
<p>7.7 Urban Residential Designation</p> <p>The Urban Areas are expected to continue to accommodate attractive neighbourhoods which will provide for a variety of residential forms as well as neighbourhood facilities. . . . A variety of housing types are needed to meet the needs of a diverse population</p>	<p>The development of two street town houses with 9 residential units will provide additional variety to the housing types offered in Simcoe.</p>
<p>7.7.1 Permitted Uses</p> <p>b) Medium density residential uses shall be permitted including triplex dwellings, fourplex dwellings, row or block townhouse dwellings, converted dwellings containing more than two dwelling units, walk-up apartments and similar medium profile residential buildings, subject to the policies of Section 7.7.2 (b) (Urban Residential Designation – Land Use Policies).</p>	<p>Nine residential units in two street townhouses (a 6 unit and a 3 unit) are considered to be a type of row townhouse dwellings and medium density residential uses.</p>

<p>7.7.2 Land Use Policies</p> <p>b) Triplex, fourplex, townhouses, and other medium density housing forms, shall generally have a net density of between 15 and 30 uph, save and except for. . . . New medium density residential development and other uses that are similar in terms of profile, shall meet the following criteria:</p> <ul style="list-style-type: none"> i) the density, height and character of the development shall have regard to adjacent uses; ii) the height and massing of the buildings at the edge of the medium density residential development shall have regard to the height and massing of the buildings in any adjacent low density residential area and may be subject to additional setbacks, or landscaping to provide an appropriate buffer; iii) the development will be encouraged to have direct access to an arterial or collector road, where possible and appropriate; iv) the watermains and sanitary sewers shall be capable of accommodating the development, or the proponent shall commit to extending services at no cost to the County, save and except for in the Courtland Urban Area, where private septic systems shall be permitted; v) the development is adequately serviced by parks and school facilities; vi) in developments incorporating walk-up apartments, block townhouse dwellings and medium-profile residential buildings, on-site recreational facilities or amenities such as playground equipment may be required; vii) the development shall be designed and landscaped, and buffering shall be provided to ensure that the visual impact 	<p>7.7.2 b) The net density for 9 units on 0.32 ha works out to 28.12 units per ha.</p> <p>i) Two story residential units are proposed to be generally in character with existing neighbourhood residences which are one and two stories high.</p> <p>ii) A two story structure and breaking the residential units into two townhouses shows regard to the adjacent low density residential area. The existing residential units are part of an older neighbourhood and generally are of a smaller size and this proposal also takes that into account.</p> <p>iii) the proposed residential units will have direct access onto collector roads First Avenue or East Avenue. From there turns can be made onto Second Avenue (an arterial road) and then Norfolk Street North (Highway 24 a connecting link).</p> <p>iv) according to the Functional Servicing Report completed by J. H. Cahoon Engineering, there is capacity for this proposal in the water mains and sanitary sewer systems.</p> <p>v) The Lions park with ball diamonds, a picnic shelter and play ground is located to the north east on Davis Street East. Sutton Conservation area is located to the south west. These are the closest parks. Schools are located south of the Queensway on either side of Norfolk Street South, with Simcoe Composite school on the east side of Norfolk Street South. this site is adequately serviced by parks and school facilities.</p> <p>vi) On site recreational facilities are not proposed and were not requested at the pre-consultation.</p> <p>vii) Residential uses are proposed across from the existing residential uses on the</p>
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<p>of the development on adjacent uses is minimized;</p> <p>viii) except for a triplex dwelling, fourplex dwelling or other similar small scale developments, a report on the adequacy of the road network to accommodate the expected traffic flows, and the adequacy of water and sewer services may be required from the proponent and approved by the County;</p>	<p>west side of East Street. Landscaping and wooden fences are proposed to buffer the residential development from the commercially zoned abutting lot.</p> <p>viii) A functional servicing report has been submitted. The anticipated traffic flows were considered insignificant by the traffic engineer.</p>
<p>8.9.1 Services in Urban Areas</p> <p>The following shall be the policy of the County:</p> <p>c) All development in the Urban Areas shall be fully serviced by municipal piped water supply and waste water treatment systems, save and except for circumstances outlined in Section 8.9.1 f) (Services in Urban Areas).</p> <p>d) In Urban Areas, priority shall be given to the development of land that is presently serviced by water mains and sanitary sewer systems, or those areas that can most easily be serviced, at minimal expense.</p> <p>e) Infilling of vacant areas within the Urban Areas which are already provided with full municipal services is encouraged, and shall be a criterion when evaluating proposed plans of subdivision and consents, with respect to the extension of services, utilities or the associated construction.</p>	<p>The Functional Servicing Report by J. H. Cahoon Engineering indicates that there is sufficient capacity in the municipal piped water supply and waste water treatment systems. Infilling development such as this are to be encouraged.</p>
<p>9.6.3.2 General Consent to Sever Land Policies</p> <p>Applications for consent to sever land shall be considered on the basis of the policies of this Section, the underlying land use designation and the associated policies of this Plan. The Committee of Adjustment shall deal with . . .(not applicable) . . . In addition to the specific land division and consent policies associated with the underlying land use designation, the following policies shall apply to applications for consent:</p> <p>a) Plans of subdivision shall be the preferred method of land division.</p>	<p>As more than three lots are being created, policy requires a plan of subdivision. The proposed plan of subdivision is consistent with Official Plan policy.</p>

<p>Consents should only be granted when it is clearly not necessary or in the public interest to that the land be developed by plan of subdivision. Plans of subdivision shall be required and applications for consent shall not be approved under the following circumstances:</p> <ul style="list-style-type: none">i) more than three (3) lots (two severed and one retained) from a land holding are being created;ii) lots created require a new public road for the provision of access;iii) the provision or extension of municipal services (water and/or sewer, as appropriate) is required; oriv) other matters that may arise during the review of the proposed development.	
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The proposal for draft plan of subdivision is consistent with Official Plan policy for infilling and intensification within the Urban Built Boundary and community design. Policy directs a plan of subdivision is the appropriate approach.

4.2 Norfolk County Zoning By-Law 1-Z-2014

The Norfolk County Zoning By-law regulates the use of lands, the frontage and depth of a parcel of land, the proportion of land occupied by a building or structure, the erection, use, height, bulk, size, floor area, spacing and location of building and structures, and the provision of parking facilities.

Norfolk County Zoning By-Law	Comments
R4 zone permits street townhouses.	The proposed townhouses are permitted uses.

<p>In an R4 Zone, no building or structure shall be erected or altered except in accordance with the following provisions for each residential unit in a street townhouse:</p> <ul style="list-style-type: none"> a) minimum lot area: 156 sq m b) minimum lot frontage: 6.5 m interior lot and 16 m corner lot c) minimum front yard: 6 metres d) minimum exterior side yard: 6 metres e) minimum interior side yard: <i>not applicable</i> f) minimum rear yard: 7.5 metres g) minimum separation between townhouse dwellings: 1.2 metres h) maximum building height: 11 metres 	<p>Through Zoning By-law amendment 25-Z-2020 a site specific special provision 14.986 was added to the Zoning By-law. It outlines the following provisions in place of the standard R4 zone provisions;</p> <p>14.986 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:</p> <ul style="list-style-type: none"> a) Minimum lot frontage: <ul style="list-style-type: none"> i. Corner lot – 10.83 metres; b) Minimum exterior side yard – 3.00 metres; c) Minimum interior side yard – 0 metres for rear deck in middle unit of three d) Minimum rear yard: <ul style="list-style-type: none"> i. Attached garage – 6.68 meters; <p>The proposed subdivision meets all of these zone provisions.</p>
<p>R4 zone parking requirements According to 4.9 a) 2 parking spaces are required for each dwelling unit.</p>	<p>Residential parking spaces are proposed in a garage in each unit and in one space in front of the garage to address this requirement. As each dwelling is to be sold separately, there is no condominium and therefore no visitor parking is required.</p>

Street townhouses in a proposed draft plan of subdivision are a permitted use in the R4 zone. Site specific provision 14.986 puts in place all exceptions to the Zoning By-law 1-Z-2014 necessary for this development.

5.0 Review Summary

This proposed plan of subdivision is consistent with the Provincial Policy Statement 2020, the D6 Guidelines, the County Official Plan and County Zoning By-law 1-Z-2014 as amended. It serves the public interest and is good planning. The proposed subdivision is an excellent example of infilling development and intensification. It provides housing options that assist the County in achieving its housing goals.

Respectfully submitted,

Mary Elder MCIP RPP