



Working together with our community

Public Hearings Committee – September 06, 2022

Subject: An application has been received to rezone a portion of the subject lands from Agricultural (A) Zone to Hamlet Residential (RH) with a Special Provision for reduced lot width and lot area and a Holding (H) to facilitate the development of future residential lots in the Hamlet of St. Williams.

Report Number: CD 22-076
Division: Community Development
Department: Planning
Purpose: For Public Meeting

Recommendation(s):

THAT staff Report CD-22-076 for development application ZNPL2022151 be received for information;

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

Public Meeting Notification:

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.

Pursuant to the requirements of the Planning Act R.S.O. 1990, C. P. 13 (“Planning Act”), a notice of the statutory public meeting was posted 20 days in advance of the Public Meeting. Notifications were mailed to neighbors within 120 m of the subject lands; and a yellow notification sign was posted on the site on August 10th, 2022.

Discussion:

The applicant is proposing to rezone a portion of the subject lands from Agricultural (A) Zone to Hamlet Residential (RH) with a Holding (H) to facilitate the development of future residential lots in the Hamlet of St. Williams either through a future plan of subdivision, consents to sever and/or other future development applications.

An overview summary of the development application(s) that have been submitted for the subject property in the Hamlet of St. Williams is contained within Attachment A. This

includes an outline of the site context, the applications and technical reports, any technical or public feedback to date and overview of development considerations. The existing planning framework is contained within Attachment B and the submitted or draft by-law zoning by-law amendment is included as Attachment C.

Strategic Plan Linkage:

This report aligns with the 2019-2022 Council Strategic Priority "Foster Vibrant, Creative Communities" and "Create an Optimal Place for Business".

Explanation: Development that results from applications under consideration can help contribute to a vibrant community and for business.

Conclusion:

A recommendation report will be provided on this matter following review of the circulation, planning considerations and this statutory public hearing meeting regarding the submitted, "complete" development applications.

Attachments:

Attachment A Development Application Overview
Attachment B Existing Planning Policy and Zoning
Attachment C Proposed Zoning Bylaw Amendment

Approval:

Approved By:
Brandon Sloan, BES, MCIP, RPP
General Manager
Community Development Division

Prepared By:
Fabian Serra, MSc.PI
Planner
Community Development Division
Planning Department

Attachment A – Report CD 22-076

DEVELOPMENT APPLICATION OVERVIEW

APPLICATION FILE NUMBERS: ZNPL2022151

LOCATION: PART LOT 1, CONCESSION B, GEOGRAPHIC
TOWNSHIP OF CHARLOTTEVILLE

APPLICANT: ARVANE FARMS LTD.

AGENT: LANDPRO PLANNING SOLUTIONS INC.

STATUTORY PUBLIC HEARING

DATE: SEPTEMBER 6TH, 2022

Site Context

Characteristics:

- Located within the Hamlet of St. Williams;
- Farm lot located along Queen Street East
- 1.2 hectares (2.96 acres);
- Mostly farmed with some wooded area to the south;

Surrounding Land Use:

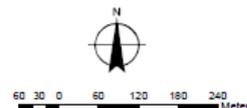
- **North:** Residential
- **East:** Residential
- **South:** Agriculture
- **West:** Residential



Legend

- Subject Lands
 - Lands Owned
- 2020 Air Photo

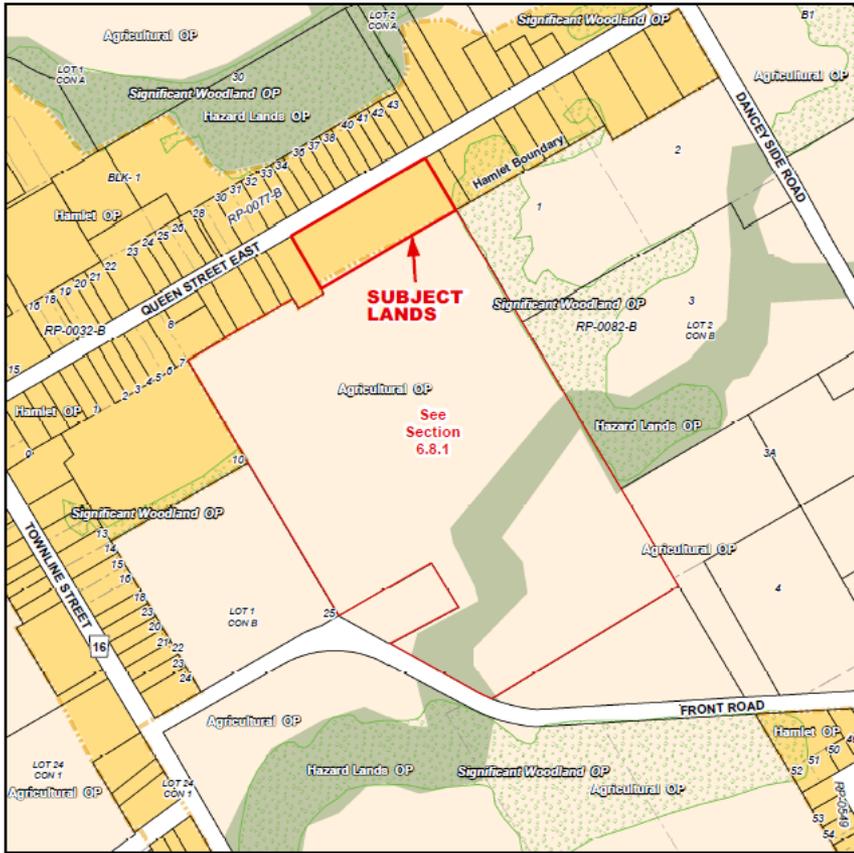
5/31/2022



Site Context

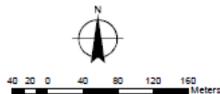
MAP B
OFFICIAL PLAN MAP
Geographic Township of CHARLOTTEVILLE

ZNPL2022151



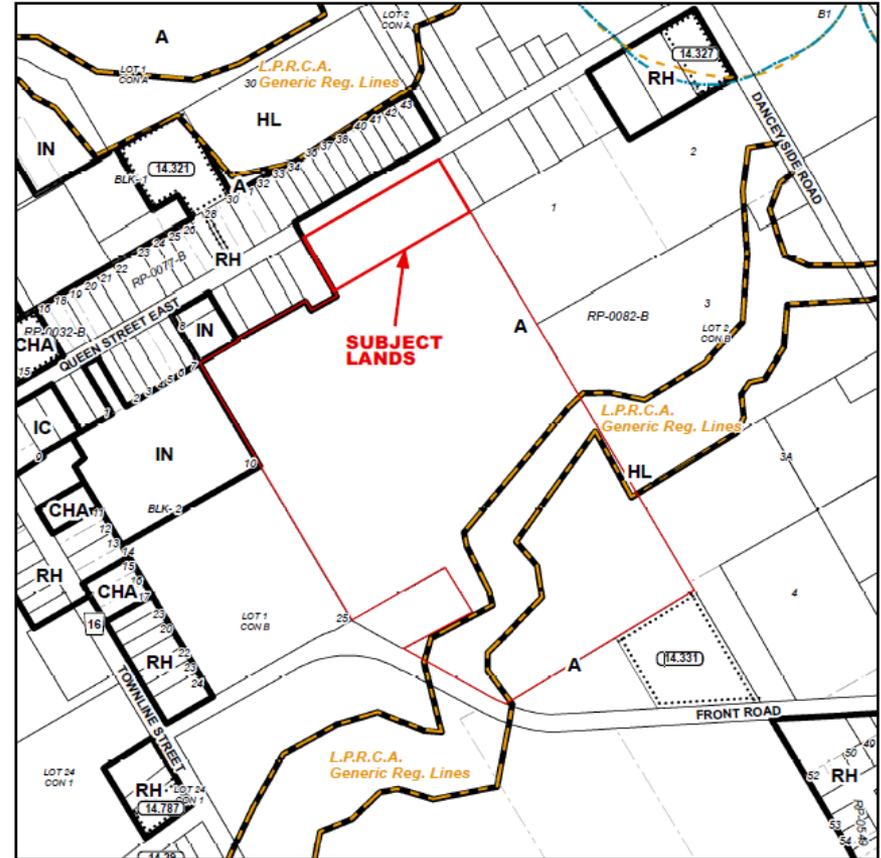
5/31/2022

- Legend**
- | | | |
|---------------|--------------|----------------------|
| Subject Lands | Agricultural | Special Policy Area |
| Lands Owned | Hazard Lands | Hamlet Area Boundary |
| | Hamlet | Significant Woodland |



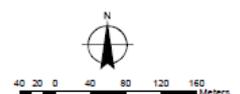
MAP C
PROPOSED ZONING BY-LAW AMENDMENT MAP
Geographic Township of CHARLOTTEVILLE

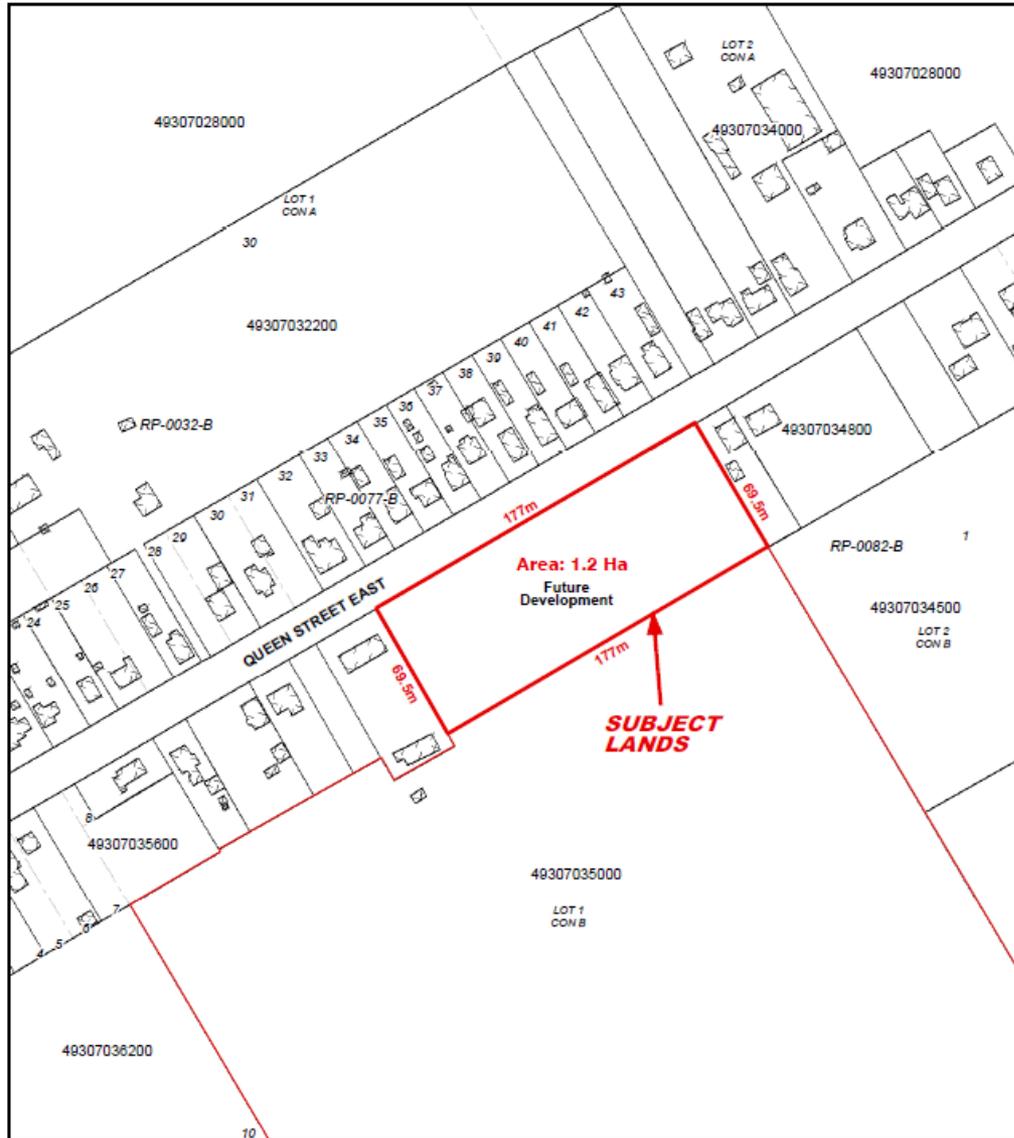
ZNPL2022151



5/31/2022

- LEGEND**
- | | |
|------------------------|---------------------------------------|
| Subject Lands | ZONING BY-LAW 1-Z-2014 |
| Lands Owned | (H) - Holding |
| Adjacent Lands | A - Agricultural Zone |
| LPRCA Generic RegLines | CHA - Hamlet Commercial Zone |
| | IC - Community Institutional Zone |
| | RH - Hamlet Residential Zone |
| | HL - Hazard Land Zone |
| | IN - Neighbourhood Institutional Zone |
- From: A
To: RH(H)**





Development Proposal

- 9 Single Detached Dwelling Lots;
- Low Density
- 2 parking spaces/unit
- On Street Parking
- Access through Queen Street East

Proposed Amendment

- **Zoning:** From “Agriculture (A) to Hamlet Residential (RH) with a Holding (H).

Legend

- Subject Lands
- Lands Owned

8/16/2022



PRELIMINARY REVIEW

Technical Reports

- Planning Justification Report, prepared by Landpro Planning Solutions, April 2022

Consultation Comments to Date

Technical

- Technical comments will be provided at the Recommendation Report stage.

Public

- No Public comments has been received so far.

PRELIMINARY CONSIDERATIONS



Park/Trails: Cash-in-Lieu of parkland dedication will be required.



Parking: Two (2) parking spaces for each dwelling unit;



Transportation: No physical improvements are proposed to accommodate forecasted traffic volumes;



The proposal will consist of driveways fronting onto Queen Street East

A portion of the land would be a road access allowance for the larger retained agricultural parcel behind to access Queen St and to be reserved in case in the future the hamlet settlement boundary area changes the lands would have access/frontage.



Housing: A total of 9-10 single detached units will contribute to the local housing market;



Building Height: unknown at this time.



Servicing: private servicing proposed.

NEXT STEPS AND RECOMMENDATION

- Consideration of Public Hearing Input
- Review of all Technical Comments
- Recommendation Report

Public Hearing Committee Report Recommendation:

THAT staff Report CD 22-076 for development ZNPL2022151 be received for information;

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

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Attachment B Existing Planning Policy and Zoning

Planning Act Considerations

Section 2 of the Planning Act outlines those land use matters that are of provincial interest and for which all county planning decisions shall have regard. The provincial interests that apply to development on this site are:

1. The orderly development of safe and healthy communities;
2. The adequate provision of a full range of housing, including affordable housing;
and
3. The appropriate location of growth and development;

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: Building Healthy Communities of the PPS promotes the building of strong, healthy communities and includes policies about avoiding development and land use patterns which may cause environmental or public health and safety concerns.

Section 1.1.3.1. indicates that *settlement areas* shall be the focus of growth and development. Further, section 1.1.3.2. states “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, planning authorities shall promote opportunities for a range of housing options, taking into account existing building stock or areas and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs

Section 1.1.3.2 outlines that land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) Efficiently use land and resources;
- b) Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for the unjustified and/or uneconomical expansion;
- c) Minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) Prepare for the impacts of a changing climate;
- e) Support active transportation;
- f) Are *transit-supportive*, where transit is planned, exists or may be developed;
and
- g) Are *freight-supportive*.

Section 1.1.3.4 outlines that appropriate development standards should be promoted which facilitate *intensification*, *redevelopment* and compact form, while avoiding or mitigating risks to public health and safety.

Section 1.1.3.5 outlines that planning authorities shall establish and implement minimum targets for *intensification* and *redevelopment* within built-up areas, based on local conditions. However, where provincial targets are established through *provincial plans*, the provincial target shall represent the minimum target for affected areas.

Section 1.1.3.6 states that 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* and *public service facilities*.

Section 1.4 of the PPS provides policies regarding Housing in Ontario. Section 1.4.1 of the PPS states that municipalities are to provide an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market. Planning authorities shall:

- a) Maintain at all times the ability to accommodate residential growth for a minimum of 15 years through *residential intensification* and *redevelopment* and, if necessary, lands which are *designated and available* for residential development; and
- b) Maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.

Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.

Section 1.4.3 indicates that planning authorities shall provide for an appropriate range and mix of *housing options* and densities to meet projected market-based and affordable housing needs of current and future residents of the *regional market area* by:

- a) establishing and implementing minimum targets for the provision of housing which is *affordable to low and moderate income households* and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;

b) permitting and facilitating:

1. all *housing options* required to meet the social, health, economic and well-being requirements of current and future residents, including *special needs* requirements and needs arising from demographic changes and employment opportunities; and

2. all types of *residential intensification*, including additional residential units, and *redevelopment* in accordance with policy 1.1.3.3;

c) directing the development of new housing towards locations where appropriate levels of *infrastructure* and *public service facilities* are or will be available to support current and projected needs;

d) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use of *active transportation* and transit in areas where it exists or is to be developed;

e) requiring *transit-supportive* development and prioritizing *intensification*, including potential air rights development, in proximity to transit, including corridors and stations; and

f) 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.

Official Plan Considerations

Existing Land Use Designation: Hamlet and Agricultural.

The subject lands has a split land use designation of Agricultural and Hamlet. This application proposal is located entirely within the Hamlet Designation of the property.

Section 6.6 of the Norfolk County Official Plan provides policies regarding Hamlet Areas. Norfolk County promotes limited growth within the Hamlet Area boundary and supports their rural character.

Section 7.5 of the Norfolk County Official Plan provides policies regarding the Hamlet Land Use designation. This section outlines that Low density residential dwellings on lots suitably sized to accommodate private servicing systems shall be the main permitted use.

Section 7.5.2 provides Land use policies for the Hamlet Land Use designation.

b) 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:

- i) availability of potable water;
- ii) 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;
- iii) the proposed servicing will be appropriate for the proposed densities and land uses;
- iv) the pattern of new development will be a logical extension of the existing built-up area;
- v) the available community facilities, such as community centres, schools, convenience commercial, recreation or cultural facilities can accommodate the proposed development;
- vi) the area of the proposed development shall not be permitted in Provincially Significant Features or Hazard Lands, identified on Schedules "B" of this Plan;
- vii) the area of the proposed development shall not be permitted in or on adjacent land to the Natural Heritage Features identified on Schedule "C" and/or Tables 1 and 2 or on Schedule "G" and Table 6 of the Lakeshore Special Policy Area Secondary Plan, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions, in accordance with the policies of Section 3.5 (Natural Heritage Systems) and Section 11 (Lakeshore Special Policy Area Secondary Plan) of this Plan;
- viii) the area of the proposed development shall not be located within, and will not have a negative impact on, a Natural Resource Area identified on Schedule "J" to this Plan. Mineral Aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for Official Plan Amendment, rezoning or development permit under the Planning Act. When a licence for extraction or operations ceases to exist, development may be permitted if it is demonstrated that:
- the extraction resource use would not be feasible; or
 - The proposed land use or development serves a greater long-term public purpose; and
 - issues of public health, public safety and environmental impact are addressed; and
 - the proposed development is compatible with existing development.

Zoning By-Law Considerations

Existing Zoning: Agricultural (A)

Proposed Zoning: Hamlet Residential (RH) with a Holding Provision (H).

The proposed use, single detached residential dwellings, is a permitted use in the Hamlet Residential Zone.



The Corporation of Norfolk County

By-Law __-Z-2022

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Part Lot 1, Concession B, Geographic Township of Charlotteville, Norfolk County.

WHEREAS Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 34 and 36(1) (Holding) of the *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended;

AND WHEREAS this By-Law conforms to the Norfolk County Official Plan.

NOW THEREFORE the Council of The Corporation of Norfolk County hereby enacts as follows:

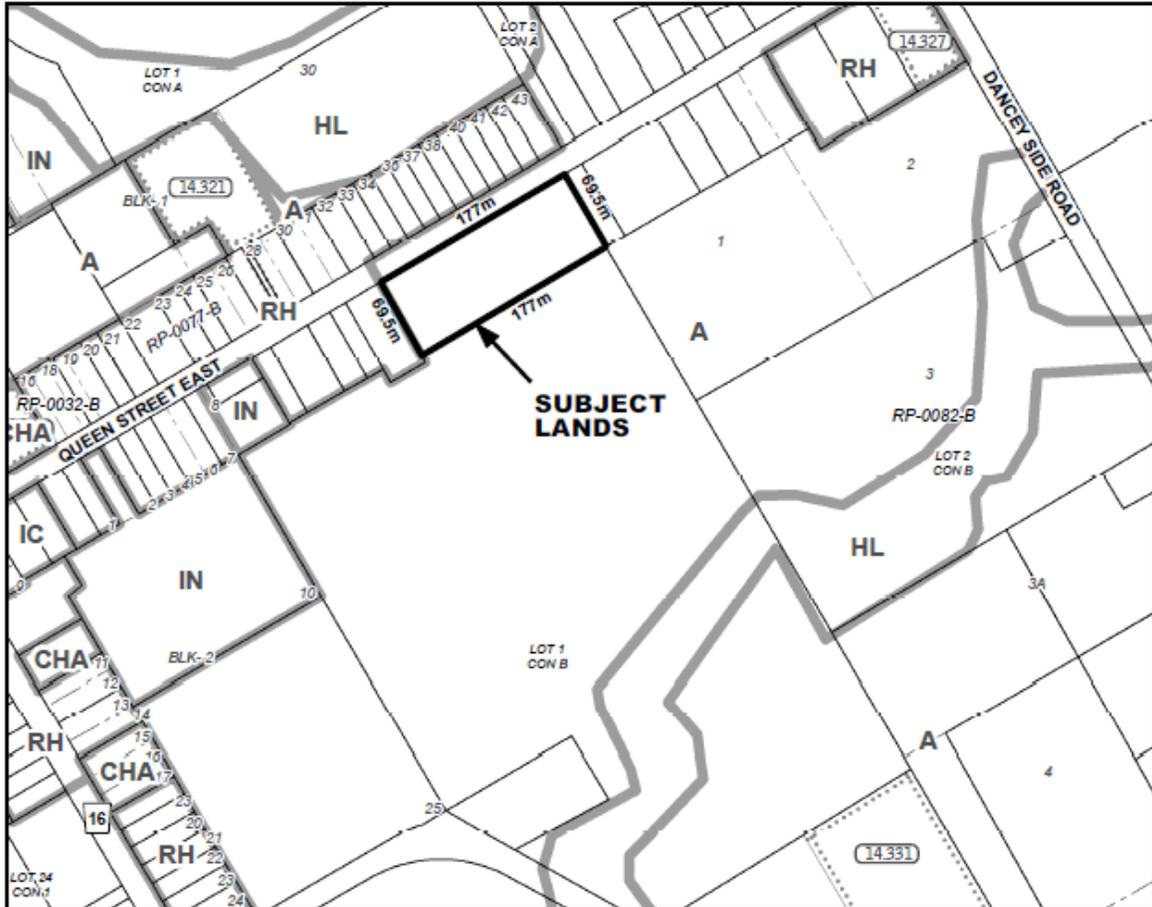
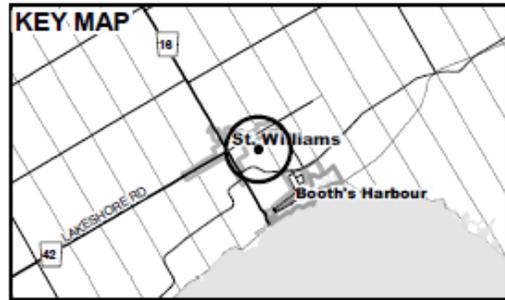
1. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of the subject lands identified on Map A (attached to and forming part of this By-Law) from Agricultural (A) Zone to Hamlet Residential Zone (RH) and a Holding Provision (H);
2. That the holding (H) provision of this By-Law shall be removed upon the registration of a Subdivision/Consent Agreement on title and only when the water and sewer capacities are confirmed and allocated to the development to the satisfaction of the General Manager, Environmental & Infrastructure Services.
3. That the effective date of this By-Law shall be the date of passage thereof.

ENACTED AND PASSED this ____ day of _____, 2022.

Mayor

County Clerk

MAP A
ZONING BY-LAW AMENDMENT
NORFOLK COUNTY
 In the Geographic Township of
CHARLOTTEVILLE



LEGEND

Subject Lands

From: A
To: RH(H)

ZONING BY-LAW 1-Z-2014

- (H) - Holding
- A - Agricultural Zone
- CHA - Hamlet Commercial Zone
- IC - Community Institutional Zone
- RH - Hamlet Residential Zone
- HL - Hazard Land Zone
- IN - Neighbourhood Institutional Zone



1:5,000



This is MAP A to Zoning By-law _____ Passed the ___ day of _____.

_____ MAYOR

_____ CLERK

**Explanation of the Purpose and Effect of
By-Law __-Z-2022**

This By-Law affects a parcel of land described as Part Lot 1, Concession B, Geographic Township of Charlotteville, Norfolk County, located in the Hamlet of St. Williams.

The purpose of this By-Law is to change the zoning on the subject lands from Agriculture (A) to Hamlet Residential (RH) with a Holding Provision (H). The change would have the effect of allowing the subject lands to be developed into future residential lots in the Hamlet of St. Williams.

A holding “(H)” provision is being placed on the zoning on the subject lands to ensure that a Development Agreement to execute conditions of a plan of subdivision or consents to sever is registered on title. Also the holding provision is necessary until such time as the water and sewer capacities are confirmed and allocated to the development to the satisfaction of the General Manager, Environmental & Infrastructure Services.