



Working together with our community

Public Hearings Committee – November 07, 2023

Subject: Development applications 28TPL2023316 and ZNPL2023320 to facilitate a plan of subdivision for 371 residential dwelling units for lands at the northeast corner of Croton Ave. and Dalton Rd (otherwise known as Ryder Subdivision), Delhi.

Report Number: CD 23-090
Division: Community Development
Department: Planning
Ward: Ward 3
Purpose: For Public Meeting

Recommendation(s):

That staff Report CD-23-090 for development applications 28TPL2023316 and ZNPL2023320 be received for information; and

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 the 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 October 17th, 2023.

Discussion:

The applicant is proposing a Draft Plan of Subdivision (28TPL2023316) to facilitate the development of a subdivision consisting of a total of 371 dwelling lots consisting of 123 single detached dwellings, 171 street townhouses and 76 dual frontage townhouses within the urban area of Delhi.

The applicant is also proposing a Zoning By-Law Amendment to change the existing residential R1-A and R2 zoning to R2 and R4 along with adding a parkland area and a

storm water management pond within the OS zone and to include ‘Dual Frontage Townhouses’ as a permitted use within the R4 Zone. The application further seeks to apply a Special Provision to the subject lands to accommodate relief of various lot provisions and yard provisions (see Attachments).

An overview summary of the development application(s) that have been submitted for the subject property at the Northeast corner of Croton Ave. and Dalton Rd (otherwise known as Ryder Subdivision) is contained within Attachment A. This includes an outline of the site context, the applications, and technical reports, and any technical or public feedback to date and overview of development considerations. The submitted or draft by-law amendment is included as Attachment C.

Strategic Plan Linkage:

This report aligns with the 2022-2026 Council Strategic Priority Building Norfolk.

Explanation: The proposed development will provide additional residential dwellings within the urban boundary of Delhi which is needed to create complete communities.

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.

Due to the statutory timelines associated with these respective applications for the Draft Plan of Subdivision (120 Days) and Zoning By-Law Amendment (90 Days), staff will likely prepare two recommendation reports one for the Zoning amendment and one for the Draft Plan of Subdivision per the respective timelines associated with each file type.

Attachments:

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

Approval:

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

Reviewed By:
Tricia Givens, M.Sc.(PL), MCIP, RPP
Director of Planning

Community Development Division
Planning Department

Prepared By:
Fabian Serra, M.Sc. (PL)
Planner
Community Development Division
Planning Department

Attachment A - Report CD 23-90
Development Application Overview

Northeast corner of Croton Avenue and Dalton Road(Ryder Subdivision), Delhi

Application File Numbers: 28TPL2023316 & ZNPL2023320

Applicant: 1000011047 Ontario Inc.

Agent: G. Douglas Vallee Limited

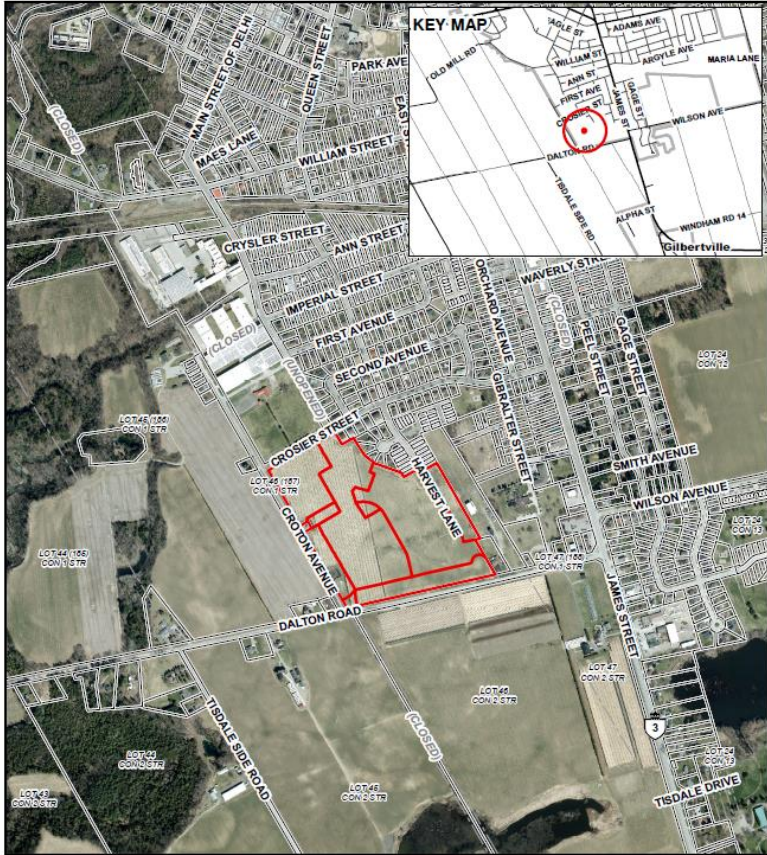
Statutory Public Hearing

Date: November 7th, 2023

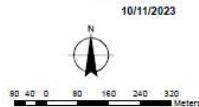
Site Context

MAP A
CONTEXT MAP
Urban Area of DELHI

28TPL2023316
ZNPL2023320



Legend
Subject Lands
2020 Air Photo



Site Characteristics:

- 14.82 ha (36 acres)
- Located at the intersection of Croton Avenue and Dalton Road, Delhi
- Located within the Urban Area of Delhi.
- The subject lands are currently vacant.

Surrounding Land:

North: Residential

East: Residential, long term care, commercial

West: Agricultural, single detached dwellings

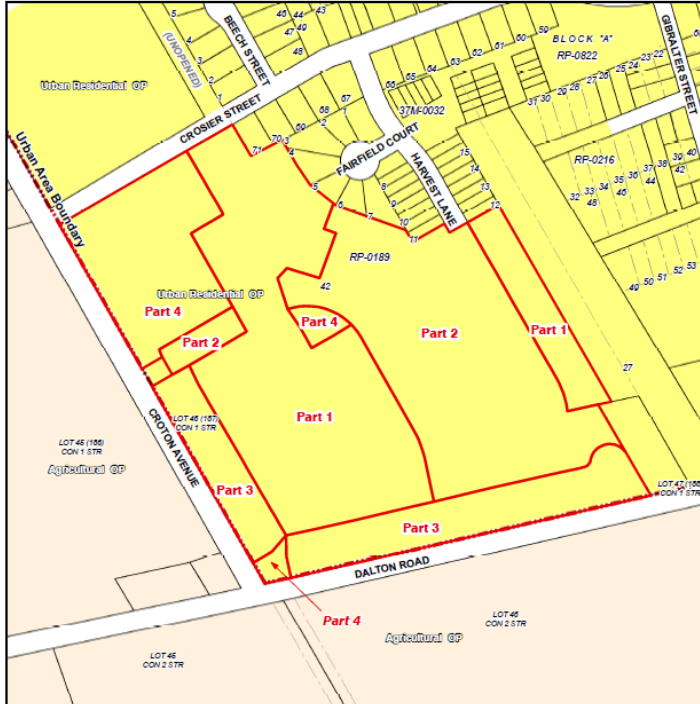
South: Agricultural, single detached dwellings

Site Context

Official Plan Map

MAP B
OFFICIAL PLAN MAP
Urban Area of DELHI

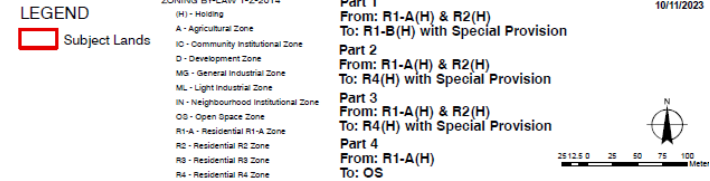
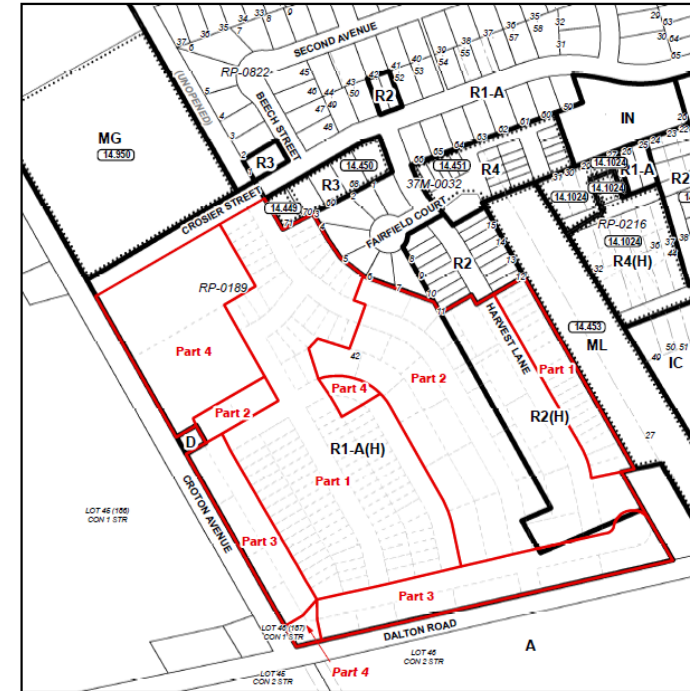
28TPL2023316
ZNPL2023320



Proposed Zoning By-law Amendment Map

MAP C
PROPOSED ZONING BY-LAW AMENDMENT MAP
Urban Area of DELHI

28TPL2023316
ZNPL2023320



Development Proposal

Concept Plan



Key Features/Proposed Subdivision:

- Single Detached Dwelling: 123 lots
- Standard Street Townhouse: 183 units
- Dual-Frontage Townhouse: 65 Units
- Storm Water Management Pond: 1.03 ha (2.54 acres)
- Parkland: 1.02 ha (2.53 acres)
- Future Connection Block: 700sqm

Proposed Zoning Amendment

- **Part 1:** Change the existing zoning from Urban Residential Type 1 (R1-A) and Urban Residential Type 2 (R2) to Urban Residential Type 1 (R1-B) for Single Detached dwellings with a special provision for reduced lot area, lot frontage, and yard provisions.
- **Part 2:** Change the existing zoning from R1-A and R2 to Urban Residential Type 4 (R4) for Street Townhouses with a special provision for reduced lot area, lot frontage, and yard provisions.
- **Part 3:** Change the existing zoning from R1-A and R2 to R4 with a special provision to permit Dual Frontage Townhouses and for reduced lot area, lot frontage, and yard provisions.
- **Part 4:** Change the existing zoning from R1-A to Open Space (OS) to permit the establishment of a public park/open Space and stormwater management pond.

Preliminary Review

Technical Reports:

- Planning Justification Report (G. Douglas Vallee Limited, September 2023)
- Traffic Impact Study (Paradigm, September, 2023)
- Functional Servicing Report, (G. Douglas Vallee Limited, September 2023)
- Phasing Plan (G. Douglas Vallee Limited, September 2023)
- Zoning Map (G. Douglas Vallee Limited, September 2023)
- Draft Plan of Subdivision (G. Douglas Vallee Limited, September 2023)
- Concept Elevation Plan (Big Sky)






Technical Comments:

Technical Comments Pending.

Public Input:

No public comments received at this time.

Preliminary Considerations

Key Items		Preliminary Review
Housing		The subject lands are currently vacant. The applicant is proposing to construct an 371 residential lot subdivision consisting of single detached and townhouse dwellings. The overall density proposed is 25 UPH.
Parks		The proposed development incorporates a storm water management pond and park space for future local residents. The Parkland Dedication and/or cash-in-lieu of Parkland will be determined in accordance with the Parkland Dedication By-law 2016-126.
Traffic		No physical improvements are warranted by the report for this 371-unit development as traffic is considered with an acceptable level of service under existing and future time horizons to 2036.
Servicing		Allocation of water and sanitary services will not be confirmed or committed until a development agreement is processed and executed.
Parking		Further review will be needed to evaluate the reduced lots frontages to confirm enough on-street parking can be accommodated.

Next Steps & Recommendation

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

Public Hearing Committee Report Recommendation:

THAT staff Report CD 23-090 for development applications 28TPL2023316 and ZNPL2023320 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.

CD-23-090 – 28TPL2023316 & ZNPL2023320 – Ryder Subdivision, Delhi

Attachment B - Planning Policy and Zoning Considerations

Planning Act

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:

- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (p) the appropriate location of growth and development and

Section 34 of the Planning Act permits amendments to the zoning by-law by Councils of local municipalities.

Provincial Policy Statement, 2020

The Provincial Policy Statement is intended to be read in its entirety, and the relevant policies are to be applied in each situation. Part IV: Vision for Ontario's Land Use Planning System provides the overall context for Ontario's long-term prosperity and social well-being. It states that efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities.

The subject land is within the settlement area as defined in the Provincial Policy Statement. Section 1.1.3.1 states that Settlement areas shall be the focus of growth and development. Section 1.1.3.4 states that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

Policy 1.1.3.6 of the PPS states, "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."

Policy 1.4.3 of the PPS states, "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 through subsections a), b), c) d) e) and f).

The PPS defines Special needs as "any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for

persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.”

Section 1.6 of the PPS outlines policies surrounding Infrastructure and Public Service Facilities. Policy 1.6.1 b) states that infrastructure and public service facilities are to be integrated with land use planning and growth management while meeting current and projected needs.

Section 1.6.6 of the PPS outlines policies surrounding Sewage, Water and Stormwater.

Policy 1.6.6.1 a) outlines that planning for sewage and water services shall accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:

- 1) Municipal sewage and municipal water services; and
- 2) Private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible;

Subsection d) outlines that sewage and water services shall be integrated and considered throughout all stages of the planning process.

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

Policy 1.6.6.3 of the PPS states, that where municipal sewage and water services are not available, planned or feasible, private communal sewage services and private communal *water services* are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety.

Norfolk County Official Plan

The subject lands are currently designated “Urban Residential” in the Norfolk County Official Plan.

Section 2.2.3.2 of the Official Plan outlines objectives surrounding Maintaining and Enhancing the Rural and Small Town Character, in which policy e) states that “Develop land use patterns in the Urban Areas that are compact and efficient”.

Section 2.2.4.2 outlines the objectives of maintaining a high quality of life in that the County must provide a variety of housing forms, tenures and levels of affordability through development, redevelopment, intensification and infilling projects.

Planning Comments: *The proposed development consists of a variety of single detached dwellings and townhouse dwellings. The proposal includes a park and will look to increase the housing supply within Norfolk, specifically within the Urban Area of Delhi.*

Section 5.3 b of the Norfolk County Official Plan outlines policies surrounding Housing. This section outlines that the County is to ensure that a full range of housing types and densities are provided to meet the anticipated demand and demographic change, while meeting the social, health and well-being of both current and future residents, including those with special needs.

Planning Comments: *The proposed apartment building will provide a type of housing that is currently in short supply. This development will help the County meet its 15% targets as outlined above.*

Section 5.3.1 Residential Intensification f) outlines a list of criteria in which infill development, intensification and redevelopment of sites is based on. The criteria is as follows:

- 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
- v. The proposed development is consistent with the policies of the appropriate Land Use Designation associated with the land.

Planning Comments: *A Traffic Impact Study (TIS) has been submitted as a part of the application. Greater details within the TIS may be required during the Site Plan Stage. The proposed residential subdivision would provide a high density form of housing within the Urban area of Delhi.*

Section 6.4 b) i) of the Norfolk County Official Plan outlines that Urban areas will incorporate a full range of housing types, including affordable and special needs housing.

Section 6.5.3 outlines policies pertaining to the Urban Area of Delhi. The Official Plan outlines that the County will support and promote the continued development of Delhi as the third largest Urban Area in the County and that the County supports the development of full range of housing types in the Delhi Urban Area, including affordable and special needs housing

Section 7.7.2 of the Norfolk County Official Plan outlines the land use policies of the Urban Residential Land Use designation of the Norfolk County Official Plan. Section 7.7.2 a) states that “Single, semi-detached and duplex housing forms shall generally have an average net density of 15 units per hectare (uph).” Section 7.7.2 b) states that a “Triplex, fourplex, townhouses, and other medium density housing forms, shall generally have a net density of between 15 and 30 uph, New medium density residential development and other uses that are similar in terms of profile, 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 8.9.1 outlines the policies surrounding Services in the Urban Areas of Norfolk County. Subsection c) states, all development in the Urban Areas shall be fully serviced by municipal piped water supply and waste water treatment systems.

Section 8.9.3 outlines the policies surrounding Servicing allocation and phasing. Subsection a) states, when unallocated servicing capacity does not exist for a proposed development, the County shall defer the processing of the planning application until capacity is available, or until a servicing agreement is in place to ensure that such capacity will be available to service the development. Draft approved plans of

subdivision may only proceed to registration if sufficient servicing capacity continues to exist.

Norfolk County Zoning By-Law 1-Z-2014

The Subject lands are currently zoned Urban Residential Type 1 (R1-A) with a Holding and Urban Residential Type 2 (R2) with a Holding (H) on the property in the Norfolk County Zoning By-Law.

Section 5.1.1 of the Norfolk County Zoning By-Law 1-Z-2014 outlines the permitted uses in the R1-B Zone. They are as follows:

- a) dwelling, single detached
- b) *bed & breakfast*, subject to Subsection 3.4
- c) home occupation
- d) *accessory residential dwelling unit*, subject to Subsection 3.2.3.

Section 5.4.1 of the Norfolk County Zoning By-Law 1-Z-2014 outlines the permitted uses in the R4 Zone. They are as follows:

- 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
- f) *accessory residential dwelling unit*, subject to Subsection 3.2.3.[7-Z-2020]

Section 9.1.1 of the Norfolk County Zoning By-Law 1-Z-2014 outlines the permitted uses in the Open Space (OS) Zone. They are as follows:

- a) campground
- b) dwelling, single detached
- c) *dwelling unit* in any *permitted* non-residential *building* – maximum one (1)
- d) fairground
- e) golf course
- f) golf driving range
- g) home occupation
- h) park
- i) place of recreation ancillary to a *golf course* but excluding an arena
- j) place of sports and recreation.

The application looks to add a storm water management pond as a permitted use within the OS zone and to include ‘Dual Frontage Townhouses’ as a permitted use within the R4 Zone. The application further seeks to apply a Special Provision Number to the subject lands to accommodate relief of lot provisions and yard provisions as follows:

Part 1

In lieu of the corresponding provisions in the R1-B Zone, the following shall apply:

Zone Provisions

- a) Minimum Lot Area:
 - Interior Lot – 233m²
 - Corner Lot – 340m²
- b) Minimum Lot Frontage:
 - Interior Lot – 9.0m
 - Corner Lot – 12.0m
- c) Minimum Front Yard – 4.4m
- d) Minimum Rear Yard – 6.0m
- e) Minimum Interior Side Yard – 1.2m on one side / 0.8m on the other side
- f) Minimum Exterior Side Yard – 2.0m

Part 2

In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

Zone Provisions

- a) Minimum Lot Area:
 - Corner Lot – 225m²
- b) Minimum Lot Frontage:
 - Interior Lot – 6.0m
 - Corner Lot – 8.5m
- c) Minimum Front Yard – 4.4m
- d) Minimum Rear Yard – 6.0m
- e) Minimum Exterior Side Yard – 2.0m

Part 3

In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

Permitted Uses

- a) Dual Frontage Townhouses – Shall mean a townhouse dwelling which is fronting on a public street with pedestrian access only and a driveway access from the rear yard.
- b) Home Occupation
- c) Accessory Residential Dwelling Units

Zone Provisions

- a) Minimum Lot Area:
 - i. Interior Lot – 147m²
- b) Front Yard:
 - ii. Attached Garage – 2.0m
- c) Rear Yard:
 - iii. 0.0m

Part 4

In addition to the uses permitted in the OS Zone the following uses shall also be permitted:

- a) Stormwater Management Pond



The Corporation of Norfolk County

By-Law #-Z-2023

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Part Lots 1 and 4, Block 26 and 42, Plan 189, Urban Area of Delhi, 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; and

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 as Part 1, Part 2, Part 3 and Part 4 on Map A (attached to and forming part of this By-Law), in accordance with the following:

Part 1: from Urban Residential Type 1 *Zone* (R1-A) with a Holding (H) and Urban Residential Type 2 *Zone* (R2) with a Holding (H) to Urban Residential Type 1 *Zone* (R1-B) with the special provision 14.1045;

Part 2: from Urban Residential Type 1 *Zone* (R1-A) with a Holding (H) and Urban Residential Type 2 *Zone* (R2) with a Holding (H) to Urban Residential Type 4 *Zone* (R4) with the special provision 14.1045;

Part 3: from Urban Residential Type 1 *Zone* (R1-A) with a Holding (H) and Urban Residential Type 2 *Zone* (R2) with a Holding (H) to Urban Residential Type 4 *Zone* (R4) with the special provision 14.1045;

Part 4: from Urban Residential Type 1 *Zone* (R1-A) with a Holding (H) to Open Space *Zone* (OS);

2. That Subsection 14 Special Provisions is hereby further amended by adding 14.1045; as follows:

14.1045 - In lieu of the corresponding provisions in the subject lands identified as Part 1, Part 2 and Part 3 on Map A (attached to and forming part of this By-Law), the following shall apply:

Part 1

a) Minimum *Lot Area*:

Interior Lot – 233 square metres

Corner Lot – 340 square metres

b) Minimum Lot Frontage:

Interior Lot – 9.0 metres

Corner Lot – 12.0 metres

c) Minimum *Front Yard* – 4.4 metresd) Minimum *Rear Yard* – 6.0 metrese) Minimum *Interior Side Yard* – 1.2 metres on one side and 0.8 metre on the other sidef) Minimum *Exterior Side Yard* – 2.0 metres

Part 2

a) Minimum *Lot Area*:

Corner Lot – 225 square metres

b) Minimum Lot Frontage:

Interior Lot – 6.0 metres

Corner Lot – 8.5 metres

c) Minimum *Front Yard* – 4.4 metresd) Minimum *Rear Yard* – 6.0 metrese) Minimum *Exterior Side Yard* – 2.0 metres

Part 3

In addition to the permitted uses in the R4 Zone, a Dual Frontage Townhouse will be permitted with the following provisions:

a) Dual-Frontage Townhouse – Shall mean a *Street Townhouse* which is fronting on a public street with pedestrian access only and a driveway access from the rear yard.b) Minimum *Lot Area*:

Interior Lot – 147 square metres

c) Minimum *Front Yard*:

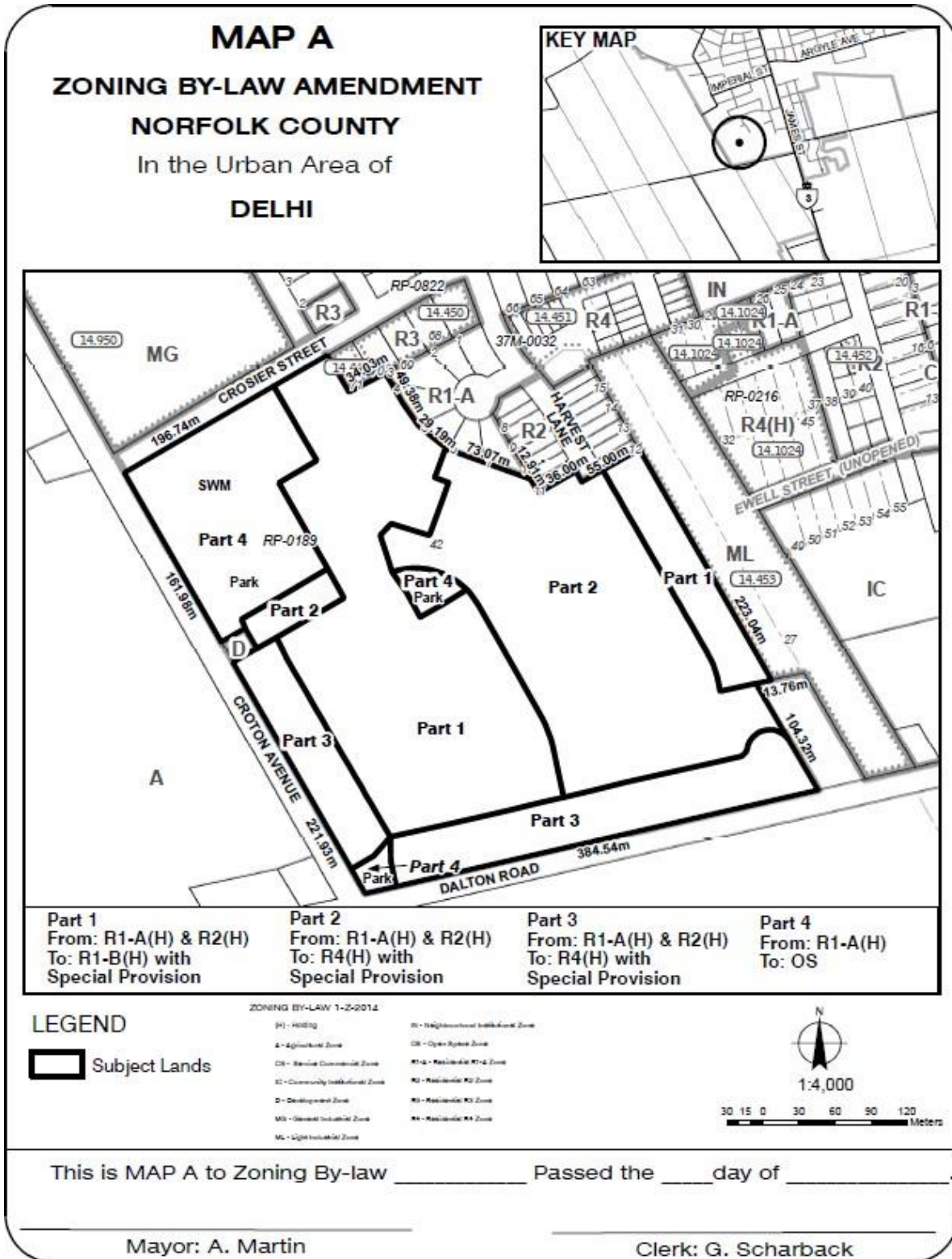
Attached Garage – 2.0 metres

d) Minimum *Rear Yard* – 0.0 metre

Enacted and passed this _____ day of _____, 2023.

Mayor: A. Martin

County Clerk: G. Scharback



**Explanation of the Purpose and Effect of
By-Law ##-Z-2023**

This By-Law affects a parcel of land described as Part Lots 1 and 4, Block 26 and 42, Plan 189, Urban Area of Delhi, Norfolk County.

The purpose of this By-Law is to change the zoning on the subject lands from Urban Residential Type 1 *Zone* (R1-A) with a Holding (H) and Urban Residential Type 2 *Zone* (R2) with a Holding (H) to Urban Residential Type 1 *Zone* (R1-B), Urban Residential Type 4 *Zone* (R4) and Open Space *Zone* (OS) with a new Special Provision 14.1045. The change would have the effect of allowing reduced lot area, lot frontage, front yard and side yards for various types of single detached and townhouse dwellings.

