

EXECUTIVE SUMMARY

The following report provides a land use planning justification in support of a Zoning By-law amendment application and an application for vacant Lot Condominium approval for lands that are part of those known municipally as 216 Centennial Ave., St. Thomas Ontario in the municipality of Central Elgin

The proposed creation of 8 vacant condominium lots conforms to the Residential Policies of both the County of Elgin and the Central Elgin Official Plans. The proposal will require a rezoning as well as the Condominium approval for the 8 lots plus a right of way for access to the residual house at 216 Centennial Avenue. The proposed right of way will be to allow the owner of 216 Centennial Ave. to access the garage at the rear of the house via the condominium driveway and part of the hammerhead.

This report includes the review of the Provincial Policy Statement (2020); the County of Elgin Official Plan; the Municipality of Central Elgin Official Plan; and the Municipality of Elgin Zoning By-law. The draft Policy Statements are not included here but acknowledge they may become relevant with the timing of Councils' decisions. Any statements that conflict with the proposed development will be identified.

Sanitary sewer, and water supply will be accessed from Centennial Avenue and trunk mains located there. Stormwater will be managed onsite with a quality control facility and is tributary to the McNea Drain. These lands are under a special agreement for servicing with the City of St. Thomas.

Traffic onto Centennial Avenue has been studied by Strik, Baldinelli and Moniz (SBM). Their conclusions are that there will be no discernable impact on the operation of Centennial given the few traffic trips anticipated from this 8-house development.

From a growth perspective, St. Thomas like all other Cities, Towns or Villages in this region and beyond have undergone unprecedented growth in the past 5 years. The announcements of Volkswagen and Amazon relative to their plans in Talbotville will have a regional impact substantially to be felt in the immediate St. Thomas area. The province is addressing a housing crisis through various legislative and policy directions to provide municipalities with more tools to increase housing supply as quickly and reasonably as possible. Identifying and creating efficient use of currently underutilized parcels of land for intensification is precisely what the legislation and the province as well as the County and Elgin are attempting to achieve.

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1.0 PURPOSE

The purpose of this report is to provide a land use planning analysis and justification for a Zoning By-law amendment application pertaining to the property identified as MN 216 Centennial Avenue in the Municipality of Central Elgin. The Zoning Bylaw amendment is to permit the 8 single detached houses on a vacant land condominium corporation.

The applicant and property owner(s) is a company to be incorporated and currently owned by Len Graat. Consulting services are provided by LDS Consultants Inc. of London Ontario in association with Knutson Development Consultants Inc. (KDCI). Ric Knutson is the primary contact for the property owner / applicant and can be contacted at (519) 619-8732. KDCI is a land use planning and development management consultancy. Ric has 50 years of experience as a land use planner. Some aspects of this reporting are the results of specialized studies on archeology, traffic impact and tree preservation.

2.0 SUBJECT PROPERTY DESCRIPTION

The subject site is located on the east side of Centennial Ave. It is approximately 0.6470 ha. with frontage on Centennial, Avenue with a frontage of 12m. It is legally described as part of Lot 11, Conc. VIII formerly in the Township of Yarmouth. The Assessment roll number is 391600014011800 and 391600014011744. The house and garage are not part of this application except as the rear 10.5m and have a total area of.1432 ha., and frontage of 28.234 m.

Adjacent land use is residential typically with single detached homes along Centennial Ave., and internally in adjacent subdivisions in the Eastwood Community Policy area. Figure 2 is an aerial of the location area showing exclusively single detached homes not unlike the current proposal.

Figure 1 – Site Location

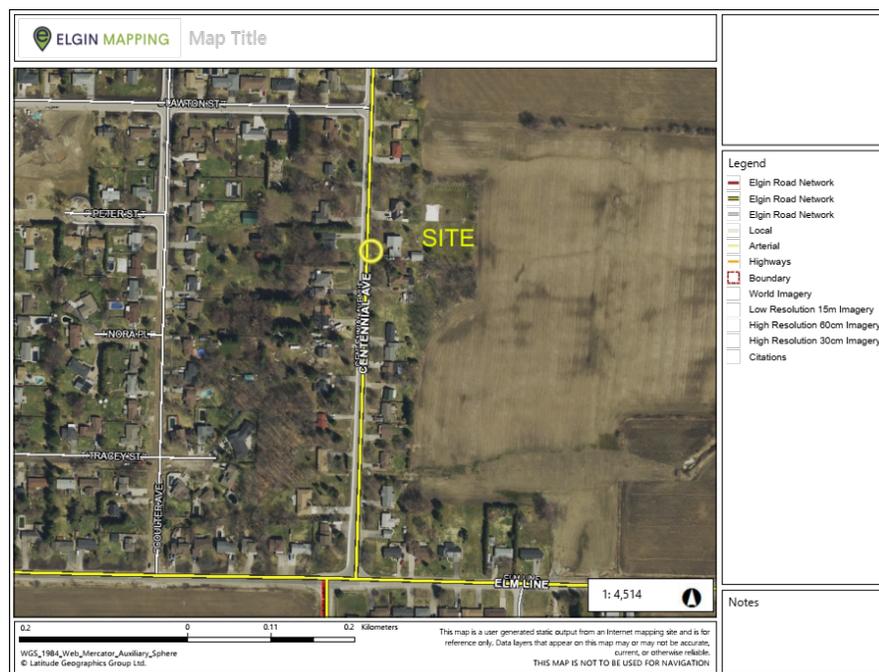
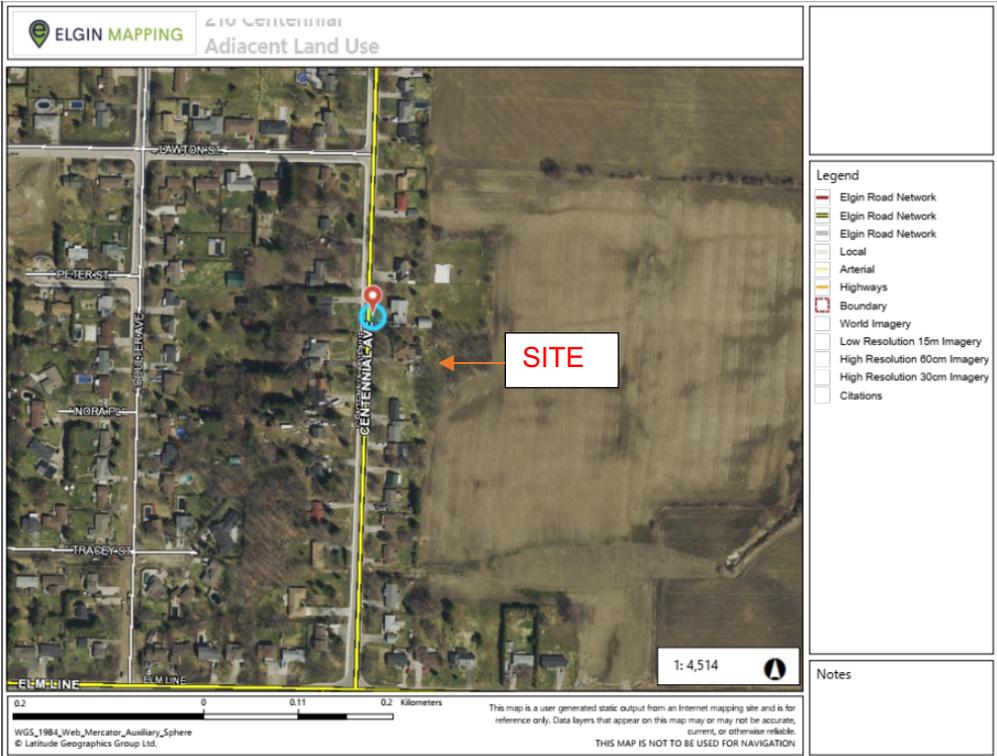


Figure 2
Adjacent Land Use



3.0 MUNICIPAL SERVICES

LDS Consultants Inc. has been retained to advise and design the servicing strategy for this proposed development. The attached reports clearly outline the various service proposals which are summarized following.

Servicing is accomplished through an agreement with the City of St. Thomas for the Eastwood Area.

4.1 Sanitary sewers: Sanitary sewers will be tributary to the 250mm main on Centennial Avenue.

4.2 Storm sewers: treatment and outlets. The Stormwater Management brief identifies that there will be a quality control structure. Predevelopment post development flows are retained through internal sewer oversizing. The outlets are to 1) the 450mm storm sewer on Centennial and via a proposed outlet to the McNea Drain.

4.3 Water: water is proposed to connect to the 450mm watermain on Centennial Ave.

There are 2 areas that have special agreements with the City of St. Thomas for servicing namely Eastwood (this one) and Lyndhurst. Full municipal services are available for this proposal.

4.0 APPLICATION CONSULTATION

A Pre-consultation meeting was held with municipal staff the owner and LDS June 1, 2023. There appeared to be conditional support for the proposal based on the “hammerhead plan” for 8 residential units on a vacant land condominium plan. Issues identified included:

- a) Concern with the initial 1.5m setbacks on homes is too narrow.
- b) That a Traffic Impact study be done in consultation with the County.
- c) That an archeology study be completed
- d) That a tree preservation report and plan be done.
- e) That a Storm water management plan be completed based on predevelopment and post development calculations with attention to impervious surfaces
- f) Due to recent year intense winter storms that attention, be paid to snow clearing and storage.
- g) That there will be an application to amend the Zoning Bylaw
- h) That the proposed development be supported by a Planning Justification Report paying attention to air / water quality and environmental impacts.

5.0 REQUESTED AMENDMENTS

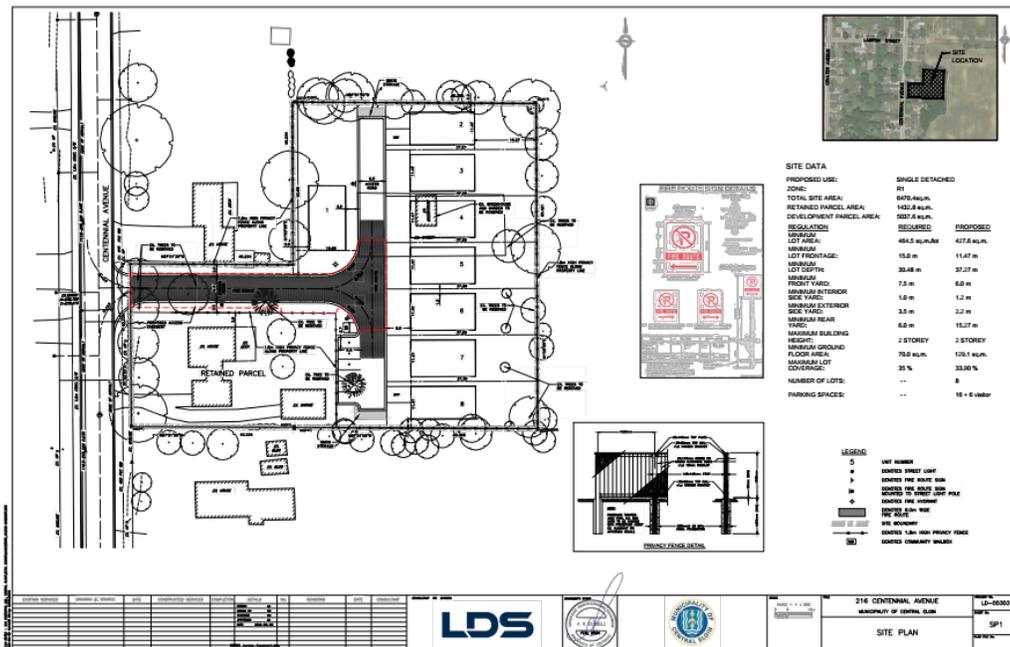
The details of the requested Zoning amendment are set out in later sections. There are 2 areas to be rezoned, a small section of the rear of the existing house lands are requested to rezoned from Open Space 2 (OS2) to Residential 1 (R1) consistent with the remainder of this land. The lands of the Vacant Land Condominium application are proposed to be rezoned to a Special Residential 1 (R1 (*)) category to reflect the special circumstances such as a frontage reduction, minimum unit (lot) area reduction, minimum exterior side yard, and front yard. These are detailed in Section 8.4 of this report.

6.0 PROPOSED USE AND PROPOSED SITE PLAN

Figure 3 is a proposed site plan that depicts the development of 8 vacant land units and access units on the subject property based on a private road with an entrance length of approximately 50m into a hammerhead configuration. Access to the property

is from Centennial Avenue. The existing house will remain outside of the condominium application area. The driveway and a portion of the hammerhead internal street are also proposed to include a right of way in favour of the existing house at 216 Centennial Avenue.

Figure 3
Proposed Development



7.0 PROPERTY CONTEXT AND SURROUNDING LAND USE

Figure 2 above shows the proposed development in context of the surrounding development. The Eastwood Community is typically single detached homes which is consistent with the proposal. It is on the eastern edge of “St. Thomas adjacent to restricted agricultural.

8.0 POLICY DOCUMENTS AND ZONING

8.1 PROVINCIAL POLICY STATEMENTS; 2020 - 2024:

The Provincial Policy Statements are required to be consistent with under Section 3 of the Planning Act. The following statements support the proposed 8 residential unit development. It should be noted that the province has just released renewed draft proposed policies that have not yet been adopted, and are under discussion until May 12, 2024. It is anticipated that the PPS 2024 will be in force at the time of the decisions that are supported by this report.

Upon a detailed review of the proposed policy statements, there were no policies that would conflict with the proposed. The intent of the PPS 2024 is to enhance the supply and availability of housing including intensification which would apply here.

The main principles of PPS 2024 are:

1. Generate increased housing supply.
2. Make land available for development.
3. Provide infrastructure to support development.
4. Balance Housing with resources
5. Alignment with recent legislative amendments

The following are the review of PPS 2020 currently in force and effect. Comments on PPS policies are in bold type.

“Section 1.0 – Building Strong Healthy Communities establishes policies that support long- term prosperity, environmental health, and social well-being within communities.

Section 1.1.1 a) through h) of the PPS identifies that healthy communities are sustained by accommodating an appropriate range and mix of uses, avoiding development patterns that cause environmental concerns, and promoting cost-effective development patterns that optimize the use of planned and future infrastructure. “

Current Provincial Policy regarding urban development favours “Settlement Areas” as the primary location for development to fully utilize existing municipal services (i.e., sewers, public transit, parks, etc.) and to use land more efficiently to curb the impacts of urban sprawl. This is within the Eastwood community which is a tier 1 area of settlement area in the Eastwood Community.

Accordingly, the proposed 8 single unit development will utilize an existing vacant property that has frontage on a public street and will have access to municipal services.

Section 1.1.3.1 of the Provincial Policy Statement (2020) regarding “Settlement Areas” indicates that settlement areas “shall be the focus of growth and development” This policy requires municipalities to utilize existing lands more efficiently to discourage the premature expansion of “Settlement Area” boundaries into agricultural areas.

Further, Section 1.1.3.2 a), b), c) and d) require that land use patterns within settlement areas be based on “densities and a mix of land uses which efficiently use land and resources”; and “a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3.”

The proposed satisfies the intent of this policy.

“Section 1.4 – Housing speaks to the provision of housing within a municipality. The PPS promotes an appropriate range and mix of housing types and densities and directs development of new housing towards areas where there is an appropriate level of infrastructure. Municipalities are to provide opportunities for all forms of housing and intensification to meet the social, health and well-being needs of the current and future community.”

The requirement for intensification is clearly stated as a Provincial requirement. The proposal satisfies this policy.

Sections 1.6 – Infrastructure and Public Service Facilities directs that infrastructure and be provided in an efficient manner that also prepares for the impacts of a changing climate. Section 1.6.2 directs municipalities to promote green infrastructure to complement existing infrastructure.

The proposed project is on full municipal sanitary sewer and water. The Storm water management is accommodated onsite through onsite quality control and storage to ensure that post development flows are not greater than pre-development levels. There will be a connection to the McNea Drain as well as connection into the Centennial Ave. storm sewer. The proposal satisfies and is consistent with this policy.

Section 1.6.6 – Sewage, Water and Stormwater directs future growth and development to efficiently use and optimize existing services such as municipal

sewage and water services, when available, and promote water conservation and water use efficiency. Servicing and land use considerations shall be integrated at all stages of the planning process. Further, municipal sewage and water services are the preferred form of servicing for settlement areas.

Existing services will be utilized for the proposal with sewer and water to and from Hull Road. The municipal (McNea) drain is proposed as the outlet for this development as well as the existing 450mm storm sewer on Centennial Ave.

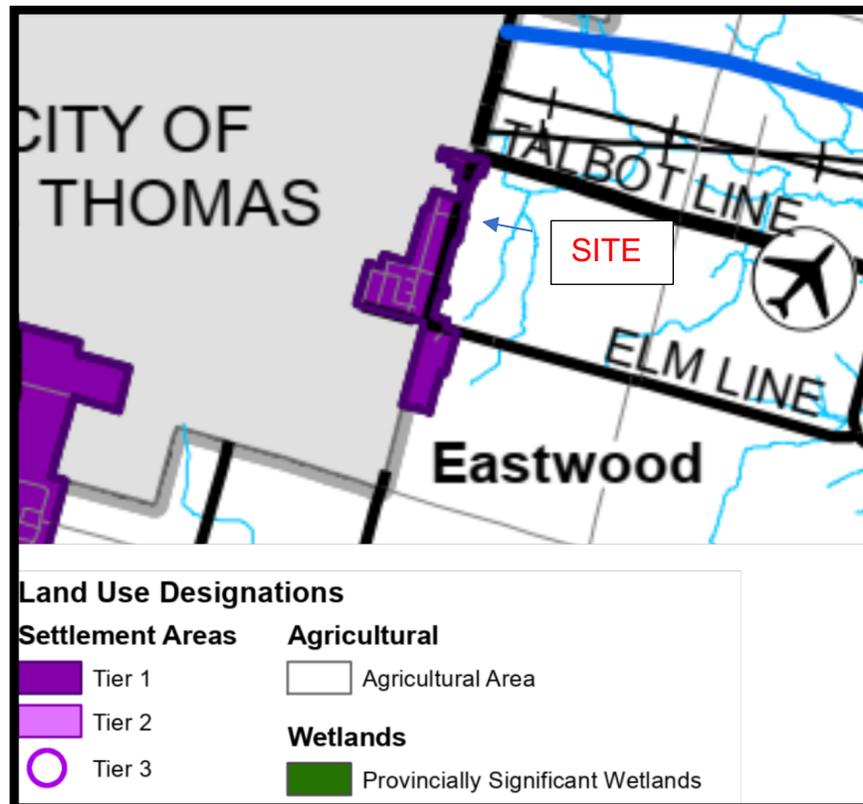
Section 1.6.6.7 promotes planning for stormwater management that is integrated with planning for sewage and water services and ensures that systems are optimized, feasible and financially viable over the long term; minimizes or prevents an increase in negative impacts on the environment and water system; does not increase risks to human health and safety and property damage; maximizes the extent and function of vegetative and pervious surfaces; and promotes stormwater management best practices such as low impact development, water conservation and stormwater attenuation.

LDS has prepared storm water management brief attached to this report which includes the details of onsite storage and the prescribed water quality facility.

8.2 ELGIN COUNTY OFFICIAL PLAN

FIGURE 4

Elgin County Official Plan excerpt



The Elgin County Official Plan sets out goals, objectives, and policies for development generally in the County. Each of the individual municipal Official Plans must be consistent with the County Official Plan. The following is a summarization of the County policies affecting the proposed development.

The intent of the County Plan is to ensure that growth and development follow a controlled system in a hierarchy of settlement types. The proposed is within the Tier 1 Settlement Area associated with the City of St. Thomas servicing agreement. The proposed 8 dwelling development fits within the County Plan. Detailed land use policy is left to the local Official Plans.

The following are excerpts from the Elgin County Official Plan that assist in evaluating the proposal. Comments follow the italicized policies where necessary.

"A3 GOALS

2. To direct most forms of development to urban areas where

full services are available and to support the efficient use of land and infrastructure to meet the needs of present and future residents and businesses.

3. To protect and enhance the character of existing settlement areas, and to maintain them as diverse, livable, safe, thriving and attractive communities.

5. To ensure that an adequate supply of land and housing choices are available for present and future residents.

Although specifically not stated as policy, the above statements are intended to assist in the strategic directions within the County.

The proposed development is in conformity with the above goals. In particular, the lands have services available to them, the proposed use is in keeping with the forms of housing in the immediate and extended Eastwood Community

A4.1 PLANNING AND DESIGN

b) To promote the creation of pedestrian-oriented built environments that provide comfort, safety, accessibility for persons with disabilities and encourage the creation of safe and barrier-free linkages between residential, commercial, institutional and other areas.

e) To focus new development in settlement areas, in accordance with the tiered settlement areas policies of Section B2.5 d) of this Plan.

h) To encourage intensification to areas within settlement areas that are fully serviced.

The proposal is in a Tier 1 settlement area and represents an intensification. Public transit is not currently available on Centennial Avenue. Sidewalk connections currently exist on the west boulevard of Centennial Ave.

A4.4 INFRASTRUCTURE

c) To encourage the efficient use of land to make the best use of infrastructure and services.

The proposal does represent a utilization of existing services.

A6.1 LAND USE DESIGNATIONS

A6.1.1 Settlement Areas

The settlement areas in the County are divided into three tiers based on their scale, function, and the level of services that exist in each settlement.

As previously reported, the subject lands are within a Tier1 settlement area.

PART B: GROWTH MANAGEMENT

B1 SETTLEMENT AREAS

Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted. There are a range of urban and rural settlement areas in Elgin County where there is a concentration of development and mix of permitted land uses including a variety of housing types, commercial and employment uses, institutional uses, community, and recreational facilities, and open space.

The proposal is part of the defined Eastwood Community.

B2 GROWTH MANAGEMENT

The majority of the projected population and employment growth in the County is expected to occur in the settlement areas in the County that are on full municipal services. The intent of this section of the Official Plan is to establish the policy framework that will provide the basis for co-ordinating and managing expected growth to 2031.

B2.5 HIERARCHY OF SETTLEMENT AREAS

c) This Plan establishes a hierarchy of settlement areas based on their scale, function, and the level of services that exist in each settlement.

TIER 1

Tier 1 settlement areas generally have the largest populations in the County and as a consequence have full municipal services (municipal water and sewage services). The boundaries of these settlement areas are shown on Schedule A to this Plan and are listed in Table 3. Given the type of servicing that is provided in these settlement areas and the potential for these settlement areas to be central communities where a range of uses and opportunities are and can be provided, this Plan directs the majority of new growth to Tier 1 settlement areas.

The Eastwood Community is a Tier1 area which includes the subject lands. Figure 4 identifies the subject lands which are included within the “purple” shaded area.

PART C: LAND USE DESIGNATIONS

C1 SETTLEMENT AREAS

C1.1.1 Residential Areas

It is the objective of this Plan to:

- a) maintain and enhance the character and identity of existing residential areas;*
- b) encourage the provision of a range of housing types to accommodate persons with diverse social and economic backgrounds, needs, and desires while promoting the maintenance and improvement of existing housing;*
- c) promote the efficient use of existing and planned infrastructure by supporting opportunities for various forms of residential intensification, where appropriate;*
- d) encourage increases in density in new development areas to maximize the use of infrastructure and minimize the amount of land required for new development;*
- e) ensure that residential areas permit a variety of complementary and compatible land uses including special needs housing, community facilities, schools, small-scale commercial uses and recreational open space areas;*
- f) require a high standard of urban design for development and redevelopment; and,*
- g) encourage local municipalities to establish comprehensive design guidelines and policies to foster the establishment of communities that are safe, functional, and attractive.*

This proposal conforms to the Land Use designation within a settlement area.

C1.3 HOUSING POLICIES

C1.3.1 Goals

It is the goal of this Plan to meet the County's current and future housing needs by:

- b) ensuring the provision of an appropriate range of housing types and densities to meet the needs of current and future residents.*
- h) encouraging the development and redevelopment of lands within settlement areas and in appropriate locations at higher densities to maximize the use of infrastructure.*

The subject lands represent an increased density on an underutilize parcel of lands.

C1.3.2 General Policies

The County supports:

- a) residential intensification and redevelopment within*

settlement areas, where an appropriate level of physical services is or will be available in the immediately foreseeable future and subject to the policies of this Plan. In this regard, the County will require that 15 percent of all development occur by way of residential intensification and redevelopment.

The proposal represents an intensification of an existing underutilized parcel intended for residential development.

E1.2 SUBDIVISION OF LAND

This section is intended to contain policies that are to be considered with every application to develop land in the County through the subdivision, condominium, and consent to sever processes. Regard shall also be given to the specific policies dealing with lot creation in each land use designation in addition to other policies in the Plan. Under Section F8.3 of this Plan, the proponents may be required to prepare and submit information in support of the application, including studies to determine the cumulative impact of the proposed development on ground water resources in Tier 2 and Tier 3 Settlement Areas such as a settlement area capability study or a cumulative groundwater impact assessment, as set out in Section B2.7.

County Council shall approve only those plans of subdivision, condominium or consent to sever applications, which comply with the provisions of this Plan and the applicable local Official Plan. Under conditions of approval, pursuant to the Planning Act:

This Planning Justification Report and attachments answers and is in conformity with this policy.

a) County Council shall require that the applicant(s) enter into appropriate agreements with the County and/or local municipality which may be registered against the title of the subject lands and which shall include such matters as services, financial requirements, County road facilities, dedication of land for public uses, exclusive of parks and other requirements to implement the provisions of this Plan; and,

A development agreement as anticipated by this policy is fully expected to specifically deal with all conditions of the vacant land condominium approval.

b) the Council of the local municipality may require that the applicant(s) enter into appropriate agreements which shall be registered against the title of the subject lands, and may include such matters as, but not limited to, financial requirements, local roads, drainage, grading and landscaping, sidewalks, and dedication of land for public uses

and other requirements to implement the provision of this Plan and the local Official Plan.

The same answer as above.

E1.2.1 When a Plan of Subdivision Required

d) more than five lots including the retained lands are being created and/or the owner is retaining sufficient lands for the development of additional lots in accordance with the land use designation in the local Official Plan.

E1.2.2 Subdivision Review Criteria

County Council and local Municipal Councils will evaluate applications for plans of subdivision or condominium on the basis of the requirements of the Planning Act as well as criteria including, but not limited to, the following:

- a) the plan is generally consistent with the objectives and policies of this Plan and conforms with the local Official Plan;*
- b) the outcome of and recommendations of the Settlement Area Capabilities Study, as set out in B2.7;*
- c) there is capacity available in the municipal water and sewage treatment systems, as applicable, and there is suitable provision for roads, water, storm, and sanitary County of Elgin Official Plan February, 2015*

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sewers, waste disposal, recyclable collection, public utilities, fire and police protection, parks, schools, and other community facilities;

d) in areas without full municipal services, the plan can be serviced with an appropriate water supply and means of sewage disposal, provided there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity, as the case may be;

e) as determined through supporting studies, as may be required under Section F8.3, the plan is designed to reduce or mitigate any negative effect on surrounding land uses, including but not limited to the transportation network, significant natural heritage features and areas, and surface and ground water; and

f) the plan is designed to be integrated with adjacent neighbourhoods and development;

E1.2.3.5 Subdivision Development Policies

This section is intended to contain general policies to be considered with every application for Plan of Subdivision. Regard should also be had to the specific policies dealing with lot creation in each land use designation and other relevant policies of this Plan and the policies of the local Official Plans.

Prior to the consideration of an application for Plan of Subdivision, County Council shall be satisfied that:

- a) the approval of the development is not premature and is in the public interest;*
- b) the lands will be appropriately serviced with infrastructure, schools, parkland and open space, community facilities and other amenities;*
- c) the density of the development is appropriate for the area;*
- d) the application, if approved, conforms to this Plan and the lower-tier Official Plan;*
- e) the subdivision, when developed, will be appropriately integrated with other development in the area; and,*
- f) the proposal has regard to Section 51 (24) of the Planning Act, as amended.*

Prior to the registration of any Plan of Subdivision, a Subdivision Agreement between the landowner and the local municipality will be required.

E4 SANITARY SEWERS AND WATER

The County of Elgin does not fund or maintain sanitary sewer or water systems in the County. The County does however, promote efficient and environmentally responsible development which is supportable on the basis of appropriate types and levels of water supply and sewage disposal. The County encourages new development to proceed on the basis of full municipal services. Where partial municipal services are considered the supporting studies shall address all servicing options.

E5.3 TRAFFIC IMPACT STUDY – COUNTY ROADS

It is a policy of this Plan that proposed development likely to generate significant traffic shall be supported by a traffic impact study that assesses the impact on the County's transportation system and surrounding land uses.

F8 COMPLETE APPLICATIONS

F8.1 OVERVIEW

- a) This Official Plan is not a static document. Amendments to this Plan are sometimes required, provided that the Amendment conforms to the general intent, goals and objectives of this Plan.*
- b) To ensure that Council can make an informed decision on any Planning Act applications and in order to ensure that the public understands the implications of the application, technical studies are required.*
- c) The Planning Act, permits municipalities to set out what their requirements are in the form of technical studies and plans to support an application to amend the Official Plan and approve a Plan of Subdivision or Plan of Condominium. Once this required information has been submitted, the application is then deemed to be "complete" in accordance with the Planning Act, with this date being the date on which the processing time frame in the Planning Act begins. In addition, applicants cannot appeal a non-decision on their*

application once the application is complete until the processing time frames set out in the Planning Act have elapsed.

d) This section of the Official Plan is specifically intended to implement Sections 22(5), and 51(18) of the Planning Act.

These Planning Act sections provide the basis for the inclusion of policies on complete applications in Official Plans. This section also implements Sections 22(3.1), and 51(16.1) of the Planning Act.

These latter sections set out the procedures to be followed when applicants consult with the County before submitting an application specified in this section of the Official Plan.

There were a number of issues identified in the pre-consultation as outline in Section 4 of this report.

F8.3 SUPPLEMENTAL SUBMISSION REQUIREMENTS

a) This section lists the studies, plan or items required support an application for a County Official Plan Amendment, a local Official Plan Amendment, plans of subdivision or condominium, or consent to sever. The determination of which studies, plans or items are required shall be made at the pre-consultation phase, as set out in Section F8.4.

Regard should also be had to Section F8.5, which provides some flexibility to the County in the consideration of the types of studies, plans or items required to support an application.

b) The following may be required to support an application for County or local Official Plan Amendment:

i) Land Use Planning Report;

ii) Market Impact Study;

iii) Urban Design Report;

iv) Agricultural Impact Assessment;

v) Environmental Impact Study;

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vi) Environmental Site Assessment;

vii) Master Servicing Plan;

viii) Stormwater Management Report;

ix) Servicing Study;

x) Traffic Impact Assessment;

xi) Archaeological Assessment;

xii) Cultural Heritage Impact Statement;

xiii) Land Use Compatibility Assessment;

xiv) Sub Watershed Study;

xv) Financial Impact Assessment;

xvi) Water Resource Management Report;

xvii) Settlement Area Capability Study; and

xviii) Any other studies required by the County which are not reflected in the above list.

c) The following may be required to support an application for a plan of subdivision or condominium or consent to server:

- i) Land Use Planning Report;*
- ii) Urban Design Plan;*
- iii) Agricultural Impact Assessment;*
- iv) Environmental Impact Study;*
- v) Stormwater Management Report;*
- vi) Servicing Study;*
- vii) Traffic Impact Assessment;*
- viii) Archaeological Assessment;*
- ix) Cultural Heritage Impact Statement;*
- x) Environmental Site Assessment;*
- xi) Land Use Compatibility Assessment;*
- xii) Tree Preservation Study;*
- xiii) Water Resource Management Report;*
- xiv) Settlement Area Capability Study;*
- xv) Cumulative groundwater impact assessment; and,*
- xvi) Any of the studies required by the County which are not reflected in the above list.*

This Planning Justification Report is accompanied by the following attachments as answer to the various issues identified during pre-consultation.

- a) Archeology Report, Lincoln Environmental, March 2024**
- b) Traffic Impact Study, Strik, Baldinelli and Moritz,**
- c) Servicing Brief, LDS Consultants Inc.**
- d) Stormwater Brief, LDS Consultants Inc**
- e) Tree Preservation Report, RKLA Landscape Architects**

The summaries of those reports follow in Section 9 of this report.

8.3 Municipality of Central Elgin Official Plan (approved: 01/10/23)

The Central Elgin Official Plan designates the site as being within the Settlement area Boundaries as established by the Elgin County Official plan as a tier 1 in Schedule 1. Further the subject site is designated as Residential on Schedule ‘D.’

Figure 5
Eastwood Community Land Use Structure

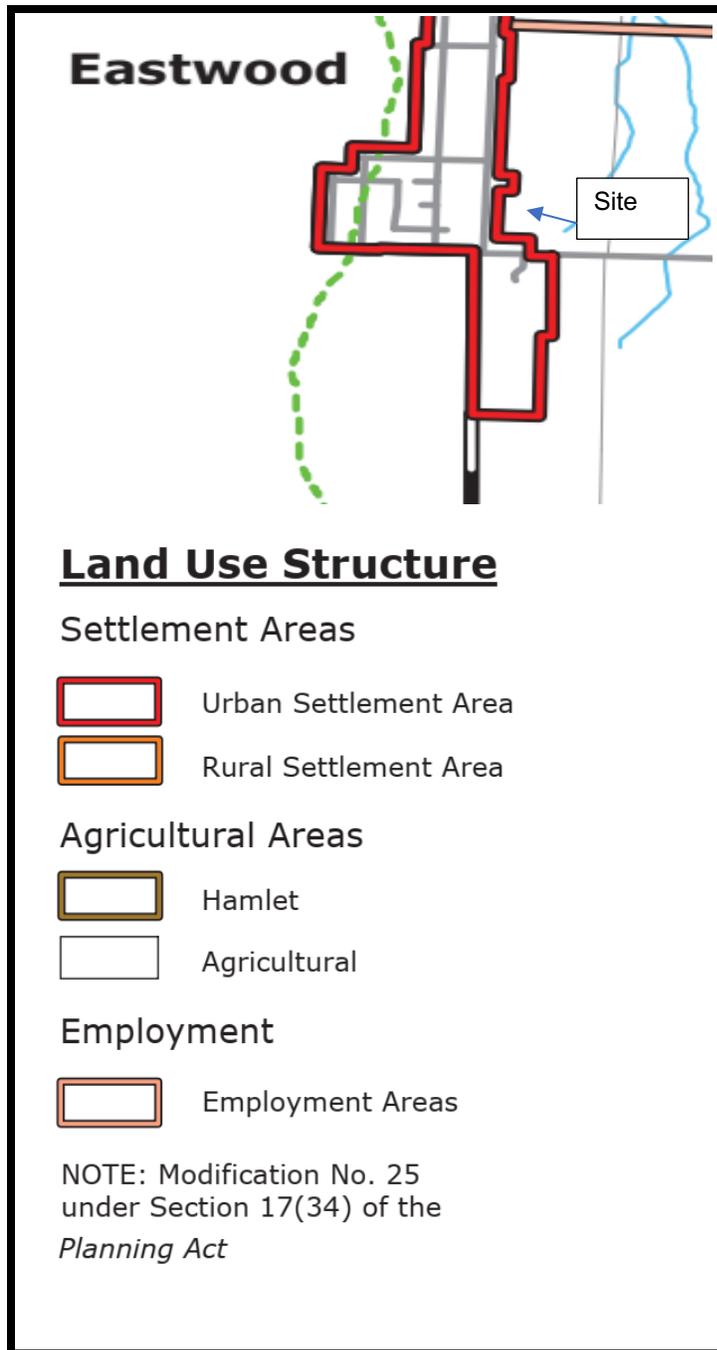
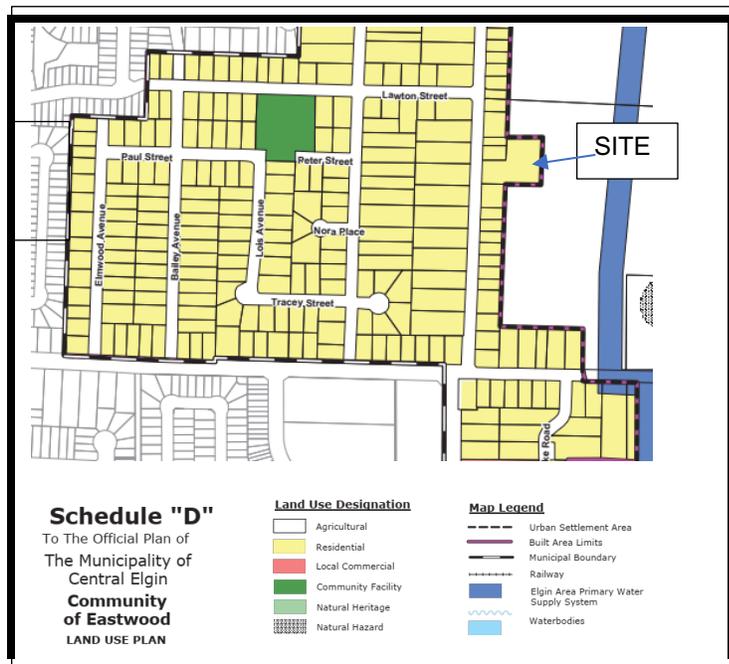


Figure 6
Excerpt from Schedule 'D' Land Use



“2.3 HOUSING

Goals

- To encourage residential intensification within the Built-up Areas of the Urban Settlement Areas to allow for the efficient provision and utilization of existing infrastructure to minimize the cost of providing services while meeting an important component of Central Elgin's housing needs and supporting the use of active transportation.

The proposal is consistent with the above goal.

2.3.2 Residential Intensification

Intensification means the development of a property, site, or area at a higher density than currently exists through redevelopment (including the reuse of brownfield sites); the development of vacant and/or underutilized lots; infill development; and, the expansion or conversion of existing buildings.

2.3.2.1 Residential Intensification - Policies

- a) Residential intensification shall only be supported within the built-up areas of the Urban Settlement Areas identified in Subsection 2.1.1 to this Plan.
- b) Residential intensification shall only be permitted where full municipal sewer and water services exist, and in accordance with the policies of Subsection 2.8 to this Plan.
- c) Notwithstanding subsection 2.3.2.1 b), additional residential units may be permitted subject

to meeting the policies of Subsection 2.3.6 and 2.8 of this Plan.

d) Residential intensification shall comply with the policies contained within Section 4.0 of this Plan and the polices related to Community Design within Section 2.10.3.

This is a classical intensification of a currently underutilized site and designated to facilitate additional development. The proposal is consistent with the adjacent land uses (low density residential) and at a slightly higher density than the surrounding neighbourhood.

2.4 CULTURAL HERITAGE AND ARCHAEOLOGY

No archeological resources were found as reported by Lincoln Environmental, their report summary is found in Section 9, Response to Issues and Studies.

2.8.1.1 Full Municipal Services

Full Municipal Services includes sewage works and drinking water systems that are owned and operated by the Municipality. The Communities of Belmont, Port Stanley, Eastwood and Lynhurst are fully serviced with municipal piped water and sewage treatment services.

2.8.5.1.1 Road Network – Policies

2.8.5.1.2. County Roads

Centennial Avenue is a County Road. A Traffic Impact Study is summarized in Section 9

3.0 ENVIRONMENT

3.1 NATURAL HERITAGE

There are no known Natural Heritage issues present on site as identified on Schedule A2. The various perimeter trees are reported in the Tree Preservation Report summarized in section 9.

3.6 AIR QUALITY AND CLIMATE CHANGE

In 1982 The Ontario Ministry of Municipal Affairs and Housing established a grant program to study that land use can support energy conservation. There were other initiatives in response at the time to the Arab oil embargo from a decade earlier. Many initiatives, then forgotten, have now come back but now with a political urgency. The author was fortunate to be responsible for the implementation and oversight of the province's "energy Conservation through Land Use Planning" grants program in southwestern Ontario. There was a plethora of recommendations related to matters such as tree preservation, orientation of buildings for increased solar gain, alternate energy forms (wind, solar and geothermal) being the main ones. As we now know there is a significant urgency to reduce the rate of global warming.

There was a companion Ministry of Energy program related to grants for housing energy audits administered by qualifying municipalities. That program was based on competitive submissions. Those same program elements are now being offered through Enbridge as well as other government programs to increase insulation and the use of smart thermostats.

The Ontario Building code in 2020 established increased insulation requirements for new construction. There are 3 predicable zones with the zone affecting the subject lands requiring walls to have an R value of 33 to 40, roof or ceilings of R 55 to 60. These along with requirements such as thermal barriers have helped conserve energy and thereby reduce greenhouse gasses.

It is expected that there will be a future requirement that all houses have a method of charging electric vehicles. The Stellantis, Volkswagen and now Honda announcements as well as the federal stated mandate that all vehicles manufactured after 2035 not be based on gas demonstrate a significant move away from combustion vehicles and 100% toward Zero Emission Vehicles (ZEV's).

Trees contribute significantly to cooling. It has been measured that a mature deciduous tree will cool to the effect of cooling which is the equivalent to 2

houses. Geothermal albeit not a mainstay currently offers substantial energy utilization for both heating and cooling.

In terms of the proposed development there are no specific features that would increase energy savings beyond the evolutionary standards that are evolving from senior levels of government. It can certainly be recommended that west and south fenestration be designed to increased solar gain in winter and reflectivity in summer. The technology does exist although not yet mandated in the Building Code.

Public transit offers significant improved air quality potential. Centennial Avenue is not currently serviced through the St. Thomas Transit system. Of note though there are now regional intra area transit systems called "Connect". It is a reasonable expectation that as population expands, there will be greater demand for public transit and expansion of the transit system.

In summary, the proposed development does represent improvements to air quality and climate change through modern construction standards. The development is at a slightly higher density than the surrounding area. Tree preservation and future landscaping contribute to area cooling,

The individual micro improvements when added together as a new community develops and grows will significantly improve both air quality and contribute to improved reduction in global warming.

Policy 3.6.2 Air Quality and Climate Change Policies

a) Promote compact mixed-use developments that are transit supportive....

The proposal is compact and at a higher density than the same 8 homes in a standard plan of subdivision. Centennial Avenue can have transit in the future.

b) Encourage active-transit opportunities....

Centennial is an existing County Road with sidewalks and connectivity to the remainder of the area.

c) Promote sustainable design and construction standards....

As noted in the text above, the standards are evolving.

d) Provision of appropriate tree planting....

The attached tree retention report addresses itself to this policy.

e) Minimize impervious surfaces to reduce the heat island effect.

The proposed development is supported by a Stormwater Management brief that prescribes onsite stormwater quality and storage regarding the intent of this policy.

f) Recognize the importance of watershed planning for protecting and identifying water resource systems....

There are 2 wellhead and Lake Erie intake protection areas in Central Elgin being in Belmont and Port Stanley. The subject site is not part of either and further, there is no identifiable impact on Natural Heritage features.

g) Development applications which have the potential to generate dust, odour, or other emissions....

No abnormal development dust or odour is expected to occur with the proposed.

h) Land Use Compatibility

This is addressed in more detail following related to Policies in Section 3.9

3.9 Land Use compatibility - Policies

The proposed development is not a sensitive land use.

4.0 Land Use

The site as shown on Figure 6 is part of the Eastwood Community and is designated Residential. It will be fully serviced with sanitary sewers, water,

and a stormwater management plan. That plan prepared by LDS Consultants specifies a water quality control structure as well as onsite stormwater storage and discharges to the existing storm sewer on Centennial and to the McNea Drain.

4.3 Residential

4.3.1 Residential Designation – Policies

- a)** Single detached homes are an included permitted use.
- b)** We are unaware of specific design guidelines for the Eastwood Community.
- c)** No ancillary uses as per the policy exist with this proposal.
- d)** No commercial or personal service use is proposed.
- e)** Additional residential uses are not proposed.
- f)** Special Need housing is not part of this proposal.
- g)** The proposed development is adjacent to agriculturally designated areas to the east.
- h)** Not applicable

4.7.3 Community of Eastwood Subdivision

- a)** Figure 6 provides an excerpt from Schedule 'D' which shows then subject lands as designated "Residential.
- b)** This report concludes that the proposal follows the policies in Sections 2, 3, 4 and 5 of the Official Plan
- c)** Full services exist for the subject lands.

5.0 Implementation and Monitoring of the Plan

5.2.1 Public Participation Policies

b) As required by the Planning Act, once the application has been received and acknowledged, a mailout an announcement of a Zoom meeting to receive input from the neighbourhood. The mailout will be based on the Planning Act circulation area for the Rezoning and Condominium applications.

5.3 Plan Implementation

5.3.1.1 Zoning Bylaw – Policies

The subject lands while designated in the plan as residential have only been zoned for the existing house fronting on Centennial Ave. The rear lands are currently zoned Open Space. This report supports the change to a special residential Zoning category to permit 8 residential uses on the subject land and to also rezone the rear approximately 10m of lands behind the existing house from Open Space to Residential as per the remainder of the lands not included in the Condominium application.

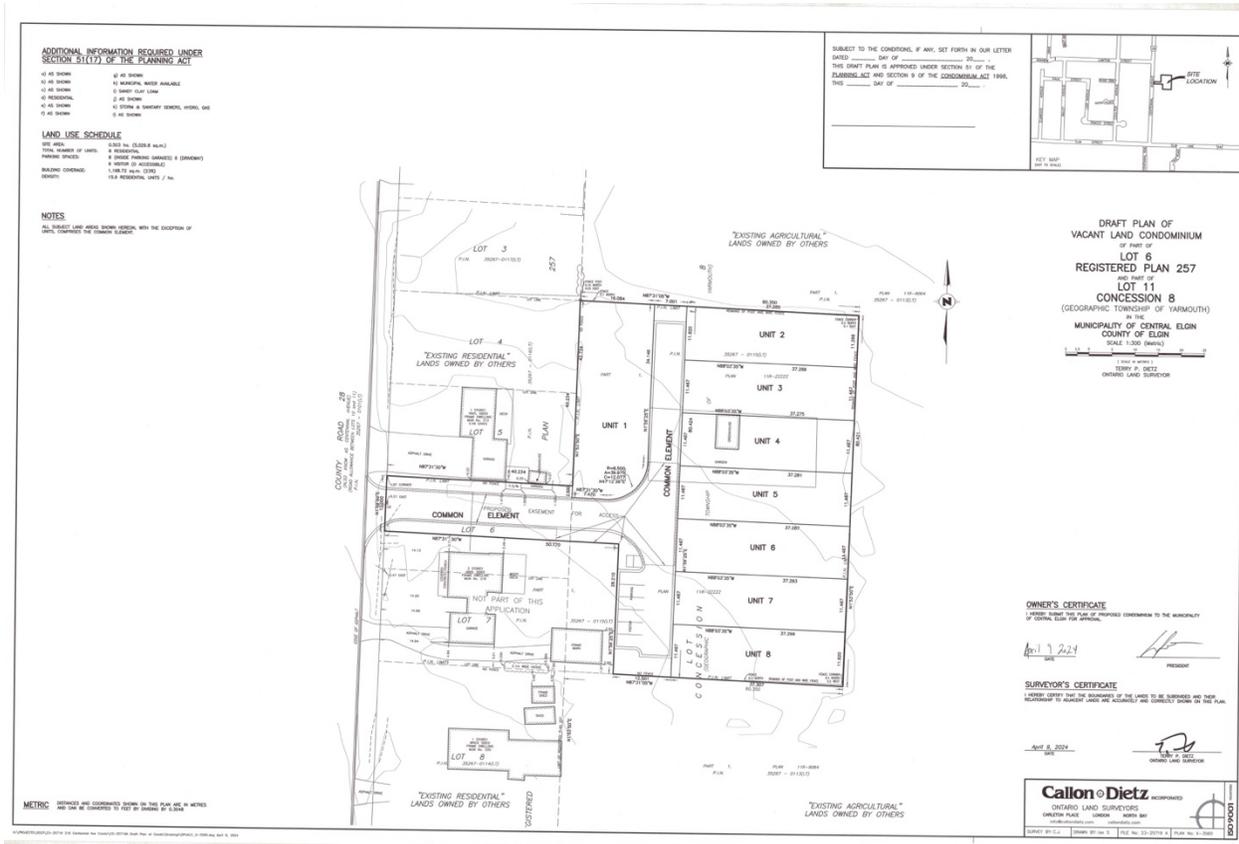
5.3.6.1 Site Plan Control - Policies

b) The proposal for 8 new residential uses may require site plan approval. That will be part of a discussion with municipal staff as the lands will be fully controlled through the Plan of Vacant Lot Condominium.

5.3.8 Plans of Subdivision and Condominium

- a) The proposed Condominium plan will be reviewed with all policies of the Official Plan.
- b) Upon a thorough review of all of the policies of the Official Plan, the proposed condominium plan is in conformity
- c) The condominium plan contains all of the required information in Section 51 of the Planning Act as shown on Figure 7.

Figure 7
Draft plan of Condominium



h) A development agreement with the municipality will specify the many details of the vacant land condominium.

i) Parkland is proposed as cash in lieu of land dedication.

5.4 Pre-consultation, Supporting Studies, Information, and materials for c complete applications.

5.4.1

a) Pre-consultation with the municipality was held on June 1, 2023

c) Studies required were identified in Section 4 and further elaborated in Section 9 of this report

8.4 MUNICIPALITY OF CENTRAL ELGIN – ZONING BY-LAW NO. 2462 (FORMERLY THE TOWNSHIP OF YARMOUTH)

Figure 8

DATA Sheet

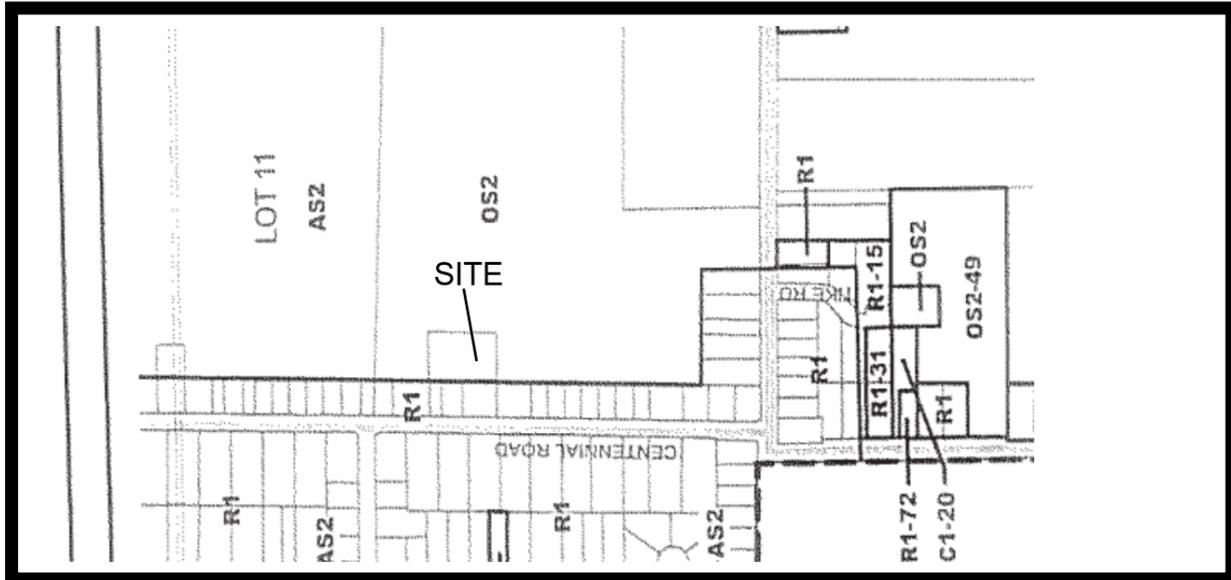
SITE DATA		
PROPOSED USE:	SINGLE DETACHED	
ZONE:	R1	
TOTAL SITE AREA:	6470.4sq.m.	
RETAINED PARCEL AREA:	1432.8 sq.m.	
DEVELOPMENT PARCEL AREA:	5037.6 sq.m.	
<u>REGULATION</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
MINIMUM LOT AREA:	464.5 sq.m./lot	427.6 sq.m.
MINIMUM LOT FRONTAGE:	15.0 m	11.47 m
MINIMUM LOT DEPTH:	30.48 m	37.27 m
MINIMUM FRONT YARD:	7.5 m	6.0 m
MINIMUM INTERIOR SIDE YARD:	1.0 m	1.2 m
MINIMUM EXTERIOR SIDE YARD:	3.5 m	2.2 m
MINIMUM REAR YARD:	6.0 m	15.27 m
MAXIMUM BUILDING HEIGHT:	2 STOREY	2 STOREY
MINIMUM GROUND FLOOR AREA:	70.0 sq.m.	129.1 sq.m.
MAXIMUM LOT COVERAGE:	35 %	33.90 %
NUMBER OF LOTS:	--	8
PARKING SPACES:	--	16 + 6 visitor

Under Bylaw 2462 as originally shown in the Figure 9 excerpt, there are several special provisions required to allow the Vacant Land Condominium (VLC). Figure 8 provides a comparison to the R1 Zone requirements and those special provision to accommodate the 8-unit VLC. The property is divided into 2 zones, R1 and OS2. The Special provisions will apply to the VLC lands. The existing house and garage are not included in the VLC, however the rear approximatley 10 m will require rezoning from OS2 to R1 to be consistent with the remainder of the residual lot.

Figure 9

Yarmouth Bylaw Excerpt

Excerpt from Schedule 'B'
To
Bylaw 2462
Formerly the Township of Yarmouth



The Special provisions (*) related to a change to the following:

- Minimum lot frontage: 12m for the overall site and 11m (11.47) per unit,
- Minimum lot area: site is 629.7 sq.m and per unit 427.6 sq.m.
- Minimum front yard: overall site >50m., individual unit 6.0m
- Minimum Exterior side yard 2.2m

- *The proposed residential development is expected to generate a total of only 7 new trips in the AM peak hour (2 in and 5 out) and 9 trips during the PM peak hour (6 in and 3 out).*
- *The TMP Phase 1 Report indicates that there will continue to be reserve capacity on Centennial Avenue throughout a 2051 horizon period.*
- *The minor traffic from the proposed development will have no discernible impact on the surrounding road network and the site access will operate well.*
- *The site access location provides acceptable sightlines on Centennial Avenue.*
- *The site access will be located closer to the existing residential driveway to the north than would be ideal, however, given the very low volumes of traffic using both driveways, we believe the proposed spacing is acceptable and we do not anticipate any conflicts or operational issues between the two driveways.*
- *No improvements to the external road network are required to accommodate the proposed development.”*

c) That an archeology study be completed

The following is an excerpt from the Archeology report.

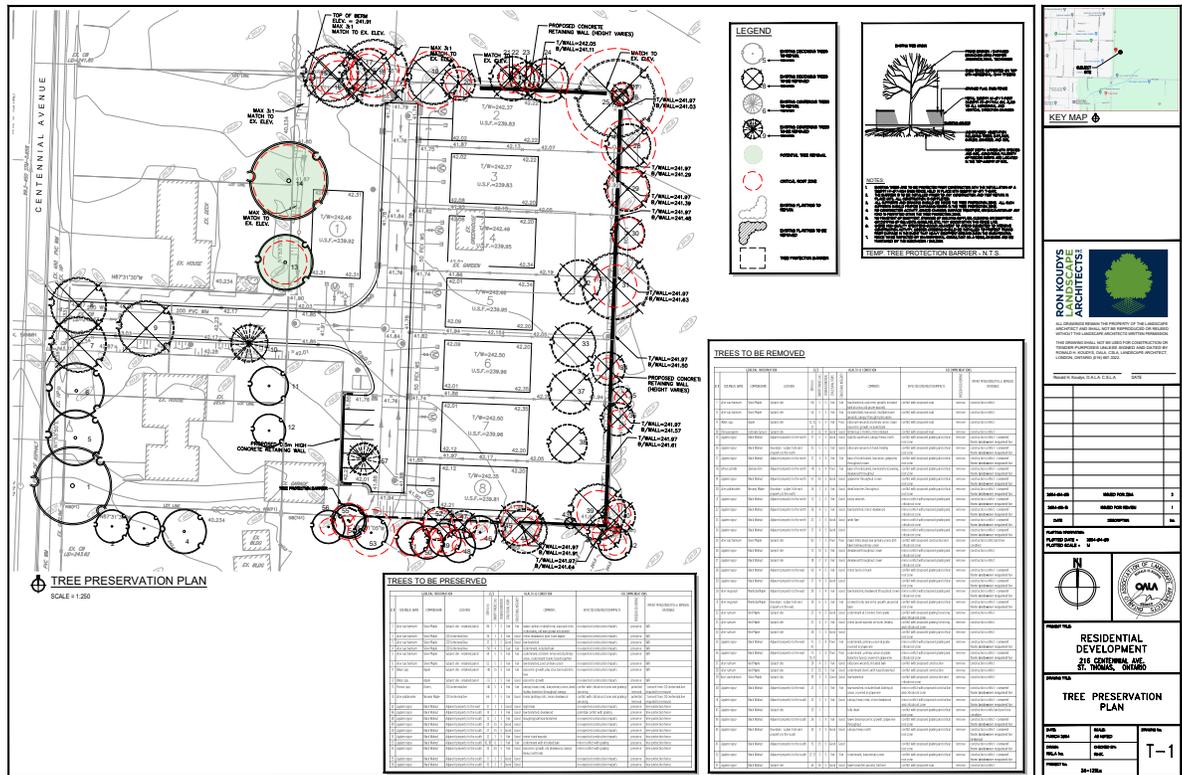
“Roughly 85% of the study area consists of manicured lawn. These areas were subject to test pit survey at 5-metre intervals in accordance with Section 2.1.2 of the MCM’ 2011 Standards and Guidelines for Consultant Archaeologists (Government of Ontario 2011). Each test pit was at least 30 centimeters in diameter and excavated five centimeters into sterile subsoil. The soils and test pits were then examined for stratigraphy, cultural features, or evidence of fill. All soil was screened through six millimeter (mm) mesh hardware cloth to facilitate the recovery of small artifacts and then used to backfill the pit. No further archaeological methods were employed since no artifacts were recovered during the test pit survey. The remaining 15% of the study area consists of paved driveway and built residential structure which were not deemed to retain archaeological potential. This area was subject to photo documentation. The Stage 2 assessment did not result in the identification of any archaeological resources.”

e) That a tree preservation report and plan be done.

There were many recommendations in the report relative to any tree removals and preservations.

Tree Preservation Report Plan follows as Figure 11.

Figure 11
Tree Preservation Plan



f) That a Storm water management plan be completed based on predevelopment and post development calculations with attention to impervious surfaces. The following is an excerpt from the report.

- “The analysis completed by LDS yields the following conclusions:
- Peak flow rates under post-development conditions are within the allowable storm sewer capacity of the McNea Drain.
 - Quantity control is provided via subsurface and surface storage; and
 - Enhanced level of stormwater quality protection is provided by an OGS unit.”

g) Due to recent year intense winter storms that attention, be paid to snow clearing and storage.

The site plan in Figure 3 identifies several snow storage locations. It should be noted that should there be a significant storm there is additional snow storage

capacity at the northern end of the internal street beyond the driveway of unit 2. There is no road function for this small section of the internal road. In extreme situations, the Condo Corporation can authorize snow to be mechanically removed from the site.

- h) That there will be an application to amend the Zoning Bylaw
This report supports the rezoning application.

- l) That the proposed development be supported by a Planning Justification Report paying attention to air / water quality and environmental impacts.

10.0 SUMMARY AND CONCLUSIONS

The subject site is designated for residential development. The foregoing details the efforts and studies that support the development of 8 residential units on a plan of vacant lot condominium.

11.0 REFERENCES

1. Provincial Policy Statement (2020)
2. Provincial Policy Statements (draft 2024)
3. County of Elgin Official Plan (Consolidation: 2015)
4. Municipality Central Elgin Official Plan (Consolidation: 2022)
5. Municipality of Elgin Zoning By-law (No. Yarmouth 2462)

12.0 CLOSING

We trust this satisfies your present requirements. If you have any questions or require anything further, please feel free to contact the undersigned. No portion of this report may be used as a separate entity. It is intended to be read in its entirety.

Respectfully Submitted,



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