

PLANNING JUSTIFICATION REPORT

Developer

Karwood Ontario Ltd.
(c/o Greg Hussey)

Project Site

Canterbury Place Extension /
Belmont / ON.

02.09.2022

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PREPARED BY

Siv-ik Planning and Design Inc.

PREPARED FOR

Karwood Ontario Ltd.

VERSION 1.0

ISSUED

02.09.2022

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ABOUT THIS REPORT

This report has been prepared by Siv-ik Planning and Design Inc. for Karwood Ontario Ltd. as part of our **CREATE** process. The report provides an overview of the physical context, planning framework and technical requirements that are the genesis of the proposed subdivision design. The graphics and supporting text are intended to highlight links between those factors the specific planning/design response proposed for the site. The report describes the relevant details of the proposed Draft Plan of Subdivision and Zoning By-law Amendment for the Canterbury Place Extension and the unique planning process that is being undertaken by the project team.

S1 INTRODUCTION

S1.1 Project Consulting Team



Siv-ik Planning and Design Inc. is an urban planning and design studio based in London and Hamilton, ON and serving clients across southern Ontario. We're a team of planners and designers who help those around us unpack the complexities of urban development and use graphic design as fuel for these conversations, communicating complex ideas visually.



Since 1963, CJD L's civil engineering firm has offered personalized experiences and customized services to local municipal and private projects. We are community builders with an entrepreneurial spirit, long-rooted in Southwestern Ontario.

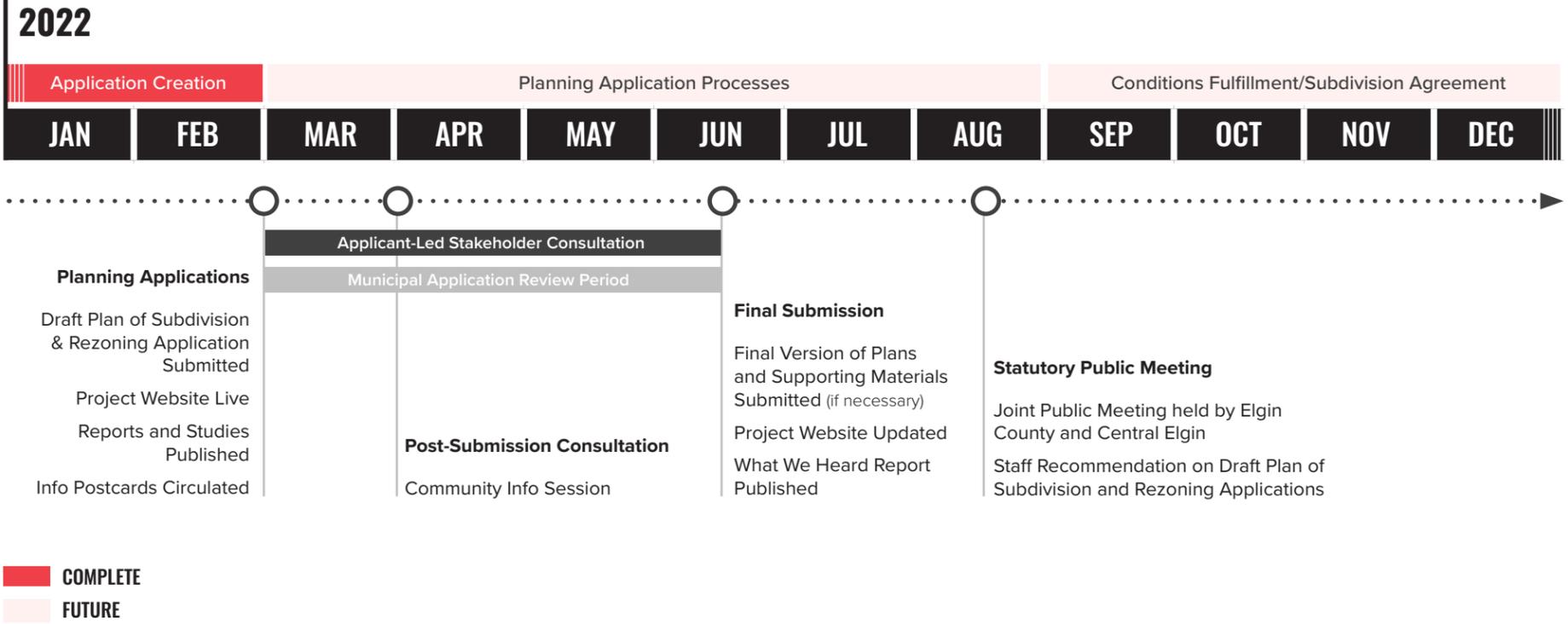


Vroom + Leonard works to provide solutions that suits not only the needs of our clients, but the community and the environment as well. We work on a variety of projects that require specialized skills in areas of aquatic and terrestrial systems. Our team has decades of experience working in the field of landscape architecture, developing alliances with consultants that compliment our internal skill sets.

S1.2 About this Report

Karwood Ontario Ltd. is the owner of this 0.97-hectare block of land in the Town of Belmont. With the support of Siv-ik Planning & Design Inc. and the project consulting team, Karwood is planning a small-scale residential subdivision. The subdivision plan includes a minor extension of the existing east-west leg of Canterbury Place and the creation of 18 new lots for the construction of single detached dwellings. This report provides a vehicle for stakeholders to fully understand the genesis of the subdivision proposal, understand the various policies and contextual factors that shape the development of this site, and then specifically understand how that web of policy and context has informed the proposal. In addition to outlining the professional/technical planning and design justification, the report provides an overview of steps in our planning process to help stakeholders understand the approach in navigating this project from concept to reality. This report is required to satisfy Elgin County and Central Elgin's complete application requirements for the Draft Plan of Subdivision and Zoning By-law Amendment applications.

/ Project Timeline



COMPLETE (Red)
FUTURE (Light Pink)
NOTE: Projected "future" timelines subject to change.

S1.3 Project Site

The site does not currently have a municipal address but is legally described as Part 3 and Part 7, Plan 11R-9106, of Lot 32 on Registered Plan 231 within the Town of Belmont (Municipality of Central Elgin). The site is located immediately east of Canterbury Place and approximately 100 metres south of Caesar Road (County Road 37). The site includes two vacant/undeveloped parcels which are comprised of open/maintained table lands interspersed with a collection planted trees. There is an existing hedgerow along the southern boundary of the site which is part of a separate titled parcel. The site is located immediately adjacent to an existing, serviced residential subdivision (Canterbury Place Subdivision, 1986) and represents a logical place for new residential growth in the Town.

Site At-A-Glance

SITE AREA	WIDTH	DEPTH	EXISTING USE
0.97 Hectares	87.6 Metres	110.9 Metres	Vacant Undeveloped

SERVICING
Municipal Services
Available on Canterbury Place



Figure 1: The Project Site

S2 CONTEXT

S2.1 Community Profile

The Town of Belmont is located in northern Elgin County, approximately 25km southwest of downtown London, ON. and 20km northwest of downtown St. Thomas, ON. Much of the housing stock in Belmont was built in the period prior to 1960 and the period from 1960-1990. Only 20 new dwellings were constructed during 1990-2010, however, 60 new dwellings were constructed from 2011-2016. The large majority of occupied dwellings in the Town are single detached dwellings (88% of total occupied dwellings). The Town has a total population of 1,140 based on the latest census data (2016) which represents an 11% increase from the previous census in 2011.

The land uses within 800 metres of the project site are varied and include residential subdivisions, a commercial/retail spine along Belmont Road, local parks, and the Belmont Community Centre and associated recreational fields. An elementary school, with a planned capacity of 354 students has been recently announced for the Town and will serve to consolidate enrollment from the nearby South Dorchester Public School, with students from Northdale Central Public School, River Heights Public School, Westminster Central Public School, and Davenport Public School attendance areas. With the development of the school, the Town is set to evolve into a more complete and self-sustaining community over the next planning horizon. This, along with affordability and land supply issues in nearby London, is likely to contribute to significant residential growth pressure. Key commercial amenities that already exist in the Town include a small grocery store, an LCBO and a range of small-scale personal service shops.

Belmont At-A-Glance

SETTLEMENT AREA

POPULATION

Belmont	2011	2016	Change
	1,026	1,140	+11%

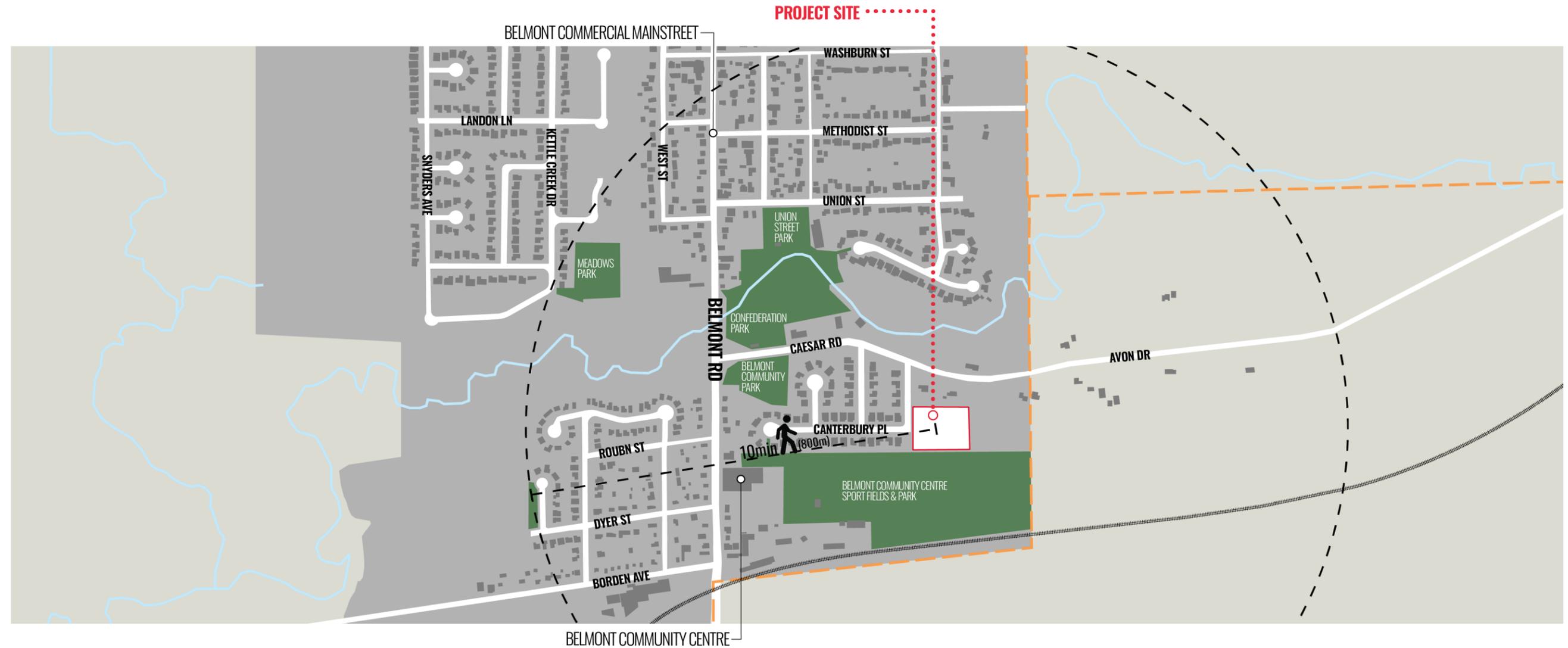


Figure 2: Neighbourhood Spatial Context (800m)

S2.2 Spatial Analysis

Figure 3 shows the physical and spatial characteristics of the lands surrounding the project site. The lands immediately west of the site are comprised of an existing residential development known as the Canterbury Place subdivision. This subdivision was built-out in the late 1980's and consists of 56 single detached dwellings. The subdivision is centered around a modified grid of local streets, including a mix of cul-de-sac style stubs and two local street connections to Caesar Road (County Road 37) from Sherwood Avenue and Canterbury Place. Typical interior lots in this subdivision are approximately 60 feet (18.2m) wide. The project site has direct frontage onto the north-south leg of Canterbury Place and, as such, represents a logical opportunity for the extension of the existing street network eastward.

The lands immediately north of the site are made up of two large existing residential lots (0.5-1.0 acres), each developed with single detached dwellings. Given the shape and size of these lots, it is anticipated that they will be redeveloped for more intense residential uses in the coming years. In the interim, the rear yards of these dwellings back onto the project site resulting in some sensitivity to consider in planning new development. The lands to the east of the site are comprised of a single large (3.5 acre) undeveloped parcel. No plans for development of that parcel currently exists but, similar to the project site, the parcel is within the Belmont Urban Settlement Area boundary and provides a logical opportunity for future residential growth.

The site is bounded to the south by publicly-owned open space, including the Belmont Community Centre and associated sports/recreational fields. This community open space asset is not anticipated to change over the next planning horizon.

Spatial Context At-A-Glance

NORTH

Existing
Single Detached Dwellings

Planned
Low-Med Density Residential

SOUTH

Existing
Recreational Fields

Planned
No Change

EAST

Existing
Vacant/Undeveloped

Planned
Low Density Residential

WEST

Existing
Single Detached Dwellings

Planned
No Change

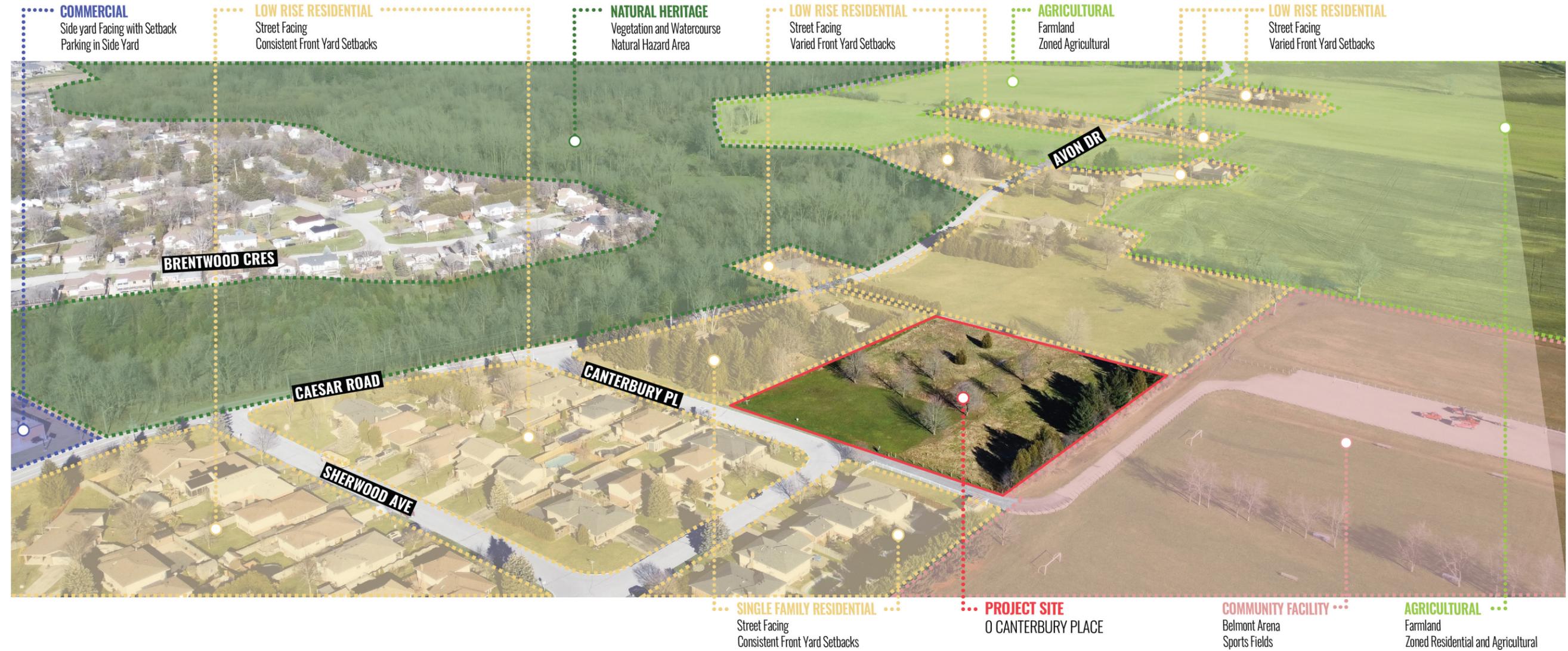


Figure 3: Neighbourhood Spatial Context (400m)

S3 PLANNING FRAMEWORK

S3.1 Provincial Planning Policy

The Provincial planning policy framework is established through the *Planning Act* (Section 3) and the Provincial Policy Statement (PPS, 2020). The *Planning Act* requires that all municipal land use decisions affecting planning matters be consistent with the PPS.

The key mechanism for the implementation of the relevant Provincial planning policies, in this case, is through the County of Elgin and Municipality of Central Elgin Official Plans. By and large, matters of provincial interest are addressed in the Official Plan discussion and evaluation provided in subsequent sections of this report.

In general, the PPS (2020) intends that the focus of new growth and development across the province is to be in designated urban settlement areas. Within settlement areas, the PPS encourages efficient development patterns that optimize the use of land, resources and public investment in infrastructure and services. In doing so, municipal planning authorities are encouraged to provide opportunities for an appropriate range and mix of housing within settlement areas.

Further detailed discussion about how the proposed Draft Plan of Subdivision and Zoning By-law Amendment are consistent with the PPS is found in Section 7 - Policy Evaluation - beginning on page 27 of this report.

S3.2 Elgin County Official Plan

Figure 4 represents the site's positioning relative to Elgin County's overall land use structure. The purpose of the Elgin County Official Plan is to provide direction and a policy framework for managing growth and land use decisions over the planning period to 2031. The Plan establishes a broad, upper-tier policy framework that provides guidance to local municipalities in the preparation of their own local Official Plans, Official Plan Amendments and Zoning By-laws. Part C (Land Use Designations) sets out the land use designations that apply in the County and the conditions under which development may be permitted within those land use designations.

The project site is identified as being within a "Tier 1 Settlement Area" in accordance with Schedule A - Land Use. 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 place. 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). 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, the County OP directs the majority of new growth to Tier 1 settlement areas.

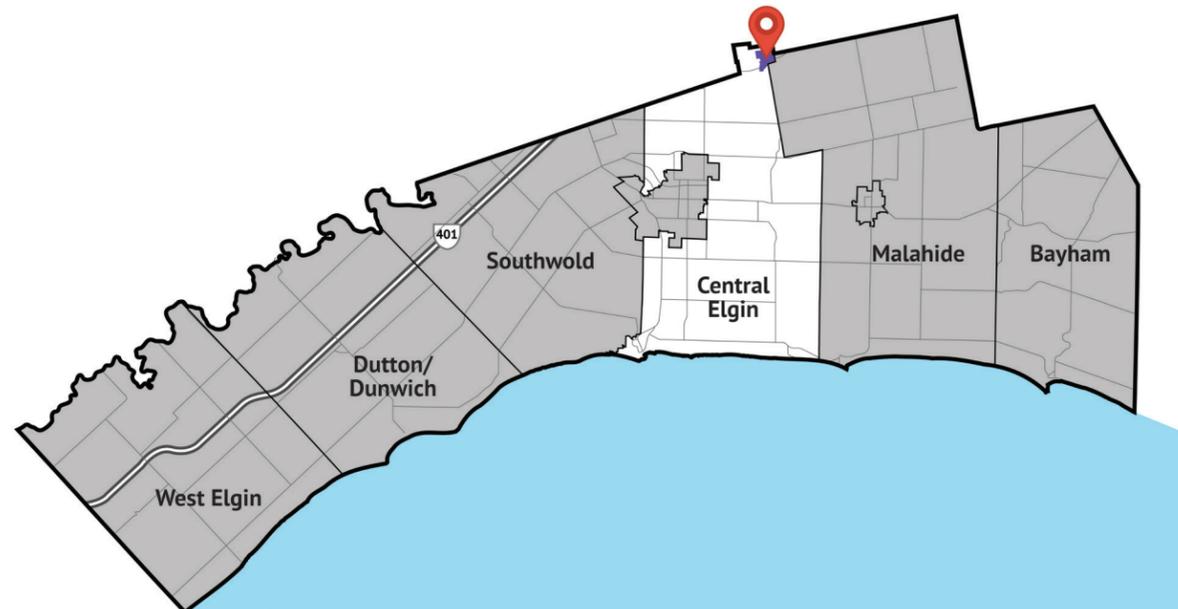


Figure 4: Elgin County Structure

S3.3 Central Elgin Official Plan

Figure 5 shows the site's positioning relative to the Municipality of Central Elgin's Land Use Structure. There are six Urban Settlement Areas in Central Elgin, being the Communities of Belmont, Port Stanley, Eastwood Subdivision, Lynhurst, Norman Lyndale and Union. Their locations are illustrated on Schedule 1 – Land Use Structure of the Official Plan. The Urban Settlement Areas either have full municipal services or are serviceable. It is anticipated that there is sufficient land within these settlement areas to accommodate the Municipality's projected population growth and development within the 20-year planning horizon.

In general (implementing the PPS and Elgin County Official Plan) the Urban Settlement Areas identified on Schedule 1 are intended to be the focus of urban growth in Central Elgin. Detailed land use plans and policies for guiding growth and development within each Urban Settlement Area are contained in Section 4.0 of the Official Plan. The Central Elgin Official Plan provides the most specific and direct policy guidance for the development of the site. The key guiding land use designation policies are highlighted and summarized on page 11 & 12 of this report below. The Plan also contains a range of general policies through which new development must conform. Further detailed discussion about how this proposal conforms to the applicable policies of the local Official Plan is found in Section 7 beginning on page 27 of this report.

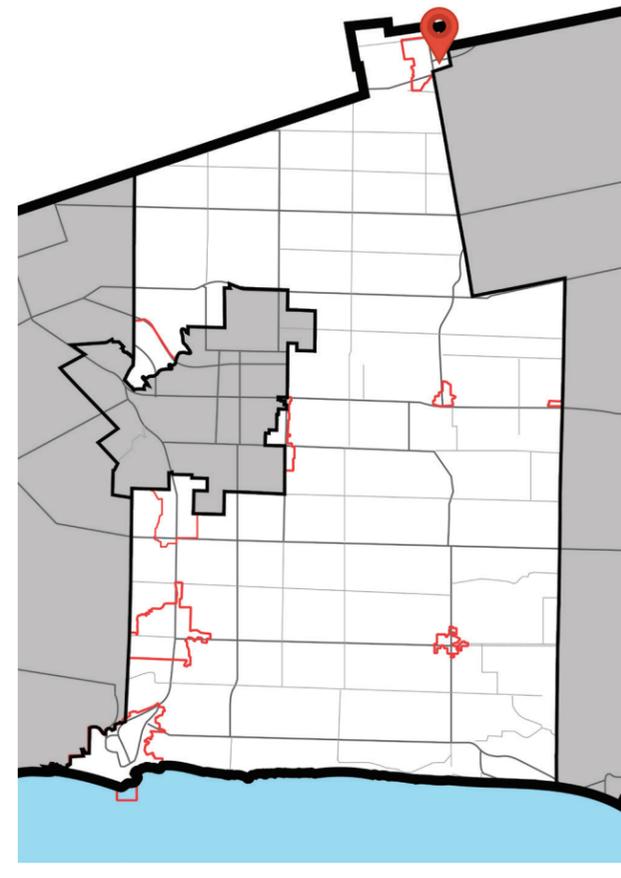
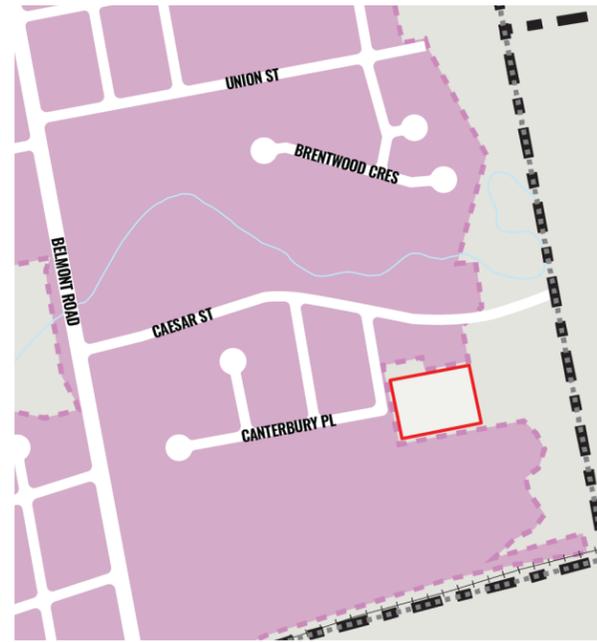


Figure 5: Central Elgin Structure

/ Schedule B - Belmont Land Use

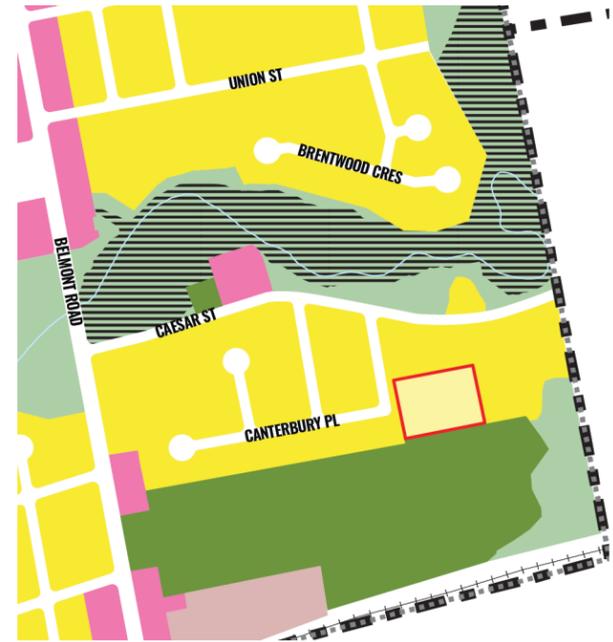
The map below provides a snapshot of the Urban Settlement Area Boundary and Built Area Limits for the Community of Belmont, as per Schedule B of the Central Elgin Official Plan. The project site is located within the Urban Settlement Area Boundary but is outside of the current Built Area Limits. Being directly adjacent to the eastern extent of the existing built area provides a logical opportunity for extension of urban development and servicing eastward. Further discussion of the applicable policies is found in Section 7 of this report.



● Built Area Limits ○ Urban Area Boundary

/ Schedule B - Belmont Land Use

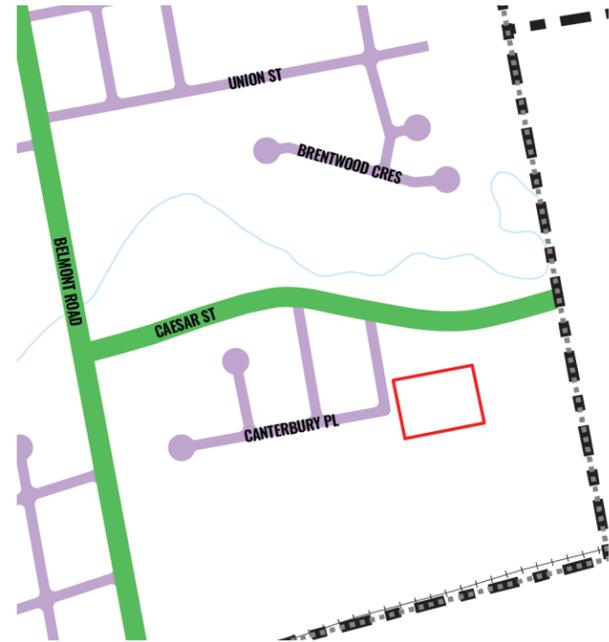
The project site is designated "Residential" in accordance with Schedule B of the Central Elgin Official Plan. Within the Residential designation, a range of residential dwelling types and densities are permitted. The policies for the Residential designation are further broken down into categories based on the dwelling type and density. Within "Low Density" residential areas, single detached dwellings, semi-detached dwellings, an accessory units, duplex dwellings, triplex dwellings and converted single detached dwellings up to a maximum density of 22 units per net hectare (9 units per net acre) are permitted.



● Community Facility ● Natural Heritage
● Residential ● Natural Hazard
● Commercial ● Commercial - Industrial

/ Schedule A1 - Road Classifications

In accordance with Schedule A1 - Road Classifications of the Central Elgin Official Plan, the project site has direct frontage on a Local Street (Canterbury Place). Local roads are intended to serve residential areas, connecting individual properties to collector roads, arterial roads and County Roads. The type of street frontage that the property enjoys ultimately affects the form and intensity of development that the site can accommodate. For example, in accordance with the applicable residential policies of Section 4.2, medium and high density residential uses are reserved for locations with direct frontage on collector or arterial roads.



● County Road ● Local Street

S3.4 Central Elgin Official Plan - Residential Designation Policies

Key Official Plan Implications: Canterbury Place Extension

OFFICIAL PLAN	DESIGNATION	DENSITY CLASSIFICATION
Municipality of Central Elgin (Local)	Residential	Low Density

/ Permitted Uses (4.2.2 b) 1.)

The policies for the Low Density category of the residential designation allow for a limited range of residential uses and building forms. The applicable primary permitted uses are outlined in the table below.

Permitted Residential Uses:

●	Single Detached
●	Semi-Detached
●	Duplex
●	Converted Dwellings
○	Street Townhouses
○	Cluster Townhouses
●	Triplexes
○	Fourplexes
○	Stacked Townhouses
○	Low-Rise Apartment Buildings
●	Permitted
○	Not Permitted

/ Building Heights (4.2.2 c))

New development within the residential designation is intended to be of a low-rise form, in a scale that is compatible with the character of surrounding uses. However, there are no prescribed maximum heights in the Official Plan.

Allowable Height (Storeys):

Min.	N/A
Max.	N/A
Bonus	N/A

/ Density (4.2.2 b) 1.)

The policies for the Low Density category of the residential designation prescribe a maximum permitted net density for new development as outlined in the table below.

Allowable Density (Units Per Hectare):

Min.	N/A
Max.	22
Bonus	N/A

S3.5 Existing Zoning By-law Implications

/ Single Residential (hR1-9) Zone

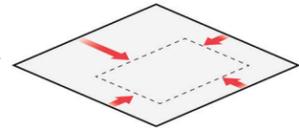
The project site is currently zoned Single Residential (hR1-9) Zone, with a holding provision in the Village of Belmont Zoning By-law No. 91-21. The R1 Zone provides for and regulates low density residential development in the form of single detached dwellings and home occupations. To guide the subdivision of lands, the R1 Zone contains minimum lot area and frontage requirements. The following graphics highlight key regulations guiding development in the existing R1 Zone variation.

Our understanding of the existing zone permissions also helps to frame the context around the degree of change being pursued through the proposed Zoning By-law Amendment presented later in this report.

FRONTAGE

15.0m
Interior Lots

18.0m
Corner Lots



LOT AREA

464.5m²
Interior Lots

558.0m²
Corner Lots

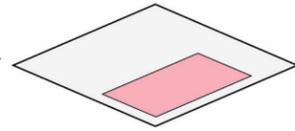


Figure 6: Key Existing Zoning By-law Regulations

Holding Provision

An "h" holding provision currently applies to the project site. In general, holding provisions are meant to prevent the development of land until certain technical conditions are met. This holding provision was applied to the lands in 2017 through a previous Zoning By-law Amendment process. In accordance with Section 5.2.5.9 of the Zoning By-law, the regulations require that, to ensure the orderly development of lands and the provision of municipal services, the "h" symbol shall not be deleted until:

- a subdivision agreement is entered into for the lands in question with the Municipality of Central Elgin pursuant to Section 51(26) of the Planning Act, R.S.O. 1990, as amended, with respect to municipal servicing, financial, administrative and other matters thereto; and,
- the Municipality of Central Elgin certifies that there is adequate uncommitted reserve sewage capacity available for the development of the lands in question.

The implications and matters relevant to the holding provision and potential removal of the holding provision are discussed in detail in later sections of this report.

S3.6 Planning History

In June of 2017, the former owner of the site submitted an application to the Municipality of Central Elgin to change the zoning from the Neighbourhood Development "ND" Zone to Single Residential "R1" in the Town of Belmont Zoning By-law. The previous Zoning By-law Amendment application was not accompanied by a formal Draft Plan of Subdivision application. Based on Staff Report CEP.41.17., it is understood that the owner's intent was to "up-zone" the lands to implement the Official Plan designation such that the lands could be marketed to a future builder. A concept plan was submitted with the application that generally showed the extension of Canterbury Place eastward across the site and a series of single detached dwelling lots with 18.5m of frontage each.

Within the Staff recommendation report, it was acknowledged that the site generally offers a suitable/appropriate location for future residential development. It was further acknowledged that municipal services were available to service the subject lands and that "the subject lands are devoid of any natural heritage or natural hazard features, having been cleared many years ago". The proposed Zoning By-law Amendment was ultimately approved by Municipal Council on September 25, 2017. Given the lack of detailed information/supporting studies submitted with the application, a holding provision was applied to the lands (holding provision is described on page 13). The holding provision ensured that appropriate technical information would be provided and reviewed by the municipality prior to development and that the required Draft Plan of Subdivision would be completed.

The current Draft Plan of Subdivision and Zoning By-law Amendment application by Karwood Ontario Ltd. generally carries forward the previous concept that was established at the time of the site's original rezoning in 2017.

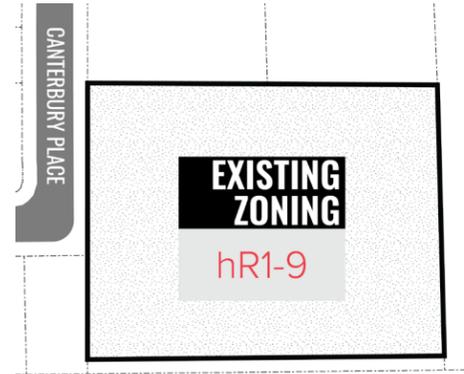
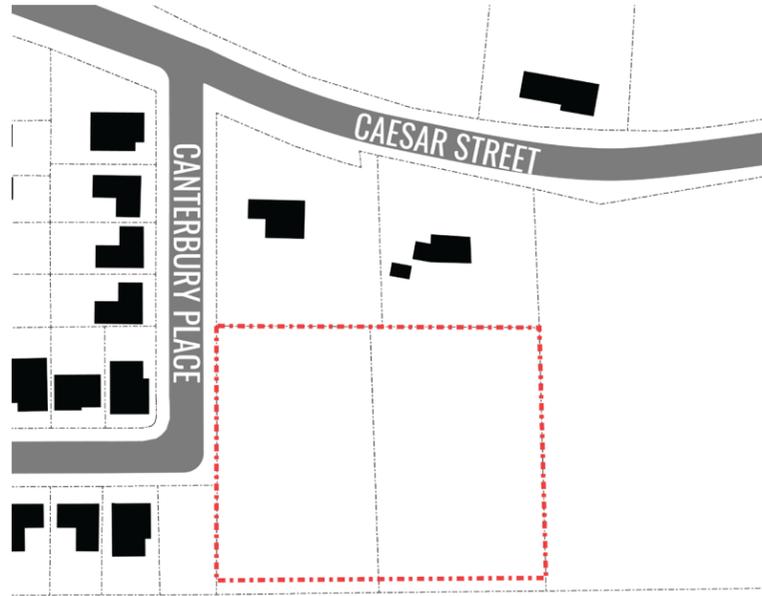


Figure 7: Existing Zoning Map

S4 SITE ANALYSIS



--- Site Boundary

1 Figure Ground

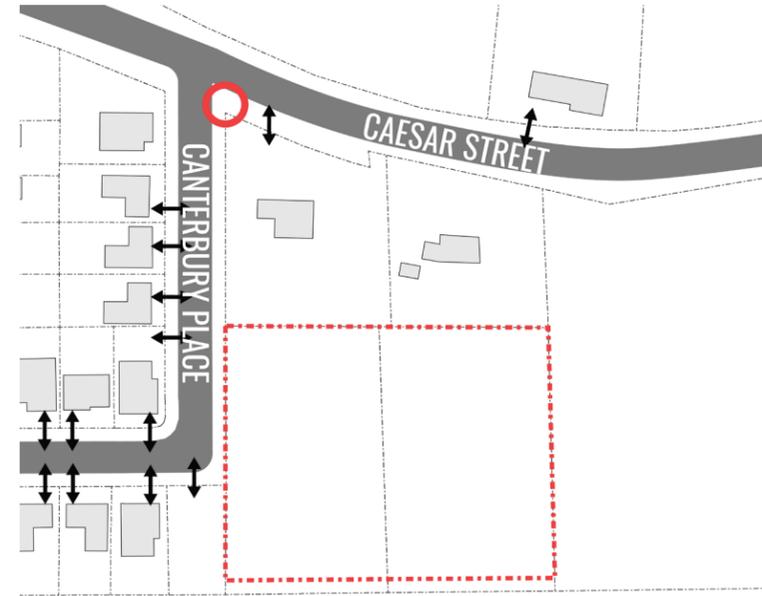
The figure-ground diagram illustrates the relationship between the existing built and unbuilt space in proximity to the site. This pattern provides a relevant framework upon which new development on the site should integrate with and respond to. In this case, existing lands to the west are developed with a mix of bungalows and 2-storey single detached dwellings. The built form contains uniform/consistent setbacks from Canterbury Place and the lot pattern is generally consistent with widths/frontages of approximately 60 feet. This represents the prevailing contemporary development pattern. Lands immediately north of the site are large lots, each containing an existing detached dwelling. These lots are of suitable size and shape to accommodate redevelopment in the future.



● Vegetation - - - Hazard Limit ● Natural Heritage Limit

2 Landscape

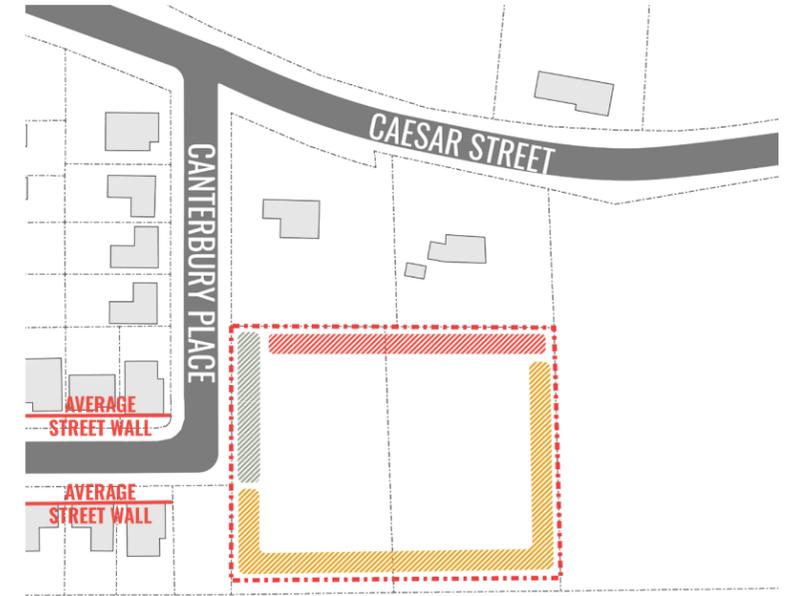
The project site/development envelope is located on an area of open maintained table lands. The site contains a small collection of planted trees interspersed throughout and abuts an established hedgerow along the southern boundary. The site is generally flat and will not require substantial grading and/or alterations to the landscape to accommodate development. The lands on the north side of Caesar Road are comprised of forested valleylands associated with Kettle Creek. These lands include designated natural heritage features and hazard lands but are generally over 50+ metres north of the boundary of the project site. A Geotechnical Report has been prepared to understand subsurface conditions of the site and from that perspective, the lands are suitable for urban development.



— Sidewalk ○ Stop-Controlled Intersection ↔ Access

3 Mobility Network

The project site contains direct frontage on an existing Local Street (Canterbury Place). Canterbury Place is comprised of a 20 metre right-of-way with a typical 1980's style suburban cross-section, with two vehicle travel lanes and sufficient space for on-street parking on one side of the road platform. No sidewalks currently exist along Canterbury Place. Canterbury Place provides direct vehicular access to the County Road network. The intersection of Canterbury Place and County Road 37 is a stop-controlled intersection. A modified grid of local streets has been created through subdivisions to the west which provide a framework for vehicle and pedestrian access to the interior of the neighbourhood.

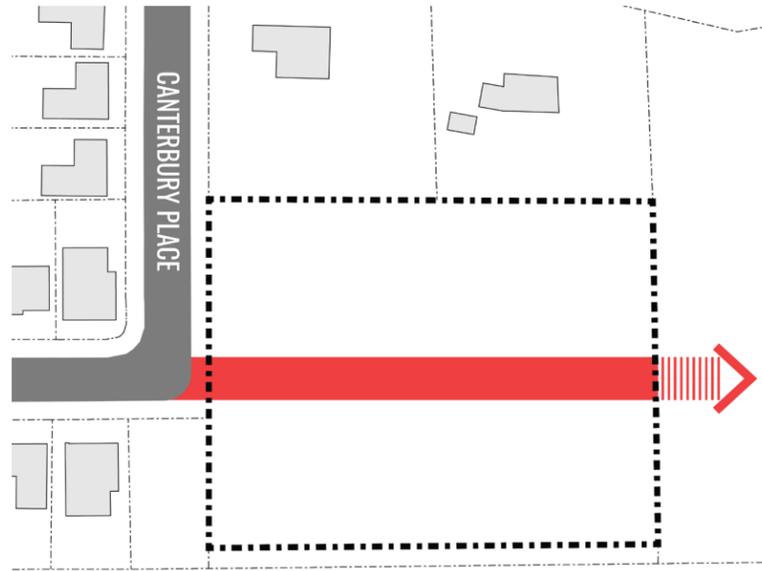


▨ Sensitive Interface ▨ Moderate Interface ▨ Active Frontage

4 Edge Conditions

The site contains three distinct edge conditions. The western edge fronts onto Canterbury Place as well as an established pathway connection linking the subdivision to the recreational fields to the north. This means that the placement, orientation and design of new dwellings on the site should generally contribute to the creation of visually appealing/active interface. Future anticipated residential development to the north creates a more sensitive context for development. New development along this interface should seek to manage potential impacts on privacy, access to sunlight, etc. Lands to the south and east are less sensitive in that the lands to the south are not anticipated to change and lands to the east are unlikely to back onto the site.

S5 DESIGN PRINCIPLES



1 Extend the Grid

The site is currently undeveloped but is immediately adjacent to the Town's existing built-up area. In this regard, the plan will seek to form a logical extension to the existing pattern of development in the area. The west-east leg of Canterbury Place will be extended across the site, forming a new Street 'A' that will continue the established grid pattern in a logical manner and provide opportunity for further eastward extension/connectivity in the future.

Local Official Plan References

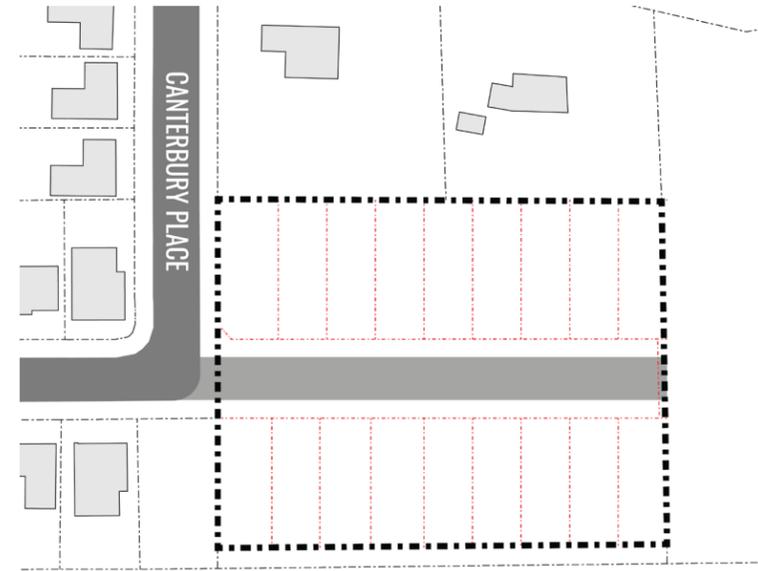
4.2 Residential Designation | 4.2.2 Density | 2.10.3 Community Design | 2.8.5 Transportation



2 Define Development Blocks

With the extension of the Street 'A' across the site to continue the grid, two distinct and logical development blocks emerge. The Draft Plan of Subdivision and Zoning By-law Amendment will focus on orienting new development to maximize the opportunity within these defined development blocks.

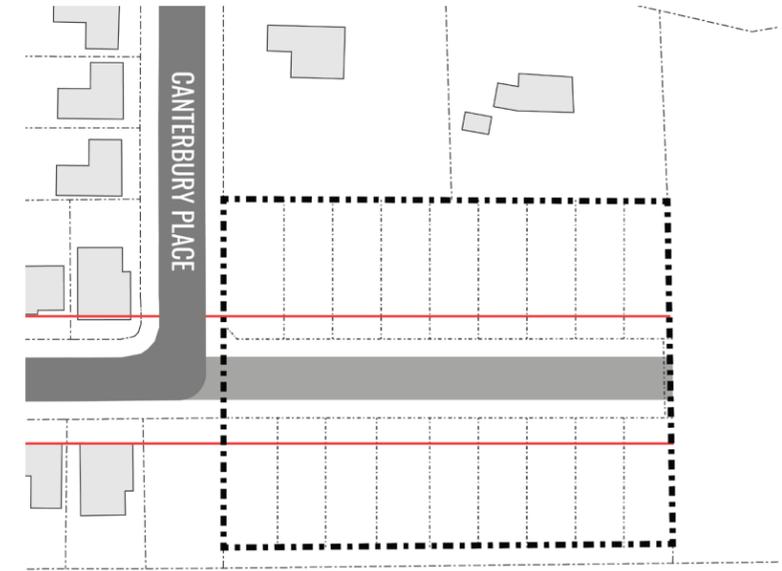
4.2 Residential Designation | 4.2.2 Density | 2.10.3 Community Design



3 Establish Lotting Fabric

Within the context of the defined development blocks, the lotting fabric has been designed and oriented to complement the established urban fabric in the area. New lots will front onto the new Street 'A', providing for a continuation of the existing streetscape character along the east-west leg of Canterbury Place. The lots have been sized to enable a more contemporary/compact form of single detached development while maintaining compatibility with the existing Canterbury Place subdivision.

4.2 Residential Designation | 4.2.2 Density | 2.10.3 Community Design



4 Respect the Streetwall

The pattern of development and building setbacks along the existing east-west leg of Canterbury Place establishes the built "streetwall". The proposed zoning regulations will respect and continue this built edge condition to avoid an awkward and/or undesirable break in the planned urban form along Canterbury Place, allowing for a seamless/logical fit with the existing neighbourhood.

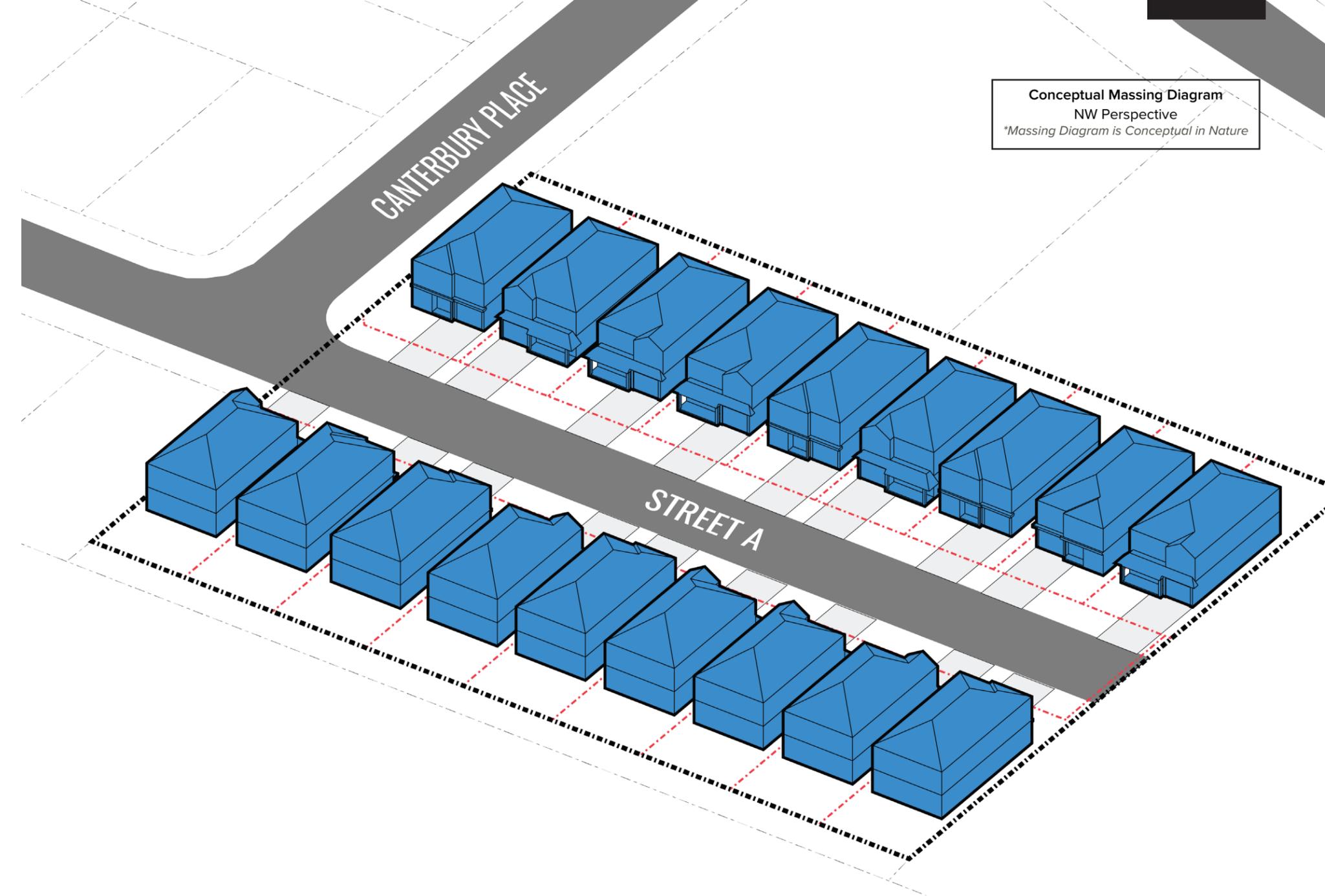
4.2 Residential Designation | 4.2.2 Density | 2.10.3 Community Design

NOTE: The above noted urban design principles have been informed by the applicable policy, regulatory and contextual considerations for the site, many of which are highlighted in the preceding sections of this report. These principles are central to our planning/design narrative for the site and the overall project goal of being sensitive to, compatible with, and a good fit within, the existing and planned urban fabric of the surrounding area.

S6 THE PROPOSAL

/ Canterbury Place Extension

The following illustrations, tables and graphics provide an overview of the proposed Draft Plan of Subdivision and development concept for the project site. The massing diagrams and illustrations contained within this report are representative of the developer's future intention for the project site and the permissions sought through the proposed Zoning By-law Amendment outlined in Section 6.1 of this brief and the associated Draft Plan of Subdivision prepared by CJDJ Consulting Engineers. The proposal centres around a minor extension of Canterbury Place, eastward across the site and the creation of 18 new 40'-wide lots for single detached dwellings. The proposed Zoning By-law Amendment will allow for the development of a 2-storey single detached dwelling and attached/integrated 2-car garage on each of the proposed lots. A fully-dimensioned/legal Draft Plan of Subdivision drawing has been prepared by CJDJ and is available for public download at www.siv-ik.ca/canterburyext. A series of simplified supporting illustrations have been included in this report to highlight key elements of the conceptual site and building design in a manner that enables a more seamless evaluation by stakeholders and decision-makers. The detailed Draft Plan of Subdivision and Preliminary Servicing Plan should be referred to where dimensions and specifications are required for review or evaluation.



/ Draft Plan of Subdivision At-A-Glance

SITE AREA

0.97
Hectares

PROPOSED BUILDING HEIGHTS

9.0
Metres

2
Storeys

SITE AREA BREAKDOWN

0.75
Single Detached Dwelling Lots

0.22
Street 'A'

0.001
Reserve

PARKING

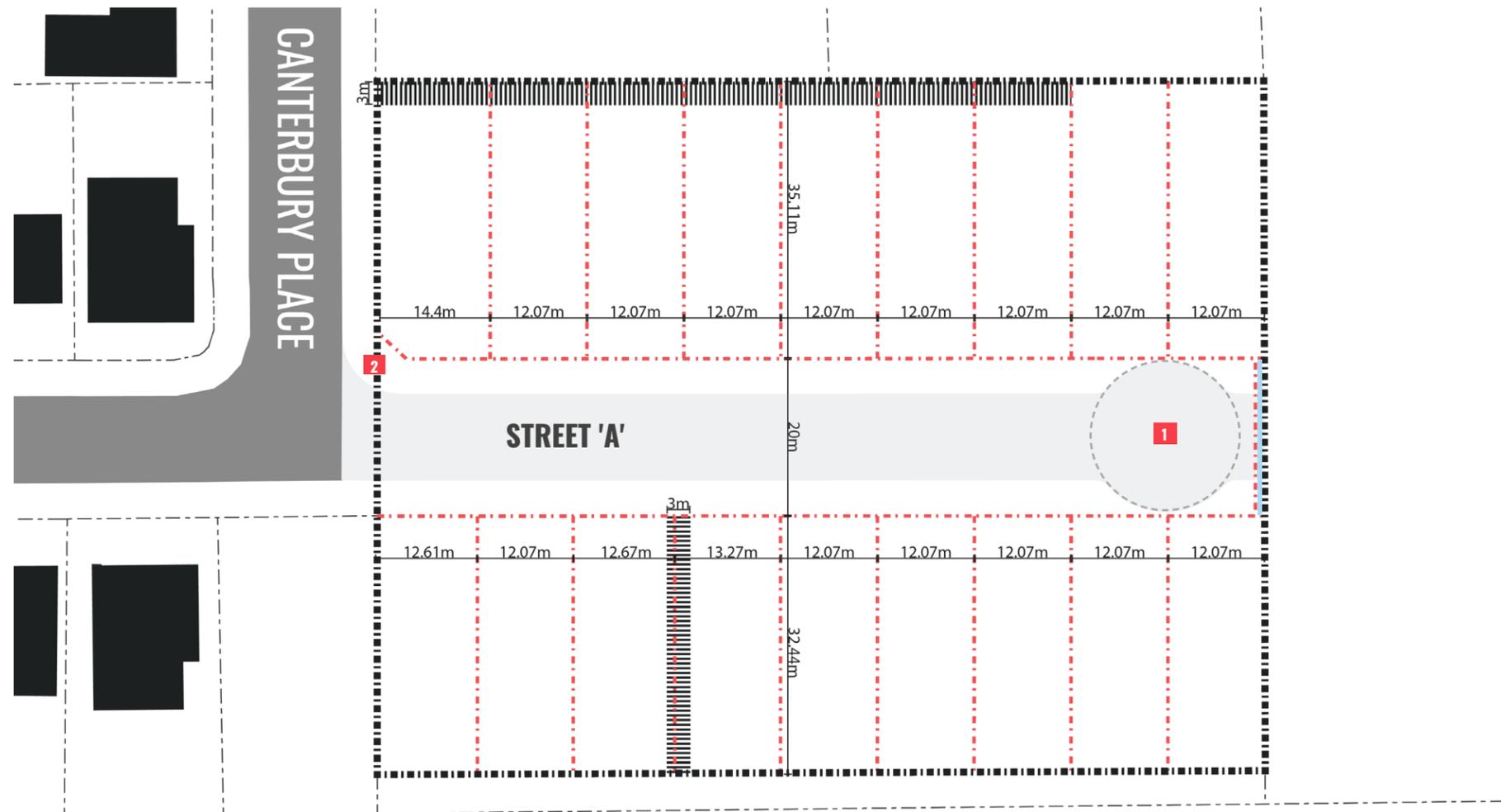
2 per unit
On-site

16
New On-Street

DENSITY

18
Dwelling Units

19
Units Per Hectare



LEGEND

- Project Site Boundary
- New Lot Boundaries
- SWM Easement
- 0.3m Reserve
- Future Street 'A'
- Temporary Turning Circle
- 1 To be removed upon future extension of Canterbury Place
- 2 3m x3m Daylight Triangle

NOTE: This simplified subdivision plan has been prepared based on the Draft Plan of Subdivision prepared by CJD. It is meant to aid in illustrating the key elements of the proposed Draft Plan of Subdivision. For dimensions and full site details, please refer to the 02-09-2022 Draft Plan of Subdivision.

Figure 8: Simplified Subdivision Plan

S6.1 Proposed Zoning By-law Amendment

The proposed Zoning By-law will provide a framework for the development of single detached dwellings. The proposed Residential R1-XX Zone includes special regulations to account for the unique context of the project site, implement a more compact form of low density residential development and implement applicable design-based policy directions of the Central Elgin Official Plan. The proposed zone and special regulations are structured to facilitate a narrow range of desirable site design and built form outcomes. The proposed Zoning By-law Amendment will “lock-in” the key development and built form standards but will also allow for a degree of flexibility to address site and building design details through the future Building Permit process.

The proposed Zoning By-law Amendment also removes the existing "h" holding provision that applies to the site. Given that a Functional Servicing Report has been prepared and an appropriate/satisfactory sanitary outlet has been identified, it is appropriate to remove the "h". The requirement to enter into a subdivision agreement can be implemented through a condition of Draft Plan approval.

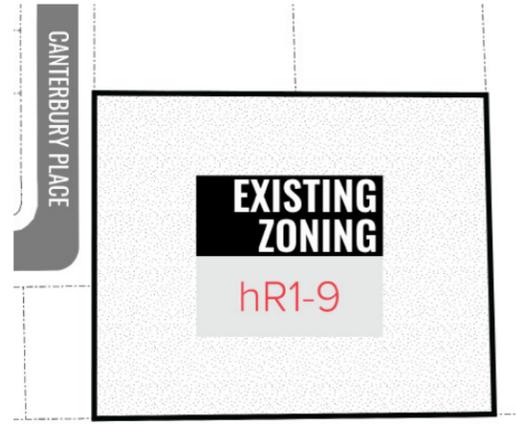


Figure 9: Existing Zoning

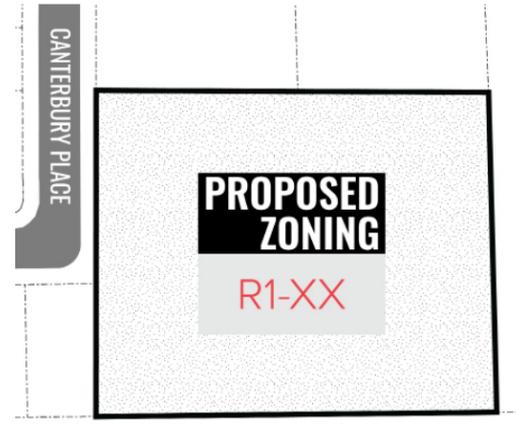
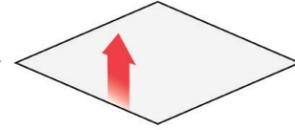


Figure 10: Proposed Zoning

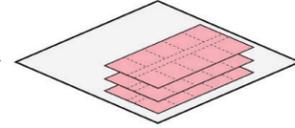
BUILDING HEIGHT

Storeys (Max.)
3



LOT DENSITY

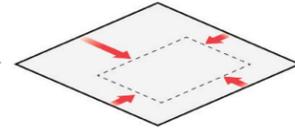
Lot Frontage (Min.)
12.0m



SETBACKS

Interior (Min.)
1.2m

Rear (Min.)
7.0m



/ Proposed Regulations

Canterbury Place Extension			
Regulation	Single Residential “R1” Zone	Proposed R1-XX Zone	Special Explanations
Permitted Uses	See Section 5.2.2	-	
Lot Area (min.)	Interior Lot	464.5m ²	380.0m ² 1
	Corner Lot	558.0m ²	495.0m ²
Lot Frontage (min.)	Interior Lot	15.0m	12.0m 2
	Corner Lot	18.0m	14.0m
Front Yard Depth (min.)	6.0m	-	
Side Yard Depth (min.)	Attached Garage or Carport	1 metre plus 0.5 metres for each additional or partial storey above the first storey.	1.2m 3
	No Attached Garage or Carport	1 metre plus 0.5 metres for each additional or partial storey above the first storey and 3.5 metres on the other side.	1.2m and 3.5m on the other side.
	Corner Lot	1 metre plus 0.5 metres for each additional or partial storey above the first storey and 4.5 metres abutting a public street.	1.2m and 3.5m abutting a public street.
Rear Yard Depth (min.)	10.5m	7.0m	4
Lot Coverage (max.)	40%	45%	5
Height (max.)	10.5m	-	
Parking	2 per dwelling unit.	-	
Yard Encroachments (max.) (Section 4.14)	Balconies, canopies, unenclosed porches and decks including a cold cellar underneath same may project into any required front or rear yard a distance of not more than 1.5 metres.	Notwithstanding Section 4.14.1 iii), decks may project into the required rear yard a distance of not more than 3.0 metres.	6

Table 2: Special Regulations Overview

Note: See page 25-26 for additional details and explanation for proposed special regulations.

/ Special Regulation Explanations

1 Lot Area

The site-specific minimum lot area regulations will allow for a more compact form of single detached dwellings. The Central Elgin OP contemplates a range of residential densities and lot sizes in the residential designation. The proposed lot area regulations will ensure the resulting density remains within the prescribed Low Density threshold of 22 units per hectare and is in keeping with character of development within the existing Canterbury Place subdivision.

Local Official Plan References

4.2 Residential Designation | 4.2.2 Density | 2.10.3 Community Design

2 Lot Frontage

The proposed reduced lot frontage regulations will allow for a more compact form of single detached dwellings to support municipal planning goals for land use efficiency. Notwithstanding the reductions, the proposed regulations will still ensure sufficient lot frontage such that no more than 50% of the lot width is attributed to a garage door (in a standard double-car configuration). This will support urban design objectives for streetscape character along future Street 'A'.

4.2 Residential Designation | 4.2.2 Density | 2.10.3 Community Design

3 Side Yards

In order to provide for an efficient unit floor-plan/interior layout within the context of reduced lot area and frontage requirements, minor reductions to the side yard setback regulations are proposed. The minimum 1.2m interior yard requirement will maintain sufficient space for unencumbered maintenance access around the perimeter of the lots. 1.2m is also sufficient to provide some visual relief in the massing of buildings along the adjacent streetscape.

4.2 Residential Designation | 4.2.2 Density | 2.10.3 Community Design

4 Rear Yard

The proposed reduced rear yard setback regulation will work in conjunction with the other special regulations to enable a more compact built form that makes more efficient use of the site. The proposed 7.0m rear yard is sufficient to provide for a reasonable on-site amenity space and allow for appropriate spatial separation/facing-distances to mitigate potential massing and privacy conflicts with future redevelopment on lands to the north (the south interface is less sensitive and not anticipated to change).

4.2 Residential Designation | 4.2.2 Density | 2.10.3 Community Design

5 Lot Coverage

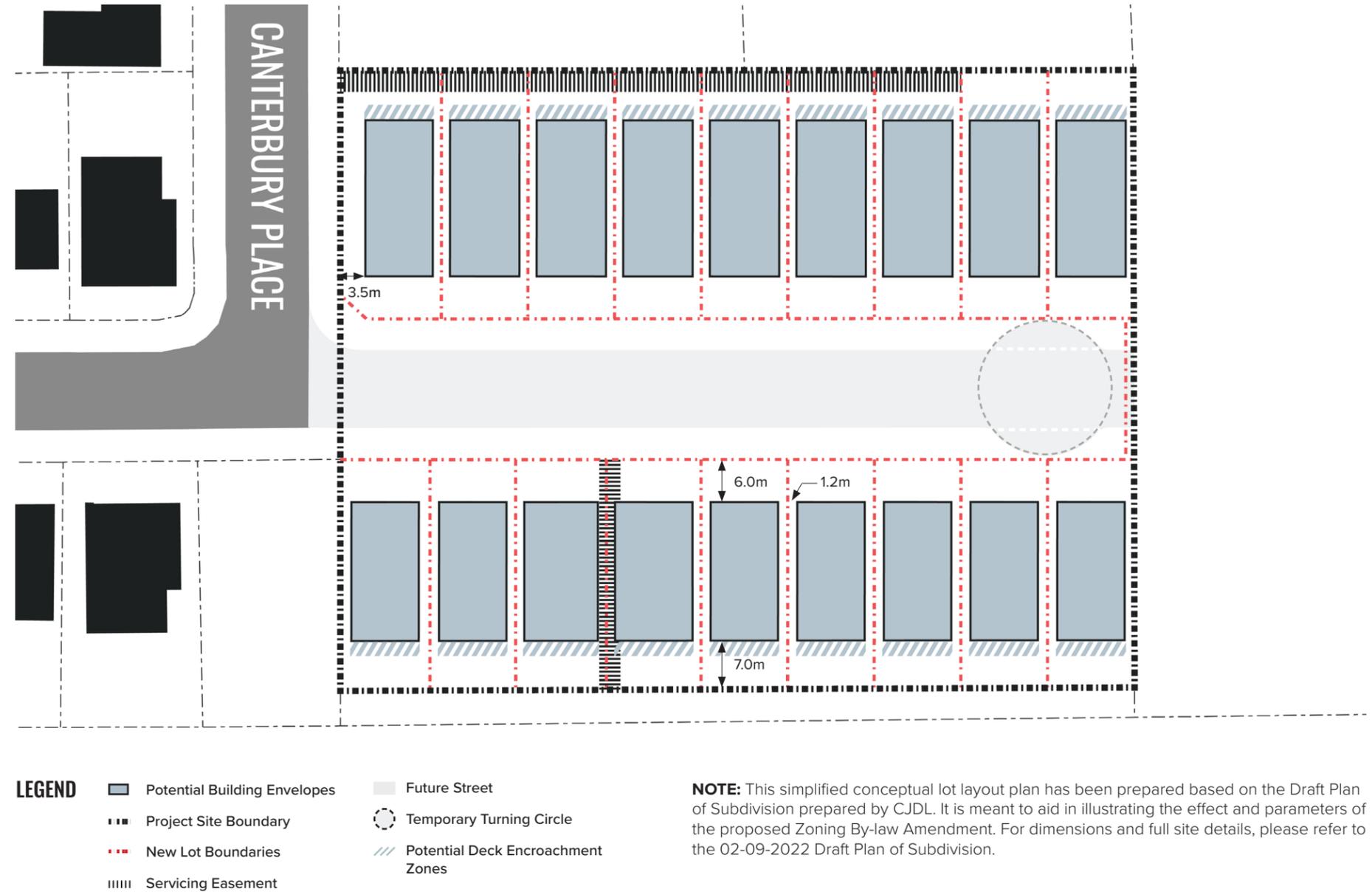
The proposed by-law includes a minor increase in the allowable lot coverage. This will work in conjunction with other regulations to produce a slightly more compact form of development than the existing R1 Zone. The functional servicing report presents a viable stormwater management/servicing strategy for the lands and there are no impacts resulting from this minor increase in lot coverage from a serviceability perspective.

4.2 Residential Designation | 4.2.2 Density | 2.10.3 Community Design | 2.8.4 Stormwater Management

6 Deck Encroachments

The general regulations for the Residential Zone categories allow for minor encroachments of balconies, porches and decks into setback areas. Given the planned form of development on the site, a further encroachment allowance is needed to provide flexibility in the provision of rear yard decks. On the south interface, reduced lot depths and resulting encroachment is offset by the fact that the rear yards abut open space. Greater lot depths are available on the north lots thereby reducing the potential for encroachments and impacts.

4.2 Residential Designation | 4.2.2 Density | 2.10.3 Community Design



NOTE: This simplified conceptual lot layout plan has been prepared based on the Draft Plan of Subdivision prepared by CJD.L. It is meant to aid in illustrating the effect and parameters of the proposed Zoning By-law Amendment. For dimensions and full site details, please refer to the 02-09-2022 Draft Plan of Subdivision.

Figure 9: Proposed Zoning/Building Envelopes

S7 POLICY EVALUATION

S7.1 Provincial Policy Statement, 2020

The Provincial planning policy framework is established through the Planning Act (Section 3) and the Provincial Policy Statement (PPS, 2020). The Planning Act requires that all municipal land use decisions affecting planning matters be consistent with the PPS. In this regard, the proposed Draft Plan of Subdivision and Zoning By-law Amendment has been informed by the policies of the PPS. The following discussion provides a summary of our assessment, spelling out specifically how the applications are consistent with the PPS to aid the applicable approval authorities in their evaluation/decision-making process.

The project site is located within a fully-serviced, designated, urban settlement area (Town of Belmont). Section 1.1 of the PPS provides overarching policy guidance for managing and directing land use in settlement areas to achieve efficient and resilient land use patterns. Following the guidance in Section 1.1.1 and 1.1.3 of the PPS, the proposal will provide for an efficient and compact form of single-detached residential development, balancing a desirable level of residential intensity with local planning goals for fit and compatibility with the existing and planned context of the area. Further, the project site is located immediately adjacent to the existing built area of Belmont, supporting provincial direction that new development taking place in designated growth areas should occur adjacent to the existing built-up area.

The proposed Draft Plan of Subdivision will trigger the requirement for cash-in-lieu of parkland payments which will provide further resources to the municipality for the provision of parks and open spaces in accordance with Section 1.5 of the PPS. As detailed in the supporting Functional Servicing Report prepared by CJDLC Consulting Engineers Ltd., the site can be serviced through tie-ins to existing municipal sanitary sewers and an existing watermain, thereby efficiently leveraging public infrastructure in accordance with Section 1.6 of the PPS.

With regard to Section 2.0 of the PPS dealing with the Wise Use and Management of Resources, the surrounding area has been assessed from a Natural Heritage perspective. The closest natural heritage features are over 50 metres away from the project site and are separated by existing urban development and County Road 37. The proposed development will rely on existing municipal water and sanitary services and will have appropriate on-site stormwater quantity and quality controls to ensure that no negative impacts are introduced to natural heritage features in accordance with Section 2.1.8 of the PPS. Lastly, a Stage 1-2 Archaeological Assessment has been prepared and clearance has been granted by the Ministry of Heritage, Sport, Tourism and Culture Industries, thereby ensuring that there are no impacts to significant archaeological resources in accordance with Section 2.6.2.

S7.2 Elgin County Official Plan

As noted in Section 3.2 of this report, the project site is within a "Tier 1 Settlement Area" as per Schedule 'A' – Land Use of the County of Elgin Official Plan. One of the fundamental goals of the County OP, as expressed in Section A3 of the Plan, is 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. The proposed Draft Plan of Subdivision and Zoning By-law Amendment will contribute positively to that goal.

Part B of the Plan contains policies that relate to future growth expectations and the County's growth management approach. Section B2.6 provides policies regarding new development in existing settlement areas. These policies require that new development shall form a logical extension to the existing built up area, be compact and minimize land consumption, and that adequate services are provided. With respect to Part B, the project site is immediately adjacent to the existing built area in Belmont, and the proposal forms a logical extensions to this established growth pattern. The proposal will utilize existing water and sanitary infrastructure.

Part C of the plan provides more detailed guidance for various land use categories/designations within Settlement Areas. To assist in interpretation of these policies it is important to note that the project site is designated "Residential" by the local (Central Elgin) Official Plan. The county policies for residential development promote compact form that efficiently uses land and infrastructure and that maintains/enhances the character and identity of existing residential areas. The proposed development satisfies these policies by being contiguous with existing low density residential development to the west, making efficient and appropriate use of existing infrastructure, and providing appropriately-sized contemporary residential lots.

Part D of the Plan contains policies and strategic directions related to Natural Heritage and Natural Hazard Features. In this regard, the local Official Plan mapping identifies the known limits of natural heritage and hazard features in proximity to the site. Additionally, an "Issues Scoping Report" (ISR) has been prepared by Vroom & Leonard Biologists & Landscape Architects which further examined the site to determine the presence of any significant natural heritage features. As per the ISR which is further summarized in Section 8 of this report below, the development envelope is located in an area of open/maintained table lands. The only vegetation present on the site is a small collection (approximately 12) of individual, planted, trees. Based on the information presented in the Vroom & Leonard Report, there are no potential significant features, ecological linkages, or natural processes within the study area boundaries. It was concluded that due to the cultural nature of the on-site vegetation and the distance from Fish Habitat, Natural Hazard Lands and Significant Woodlands, there are no direct nor incidental impacts anticipated. Further environmental study was deemed not to be warranted given the lack of presence of natural heritage features on-site, the distance from any identified natural heritage features and the fact that the natural heritage features are already separated from the site by existing urban development, a County Roadway, etc. The applicable approval authorities will have the ability to review and assess stormwater management/detailed engineering plans through the Conditions of Draft Approval.

Lastly, Section E of the Plan deals with general development policies that are not specific to the area or land use designation but rather apply to every application to develop land in the County through the subdivision. As per Section E, Plans of Subdivision are to comply with the requirements of the local Official Plan. This requirement is discussed in the following Section of this report. Further, it is acknowledged and accepted that, as a condition of Draft Plan Approval, Karwood will be a required to enter into an agreement with the Municipality of Central Elgin to deal with items such as financial requirements, local roads design and construction, drainage, grading and landscaping, sidewalks, etc. Lastly, the proposed Draft Plan of Subdivision conforms to the Subdivision Review criteria outlined in Section E1.2.2. Such items are generally addressed by the subdivision review criteria in Section 51 of the *Planning Act* discussed below.

S7.3 Central Elgin Official Plan

As noted in Section 3.3 of this report, the project site is within the Town of Belmont, a designated Urban Settlement Area as per the Municipality of Central Elgin Official Plan. Also important to our planning evaluation is that the lands are designated "Residential" on Schedule B - Belmont Land Use and are immediately adjacent to the existing Built Area Boundary. In following/implementing the direction laid out in the PPS and County Official Plan, the Central Elgin Official Plan primarily focuses new residential growth towards fully-serviced urban settlement areas. The evaluation that follows focuses on the policies that provide additional and/or more specific guidance than the PPS and/or County OP.

Section 4.2 of the Plan provides that within the residential designation, a range of residential dwelling types and densities shall be permitted, including single detached, semi-detached, duplex dwellings, triplex dwellings, townhouse dwellings and apartment dwellings. New residential development is classified as low, medium or high density depending on the characteristics of the use and the site. For the Low Density Residential classification, the permitted uses include single detached dwellings, semi-detached dwellings, an accessory apartment in a single detached or semi-detached dwelling, duplex dwellings, triplex dwellings converted single detached dwellings up to a maximum density of 22 units per net hectare (9 units per net acre). The proposed Draft Plan of Subdivision and Zoning By-law Amendment will enable the development of 18 single detached dwellings on the 0.97-hectare site, resulting in a net density of 19 units per hectare.

The policies of Section 2.8 of the Local OP strive to ensure an efficient and cost-effective coordination between the land use and infrastructure. In this regard, the proposal represents a logical minor extension of municipal services and the proposal does not result in large undeveloped tracts of land between the existing built-up area and the proposed development. Municipal water and sanitary sewers are available at the west property line, and the proposed local extensions via Street 'A' will be completed at the developer's cost. To address the policies Section 2.8.4 of the Plan, a stormwater management plan/strategy has been prepared by CJDJ Consulting Engineers. Although the stormwater management strategy does not outlet to an existing regional facility, it is important to emphasize that quantity and quality controls are proposed and that the proposed outlet is not a provincially significant wetland. In accordance with the policy guidance for local roads, the Street 'A' right-of-way has been designed with a 20-metre right-of-way, with the ability to accommodate the necessary design features prescribed by the Municipality of Central Elgin.

The policies of Section 2.10.3 of the Plan provide guidance for built form and physical design in settlement areas. The policies promote excellence in community design through the review of new development applications in Central Elgin, including plans of subdivision, infill development proposals, site plans and through community improvement. In this regard, the information outlined in Section 2, 3 and 4 of this brief clearly articulates the character of the site and surrounding area. The design principles described and illustrated in Section 5 and the annotated graphics in Section 6 document how the proposed Zoning By-law and the conceptual site layout and building form(s) have been structured to respond to the unique context of the site, and have taken into account the Community Design policies of Section 2.10.3.

With respect to Natural Heritage, an Issues Scoping Report has been prepared by Vroom & Leonard which further examined the site to determine the presence of any significant natural heritage features. As per the ISR and further summarized in Section 8 of this report below, the development envelope is located in an area of open/maintained table lands. The only vegetation present on-site is a small collection (approximately 12) of individual, planted, trees. Due to the cultural nature of the on-site vegetation and the distance from Fish Habitat, Natural Hazard Lands and Significant Woodlands there are no direct nor incidental impacts anticipated as a result of the proposed development.

With respect to the policies of Section 3.3, the Functional Servicing Report prepared by CJDJ and the ISR prepared by Vroom and Leonard work in tandem to address the overarching policy intent to protect water resources from contamination and degradation associated with urban development. In this regard, FSR outlines the measures for SWM including quality and quantity control. In light of those features, the small-scale nature of the proposal and the fact it is already largely zoned for the intended use, a regional subwatershed study is not warranted to allow for this development to proceed, notwithstanding the site is technically outside of the built area limit.

S7.4 Planning Act

In evaluating applications for a plan of subdivision or condominium, it is understood that the applicable approval authorities must consider the matters outlined in Section 51 of the Planning Act. The following table highlights those criteria and summarizes the project team's response for ease of reference.

Subdivision Review Criteria		
Subsection	Criteria	Response
a.	The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2.	Section 7.1 of this report details how the proposed Draft Plan of Subdivision is consistent with the PPS, 2020 which contains the primary policy guidance for the matters of provincial interest outlined in Section 2 of the <i>Planning Act</i> .

b.	Whether the proposed subdivision is premature or in the public interest.	The proposed subdivision is located in a fully-serviced settlement area, immediately adjacent to the existing built-up area, and is supported by the necessary technical studies.
c.	Whether the plan conforms to the official plan and adjacent plans of subdivision, if any.	The proposed plan of subdivision conforms to the applicable Upper and Lower Tier Official Plans as described throughout this report. Further, it represents a logical extension of the existing subdivision pattern to the west and provides opportunity for connectivity for future development on lands to the east.
d.	The suitability of the land for the purposes for which it is to be subdivided.	The project site is located within a designated "Tier 1" Urban Settlement area which has been identified by both the Upper and Lower Tier municipalities as a preferred location for new residential growth.
e.	The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them.	The proposed draft plan of subdivision includes a minor extension of Canterbury Place eastward (Street 'A') to provide access to the new lots. The broader existing road network and surrounding intersections have sufficient capacity to accommodate the development with no noticeable impacts anticipated.
f.	The dimensions and shapes of the proposed lots.	The proposed lot fabric will provide for a compact form of single detached dwelling development that is compatible with the character of existing lots to the west and falls within the prescribed density range as per the Local Official Plan.
g.	The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land.	The development envelope is comprised of open/maintained table lands. The lands are generally flat and as per the geotechnical report completed by EXP, the subsurface conditions are suitable to support development. No significant restrictions are anticipated in this regard.
h.	Conservation of natural resources and flood control.	The project site is not located within an identified natural hazard area or floodplain. The ISR concludes that there will be no impact to significant natural/environmental features as a result of the proposed development.
i.	The adequacy of utilities and municipal services.	The Functional Servicing Report prepared by CJDJ identifies the proposed servicing strategy. Existing municipal sanitary and water services are adequate to accommodate the proposal.
j.	The adequacy of school sites.	The proposed small-scale 18-lot subdivision is not anticipated to have a significant impact or place undue pressure on area school enrollments.
k.	The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes.	Given the small-scale nature of the proposed subdivision, no land is proposed to be dedicated or conveyed for public purposes such as schools or parks. Cash-in lieu of parkland dedication will be provided at the appropriate point in the development process.
l.	The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy.	The proposal provides for a logical and efficient extension of urban development directly adjacent to the existing built-up area in Belmont. This is an efficient/compact form of growth that serves to optimize energy use.
m.	The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act.	The intended form of development (i.e., single detached dwellings) is not subject to Site Plan Control under Section 41 of the Planning Act as per the local Site Plan Control By-law.

S8 SUPPORTING STUDIES HIGHLIGHTS

S8.1 Functional Servicing Report

A Functional Servicing Report (FSR) has been prepared by CJD Consulting Engineers Ltd. in support of the proposed Draft Plan of Subdivision. The FSR describes the features and layout of the site development together with an overview of the proposed servicing strategy for the development. The FSR demonstrates the feasibility of the proposed servicing strategy, ensures that the proposed development can be serviced for its intended use, and that all on-site and off-site servicing requirements are identified and evaluated.

Sanitary

The FSR has evaluated the original servicing design of the Canterbury Place Subdivision which was approved in 1986. Through review of the existing subdivision sanitary design sheets, it was found that the existing sanitary system was designed with reserve capacity that could accommodate the proposed development as well as the adjacent undeveloped lands to the east. The original design sheets indicate a reserve capacity of 24.0l/s. The existing 250mm sanitary outlet capacity is 34.7l/s, which equates to an outlet pipe capacity allocation of 4.0l/s for the project site. Through the design flow calculations completed by CJD, the sanitary design flow for the proposal is only 1.6l/s, which is well within the 4.0l/s allocated capacity. Within the proposed development, a 200mm sanitary pipe will be constructed along Street 'A' to convey flows from the proposed sanitary manhole at the east limit of the site and existing outlets at the intersection of Canterbury Place and Street 'A'.

Water

There is an existing 150mm PVC DR18 watermain on Canterbury Place which is proposed as the primary watermain supply for the development. This 150mm watermain is connected to an existing 150mm watermain on Belmont Road (County Road 74) and an existing 150mm watermain north of Caesar Road (County Road 37) within the ravine lands. A new 200mm watermain is proposed to be constructed within Street 'A', terminating at the east limit of the site where the watermain will be capped to allow for future connection if the neighbouring easterly lands are to be developed. The existing hydrant at the intersection of Canterbury Place and Street 'A' along with the proposed hydrant at the east limit of Street 'A' allow for the front door of each proposed unit to be within a 90m radius of a fire hydrant.

Stormwater Management

In order to provide stormwater quantity control and restrict post-development peak outflows to pre-development levels, a 'superpipe' strategy is proposed. This includes providing an oversized 1500mm stormwater conveyance pipe along Street 'A' to store runoff underground. The proposed 1500mm pipe will be approx. 80m in length and flow from the proposed manhole in front of Lot 7 of the Draft Plan of Subdivision to the proposed manhole just beyond the west limit of the site. An orifice will be installed at the invert of the western manhole to restrict outflows from the superpipe during post-development conditions to pre-development levels. Quality control measures are also proposed to be implemented such that stormwater is treated prior to outletting to the ravine lands north of County Road 37.

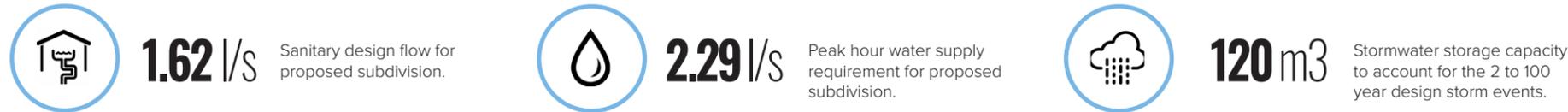


Figure 10: FSR Highlights

S8.2 Transportation Impact Assessment

A Scoped Transportation Impact Assessment has been prepared by F.R. Berry & Associates Transportation Planning Consultants. The Scoped TIA reviews the current performance of the local transportation system against municipal standards to predict the relative impact that the proposed development would have on the local transportation network. The study was completed to quantify any potential impacts and determine if improvements are necessary to accommodate the proposal. Figure 11 below highlights the peak hour vehicle trip generation anticipated from the proposed subdivision based on Institute of Transportation Engineers (ITE) rates. Based on the evaluation of the existing infrastructure and the it was concluded that the proposed infill subdivision will have no significant impact on traffic flow and/or safety on the intersection of Canterbury Place and County Road 37 or the intersection of County Road 37 and County Road 74.



Figure 11: TIA Highlights

S8.3 Issues Scoping Report

An Issues Scoping Report (ISR) has been prepared by Vroom & Leonard Biologists and Landscape Architects. The ISR assesses the significance of existing natural heritage system features and functions within 120 metres of the project site. The ISR addresses the scope of information and analysis set out in Section 3.4.1 of the Central Elgin Official Plan and also addresses relevant provincial policies related to the protection of natural heritage resources. As per the ISR, the site is composed of highly manicured/maintained tablelands. The development does not occur within any natural heritage areas and there is no Significant Wildlife Habitat or Species at Risk present on-site. The proposed development is >50 m away from Natural Heritage features including Significant Woodland, Significant Valleylands, and Fish Habitat. The proposed development is separated from these features via existing residential use and a municipal road. With respect to natural heritage considerations it is the opinion of Vroom & Leonard that, as long as the final development plans follow the recommended mitigation measures in the ISR, the proposed development will be consistent with the Provincial Policy Statement 2020 as well as policies of the Municipality of Central Elgin. The report also documents and concludes that there are no potential issues nor potential cumulative effects resulting from the proposed development. Consequently, the ISR concluded that there is no need for a full EIS nor further studies relating to the natural heritage component of this application under the Planning Act. The ISR concluded that the development can proceed pending the approval of other documents required by the municipality.

S8.4 Archaeological Assessment

The PPS 2020, Elgin County Official Plan and Central Elgin Official Plan all call for the preservation of significant archaeological resources. Through the pre-application consultation process, using provincial assessment criteria, the project site was identified as being within an area of archaeological potential. As such, A Stage 1-2 Archaeological Assessment was carried out by Lincoln Environmental Consulting Corp. in May 2021. The report has been submitted as part of the complete application for the proposed Draft Plan of Subdivision and Zoning By-law Amendment. No archaeological resources were identified during the Stage 2 assessment which involved on-site evaluation/test-pitting. As such, no further archaeological assessment of the property is recommended and no disturbance of archaeological resources is anticipated to occur.

S8.5 Geotechnical Report

A geotechnical study was completed by EXP (London) Inc. to assess the subsurface conditions of the site and its general suitability to support new urban development. The soil conditions on site were found to be clayey silt underlying silt and topsoil. Glacial till was found below the clayey silt layer on-site. The groundwater level was found to be 2.8m – 3.4m below ground surface. As such, no significant restrictions or constraints are anticipated to be posed by the geotechnical conditions of the site.

NOTE: The descriptions of the supporting studies completed for the proposed Canterbury Place Subdivision Extension represent summaries and generally speak to the highlights and key conclusions of the applicable reports. All of the original supporting studies are available for public download via the project website at www.siv-ik.ca/canterburyext.

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S9 CONCLUSIONS

The proposed Draft Plan of Subdivision and Zoning By-law Amendment will enable the development of 18 new single detached dwellings, to be served by an minor extension of the existing east-west leg of Canterbury Place in the Town of Belmont. The project site is located within the Belmont Urban Area Boundary (a Tier 1 Settlement Area in accordance with the County of Elgin Official Plan) and is designated "Residential" by the Central Elgin Official Plan. The project site is located immediately adjacent to the existing built area boundary and represents a logical and appropriate location for new residential growth. The proposal will implement the applicable provincial and municipal policy framework, providing for a more compact form of development than currently exists but in a configuration that represents a good fit within the existing and planned urban fabric of the area.

A range of required technical studies have been completed by qualified professionals, all of which support the proposed Draft Plan of Subdivision and Zoning By-law Amendment. The lands can be serviced by existing sanitary sewers and the watermain constructed for existing portions of the Canterbury Place Subdivision to the west. Stormwater quantity control is proposed to be implemented through a "super-pipe" retention strategy, ensuring that post-development flows are equivalent to pre-development flows. In conjunction with the proposed quality control measures outlined in the FSR and implementation of appropriate erosion/sediment controls at the outlet as recommended by the ISR, the strategy will ensure no negative environmental impacts result from the development.

The site was been previously planned/zoned for residential development in 2017, and notwithstanding being outside of the existing built-area boundary, the supporting studies demonstrate that the resulting small-scale development is appropriate to proceed without broader study of the subwatershed conditions.

Based on the foregoing, the proposal is consistent with the Provincial Policy Statement, 2020, conforms to the applicable policies of the County and Local Official Plan and represents a desirable planning/urban design outcome for the site.



Michael Davis, MCIP, RPP
Partner | Urban Planning



REFERENCES

1. Draft Plan of Subdivision prepared by CJDLC Consulting Engineers Ltd., dated February 08, 2022.
2. Town of Belmont Census Profile (2016).
3. The Provincial Policy Statement (2020).
4. County of Elgin Official Plan (2015).
5. Municipality of Central Elgin Official Plan (OC March 2013).
6. Village of Belmont Comprehensive Zoning By-law No. 91-21 (OC 2020).
7. County of Elgin, Elgin Mapping GIS.
8. Stage 1/2 Archaeological Assessment prepared by LEC Corp., dated May 2021.
9. Geotechnical Investigation prepared by EXP Services Inc., dated June 21, 2021.
10. Scoped Transportation Impact Assessment prepared by F.R. Berry & Associates, dated May 25, 2021.
11. Issues Scoping Report prepared by Vroom & Leonard, dated February 2022.
12. Functional Servicing Report prepared by CJDLC Consulting Engineers Ltd, dated February 2022.
13. Preliminary Servicing Plan prepared by CJDLC Consulting Engineers Ltd., dated November 01, 2021.
14. Pre-Application Consultation Notes prepared by CJDLC Consulting Engineers Ltd., dated August 26, 2020.
15. Kettle Creek Conservation Authority Regulated Area Mapping, provided by Joe Gordon, dated December 17, 2021.
16. Central Elgin Planning Staff Report CEP-41-17, dated August 28, 2017.

