

**Planning Justification Report
Proposed Belmont Estates Phase 6 Subdivision and Zoning
By-law Amendment,
Community of Belmont, Municipality of Central Elgin, Ontario**



**Prepared by: Barbara G. Rosser, MCIP, RPP, Planning Consultant
July 2019**

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Planning Justification Report

Proposed Belmont Estates Phase 6 Subdivision and Zoning By-law Amendment,

Community of Belmont, Municipality of Central Elgin, Ontario

1.0 INTRODUCTION

This report provides planning impact analysis regarding the residential proposal of Craigholme Estates Limited for the Belmont Estates Phase 6 Subdivision and Zoning By-law Amendment (ZBA) on lands located on the south side of Seventh Avenue just west of its intersection with Snyders Avenue, Kettle Creek Drive and Belmont Road proceeding westerly in the northwestern portion of the Community of Belmont, Municipality of Central Elgin, Elgin County, Ontario. The property is bounded on the north, west and south by the Urban Settlement Area boundaries of the Community of Belmont (see Central Elgin Official Plan Schedule “B” at [Appendix A](#)). It consists of a total of 19.7 hectares with frontage on Seventh Avenue with street access to the east as well via extension of the Landon Lane road allowance (subject to reserves) within the previous Belmont Estates Phase 4 lands to the east and is described as follows:

- Part of Lot 2, Concession 7, being Part 1, Plan 33R8653

Residential development of the subject property has been contemplated since 1997 with the approval of Belmont Official Plan Amendment No. 2 and as evidenced by its current SINGLE RESIDENTIAL “h.R1-2” zoning (see Belmont Zoning By-law No. 92-21, as amended, Schedule “B” at [Appendix B](#)). In addition, previous subdivision design and servicing to the east were based on development of the lands. Development of the subject property will be the final phase of Belmont Estates.

Accordingly, the purpose of the proposal is to permit the development of a subdivision which would consist of 260 lots for single detached and semi-detached residential development. Although some of the proposed lots would meet current zoning in terms of area and frontage, smaller single and semi-detached lots are proposed sized more typically of recent, similar developments located nearby in other municipalities. In addition, the proposal entails the creation of a block for storm water management for conveyance to the Municipality in future as well as new streets with access from Seventh Avenue and from Landon Lane to the east.

The proposed subdivision and zoning by-law amendment will be evaluated within the context of existing land use policies and regulations including the Provincial Policy Statement 2014 (PPS), the County of Elgin Official Plan, the Municipality of Central Elgin Official Plan, and Zoning By-law No. 91-21 of the Village of Belmont, as amended, which remains in effect within the geographic area of the former Village within the Municipality of Central Elgin.

1.1 The Subject Property

As noted, the subject property is located within the Community of Belmont which is a settlement area of Central Elgin located in the northeast portion of the Municipality adjacent to its boundary with the Municipality of Thames Centre, Middlesex County (see Schedule “B” at [Appendix A](#)) and approximately 2 kilometres east of the City of London.

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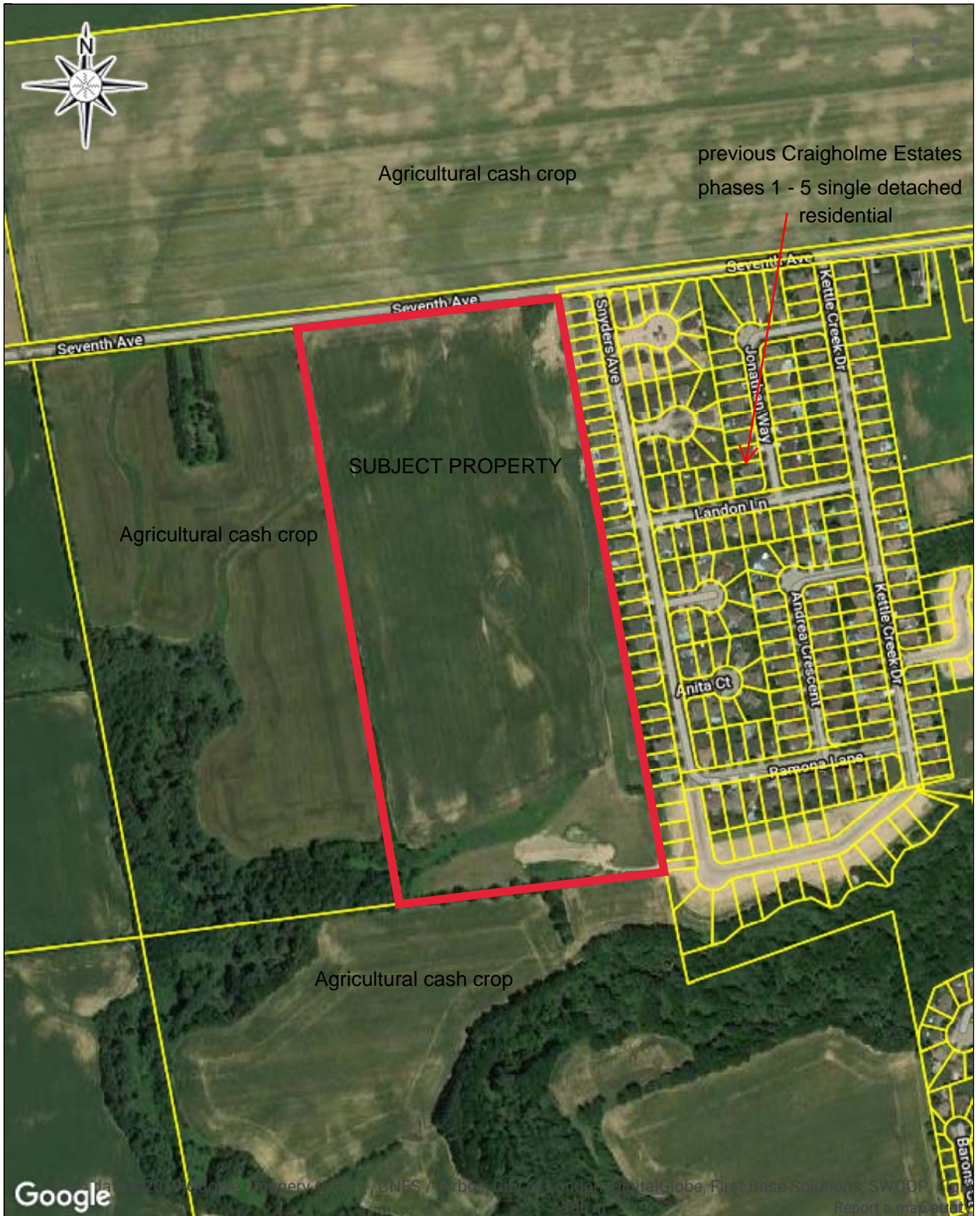
Belmont is described by the Central Elgin Official Plan (OP) as including “a mix of predominantly low density residential land use along with a commercial “core” that services the community and surrounding area” (OP Section **4.6.1 Community of Belmont**). In recent years, the community has grown considerably primarily as a result of offering new housing options for retirees and for commuters to employment reflective of its very close proximity to London to the west, St. Thomas to the southwest, Ingersoll and Woodstock to the east, and to provincial Highway 401 to the north. During this time, London experienced substantial growth in industrial and commercial employment along the Highway 401 corridor on both sides in proximity to Belmont. Within the commuter category, Belmont has traditionally offered new housing attractive to first time home buyers including families with children and this is likely to continue especially with steadily rising home prices in London and St. Thomas. There has also been attraction to retirees from the surrounding farming area.

Belmont is served by excellent road connectivity to surrounding areas via Belmont Road (Elgin County Road 74) which runs north to Highway 401 through the community and south to Talbot Line (provincial Highway 3). East/west roads include Seventh Avenue which becomes Manning Road within City boundaries approximately 1.5 kilometres west of the subject property as well as Caesar Road (Elgin County Road 37) going east from Belmont Road and Borden Avenue (Elgin County Road 34) going west to the City of London boundary, both to the south in the community. Newer development is located primarily in the northern portion of Belmont, largely reflective of attraction for commuters. The area of the subject property has been the subject of substantial new residential development over the last twenty five years through the previous four phases of Belmont Estates which is continuing through new development within Belmont Estates Phase 5 and as well as development further north on the east side of Belmont Road by others.

As noted on [Figure 1](#) herein and the included photographs, the lands are currently vacant and under cultivation for cash crop purposes and relatively level in topography. The southern portion abuts a parcel containing Kettle Creek valley ravine lands which is not owned by Craigholme Estates Limited. The lands have a gradual slope from north to south and are cultivated with the exception of three isolated areas containing limited vegetation which are shown on the aerial photography. Treed areas showing on the photograph to follow are located south of the subject property.

The subject property is designated for development by the Elgin County and Central Elgin Official Plans and was previously designated as Residential by Official Plan Amendment No. 2 to the Belmont Official Plan in 1997. The current zoning is SINGLE RESIDENTIAL “h.R1-2” under Belmont Zoning By-law No. 91-21, as amended. A previous single detached residential draft plan approval issued by the Ministry of Municipal Affairs and Housing for the lands lapsed in 2008.

Figure 1: SURROUNDING LAND USES Proposed Belmont Estates Phase 6, Belmont, Central Elgin



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Subject Property looking south from Seventh Avenue

Photo: Barbara Rosser, 14 March 2019

1.2 Surrounding Land Uses

Surrounding land uses are primarily single detached residential in nature and agricultural cash crop. Abutting the east side of the subject property are existing single detached residential dwellings except for recently serviced single detached lots in Phase 5 not yet developed and a service easement located at the southeast corner of the draft plan. To the north, west and south are lands cultivated for agricultural, cash crop purposes.

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Abutting residential development, east side of subject property, primarily Phase 4, Belmont Estates
Photo: Barbara Rosser, 6 February 2019

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Abutting cash crop agricultural use, west side of subject property

Photo: Barbara Rosser, 26 February 2019

The lots containing the existing dwellings to the east are reflective in area and frontage of the approvals of Phase 1 in 1992, Phase 2 in 1994, Phase 3 in 1999, Phases 4 a. and 4 b. in 2016 and 2017 respectively and Phase 5 in 2018. The 38 total lots in Phases 4 a. and 4b. abutting the northeast side of the Phase 6 plan are developed with Phase 5 being serviced in 2017 and construction commencing in 2018 and continuing at the present time. In total, development of the easterly Belmont Estates parcel has resulted in the creation of 242 lots for single detached residential use. The Phase 1 to 5 registered plans are included at [Appendix C](#).

The proposed development of the subject property has been contemplated since 1997 with the local adoption and provincial of Belmont Official Plan Amendment No. 2 which designated the lands as Residential and was carried forward in the Central Elgin Official Plan at its adoption in 2012 and provincial approval in 2013.

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2.0 PROPOSED DEVELOPMENT

2.1 Proposed Subdivision

The proposed Draft Plan of Subdivision (as depicted on the draft plan of subdivision at [Figure 2](#)) contemplates the creation of the following:

1. 236 single detached residential lots
2. 24 semi-detached residential lots, 48 dwelling units
3. Block 261 would be located between Lots 94 and 95 for the purposes of pedestrian walkways to provide linkage to Seventh Avenue
4. Block 262 would comprise the storm water management area with associated buffers and a walkway providing pedestrian linkage through to the commercial area on Belmont Road and maintenance access
5. Blocks 263, 264 and 265 are .3 metre reserves along Seventh Avenue

The single detached lots would vary in area and frontage (see Belmont Estates [Phase 6 Proposed Subdivision Dimensions](#)). The largest are located in the southeast abutting the plan's easterly boundary and the southern portion of the plan backing onto Block 262 where some environmental requirements will apply (see Section 5.1 herein). These lots (47 to 75) are configured to achieve consistency with previous development and are a minimum of 15 m frontage and at least 585 m² in area with two at 1490.345 and 1503.362 m² respectively (48 and 49).

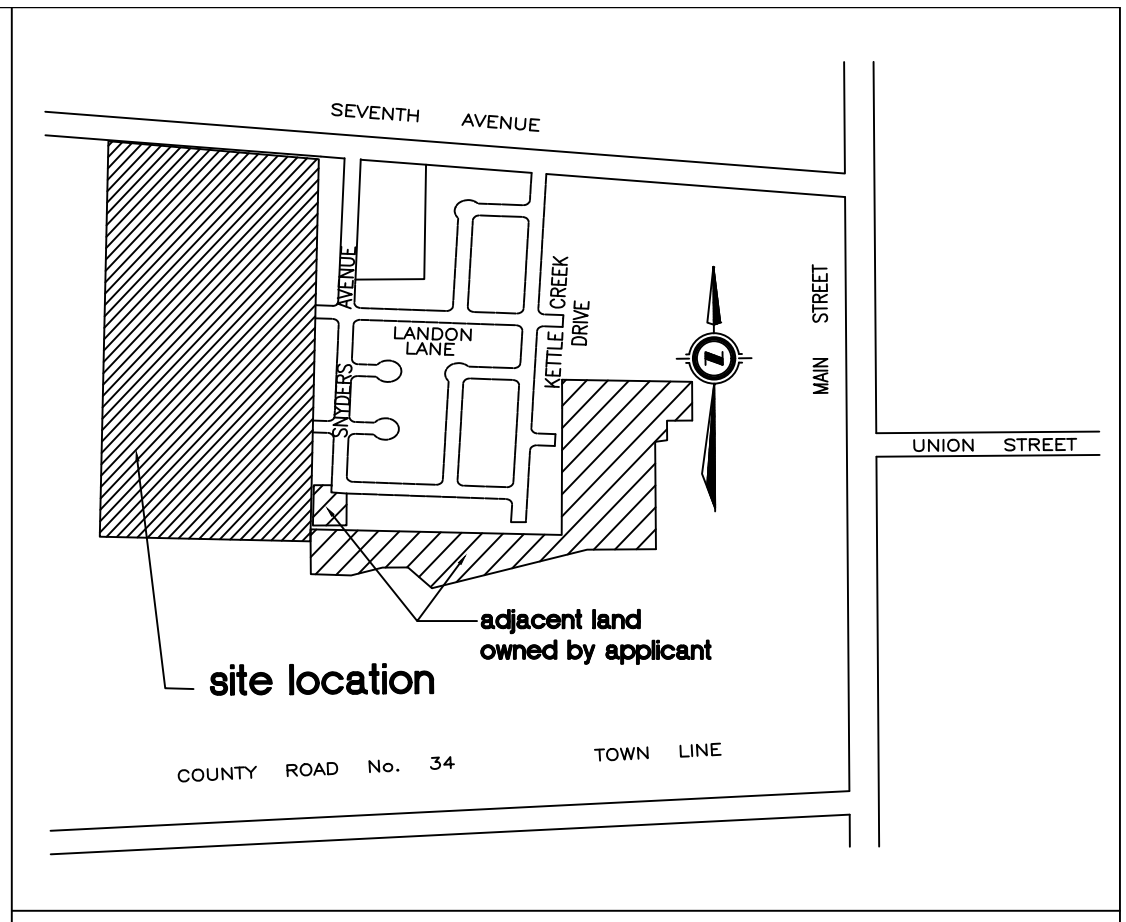
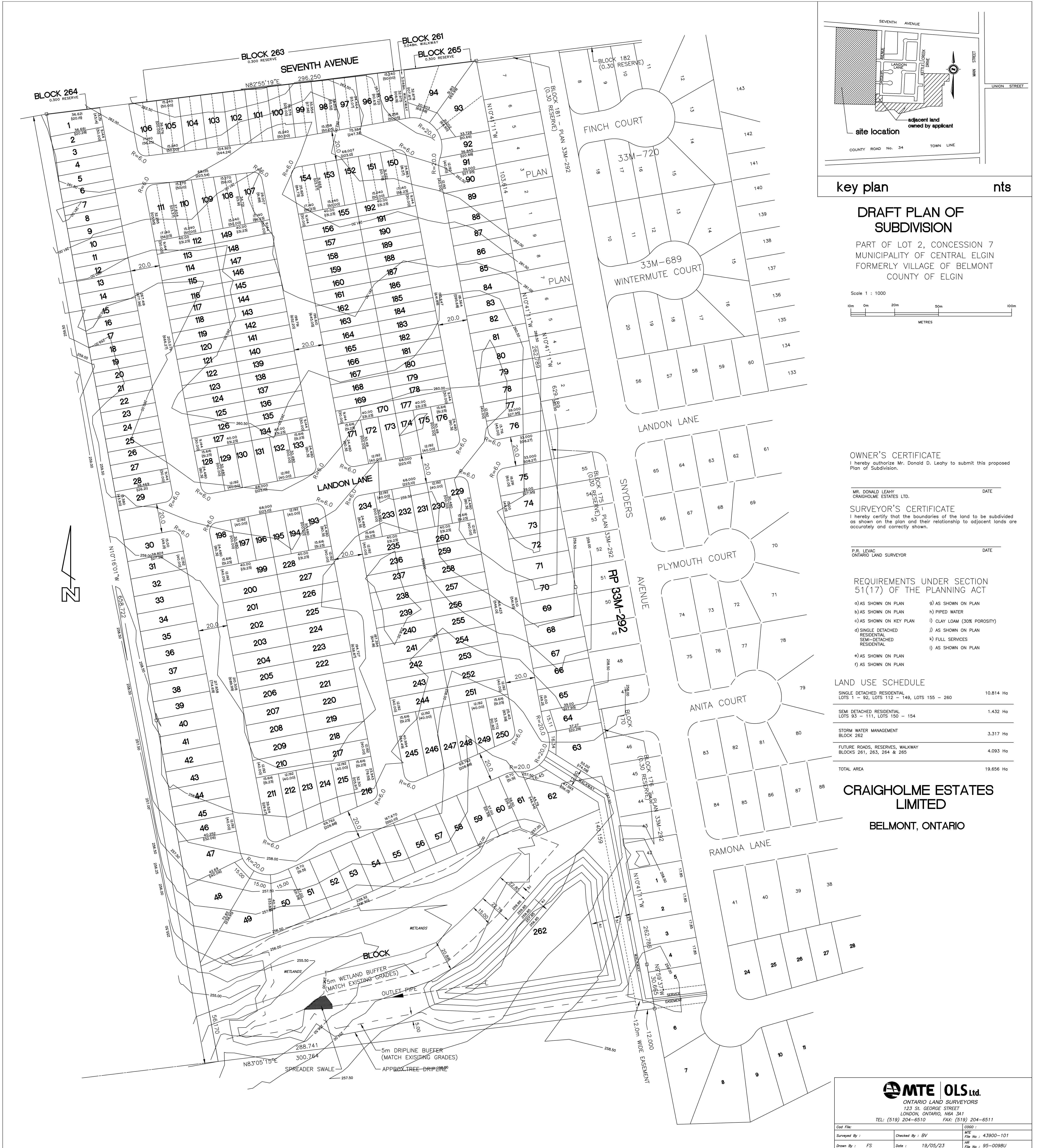
There are also a number of lots located in the northeastern portion and southwestern/mid portions of the plan (30 to 46, 76 to 92, 199 to 228 and 235 to 260) which have minimum frontages of 12.192 m and areas of at least 421.999 m² with corner lots at 13.716 m minimum frontage and at least 472.017 m² in area. Fronting on Landon Lane, there are some 12.192 m frontage lots (128 to 133 and 171 to 176) which are lower in area with the smallest 371.61m² and corner lots at 15.616 m minimum frontage and 468.250 m² area.

Finally, the smallest lots (128 to 133, 171 to 176) are sized at 9.144 m minimum frontage and 371.62 m² in area with the four corner lots (128, 133, 171 and 176) at 15.616 m frontage and 468.250 m² area.

The semi-detached lots (93 to 111, 150 to 154) would generally be sized at a minimum of 15.240 m frontage and minimum area of 508.212 m² with corner lots at 17.140 m frontage and at least 522.157 m².

All lots will require site-specific zoning permissive of these dimensions and with appropriate setback and coverage regulations. It is proposed that the largest lots be subject to the same setback and coverage regulations for reasons of consistency within the development. All proposed lots would front onto new internal public streets and one new road access is proposed from Seventh Avenue which is a Central Elgin Collector

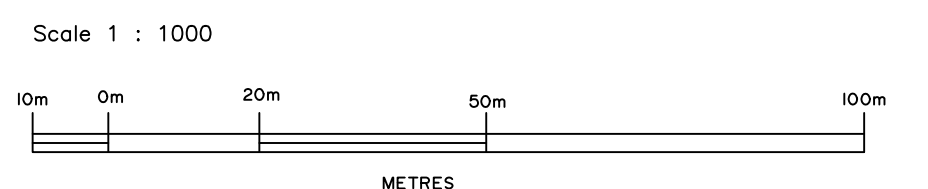
Figure 2: PROPOSED PLAN OF SUBDIVISION
Belmont Estates Phase 6, Belmont, Central Elgin



key plan nts

DRAFT PLAN OF SUBDIVISION

PART OF LOT 2, CONCESSION 7
MUNICIPALITY OF CENTRAL ELGIN
FORMERLY VILLAGE OF BELMONT
COUNTY OF ELGIN



OWNER'S CERTIFICATE
I hereby authorize Mr. Donald D. Leahy to submit this proposed Plan of Subdivision.

MR. DONALD LEAHY
CRAIGHOLME ESTATES LTD. DATE

SURVEYOR'S CERTIFICATE
I hereby certify that the boundaries of the land to be subdivided as shown on the plan and their relationship to adjacent lands are accurately and correctly shown.

P.R. LEWIS
ONTARIO LAND SURVEYOR DATE

REQUIREMENTS UNDER SECTION 51(17) OF THE PLANNING ACT

- a) AS SHOWN ON PLAN
- b) AS SHOWN ON PLAN
- c) AS SHOWN ON KEY PLAN
- d) SINGLE DETACHED RESIDENTIAL
- e) AS SHOWN ON PLAN
- f) AS SHOWN ON PLAN
- g) AS SHOWN ON PLAN
- h) PIPED WATER
- i) CLAY LOAM (30% POROSITY)
- j) AS SHOWN ON PLAN
- k) FULL SERVICES RESIDENTIAL
- l) AS SHOWN ON PLAN

LAND USE SCHEDULE

SINGLE DETACHED RESIDENTIAL LOTS 1 - 92, LOTS 112 - 149, LOTS 155 - 260	10.814 Ha
SEMI DETACHED RESIDENTIAL LOTS 93 - 111, LOTS 150 - 154	1.432 Ha
STORM WATER MANAGEMENT BLOCK 262	3.317 Ha
FUTURE ROADS, RESERVES, WALKWAY BLOCKS 261, 263, 264 & 265	4.093 Ha
TOTAL AREA	19.656 Ha

CRAIGHOLME ESTATES LIMITED
BELMONT, ONTARIO



ONTARIO LAND SURVEYORS
123 ST. GEORGE STREET
LONDON, ONTARIO, N6A 3A1
TEL: (519) 204-6510 FAX: (519) 204-6511

Code File:	2000 :
Surveyed By :	Checked By : BV MTE File No. : 43900-101
Drawn By : FS	Date : 19/05/23 HR File No. : 95-008BU

Belmont Estates Phase 6 Proposed Subdivision Dimensions

PROPOSED SUBDIVISION Lots, Blocks, Streets	AREA (square metres)	FRONTAGE (metres)	PROPOSED SUBDIVISION Lots, Blocks, Streets	AREA (square metres)	FRONTAGE (metres)
LOT 1	523.620	13.151	LOT 49	1503.362	16.672
LOT 2	335.537	9.144	LOT 50	748.625	15.761
LOT 3	336.149	9.144	LOT 51	580.900	15.700
LOT 4	336.761	9.144	LOT 52	580.900	15.700
LOT 5	337.373	9.144	LOT 53	580.900	15.700
LOT 6	337.985	9.144	LOT 54	580.900	15.700
LOT 7	338.597	9.144	LOT 55	580.900	15.700
LOT 8	339.209	9.144	LOT 56	580.900	15.700
LOT 9	339.821	9.144	LOT 57	580.900	15.700
LOT 10	340.433	9.144	LOT 58	580.900	15.700
LOT 11	341.046	9.144	LOT 59	580.900	15.700
LOT 12	341.658	9.144	LOT 60	580.900	15.700
LOT 13	342.270	9.144	LOT 61	695.619	15.700
LOT 14	342.882	9.144	LOT 62	1223.129	17.743
LOT 15	343.494	9.144	LOT 63	1152.236	18.640
LOT 16	344.106	9.144	LOT 64	578.800	15.000
LOT 17	344.718	9.144	LOT 65	585.000	15.000
LOT 18	345.330	9.144	LOT 66	585.000	15.000
LOT 19	345.943	9.144	LOT 67	585.000	15.000
LOT 20	346.555	9.144	LOT 68	585.000	15.000
LOT 21	347.167	9.144	LOT 69	585.000	15.000
LOT 22	347.779	9.144	LOT 70	585.000	15.000
LOT 23	348.391	9.144	LOT 71	585.000	15.000
LOT 24	349.003	9.144	LOT 72	585.000	15.000
LOT 25	349.615	9.144	LOT 73	585.000	15.000
LOT 26	350.227	9.144	LOT 74	585.000	15.000
LOT 27	350.839	9.144	LOT 75	705.611	18.291
LOT 28	351.452	9.144	LOT 76	527.198	13.716
LOT 29	507.641	13.380	LOT 77	475.488	12.192
LOT 30	573.806	15.000	LOT 78	475.488	12.192
LOT 31	473.883	12.192	LOT 79	475.488	12.192
LOT 32	474.971	12.192	LOT 80	475.488	12.192
LOT 33	476.059	12.192	LOT 81	475.488	12.192
LOT 34	477.147	12.192	LOT 82	475.488	12.192
LOT 35	478.236	12.192	LOT 83	475.488	12.192
LOT 36	479.324	12.192	LOT 84	475.488	12.192
LOT 37	480.412	12.192	LOT 85	475.488	12.192
LOT 38	481.500	12.192	LOT 86	475.488	12.192
LOT 39	482.588	12.192	LOT 87	475.488	12.192
LOT 40	483.677	12.192	LOT 88	475.488	12.192
LOT 41	484.765	12.192	LOT 89	475.488	12.192
LOT 42	485.853	12.192	LOT 90	475.488	12.192
LOT 43	486.941	12.192	LOT 91	469.146	12.192
LOT 44	488.029	12.192	LOT 92	421.999	12.192
LOT 45	489.118	12.192	LOT 93	1188.980	21.000
LOT 46	490.206	12.192	LOT 94	1115.300	20.899
LOT 47	1005.769	21.175	LOT 95	508.212	15.258
LOT 48	1490.345	16.657	LOT 96	519.562	15.258

PROPOSED SUBDIVISION Lots, Blocks, Streets	AREA (square metres)	FRONTAGE (metres)	PROPOSED SUBDIVISION Lots, Blocks, Streets	AREA (square metres)	FRONTAGE (metres)
LOT 97	530.912	15.258	LOT 145	365.760	9.144
LOT 98	542.262	15.258	LOT 146	365.760	9.144
LOT 99	553.458	15.240	LOT 147	365.760	9.144
LOT 100	557.418	15.240	LOT 148	365.760	9.144
LOT 101	557.418	15.240	LOT 149	365.760	9.144
LOT 102	557.418	15.240	LOT 150	522.157	17.140
LOT 103	557.418	15.240	LOT 151	474.412	15.240
LOT 104	557.418	15.240	LOT 152	477.698	15.240
LOT 105	557.418	15.240	LOT 153	480.985	15.240
LOT 106	642.981	17.140	LOT 154	536.892	17.140
LOT 107	579.194	17.140	LOT 155	365.760	9.144
LOT 108	536.471	15.270	LOT 156	365.760	9.144
LOT 109	551.117	15.270	LOT 157	365.760	9.144
LOT 110	565.764	15.270	LOT 158	365.760	9.144
LOT 111	644.864	17.140	LOT 159	365.760	9.144
LOT 112	365.760	9.144	LOT 160	365.760	9.144
LOT 113	365.760	9.144	LOT 161	365.760	9.144
LOT 114	365.760	9.144	LOT 162	365.760	9.144
LOT 115	365.760	9.144	LOT 163	365.760	9.144
LOT 116	365.760	9.144	LOT 164	365.760	9.144
LOT 117	365.760	9.144	LOT 165	365.760	9.144
LOT 118	365.760	9.144	LOT 166	365.760	9.144
LOT 119	365.760	9.144	LOT 167	365.760	9.144
LOT 120	365.760	9.144	LOT 168	365.760	9.144
LOT 121	365.760	9.144	LOT 169	365.760	9.144
LOT 122	365.760	9.144	LOT 170	365.760	9.144
LOT 123	365.760	9.144	LOT 171	468.250	15.616
LOT 124	365.760	9.144	LOT 172	371.612	12.192
LOT 125	365.760	9.144	LOT 173	371.612	12.192
LOT 126	365.760	9.144	LOT 174	371.612	12.192
LOT 127	365.760	9.144	LOT 175	371.612	12.192
LOT 128	468.250	15.616	LOT 176	468.250	15.616
LOT 129	371.612	12.192	LOT 177	365.760	9.144
LOT 130	371.612	12.192	LOT 178	365.760	9.144
LOT 131	371.612	12.192	LOT 179	365.760	9.144
LOT 132	371.612	12.192	LOT 180	365.760	9.144
LOT 133	468.250	15.616	LOT 181	365.760	9.144
LOT 134	365.760	9.144	LOT 182	365.760	9.144
LOT 135	365.760	9.144	LOT 183	365.760	9.144
LOT 136	365.760	9.144	LOT 184	365.760	9.144
LOT 137	365.760	9.144	LOT 185	365.760	9.144
LOT 138	365.760	9.144	LOT 186	365.760	9.144
LOT 139	365.760	9.144	LOT 187	365.760	9.144
LOT 140	365.760	9.144	LOT 188	365.760	9.144
LOT 141	365.760	9.144	LOT 189	365.760	9.144
LOT 142	365.760	9.144	LOT 190	365.760	9.144
LOT 143	365.760	9.144	LOT 191	365.760	9.144
LOT 144	365.760	9.144	LOT 192	365.760	9.144

PROPOSED SUBDIVISION Lots, Blocks, Streets	AREA (square metres)	FRONTAGE (metres)	PROPOSED SUBDIVISION Lots, Blocks, Streets	AREA (square metres)	FRONTAGE (metres)
LOT 193	468.250	15.616	LOT 241	487.680	12.192
LOT 194	371.612	12.192	LOT 242	487.680	12.192
LOT 195	371.612	12.192	LOT 243	487.680	12.192
LOT 196	371.612	12.192	LOT 244	487.680	12.192
LOT 197	371.612	12.192	LOT 245	716.969	16.021
LOT 198	468.250	15.616	LOT 246	530.957	12.508
LOT 199	487.680	12.192	LOT 247	496.898	12.508
LOT 200	487.680	12.192	LOT 248	462.838	12.508
LOT 201	487.680	12.192	LOT 249	428.778	12.508
LOT 202	487.680	12.192	LOT 250	494.982	16.021
LOT 203	487.680	12.192	LOT 251	487.680	12.192
LOT 204	487.680	12.192	LOT 252	487.680	12.192
LOT 205	487.680	12.192	LOT 253	487.680	12.192
LOT 206	487.680	12.192	LOT 254	487.680	12.192
LOT 207	487.680	12.192	LOT 255	487.680	12.192
LOT 208	487.680	12.192	LOT 256	487.680	12.192
LOT 209	487.680	12.192	LOT 257	487.680	12.192
LOT 210	487.680	12.192	LOT 258	487.680	12.192
LOT 211	694.004	16.021	LOT 259	487.680	12.192
LOT 212	513.028	12.508	LOT 260	487.680	12.192
LOT 213	478.968	12.508	Total Lot Area	122448.744	
LOT 214	444.908	12.508	BLOCK 261 (Walkway)	101.220	
LOT 215	410.849	12.508			
LOT 216	472.017	16.021	BLOCK 262	33165.764	
LOT 217	487.680	12.192	BLOCK 263 (Reserve)	55.969	
LOT 218	487.680	12.192	BLOCK 264 (Reserve)	10.986	
LOT 219	487.680	12.192	BLOCK 265 (Reserve)	14.994	
LOT 220	487.680	12.192	STREETS	40759.571	
LOT 221	487.680	12.192	Total Subdivision Area	196557.248	
LOT 222	487.680	12.192			
LOT 223	487.680	12.192			
LOT 224	487.680	12.192			
LOT 225	487.680	12.192			
LOT 226	487.680	12.192			
LOT 227	487.680	12.192			
LOT 228	487.680	12.192			
LOT 229	468.250	15.616			
LOT 230	371.612	12.192			
LOT 231	371.612	12.192			
LOT 232	371.612	12.192			
LOT 233	371.612	12.192			
LOT 234	468.250	15.616			
LOT 235	487.680	12.192			
LOT 236	487.680	12.192			
LOT 237	487.680	12.192			
LOT 238	487.680	12.192			
LOT 239	487.680	12.192			
LOT 240	487.680	12.192			

Source: MTE OLS Ltd.

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Road. There would be linkage to previous phases through Landon Lane and the southerly walkway through to Ramona Lane and the easterly extension of Kettle Creek Drive within Phase 5.

The single and semi-detached lots would be developed at a mix of single and two storeys according to buyer preference.

A parkland dedication is not proposed on the plan as indications from the Municipality are that cash-in-lieu will be appropriate given the proximity of other parkland and recreational facilities in Belmont.

The subject property is largely under cultivation for agricultural purposes so removal of existing trees should be very limited.

2.2 Proposed Rezoning

The zonings applicable to previous phases of Belmont Estates were SINGLE RESIDENTIAL “R1” for Phases 1, 2 and 3, SINGLE RESIDENTIAL “R1-4” for Phase 4, and SINGLE RESIDENTIAL “R1-1” for Phase 5 under Village of Belmont Zoning By-law No. 91-21, as amended (ZB No. 91-21). The subject property is currently zoned as SINGLE RESIDENTIAL “h.R1-2” with a small portion of OPEN SPACE (OS)(see Appendix B). The applicable holding (h) provisions require filing and approval of a draft plan of subdivision, execution of a subdivision agreement with the Municipality and submission of a geotechnical report establishing the limits of development adjacent to the area zoned as OPEN SPACE “OS” (see ZB No. 91-21 Section 5.2.5.2 (ii)) prior to the removal of the h. The by-law’s R1 zones are permissive of single detached dwelling development whereas the SINGLE RESIDENTIAL “R2” ZONE is permissive of single detached dwelling as well as semi-detached dwelling uses (see Section 5.3, ZB No. 91-21) and, therefore, would be appropriate for the smaller single and the semi-detached lots. Accordingly, a site-specific R2 zoning is proposed which would reflect regulations appropriate to the dimensions of these lots.

The proposed ZBA would implement the existing Residential designation of the Central Elgin Official Plan and the proposed Draft Plan of Subdivision. Specifically, the ZBA proposal would change the lands requiring rezoning from the current SINGLE RESIDENTIAL “h.R1-2” and Open Space “OS” under Belmont ZB No. 91-21, as amended, generally as follows:

1. **Proposed SINGLE RESIDENTIAL “h.R1-”**
Single Detached Lots 47 to 75

Per Section 5.1 and 5.2 of the ZB with the following exceptions:

- Minimum Front Yard
4.5 m to main building
6.0 m to attached garage

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- Minimum Exterior Side Yard Depth 1.2 m
- Minimum Interior Side Yard Width 1.2 m
- Minimum Rear Yard 7.5 m
- Maximum Lot Coverage 50%

2. **Proposed SINGLE RESIDENTIAL “h.R1-” Zone**

Single detached Lots 30 to 46, 76 to 92, 199 to 228, 235 to 260

Per Section 5.1 and 5.2 of the ZB with the following exceptions:

- Minimum Lot Area 420 m² interior lot
470 m² corner lot
- Minimum Lot Frontage 12.0 m interior lot
13.0 m corner lot
- Minimum Front Yard 4.5 m to main building
6.0 m to attached garage
- Minimum Exterior Side Yard Depth 1.2 m
- Minimum Interior Side Yard Width 1.2 m
- Minimum Rear Yard 7.5 m
- Maximum Lot Coverage 50%

3. **Proposed SINGLE RESIDENTIAL “h.R1-” Zone**

Single detached Lots 128 to 133, 171 to 176, 193 to 198, 229 to 234

Per Section 5.1 and 5.2 of the ZB with the following exceptions:

- Minimum Lot Area 370 m² interior lot
465 m² corner lot
- Minimum Lot Frontage 12.0 m interior lot
15.0 m corner lot
- Minimum Front Yard 4.5 m to main building
6.0 m to attached garage
- Minimum Exterior Side Yard Depth 1.2 m
- Minimum Interior Side Yard Width 1.2 m
- Minimum Rear Yard 7.5 m
- Maximum Lot Coverage 50%

4. **Proposed SINGLE RESIDENTIAL “h.R1-” Zone**

Single Detached Lots 1 to 29, 112 to 127, 134 to 149, 155 to 170, 177 to 192:

Per Section 5.1 and 5.2 of the ZB with the following exceptions:

- Minimum Lot Area 335 m² interior lot

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- Lot Frontage (minimum) 500 m² corner lot
9.0 m interior lots
13.0 m corner lots
- Front Yard Depth (minimum) 4.5 m to main building
6.0 m to attached garage
- Exterior Side Yard Depth (minimum) 1.2 m
- Interior Side Yard Width (minimum) 1.2 m
- Minimum Rear Yard 7.5 m
- Maximum Lot Coverage 50%

5. **Proposed SINGLE RESIDENTIAL “h.R2-”**
 Semi-detached Lots 93 to 111, 150 to 154:

Per Section 5.1 and 5.3 of the ZB with the following exceptions

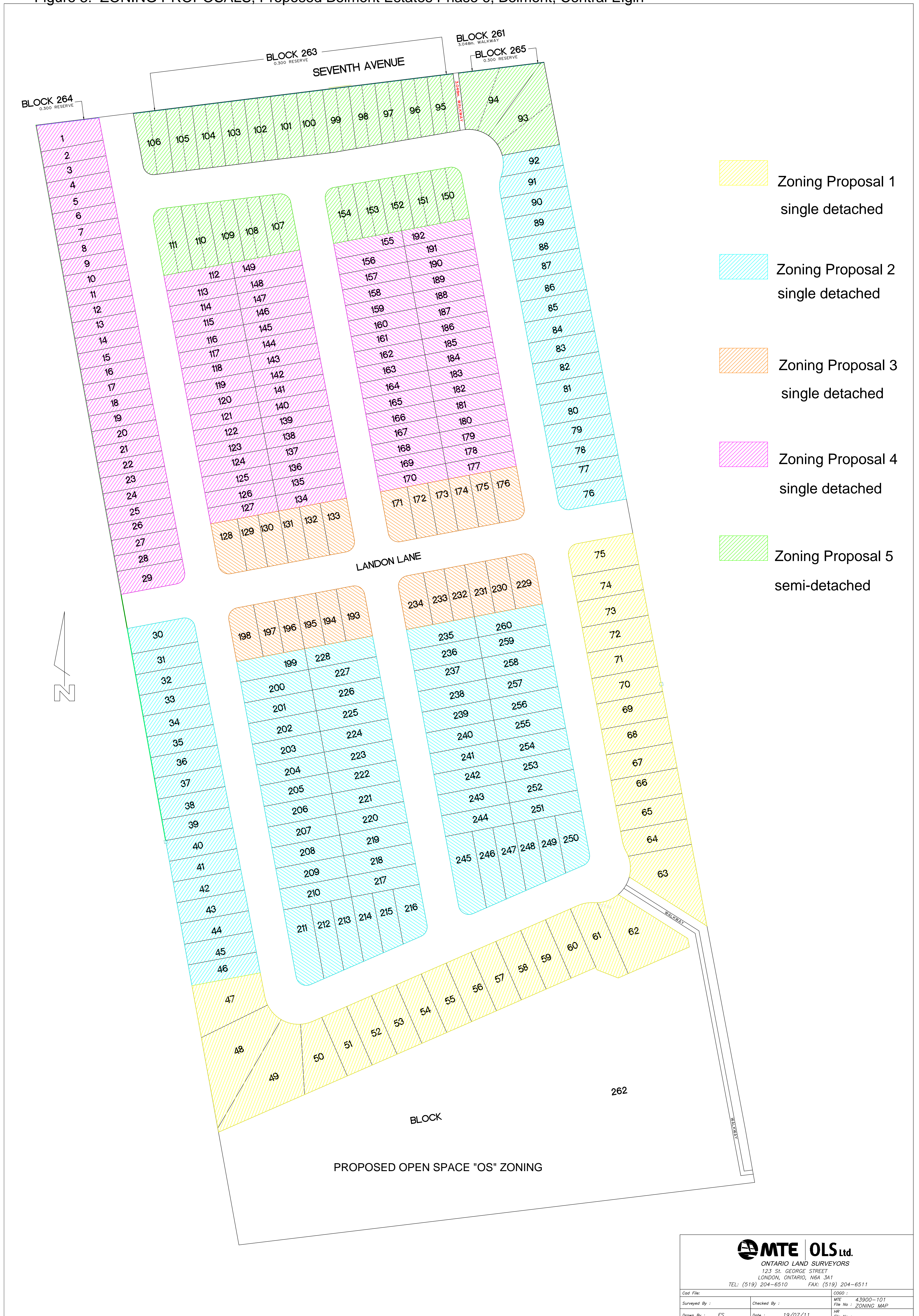
Notwithstanding the permitted uses listed in Subsection 5.3.2, the permitted uses in the “h.R2-” Zone shall be limited to semi-detached dwelling.

- Minimum Lot Area 500 m²
250m² per unit
- Minimum Lot Frontage 15 m interior lot
7.0 m per unit interior lot
17 m corner lot
8.0 m per unit corner lot
- Minimum Front Yard 4.5 m to main building
6.0 m to attached garage
- Minimum Exterior Side Yard Width 1.2 m
- Minimum Interior Side Yard Width 1.2 m provided that no side yard shall be required between the common wall dividing individual dwelling units
- Rear Yard Depth (minimum) 7.5 m
- Maximum Lot Coverage 50%

6. Block 262 (storm water management area): current **OPEN SPACE “OS” ZONE** to be extended to preclude development and alteration within this area other than that required by the Municipality or other public entity.

The foregoing zoning proposals are depicted on Figure 3. It is anticipated that holding provisions will continue apply to the proposed zonings as is currently the case.

Figure 3: ZONING PROPOSALS, Proposed Belmont Estates Phase 6, Belmont, Central Elgin



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3.0 PLANNING IMPACT ANALYSIS

3.1 Provincial Policy Statement 2014 (PPS)

The PPS came into effect on 30 April 2014 and provides policy direction on matters of provincial interest related to land use planning and development within the Province of Ontario under the Planning Act. Decisions of municipalities regarding proposed land division such as plans of subdivision and proposed ZBAs are required to be consistent with applicable PPS policy under Planning Act legislative authority. The proposed Belmont Estates Phase 6 subdivision plan and associated ZBA to rezone the lands are consistent with PPS policy as follows:

- Belmont is one of the primary, fully serviced settlement areas of Central Elgin intended to be the focus of growth and development and the proposed development would be an enhancement to its vitality and regeneration further to PPS Section **1.1.3.1**.
- The subject property abuts lands either already developed or under development for residential purposes and is already designated by the Central Elgin Official Plan as Residential further to PPS Section **1.1.3.6**. Development of the subject property will complete the development anticipated within this area of Belmont.
- The proposed development would make efficient and cost effective use of the subject property, avoid inappropriate land consumption and make appropriate use of existing services already available within the area further to PPS Section **1.1.1 a), d) and e) and 1.1.3.2 a) 1. and 2.**
- The proposed development would add to the housing inventory currently available in the Municipality of Central Elgin and the Community of Belmont though the provision of semi-detached and small lot single detached densities not readily available within the immediate area of the subject property and not widely available within Belmont further to PPS Section **1.1.1 b), 1.1.2, 1.1.3.2 a) and 1.1.3.4.**
- The proposed development of the subject property would be within walking distance of the Commercial Area of Belmont along Belmont Road as well as public institutional uses (via an existing walkway at the end of Kettle Creek Drive) which, together with internal sidewalks and possible future sidewalks along Seventh Avenue, would promote active transportation further to PPS Section **1.1.3.2 a) 4.**
- Housing within the Regional Market Area (RMA) of the City of St. Thomas which includes the County of Elgin has historically been available at affordable levels relative to many areas of the Province of Ontario. However, by providing for a greater range and mix of housing types including small lot single and semi-

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detached lots and avoiding a consumptive pattern of development, the proposed development should offer opportunities for affordability to be attained depending upon a range of variables.

- PPS Section **2.1** is relevant because of the presence of the natural heritage feature woodland within the southerly ravine area of the subject property, indicating a requirement under **2.1.5** and **2.1.8** to demonstrate that there will be no negative impacts on the natural features or their ecological functions or upon adjacent lands to the features. Accordingly, an Environmental Impact Study (EIS) has been prepared which concluded that there would be no negative, nor adverse or unalterable direct impacts on the natural heritage features of the subject property and natural heritage landscape identified in the Central Elgin Official Plan.

CONCLUSION: Based upon the foregoing analysis, the proposed development would be consistent with the PPS.

3.2 County of Elgin Official Plan

The Official Plan (OP) for the County of Elgin was approved by the Ministry of Municipal Affairs and Housing with modifications on 9 October 2013. Belmont is one of the County's **Tier 1** Settlement Areas of the hierarchy of settlement areas set out on Schedule 'A' Land Use of the plan. Under Section **B2.5 d)**, such areas *have the largest populations in the County and as a consequence have full municipal services (municipal water and wage 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, this Plan directs the majority of new growth to Tier 1 settlement areas.*

As indicated on OP Schedule 'A', the subject property is well within the settlement area boundaries of Belmont.

The proposed development of the subject property for the purposes of a residential plan of subdivision with associated rezoning would be in conformity with Section **B2.6** New Development in Existing Settlement Areas policies of the Elgin County OP in the following respects:

- Given its location within the settlement area of Belmont and within an area already designated for Residential development by the Central Elgin Official Plan, the proposed development would generally serve as a logical extension to the existing built up area further to Section **B2.6 a)** of the plan. In addition, the provision of single and semi detached residential on lot sizes suitable to full services would be compact and minimize land consumption as also required.

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- The scale and location of the proposed development would make use of existing servicing infrastructure and would be in proximity to the commercial and service areas of Belmont further to Section **B2.6 b)** of the plan.
- A range of housing choices is to be provided from single on a variety of lot sizes to appropriately sized semi detached further to Section **B2.6 c)** of the plan. Given the province's priority on affordability, it is felt that this choice will be beneficial to Belmont, Central Elgin as a whole, and areas beyond especially where first time home buyers are concerned where preferences are still for freehold, single or semi detached dwellings.
- The servicing report prepared by SBM and referenced at Section 5.2 herein, demonstrates that the necessary infrastructure required to service the proposed development is available and that the proposal would make efficient use of existing and planned servicing further to Section **B2.6 d)** of the plan.

In terms of other relevant County OP policies, those of Section **C1.1.1 Residential Areas** are largely complementary with the foregoing **B2.6** policies. In particular and in conformity with the Plan, this proposed development of single and semi detached residential use will:

- Enhance the character and identity of Belmont as a whole and especially the residential area within which the subject property is located by providing for a greater range of density choices while respecting the character of adjacent development and the community as a whole ((**C1.1.1 a)**).
- Provide more housing options economically and socially for both new and existing residents of Belmont and Central Elgin ((**C1.1.1 b)**) including, specifically, families and first time buyers.
- Result in small lot single detached and semi detached density consistent with "intensification", that is not readily available within existing/approved development and development in process in the immediate vicinity while being compatible with the immediately surrounding single detached residential uses ((**C1.1.1 c)**).
- Achieve the objective of density increases and minimizing the amount of land required for new development through appropriate reduced frontage and area requirements ((**C1.1.1 d)**).
- Ensure that residential development will be complementary and compatible to existing residential use in the area while allowing for a scale that permits efficient development and a variety of residential uses, possibly at varying price points geared to first time buyers and families as well as seniors ((**C1.1.1 e)**).

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Section **C.1.3.3.3** Affordable Housing of the County OP reflects the PPS definition of Affordable which references the regional market area (RMA), in this case the City of St. Thomas RMA which is inclusive of the City as well as the County of Elgin, and is found at **C1.3.3.3 a) and b)**. Average purchase prices cited have increased since 2011 as have the statistics indicated (Ministry of Municipal Affairs and Housing, PPS-HOUSING TABLE, Table 1: All Households Incomes and Affordable House Prices, 2017). The table indicates that the affordable house price in the City of St. Thomas RMA in 2017 at the 60th income percentile, therefore not exceeding 30% of gross annual income, to be \$299,000. It is acknowledged that the purchase prices for new housing within the proposed development will more than likely exceed the affordable purchase price at the 60th income percentile within the St. Thomas RMA. However, it is anticipated that the semi-detached and smaller single lots will be comparable in price to similar lots in the regional market area and within the nearby London regional market area particularly in developing areas outside of the City as well as being competitive with prices within the Belmont area. Construction prices have been volatile in recent years due to a variety of factors beyond municipal and private control and this is expected to continue.

Regardless, while affordability is an important consideration at the County and the local municipal level, the 2016 Census indicated that a relatively low number of Central Elgin households are spending more than 30% of income on shelter costs (Central Elgin census profile, 2016 Census of Canada) especially compared with the London Census Metropolitan Area (CMA) as a whole and the province. This is an important consideration given that London is probably the market with which Belmont competes most directly in terms of housing prices.

Appendix #1 Natural Heritage Features and Areas to the Elgin County OP approximately indicates the presence of Woodlands to the south of the subject property within the ravine area of Kettle Creek and extending into the southwest corner coinciding with and extending easterly from the small area currently zoned as OS. Section **D1.2.2.1** Significant Woodlands, therefore, applies as well as possibly **D1.2.2.2** Significant Habitat of Endangered Species and Threatened Species. Accordingly, an EIS has been prepared according to the requirements of the County further to Section **D1.2.6** Development and Site Alteration, **D1.2.7** Adjacent Lands and **D1.2.8** Environmental Impact Studies as well as those of the Municipality of Central Elgin (see Section 5.1 herein).

With regard to Section **E1.2.2** Subdivision Review Criteria, the following comments are provided:

- a) as set out herein with regard to the Elgin County OP and to follow relative to the Central Elgin Official Plan, the proposed plan of subdivision would be in conformity both in terms of objectives and policies;

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- b) full municipal services exist in Belmont and in the vicinity of the subject property meaning that a settlement area capability study was not required further to Section **B2.7**;
- c) the servicing report prepared in support of the proposed plan of subdivision establishes that there is adequate capacity available in the municipal water and sewage treatment systems along with suitable provision for other services;
- d) as noted, full services exist with the adequacy for the proposed development;
- e) through the required supporting studies prepared including servicing and environmental as well as overall subdivision design, the proposed plan of subdivision should prevent or mitigate any potential negative effect on surrounding land uses, the transportation network or significant natural heritage features and areas; and
- f) the plan is designed to be compatible with and integrated with adjacent neighbourhoods and development through the incorporation of appropriate densities in concert with street linkage and pedestrian walkways.

Pursuant to Section **E2.1** Archaeological Resources, a Stage 4 archaeological assessment was previously prepared. Although one archaeological site was identified through the previous assessment, it was not determined to have cultural heritage value or interest with which the Ministry of Culture agreed (see Section 5.5 herein). Accordingly, in email correspondence of March 2019 it was indicated by the County of Elgin that no further archaeological investigation is required (see [Appendix D](#)).

As has been indicated, the subject property is bounded by Seventh Avenue which is a Central Elgin Road and west of Belmont Road (Elgin County Road 74) designated as a County Minor Arterial Road by Schedule 'B' Transportation. The subject property is also located in close proximity to Caesar Road/Avon Drive (Elgin County Road 37) to the south which is designated as County Collector. Together, these roads will provide the proposed development with an efficient County level road network to provide for connections to major urban centres to the west, southwest and east, e.g., London, St. Thomas, Ingersoll and Woodstock and provincial Highway 401 as well as to smaller urban centres and hamlets within the County. Section **E5.3** Traffic Impact Study – County Roads indicates that a traffic impact assessment would normally be required relative to this development proposal. Accordingly, a Traffic Impact Study (TIS) has been prepared and will be addressed in Section 5.4 herein. It was determined that no improvements to the road network are required to accommodate the proposed development.

CONCLUSION: Based upon the foregoing analysis, the proposed development would be in conformity with the County of Elgin Official Plan.

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3.3 Municipality of Central Elgin Official Plan

The Central Elgin Official Plan (OP) was adopted by Council on 21 February 2012 and approved with modifications by the Province on 8 February 2013. The subject property is among the six, fully serviced Urban Settlement Areas of Central Elgin as indicated on Schedule “1” Land Use Structure to the Central Elgin OP. Schedule “A” Land Use Plan references Schedule “B” as applicable to the settlement area of Belmont. As noted on Schedule “B” at Appendix A, the subject property is primarily designated as Residential with a very limited area of Natural Heritage along its westerly boundary to the south and more extensively to the south on abutting property. There are also Natural Hazard designated areas within this area to the south but not on the subject property. The Schedule “B1” Road Classification and Widening insertion indicates Seventh Avenue within Belmont as a Collector Road. These Schedules are included in Appendix A to this report with the subject property boundaries superimposed.

Section **2.1** Land Use Structure of the Central Elgin OP sets out Goals applicable to Urban Settlement areas within Section **2.1.1** thereof. Designation of the subject property as Residential is further to the plan’s goal for urban settlement areas to provide the major focus for sustainable urban development activity in the Municipality and providing sufficient designated and serviced lands to accommodate the projected 20-year growth requirements of the Municipality. The proposed development of the subject property as described herein would be compact in form and would incorporate a range of residential densities and lot sizes that would make cost effective and sustainable use of municipal infrastructure and public services. This is distinct from other developments to date in the immediate vicinity which have been overwhelmingly single detached residential in density and on lot sizes appropriate at the time of approval.

In addition, the proposed development will assist in meeting the Municipality’s objectives as expressed in Section **2.2** GROWTH PROJECTIONS & TARGETS by adding approximately 286 new dwelling units to the current housing inventory of approximately 4925 occupied private dwellings (Central Elgin census profile, 2016 Census of Canada). This is an important consideration because the Central Elgin OP anticipates population growth of 4,910 people to approximately 17,633 over the 20-year period from 2006-2026 whereas the census population of Central Elgin was 12,607 in 2016 which represents a decline of 1.1% or 163 people overall since 2011 (Central Elgin census profile, 2016 Census of Canada). Further, of the total 4,925 occupied private dwellings in Central Elgin approximately 4590 or 92% are single detached as opposed to the 85% single detached anticipated by the OP with corresponding increases in townhouses and apartments in future (Central Elgin census profile, 2016 Census of Canada). The additional semi-detached units forming part of this proposed development for the subject property will assist Central Elgin in meeting its growth projections and targets.

Central Elgin’s affordability target under Section **2.2** is 21.4% which represents 498 of the projected 2,320 dwelling units required over the 2006 – 2026 time period. As noted in the affordability discussion in Section 3.2 herein relative to the Elgin County OP, it is

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anticipated that the purchase prices for some new housing within the proposed development will be very close to the affordable purchase price at the 60th income percentile within the St. Thomas RMA, assuming a similar rate of increase has occurred between 2011 and 2017, as well as being competitive with prices within the Belmont area. In addition, ultimate prices depend on a range of variables including buyer preferences and factors outside of the control of the development industry. In the absence of public funding to encourage affordability, the Central Elgin OP policies supporting a variety of residential densities and tenures are appropriate and represent best planning efforts for affordability. The semi-detached and reduced frontage and area single detached lots should result in lower lot prices to hopefully assist in achieving more affordable prices.

In conformity with Section **2.8.1.1.1** of the Central Elgin OP, the proposed development will be serviced by municipal piped water and sewage disposal and existing stormwater management. Based upon the servicing report prepared by SBM and referenced in Section 5.2 herein, the proposed development can be properly and efficiently serviced, making use of existing services, in accordance with Sections **2.8.1.1.1 c)** and **3.2** with regard to stormwater management. Further, the availability of appropriate servicing precludes the need for development phasing under Section **2.8.3** and, accordingly, development can proceed promptly upon the necessary approvals.

Although the subject property does not contain natural heritage features per se identified by the Official Plan, there exists the potential for linkages and possible effects of the proposed development upon the Kettle Creek Valley natural heritage system to the south and off site significant woodland areas to the west and to the south. As well, species at risk assessment was required. As a result, a scoped EIS was prepared as an update to the previous EIS undertaken for Phase 5 to ensure proper assessment of any potential environmental effects. The Municipality was consulted with regard to an Issues Scoping Report prepared by Dance Environmental Inc. preparatory to the EIS referenced at Sections 3.2 and 5.1 and the EIS tasks were determined to be appropriate. The EIS indicates that the proposed development will be consistent with the PPS as well as in conformity with the Central Elgin OP providing that final development plans follow the recommended mitigation measures.

Given its primarily Residential designation under the Central Elgin Official Plan, the policies of Section **4.2 RESIDENTIAL DESIGNATION** are central to a determination on conformity. In this respect, the plan proposes land uses which would be compatible with existing development but include a greater range of dwelling types and densities with the objective of achieving more efficient and potentially more affordable but less land consumptive development. Section 4.2.2 Density provides density ranges in subsection b) applied to the proposed development as follows:

- The 260 single and semi-detached units on approximately 19.7 hectares would result in a density of 13.2 units per net hectare which would be less than the 22 unit low density maximum.

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CONCLUSION: Based upon the foregoing analysis, the proposed development would be in conformity with the Central Elgin Official Plan.

3.4 Village of Belmont Zoning By-law No. 91-21, as amended

The zoning by-laws of the former municipalities comprising the amalgamated Municipality of Central Elgin continue to apply, namely those of the former Villages of Belmont and Port Stanley and the former Township of Yarmouth. In the case of the subject property, it is Village of Belmont ZB No. 91-21, as amended, which applies. The current zoning of the property per Schedule “B” of the by-law is primarily SINGLE RESIDENTIAL “R1-2” which is permissive of one single detached dwelling per lot, uses, buildings and structures accessory to the foregoing permitted use and home occupation per Section 5.2.2 of the ZB. There is also a small area zoned as OPEN SPACE (OS) in the southwesterly portion of the subject property associated with the feature existing in that area. The OS zone permits conservation uses, drainage uses, hazard lands, nature trails, woodlots and uses, buildings and structures clearly accessory and incidental to a permitted use and located on the same lot per Section 9.1.2 of the ZB.

In order to implement the Residential designation of the Central Elgin OP to be reflective of the proposed development, the larger of the single detached would comply with the current “h.R1-2” zoning in terms of area and frontage. The smaller of the single detached lots and the semi-detached lots would require site-specific SINGLE RESIDENTIAL “R1-” and SINGLE RESIDENTIAL “R2-” zonings to permit the reduced lot frontages and areas required as set out in Section 2.2 herein. Consistent setback and coverage regulations are proposed for all lots. For the stormwater management facility as previously noted, OPEN SPACE “OS” zoning should be extended to this area. While “drainage uses” are currently permitted under Section 9.1.2 applicable to the “OS” zone, this term is not defined by the by-law and the Municipality may want to specifically reference “storm water management facility” among the permitted uses and include a specific definition.

CONCLUSION: The Belmont Zoning By-law dates to 1991 and, as a result, does not reflect regulations appropriate to smaller lot residential development which is occurring in other nearby urban developments outside of Central Elgin. The development proposed is an opportunity for growth that will assist the Municipality in achieving its population projections as well as an opportunity for housing that is more affordable and addressing needs not currently being met in the area. Affordability is directly impacted by lot size and associated servicing costs, justifying the reduced zoning standards required by this proposed plan of subdivision.

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4.0 LAND USE COMPATIBILITY

4.1 Abutting Land Uses

As was illustrated in Section 1.2, the subject property is located adjacent to lands which have already been developed or are under development for single detached residential purposes as part of previous Belmont Estates phases. The proposed development represents an appropriate compromise between this pattern of single detached residential development associated with zoning dating to the 1990s and early 2000s and the scale of development required in order to provide a greater range of residential options including type and density.

CONCLUSION: The proposed development would be compatible with abutting land uses.

4.2 Intensity of Use

The density of the residential uses proposed were envisioned in the Central Elgin Official Plan on the basis of the Municipality's desire to achieve new development in a compact form as a logical extension of existing development. Moreover, the plan permits a range of residential densities through the semi-detached lots and smaller single residential lots within the Residential designation that applies to the subject property appropriate to its immediate vicinity and the community of Belmont.

CONCLUSION: The intensity of use proposed for the subject property is appropriate.

4.3 Scale and Massing

The proposed development will be a mix of single storey and two storey residential development consistent with Belmont and with the previous phases of Belmont Estates to the east. As a result, no shadowing implications exist.

CONCLUSION: The scale and massing proposed for the subject property is appropriate and will not impact adjoining properties.

4.5 Pedestrian Circulation

Internal sidewalks will provide for pedestrian movement within the proposed development (with linkage via Block 261 to Seventh Avenue). In future, the Municipality may want to consider the provision of sidewalks along Seventh Avenue to connect with existing sidewalks which appear to begin at Kettle Creek Drive to the east. Plus, Block 262 will provide pedestrian linkage through to sidewalks in previous subdivision phases.

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CONCLUSION: Pedestrian circulation can be adequately provided as a condition of subdivision approval and by future actions by the Municipality relative to Seventh Avenue.

4.6 Traffic

As was referenced in Section 3.2 herein, Craigholme Estates has undertaken the preparation of a TIS to be referenced in Section 5.5 of this report and no improvements to the road network are required to accommodate the proposed development.

4.7 Parkland

As has been previously indicated and based upon indications from the Municipality, the draft plan does not indicate a parkland dedication for this proposed development in favour of cash-in-lieu due to the close proximity of existing public recreational facilities.

4.8 Community Investment

The proposed development of the subject property would add a possible 286 dwelling units to the community of Belmont, Municipality of Central Elgin. This is based on the numbers set out in Section 2.1 herein. There is the potential for numerous positive spin off effects for local businesses and services of having the additional residents.

In addition, the proposed development will contribute substantial development charges as per the current Municipality of Central Elgin Development Charges By-law. Development/community investment charges are utilized to improve existing services within the community related to growth-related impacts in various areas including roads, water, wastewater, fire protection, recreation and general government subject to applicable legislation.

CONCLUSION: The proposed development will contribute substantially to offset any growth-related impacts upon eligible services within the area and to help finance required improvements. There is also expected to be spinoff effects ranging from the support of local businesses and services to potential employment associated with seniors residential development.

5.0 TECHNICAL STUDIES

5.1 Environmental Impact Study (EIS)

Previous EIS work was done in 2008 as a prerequisite to the approval of Belmont Estates Phase 5. The EIS prepared by Dance Environmental Inc. of 25 March was required as an update to the prior EIS further to Elgin County OP and Central Elgin OP policy and due to the presence of the Natural Heritage designation to the south of the

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subject property associated with the Kettle Creek and significant woodlands also to the south and the west identified in the County OP. There were also species at risk investigations required. The proposed development is assessed with regard to direct on-site effects and indirect, secondary and temporal effects of the proposed development.

The EIS identifies impact avoidance, enhancement and mitigation measures with no effects that require reduction or elimination relative to natural heritage features or natural heritage considerations. Further, there are no negative, nor adverse or unalterable direct impacts on the natural heritage features identified in the Central Elgin OP. It is noted that the key on site feature is the meadow marsh extending from the west, in the southerly portion of the property and that this area is to be protected from development impacts during construction and enhanced by seeding of a undisturbed 15 metre wide buffer adjacent to the storm water management facility. The hedgerow located along the southern margin of the subject property will be protected by an un-graded 5m buffer from the dripline of the hedgerow and the woodland trees present in the southwestern corner of the subject lands.

Tables 3 and 4 of the EIS set out mitigation measures to be implemented to address impact elements and residual impact expected and to address natural environment features and functions and residual impact. Table 5 Assessment of Impacts relating to vegetation clearing, lot grading, service installation, house construction, landscape planting, occupied houses, and supplemental food for wildlife indicates overall no or small significant impact and some positive impact.

5.2 Servicing Report

Strik Baldinelli Moniz Municipality of Central Elgin Preliminary Servicing Report of 8 March 2019 proposes a practical servicing concept for the subject property and indicates compliance with respect to previously completed master servicing plans and/or any points of deviation.

a. Sanitary Sewage:

There is a 250 mm diameter sanitary service stub, capped at the southeast of the development limit within a servicing easement that was provided for within the Phase 5 plan. The existing stub capped at property line has been designed for a population of 800 people with a total area of 16.456 ha which is indicated as adequate for the proposed plan. It was determined that the proposed sanitary sewers at the proposed slopes have sufficient capacity to convey the peak design flow to existing sanitary manhole SA-2. Finally, it was determined that there is available capacity within the downstream sanitary sewers for the increase in flows. The report anticipates that the Municipality will review and advise if downstream sewers, lift station, treatment plant etc. have capacity for the slight increase in original design flows.

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b. Storm Drainage and Stormwater Management:

The report indicates that the following SWM management criteria were established for this site:

- Quantity Controls

The post-development flows generated from the site during the 2-year to 100-year design storms are to be attenuated to the pre-development levels.

- Grading and Drainage Controls

Grading will direct overland flows to the proposed on-site dry pond and released to the existing creek/wetland via outlets within the storm water management facility block matching pre-development levels or less for each storm event.

- Quality Controls

A normal level of storm water quality control is proposed on site and will be accomplished through a treatment train approach using soakaway pits, snouts in road catch basins and Oil/Grit Separator (OGS) units.

c. Watermain

The report indicates that watermain modelling of the water distribution system to confirm capacity for the proposed development will be completed during the detailed design phase for Phase 6 to confirm required watermain sizing to provide for the domestic and fire demands.

5.3 Geotechnical Engineering Report

A geotechnical report has been completed by EXP in support of the proposed development which provided a number of recommendations with regard to site preparation, excavations, dewatering, foundations, bedding, backfill, infiltration potential, earthquake design considerations, pavement design and stormwater management design considerations, all of which can be readily accommodated in design and construction. In addition, the following hydrogeological comments were made in the report:

Based on the results of the current investigation, no significant long-term impact is anticipated on the nearby wells, either quantitatively and qualitatively since the proposed inverts of the sewers are typically not deep enough to penetrate into the underlying intermediate or deep aquifers. Any temporary dewatering operations which may be required to deal with minor seepage from localized pockets of sand and silt are not expected to cause any long-term impacts to the aquifers which supply the nearby potable wells.

Planning Justification Report

Proposed Belmont Estates Phase 6 Subdivision and Zoning By-law Amendment, Community of Belmont, Municipality of Central Elgin, Ontario

In any event, native backfill should be used where possible to minimize the change in hydraulic conductivity within the service trenches. In the event the sewer excavations encounter any wet sandy soils, and for those areas where the excavations extend below the stabilized shallow groundwater table, clay collars may be installed at strategic locations, if necessary, as part of the contingency plan. This can be best assessed during the early stage of construction by a geotechnical engineer.

f. Other Servicing Note

Although not referenced in the report, EARTH Power, Bell, Rogers and Union Gas will be the service providers for the subdivision through connections to existing infrastructure on streets abutting the subject property.

5.4 Traffic Impact Study (TIS)

As has been previously indicated, a TIS was prepared by R.J. Burnside relative to this proposed development which contained the following conclusions and recommendations, none of which require changes to the subdivision design or Seventh Avenue access:

- The proposed development is forecast to generate total two-way traffic volumes of 192 and 257 vehicles in the weekday AM and PM peak hours, respectively.
- All movements at all intersections in the Study Area are operating with sufficient capacity and low delays, Level of Service (LOS) B or better under 2019 (existing) conditions.
- All movements at all intersections in the Study Area are forecast to operate with sufficient capacity and minimal delays, LOS C or better under 2030 background traffic conditions.
- All movements at all intersections in the Study Area are forecast to operate with sufficient capacity and minimal delays, LOS C or better, except for the eastbound left-right movement at the Belmont Road and Seventh Avenue intersection. Although the movement is forecast to operate at a LOS F (59.7 second delay in the PM peak hour only), the movement is forecasted to operate with sufficient capacity (volume-to capacity ratio of 0.82), and therefore is considered to be acceptable.
- The minimum stopping sight distance and intersection sight distance requirements are met at the Proposed Access location on Seventh Avenue.
- At the Belmont Road and Seventh Avenue intersection, the theoretical warrants are met for a northbound left-turn lane under 2030 background traffic conditions, based on Ministry of Transportation Ontario (MTO) criteria. The addition of traffic from the proposed development is forecasted to have a minimal impact on these warrants (i.e., increasing the left-turn storage requirement from 15 metres to 25 metres). Considering the availability of the existing parking lane to provide the potential for through traffic to slip around left-turning traffic at this tee intersection, it is recommended that the traffic operations continue to be

Planning Justification Report

Proposed Belmont Estates Phase 6 Subdivision and Zoning By-law Amendment, Community of Belmont, Municipality of Central Elgin, Ontario

monitored as development is completed, to confirm if, or when, a left-turn lane should be implemented at this location. In addition, it is noted that the existing pavement width may be sufficient to accommodate the introduction of a left-turn lane via modification of the pavement markings, without widening of the road, should there be operational concerns in the future. A MTO left-turn lane warrant is not met at any other intersection in the Study Area through horizon year 2030.

- A right-turn lane or taper is not warranted at any intersection in the Study Area through horizon year 2030.
- The proposed development is well-served by existing and proposed pedestrian and cyclist facilities.
- No improvements to the road network are required to accommodate the proposed development.

The proposed internal streets would be constructed at a 20 metre width to an urban local standard in accordance with Central Elgin design criteria to include the provision of sidewalks on one side and an extension through Bock 73 to provide pedestrian linkage to Hill Street.

5.5 Archaeological Assessment

As has been noted in 3.2 herein, a Stage 4 archaeological assessment was completed in 2007 by Archaeologix Inc. which included previous phases of Belmont Estates as well as the Phase 6 lands (“additional lands”). The report indicated that one archaeological site was found and underwent Stage 4 mitigation with the recommendation that it be considered sufficiently documented. Submission of results to the Ministry of Culture (now the Ministry of Tourism, Culture and Sport) and the Ministry concurred with this recommendation per correspondence of 22 September 2009 (see [Appendix D](#))

Email correspondence from the County of Elgin (Steve Evans, 4 March 2019) (see [Appendix D](#)) indicated that the conclusion that no further archaeological investigation would be required to support the proposed plan of subdivision.

6.0 CONCLUSIONS

The proposed development of the subject property by way of a residential plan of subdivision approval and rezoning represents efficient and appropriate development consistent with the PPS and in conformity with the Official Plans for the County of Elgin and the Municipality of Central Elgin. The subject property is fully within the Community of Belmont, fully designated as Residential and adjacent to lands also designated as Residential and either developed or approved and under development for residential purposes. Its location provides an opportunity for development consistent with the Central Elgin OP Residential Designation Goals of promoting sustainable, efficient and diverse residential neighbourhoods and providing a diverse range of housing types and densities that are compatible with existing development and with the community of Belmont as a whole (see Section 4.2 of the OP).

Planning Justification Report

Proposed Belmont Estates Phase 6 Subdivision and Zoning By-law Amendment, Community of Belmont, Municipality of Central Elgin, Ontario

The additional single detached and semi-detached units would assist Central Elgin in meeting its growth projections and targets and potentially assist in achieving more relative affordability. The proposed smaller lot development would be compact in form, be a logical extension to existing development and make use of existing servicing infrastructure. Although the scale of development would be greater intensity than what currently exists immediately adjacent to the subject property to the east, continuing to develop at that scale would be land consumptive, uneconomical and result in reduced affordability, contrary to PPS, County OP and Central Elgin OP policies. The addition of this proposed smaller lot development will provide enhanced housing options and is anticipated to have a positive impact upon local businesses and services. The development charges accruing from the development would assist in addressing service improvements required to as a result of growth impacts both in Belmont and elsewhere within Central Elgin.

The EIS identified no negative, nor adverse or unalterable direct impacts upon the designated offsite natural heritage features and onsite environmental features as a result of the proposed development. Mitigation measures are recommended to ensure consistency with the PPS and conformity with the Elgin County OP and with the Central Elgin OP. Adequate tree protection and sediment and erosion control measures should be included within any agreement with the proponent.

In summary, the proposed development is:

- consistent with the PPS
- in conformity with the Elgin County Official Plan
- in conformity with the Central Elgin Official Plan
- in compliance with the Belmont Zoning By-law subject to the consideration of zoning appropriate to the density of development proposed particularly the small lot single detached and semi-detached lots
- representative of sound land use planning.

7.0 REFERENCES

Dance Environmental Inc., Scoped Environmental Impact Study, 25 March 2019.

Strik Baldinelli Moniz, Servicing and Stormwater Management Feasibility Study Proposed Subdivision Development – Craigholme Phase 6, 8 March 2019.

EXP Services Inc., Craigholme Estates Limited Geotechnical Investigation, 18 March 2019.

RJ Burnside & Associates Limited, Craigholme Estates Limited Residential Development Traffic Impact Study Belmont Ontario, May 2019.

APPENDIX A

CENTRAL ELGIN OFFICIAL PLAN PORT STANLEY SCHEDULES B, B1 and B2

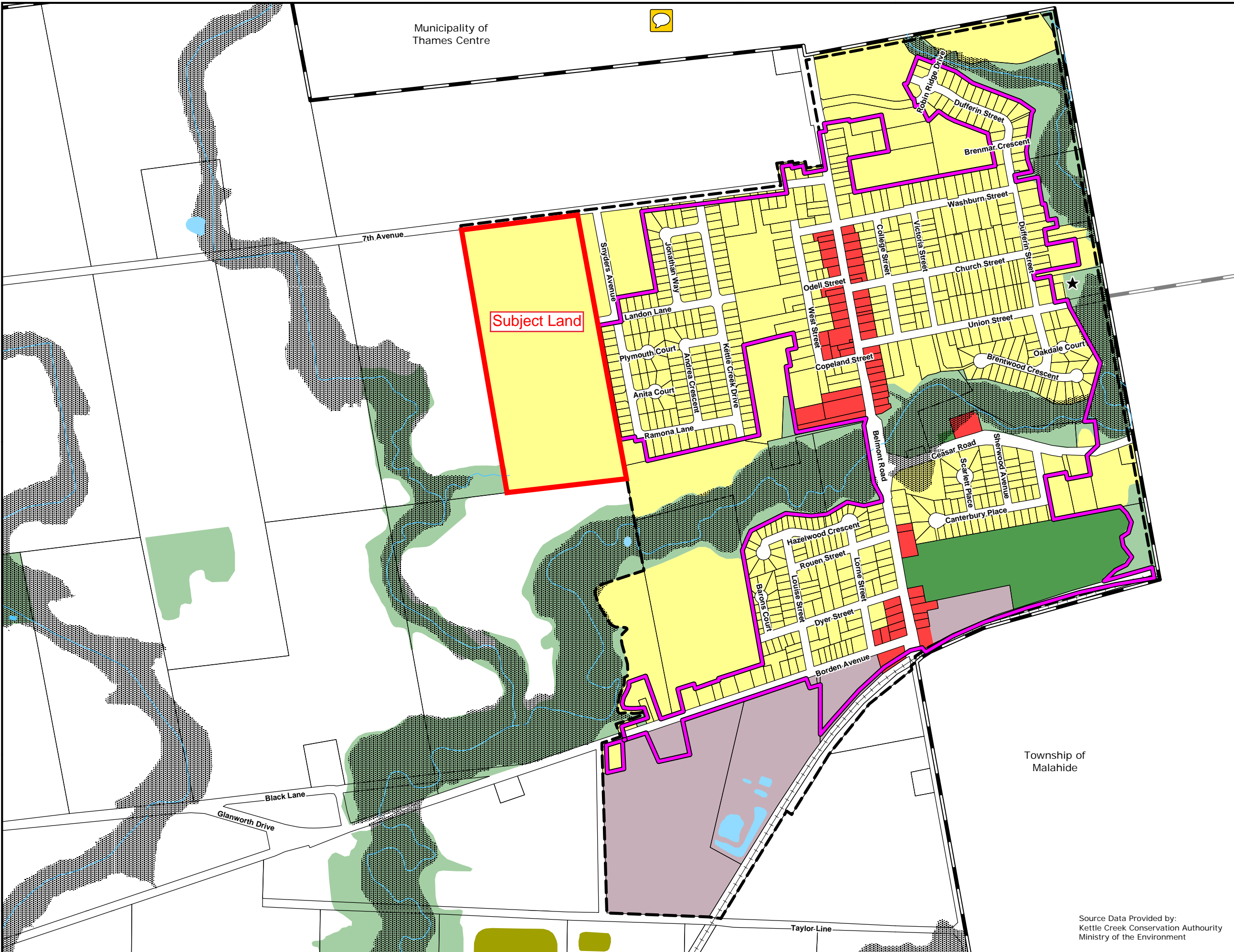
SUBJECT PROPERTY BOUNDARIES

Municipality of
Thames Centre



Schedule "B"

To The Official Plan of
The Municipality of
Central Elgin
**Community
of Belmont**
LAND USE PLAN



Land Use Designation

- Agricultural
- Residential
- Commercial
- Community Facility
- Commercial - Industrial
- Natural Heritage

Land Use Overlay

- Natural Hazard
- Former Waste Sites

Map Legend

- Urban Settlement Area
- Built Area Limits
- Municipal Boundary
- Railway
- Watercourses
- Waterbodies
- Sewage Lagoons



175 0 175 350



Metres

Source Data Provided by:
Kettle Creek Conservation Authority
Ministry of the Environment

Office Consolidation March 2013
Adopted by Council February 21 2012
Approved with Modifications February 8 2013

Municipality of
Thames Centre

Schedule "B1"

To The Official Plan of
The Municipality of
Central Elgin
**Community
of Belmont**


**ROADS CLASSIFICATION
and WIDENING**

Roads Classification


Municipal

-  Collector
-  Local
-  Road Widening







County

-  County Road

Provincial

-  Provincial Highway

Map Legend

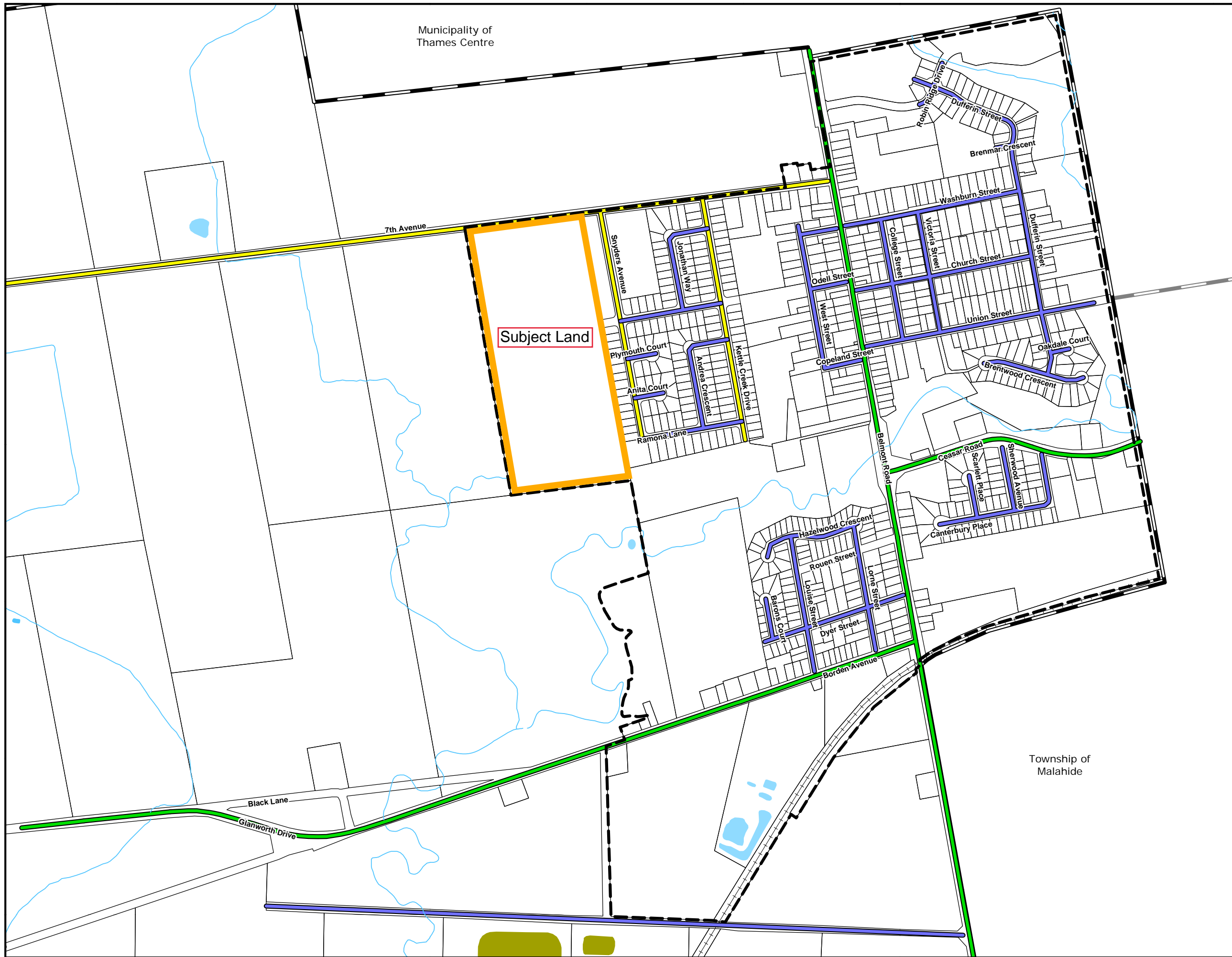
-  Urban Settlement Area
-  Municipal Boundary
-  Railway
-  Watercoursees
-  Waterbodies
-  Sewage Lagoons



175 0 175 350

Metres

Office Consolidation March 2013
Adopted by Council February 21 2012
Approved with Modifications February 8 2013









Municipality of
Thames Centre

Schedule "B2"

To The Official Plan of
The Municipality of
Central Elgin
**Community
of Belmont**
COMMUNITY IMPROVEMENT AREA

Community Improvement Area

Map Legend

-  Urban Settlement Area
-  Municipal Boundary
-  Railway
-  Watercourses
-  Waterbodies
-  Sewage Lagoons

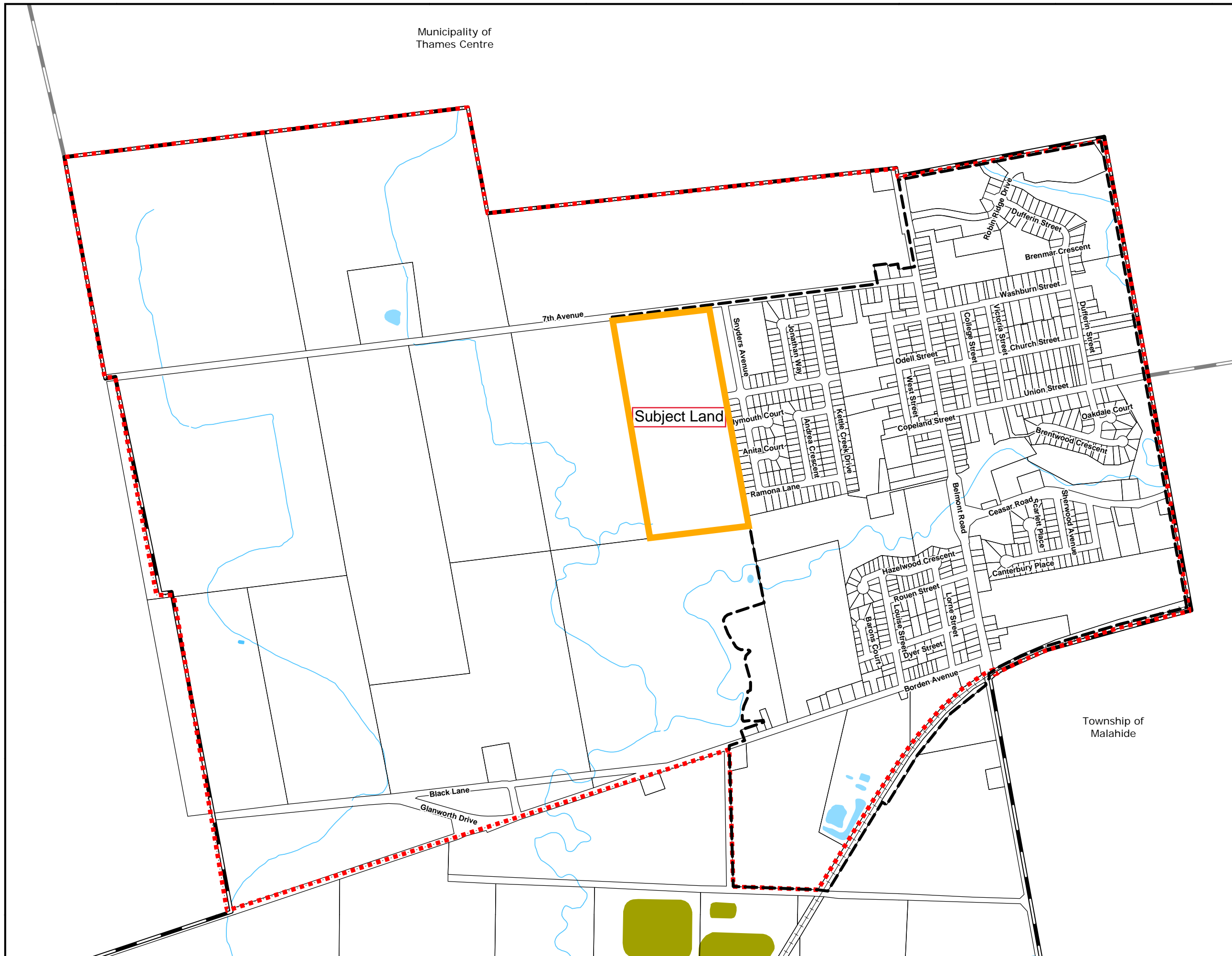


175 0 175 350



Metres

Office Consolidation March 2013
Adopted by Council February 21 2012
Approved with Modifications February 8 2013



APPENDIX B

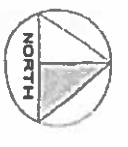
Schedule "B", Belmont Zoning By-law No. 91-21, as amended

SUBJECT PROPERTY ZONING

VILLAGE OF BELMONT ZONING BY-LAW SCHEDULE "B"

- A1 GENERAL AGRICULTURAL ZONE
- A2 BUFFER AGRICULTURAL ZONE
- R1 SINGLE RESIDENTIAL ZONE
- R2 SINGLE RESIDENTIAL ZONE
- I INSTITUTIONAL ZONE
- OS OPEN SPACE ZONE

SCALE = 1:1250



CENTRAL ELGIN PLANNING OFFICE



THIS IS SCHEDULE "2" TO BY-LAW No. 1913
PASSED ON this 24th day of May, 2016.

[Signature]
Donald N. Leitch, CAO/Clerk

[Signature]
David Marr, Mayor

APPENDIX C

Belmont Estates Phases 1 to 5

**Registered Plans 33M-292 (Phases 1 to 3), 33M-690 and 33M-720 (Phase 4) and
33M-737 (Phase 5)**

I CERTIFY THAT THIS PLAN 33M-292 IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF MIDDLESEX AT 14:58 O'CLOCK ON THE 2 DAY OF APRIL 1993, AND ENTERED IN THE REGISTER FOR P.I.N. 08195-0038

REQUIRED CONSENTS AND AFFIDAVITS ARE REGISTERED AS PLAN DOCUMENT 11

P. J. Redmond
A DEPUTY LAND REGISTRAR

THIS PLAN COMPRISES PART OF P.I.N. 08195 - 0038.

PLAN OF SUBDIVISION
OF PART OF
**LOT 1
CONCESSION 7**
(GEOGRAPHIC TOWNSHIP OF WESTMINSTER)
IN THE
VILLAGE OF BELMONT
COUNTY OF ELGIN

SCALE 1:1250
1993
DONALD A. REDMOND, O.L.S.
10 20 30 40 50 60 70 80 90 100
METRES

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

OWNERS CERTIFICATE
THIS IS TO CERTIFY THAT:
(1) LOTS 1 TO 167, BOTH INCLUSIVE, BLOCKS 168 TO 173, BOTH INCLUSIVE, THE STREETS NAMED ANITA COURT, ANDREA CRESCENT, FRANCIS COURT, JONATHAN WAY, KETTLE CREEK DRIVE, LONDON LANE, MARGARET AVENUE, RAMONA LANE AND SNYDERS AVENUE AND THE RESERVES NAMED LOTS 174 TO 183, HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.

(2) THE STREETS ARE HEREBY DEDICATED TO THE CORPORATION OF THE VILLAGE OF BELMONT AS PUBLIC HIGHWAYS.
CRAIGHOLME ESTATES LTD.
DATED THIS 15th DAY OF MARCH, 1993.

Joe Snyder
I HAVE THE AUTHORITY TO BIND THE CORPORATION

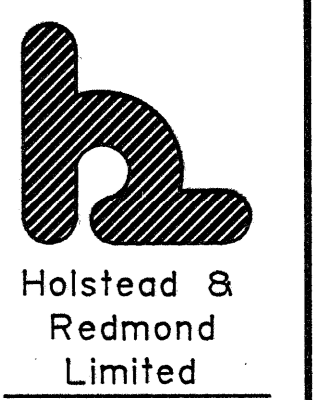
NOTES
SIB DENOTES STANDARD IRON BAR.
IB - IRON BAR.
IB# - ROUND IRON BAR.
CC - CUT CROSS.
WIT - WITNESS.
(SU) - SOURCE UNKNOWN
(HRI) - HOLSTEAD & REDMOND LIMITED, O.L.S.'s.
□ - MONUMENT FOUND.
■ - MONUMENT SET.

BEARINGS ARE ASTROMERIC AND ARE REFERRED TO THE SOUTH LIMIT OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 6 AND 7, AS SHOWN ON PLAN 33R-8653, HAVING A BEARING OF N82°55'19"E.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
(2) THE SURVEY WAS COMPLETED ON THE 15th DAY OF JANUARY, 1993.

MARCH 1, 1993.
LONDON, ONTARIO.
Donald A. Redmond
DONALD A. REDMOND
ONTARIO LAND SURVEYOR

SUBMITTED BY: [] CHECKED BY: [] FILE NO: []
DRAWN BY: GFK DATE: 93/01/01 88-0232L



Holstead & Redmond Limited
123 St. George Street
London, Ontario
N6A 3A1
phone 598-672-4553
fax free 1-800-265-4945



Approved under section 51 of the PLANNING ACT
This 15th day of March, 1993
Patricia Boecker
Patricia Boecker
Manager
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs

LOT/BLOCK	RADIUS	ARC	CHORD	BEARING
13	9.000	14.137	12.728	N55°00'39"W
14	9.000	14.137	12.728	N34°59'20"E
23	9.000	14.137	12.728	N55°00'40"W
24	9.000	14.137	12.728	N34°59'20"E
31	9.000	14.137	12.728	N55°00'41"W
46	9.000	14.031	12.652	N55°21'01"W
47	9.000	14.244	12.803	N34°38'58"E
55	9.000	14.031	12.652	N55°21'00"W
56	9.000	14.031	12.652	N55°21'01"W
65	9.000	14.244	12.803	N34°39'00"E
66	9.000	14.031	12.652	N55°21'01"W
67	18.288	7.028	6.985	N34°21'55"E
68	18.288	15.823	15.334	N70°09'44"E
69	18.288	15.823	15.334	N60°15'48"W
70	18.288	15.823	15.334	N10°41'21"W
71	18.288	15.823	15.334	N38°53'06"E
72	18.288	15.823	15.334	N88°27'33"E
73	18.288	7.461	7.409	N55°03'56"W
74	9.000	14.244	12.803	N34°39'00"E
75	9.000	14.031	12.652	N55°21'00"W
76	18.288	7.028	6.985	N34°21'58"E
77	18.288	15.823	15.334	N70°09'45"E
78	18.288	15.823	15.334	N60°15'49"W
79	18.288	15.823	15.334	N10°41'22"W
80	18.288	15.824	15.335	N38°53'06"E
81	18.288	15.823	15.334	N88°27'33"E
82	9.000	7.461	7.410	N55°03'56"W
83	9.000	14.244	12.803	N34°39'00"E
84	9.000	14.031	12.652	N55°21'01"W
89	9.000	14.137	12.728	N34°59'20"E
98	18.288	6.979	6.937	N44°04'42"W
99	18.288	15.240	14.803	N 9°16'22"W
100	18.288	13.016	12.743	N34°59'19"E
101	18.288	15.240	14.803	N79°15'02"E
102	18.288	6.979	6.937	N65°56'38"W
104	9.000	14.137	12.728	N34°59'20"E
113	9.000	14.137	12.728	N55°00'40"W
114	9.000	14.137	12.728	N34°59'20"E
123	9.000	14.137	12.728	N55°00'40"W
124	9.000	14.137	12.728	N34°59'19"E
127	9.000	14.137	12.728	N55°00'40"W
133	9.000	14.137	12.728	N34°59'20"E
141	18.288	6.979	6.937	N44°04'42"W
142	18.288	15.240	14.803	N 9°16'22"W
143	18.288	13.016	12.743	N34°59'20"E
144	18.288	15.240	14.803	N79°15'02"E
145	18.288	6.979	6.937	N65°56'38"W
149	9.000	14.137	12.728	N34°59'20"E
150	9.000	14.137	12.728	N55°00'41"W
158	9.000	14.137	12.728	N34°59'19"E
159	9.000	14.137	12.728	N55°00'40"W
167	9.000	14.137	12.728	N34°59'20"E
173	8.700	13.769	12.376	N34°38'59"E
180	9.000	14.244	12.803	N34°39'00"E

PLAN 33M-689

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF MIDDLESEX (N° 33) AT 8:45 O'CLOCK ON THE 24th DAY OF November 2015, AND ENTERED IN THE PARCEL REGISTER FOR P.I.N. 0895 - 0512, P.I.N. 0895 - 0514, P.I.N. 0895 - 0454 & P.I.N. 0895 - 0455

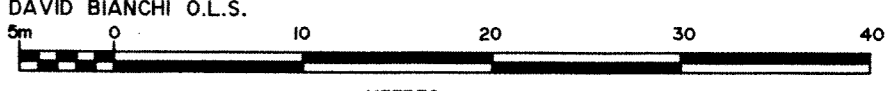
AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. EP-1016167

L. VAN BOMMEL
REPRESENTATIVE FOR THE LAND REGISTRAR

OWNERSHIP SCHEDULE	
LEGAL DESCRIPTION	P.I.N.
PART OF LOTS 1 TO 9 (BOTH INCLUSIVE)	PART OF 0895 - 0455
PART OF LOTS 1 TO 9 (BOTH INCLUSIVE)	ALL OF 0895 - 0514
PART OF LOTS 10 & 20 ALL OF LOTS 11 TO 19 (BOTH INCLUSIVE) ALL OF WINTERMUTE COURT	PART OF 0895 - 0454
PART OF LOTS 10 & 20 ALL OF BLOCK 21	ALL OF 0895 - 0512

THIS PLAN COMPRISES PART OF P.I.N.'s 0895 - 0454 & 0895 - 0455 AND ALL OF P.I.N.'s 0895 - 0512 & 0895 - 0514

PLAN OF SUBDIVISION
of part of
BLOCKS 172, 173, 179 and 180
PLAN No. 33M-292
(FORMERLY THE VILLAGE OF BELMONT)
IN THE
MUNICIPALITY OF CENTRAL ELGIN
COUNTY OF ELGIN
SCALE 1 : 400
DAVID BIANCHI O.L.S.



METRIC; DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
AREAS SHOWN ON THIS PLAN ARE IN HECTARES AND CAN BE CONVERTED TO ACRES BY MULTIPLYING BY 2.479

- NOTES**
- SIB DENOTES STANDARD IRON BAR.
 - IB - IRON BAR.
 - IB# - ROUND IRON BAR.
 - CC - CUT CROSS.
 - WIT - WITNESS.
 - ISU - SOURCE UNKNOWN.
 - (HR) - HOLSTEAD & REDMOND LIMITED, O.L.S.'s.
 - - MONUMENT FOUND.
 - - MONUMENT SET.
 - BC - BEGINNING OF CURVE.
 - EC - END OF CURVE.
 - BF - BOARD FENCE.
 - WRF - WOOD RAIL FENCE.
 - P - PLAN No. 33M-292.
 - P1 - PLAN 33R-8653.
 - P2 - PLAN 33R-19263.
 - PRC - POINT OF REVERSE CURVE.

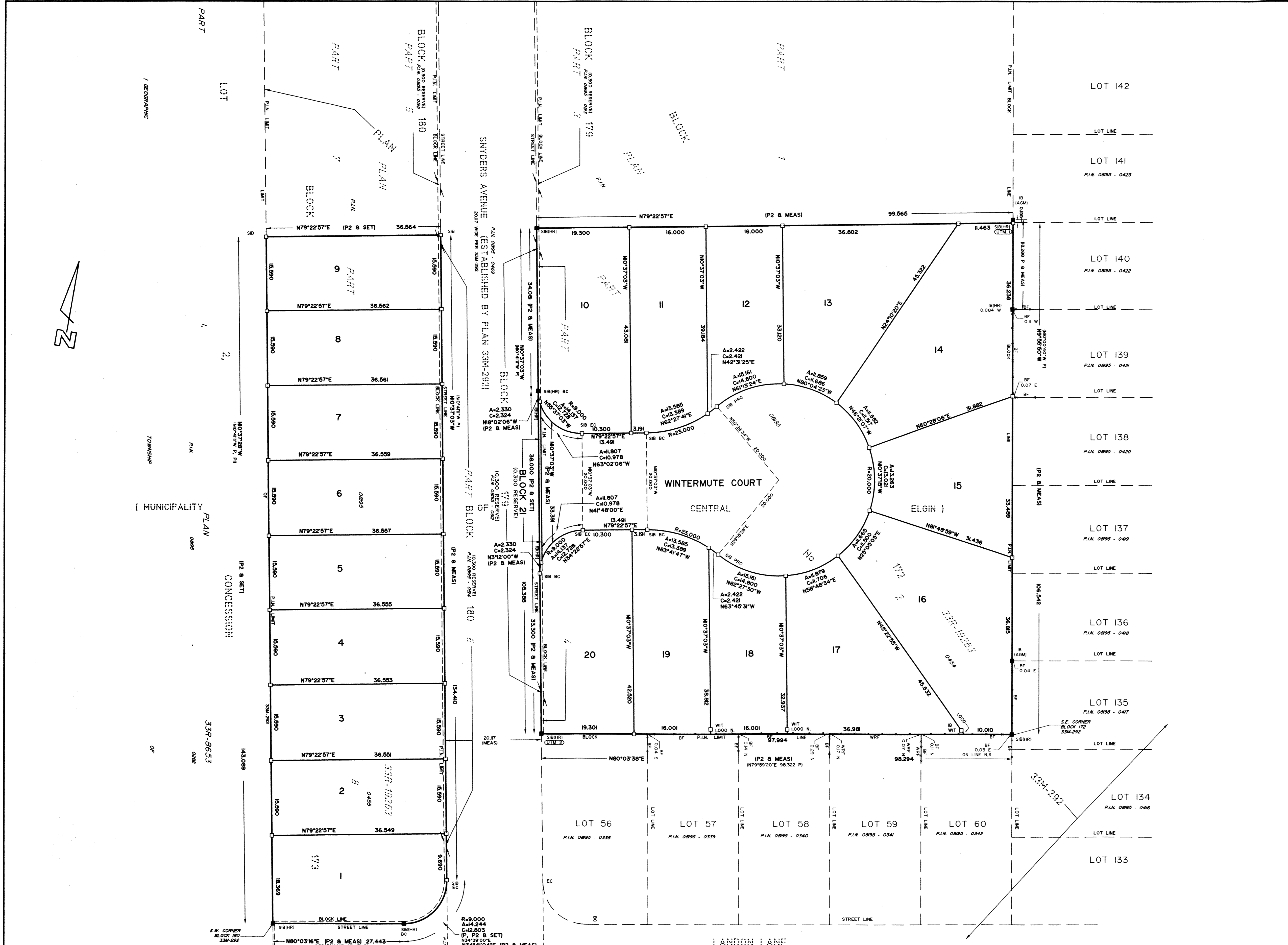
MONUMENT NOTE
ALL SET BARS SHOWN HEREON ARE IRON BARS (IB#) UNLESS NOTED OTHERWISE.

OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT:
1) LOTS 1 TO 20, BOTH INCLUSIVE, THE RESERVE NAMED BLOCK 21 AND THE STREET, NAMED WINTERMUTE COURT HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.
2) THE STREET IS HEREBY DEDICATED TO THE CORPORATION OF THE MUNICIPALITY OF CENTRAL ELGIN AS PUBLIC HIGHWAY

CRAIGHOLME ESTATES LTD.
Donald Leahy
NOVEMBER 11, 2015
LONDON, ONTARIO
DONALD LEAHY - VICE PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
(2) THE SURVEY WAS COMPLETED ON THE 8th DAY OF SEPTEMBER, 2015.

NOVEMBER 11, 2015
LONDON, ONTARIO.
David Bianchi
DAVID BIANCHI
ONTARIO LAND SURVEYOR



Block 175 (33M-292) (10.300 RESERVE) P.I.N. 0895 - 0457
Landon Lane (ESTABLISHED BY PLAN 33M-292)
20.18 WIDE P.I.N. 0895 - 0475
Block 179 (10.300 RESERVE) P.I.N. 0895 - 0458
Block 180 (10.300 RESERVE) P.I.N. 0895 - 0459

BEARINGS ARE UTM GRID IN NAD83 (ORIGINAL) DERIVED FROM G.P.S. OBSERVATIONS AND THE CAN-NET BASE STATION NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17

POINT ID	NORTHING	EASTING
UTM 1	4748190.330	492279.952
UTM 2	4748068.416	492201.508

DISTANCES SHOWN ON THIS PLAN ARE GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999969425

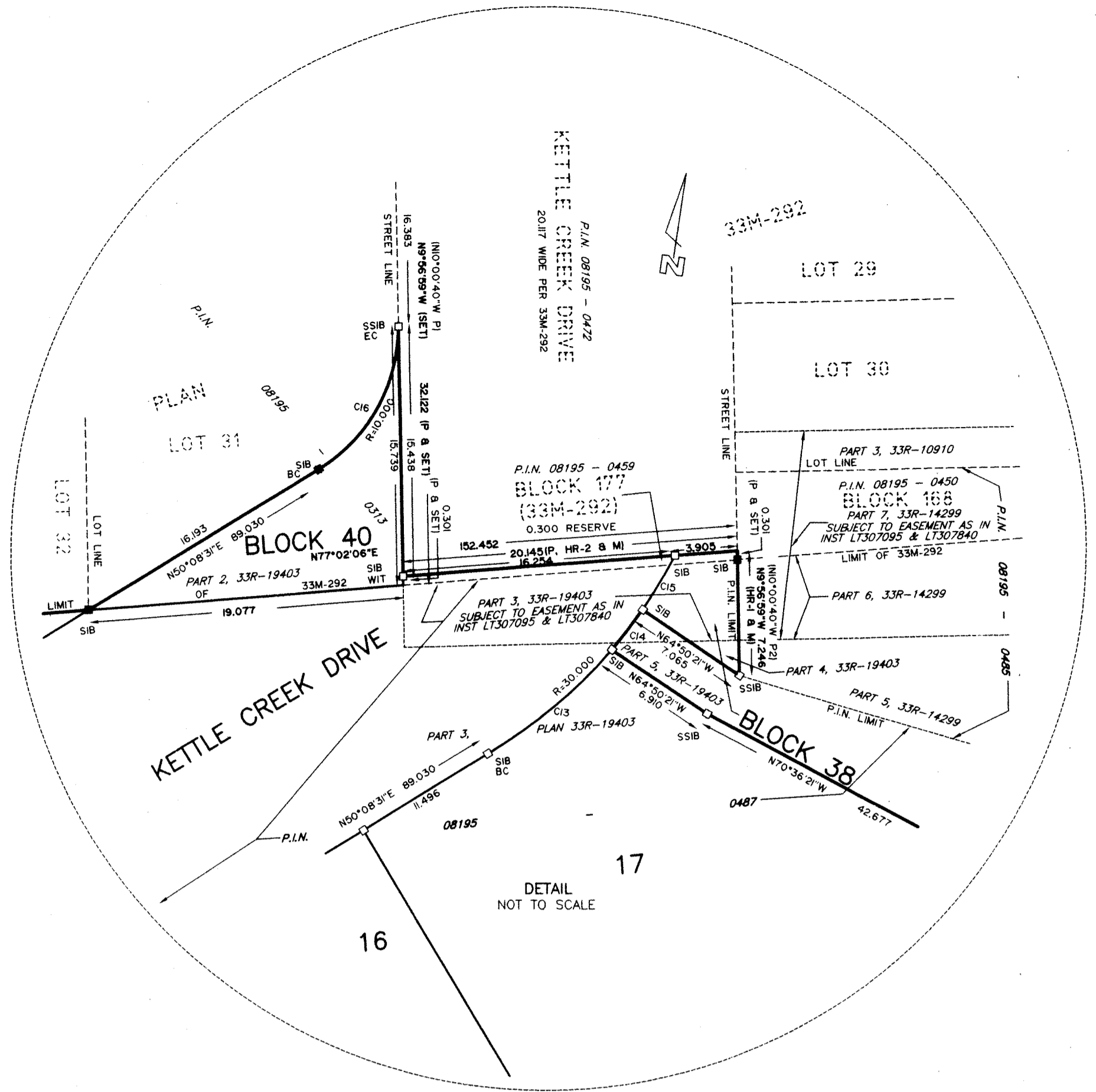
THIS FINAL PLAN OF SUBDIVISION IS APPROVED BY THE COUNTY OF ELGIN UNDER SECTION 51 (58) OF THE PLANNING ACT, R.S.O. 1990, ON THIS 15th DAY OF November 2015

A.J. Evans
MANAGER OF PLANNING
COUNTY OF ELGIN



Holstead & Redmond Limited
ONTARIO LAND SURVEYORS
649 COLBORNE STREET
London, Ontario
N6A 3Z2
phone 519-672-4551
toll free 1-800-265-4945

SURVEYED BY	DRAWN BY	FILE N°
NR	GEC/DB	95-0098R
DATE	15/11/11	
FS		



N	RADIUS	ARC	CHORD	BEARING
C1	10.000	5.372	5.308	N4°47'45"E
C2	20.000	0.944	0.944	N18°50'03"E
C3	20.000	21.172	20.197	N12°50'39"W
C4	20.000	16.051	15.624	N66°09'43"W
C5	20.000	19.962	19.143	N62°15'11"E
C6	10.000	5.491	5.423	N49°23'30"E
C7	10.000	2.118	2.114	N71°11'31"E
C8	10.000	16.082	14.404	N58°40'01"W
C9	50.000	7.333	7.326	N73°03'33"E
C10	50.000	16.333	16.260	N59°29'59"E
C11	30.000	1.361	1.360	N75°57'41"E
C12	30.000	12.839	12.741	N62°24'07"E
C13	30.000	9.721	9.678	N40°51'32"E
C14	30.000	3.001	3.000	N26°42'17"E
C15	30.000	3.506	3.504	N22°29'07"E
C16	10.000	10.488	10.014	N20°55'45"E
C17	10.000	2.827	2.817	N88°13'11"E
C18	20.000	11.346	11.194	N80°03'58"E
C19	20.000	14.345	14.039	N43°16'02"E
C20	20.000	16.665	16.187	N1°09'00"W
C21	20.000	0.656	0.656	N25°57'36"W
C22	10.000	2.956	2.945	N18°25'54"W
C23	10.000	15.723	14.153	N35°04'44"E
C24	30.000	5.728	5.720	N4°28'16"E
C25	30.000	8.698	8.668	N91°16'59"E
C26	30.000	4.121	4.117	N1°39'16"E
C27	30.000	12.067	11.986	N1°48'14"W
C28	10.000	5.396	5.351	N2°07'52"E
C29	50.000	0.725	0.725	N17°10'25"E
C30	50.000	19.119	19.003	N5°48'13"E
C31	50.000	4.200	4.198	N7°33'28"W

THIS FINAL PLAN OF SUBDIVISION IS APPROVED BY THE COUNTY OF ELGIN UNDER SECTION 51 (58) OF THE PLANNING ACT R.S.O. 1990, ON THIS 22ND DAY OF MARCH, 2018.

L.G. Evans
MANAGER OF PLANNING
COUNTY OF ELGIN

PLAN 33M-137

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF MIDDLESEX AT 10:35 O'CLOCK ON THE 23RD DAY OF NOVEMBER, 2018, AND ENTERED IN THE PARCEL REGISTER FOR P.I.N.'S 08195-0313, 08195-0451, 08195-0453, 08195-0459, 08195-0460, 08195-0486 & 08195-0487

AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. ER-1161321

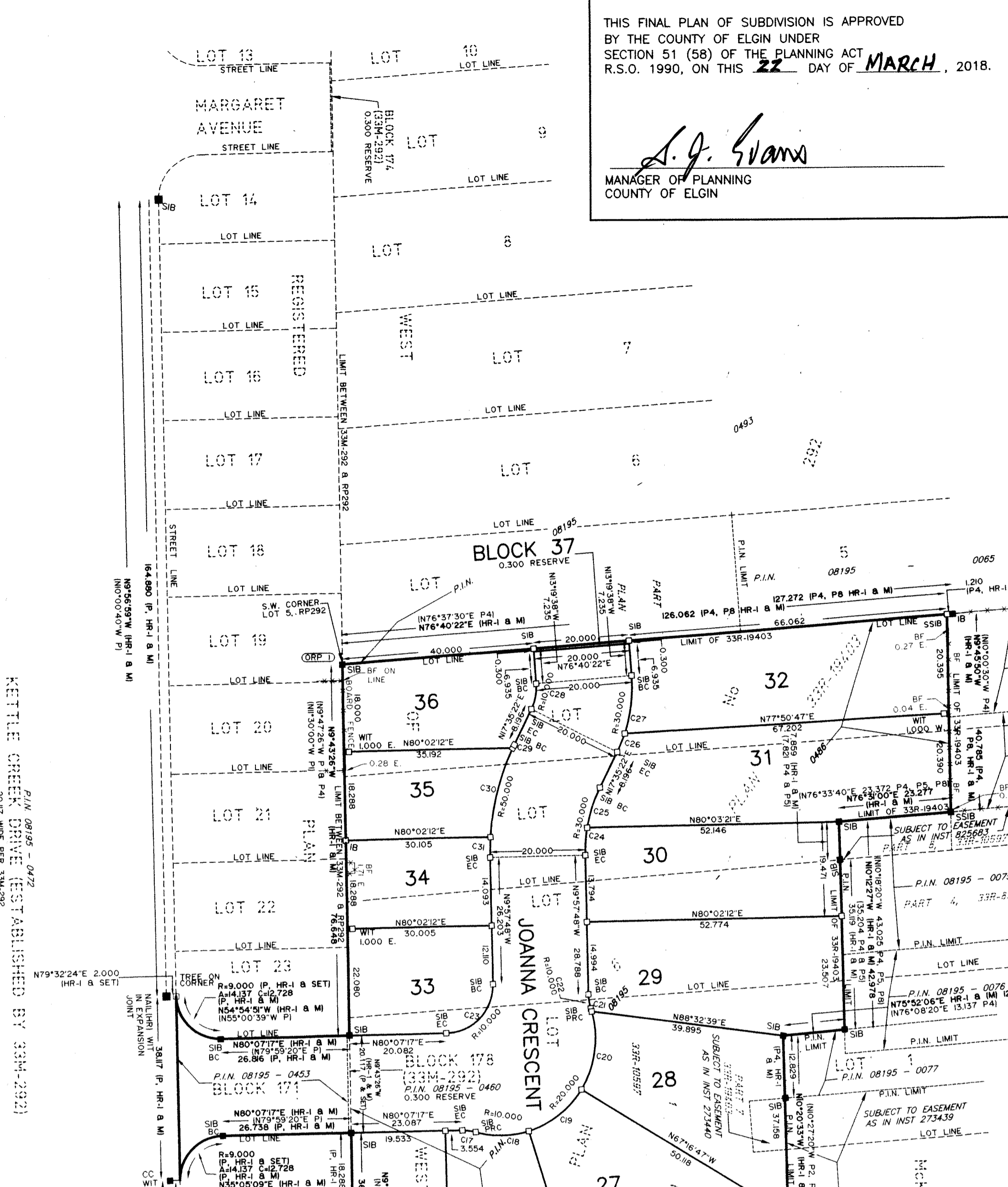
L. VAN BOMMEL
REPRESENTATIVE FOR THE LAND REGISTRAR

LEGAL DESCRIPTION	P.I.N.
ALL OF LOTS 1 & 2	ALL OF P.I.N. 08195 - 0451
PART OF LOTS 3 & 4	PART OF P.I.N. 08195 - 0487
PART OF KETTLE CREEK DRIVE	PART OF P.I.N. 08195 - 0487
ALL OF LOTS 5 TO 24 (BOTH INCLUSIVE)	ALL OF P.I.N. 08195 - 0460
PART OF BLOCK 37	ALL OF P.I.N. 08195 - 0460
PART OF KETTLE CREEK DRIVE	ALL OF P.I.N. 08195 - 0460
ALL OF LOTS 25 TO 36 (BOTH INCLUSIVE)	ALL OF P.I.N. 08195 - 0486
ALL OF BLOCK 37	ALL OF P.I.N. 08195 - 0486
PART OF JOANNA CRESCENT	ALL OF P.I.N. 08195 - 0486
PART OF KETTLE CREEK DRIVE	ALL OF P.I.N. 08195 - 0459
ALL OF BLOCK 40	PART OF P.I.N. 08195 - 0313

THIS PLAN IS COMPRISED OF PART OF P.I.N.'S 08195-0313 & 08195-0487 AND ALL OF P.I.N.'S 08195-0451, 08195-0453, 08195-0459, 08195-0460 & 08195-0486

LOT 28 IS SUBJECT TO EASEMENT AS IN INST 273440

BLOCK 38 AND PART OF KETTLE CREEK DRIVE ARE SUBJECT TO EASEMENT AS IN INST N°S L7307095 & L7307840



PLAN OF SUBDIVISION OF part of LOT 1, CONCESSION 7 (GEOGRAPHIC TOWNSHIP OF WESTMINSTER) and part of BLOCKS 169, 171, 177 & 178 REGISTERED PLAN N° 292 and part of BLOCK 171 REGISTERED PLAN N° 33M-292 (FORMERLY THE VILLAGE OF BELMONT) in the MUNICIPALITY OF CENTRAL ELGIN COUNTY OF ELGIN Scale 1:750 MTE OLS LTD.

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

AREAS SHOWN ON THIS PLAN ARE IN HECTARES AND CAN BE CONVERTED TO ACRES BY MULTIPLYING BY 2.479

- NOTES**
- SIB DENOTES STANDARD IRON BAR.
 - IB = IRON BAR.
 - IBR = ROUND IRON BAR.
 - CC = CUT CROSS.
 - WT = WITNESS.
 - (SU) = SOURCE UNKNOWN.
 - (HR) = HOLSTEAD & REDMOND LIMITED, O.L.S.'S MONUMENT FOUND.
 - M = MONUMENT SET.
 - M = MEASURED.
 - P = REGISTERED PLAN N° 33M-292
 - P1 = REGISTERED PLAN N° 292
 - P2 = PLAN 33R-14299
 - P3 = PLAN 33R-10997
 - P4 = PLAN 33R-10597
 - P5 = PLAN 33R-8582
 - P6 = PLAN 33R-8653
 - P7 = PLAN 33R-10910
 - P8 = PLAN 33R-19403
 - BF = BOARD FENCE
 - CLF = CHAIN LINK FENCE UNLESS NOTED OTHERWISE
 - PRC = POINT OF REVERSE CURVE
 - EC = END OF CURVE
 - BC = BEGINNING OF CURVE
 - SSIB = SHORT STANDARD IRON BAR.
 - HR-1 = A TOPOGRAPHICAL PLAN OF SURVEY DATED MAY 7, 2012 (FILE N° 95-0098A)
 - HR-2 = A TOPOGRAPHICAL SKETCH DATED JANUARY 13, 2009 (FILE N° 95-0098L)
 - P.I. = POINT OF INTERSECTION
- TOTAL AREA OF SITE = 5.019 ha.
- ALL FOUND MONUMENTS ARE HR UNLESS NOTED OTHERWISE

MONUMENT NOTE

ALL SET BARS SHOWN HEREON ARE IRON BARS (IB'S) UNLESS NOTED OTHERWISE.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

- LOTS 1 TO 36, BOTH INCLUSIVE, THE RESERVE, NAMELY BLOCK 37, BLOCKS 38, 39 & 40 AND THE STREETS, NAMELY KETTLE CREEK DRIVE & JOANNA CRESCENT HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.
- THE STREETS AND BLOCK 40 ARE HEREBY DEDICATED TO THE CORPORATION OF THE MUNICIPALITY OF CENTRAL ELGIN AS PUBLIC HIGHWAYS.

CRAIGHOLME ESTATES LTD.

March 12/18 *Don Leahy*
DON LEAHY - PRESIDENT
LONDON, ONTARIO. I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
- THE SURVEY WAS COMPLETED ON THE 23RD DAY OF NOVEMBER, 2017

MARCH 12, 2018
LONDON, ONTARIO.

P.R. Levac
P.R. LEVAC
ONTARIO LAND SURVEYOR

BEARINGS ARE UTM GRID IN NAD83 (2011.0) DERIVED FROM G.P.S. OBSERVATIONS AND THE CAN-NET BASE STATION NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17

OBSERVED REFERENCE POINTS (ORP):
UTM ZONE 17, NAD83 (2011.0) GRID COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.R.G. 216/10

POINT ID	NORTHING	EASTING
ORP 1	4747954.728	492513.191
ORP 2	4747725.542	492245.469

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES SHOWN ON THIS PLAN ARE GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99956425

MTE OLS Ltd.
ONTARIO LAND SURVEYORS
649 COLBORNE STREET
LONDON, ONTARIO, N6A 3Z2
TEL: (519) 672-4551 FAX: (519) 672-4587

Drawn By	Surveyed By	Checked By	Date	File No.	HR No.
FS	DB	PRL	18/03/12	43614-101	95-0098A

APPENDIX D
ARCHAEOLOGICAL ASSESSMENT INFORMATION

Ministry of Culture
Culture Programs Unit
Programs & Services Br.
900 Highbury Avenue
London, ON N5Y 1A4
Tel: 519-675-6898
Fax: 519-675-7777
e-mail: shari.prowse@ontario.ca

Ministère de la Culture
Unité des programmes culturels
Direction des programmes et des
services
900, av. Highbury
London, ON N5Y 1A4
Tél: 519-675-6898
Téléoc: 519-675-7777
e-mail: shari.prowse@ontario.ca



September 22, 2009

Mr. Jim Wilson
Archaeologix Inc.
c/o
Golder Associates
309 Exeter Road, Unit # 1
London, Ontario N6L 1C1

RE: Review and Acceptance into the Provincial Register of Reports: Archaeological Assessment Report Entitled, "Archaeological Assessment (Stage 4), Craigholme Estates Limited, Draft Plan of Subdivision 34T-01002 & Additional Lands, Part of Lots 1 & 2, Concession 7, Geo. Twp. Of Westminster, Now Township of Central Elgin, Ontario", July 2007, Received July 19, 2007, Licence/PIF # P001-340-2007, MCL File 34SB042

Dear Mr. Wilson:

This office has reviewed the above-mentioned report which has been submitted to this Ministry as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, R.S.O. 1990, c 0.18. This review is to ensure that the licensed professional consultant archaeologist has met the terms and conditions of their archaeological licence, that archaeological sites have been identified and documented according to the 1993 technical guidelines set by the Ministry and that the archaeological fieldwork and report recommendations ensure the conservation, protection and preservation of the cultural heritage of Ontario.

As the result of our review, this Ministry accepts the above titled reports into the Provincial register of archaeological reports. The report indicates one archaeological site, AfHg-148, found on the subject property underwent Stage 4 mitigation involving detailed documentation and removal through excavation and it is recommended that it be considered sufficiently documented. This Ministry concurs with the recommendation that the provincial interest in the archaeological site AfHg-148 has been addressed.

Please ask you client to forward us the most recent development application mapping and the municipal file number to address any application associated with this property.

Should you require any further information regarding this matter, please feel free to contact me.

Sincerely,


Shari Prowse
Archaeology Review Officer

cc. MCL Archaeology Licence Office

Barbara Rosser

From: Steve Evans [sevans@elgin.ca]
Sent: Monday, March 04, 2019 12:29 PM
To: Barbara Rosser
Cc: 'DON LEAHY'; 'Joe Snyders'; 'McCoomb, Jim'; 'Lloyd Perrin'; dleitch@centralelgin.org; 'McClure, Kevin'
Subject: RE: Craigholme Estates Stage 4 archaeology report (July 2007)

Hi Barb,

I have reviewed the Stage 4 Archaeological Assessment for Craigholme Estates File No. 34T-01002 and the clearance letter from the Ministry of Culture and would conclude that no further archaeological investigation will be required to support the proposed plan of subdivision for the subject lands.

I trust this information is satisfactory.

Yours truly,

Steve Evans
Manager of Planning
County of Elgin
sevans@elgin.ca

-----Original Message-----

From: Barbara Rosser [<mailto:brosser@execulink.com>]
Sent: February 27, 2019 10:42 AM
To: Steve Evans
Cc: 'DON LEAHY'; 'Joe Snyders'; 'McCoomb, Jim'; 'Lloyd Perrin'; dleitch@centralelgin.org; 'McClure, Kevin'
Subject: RE: Craigholme Estates Stage 4 archaeology report (July 2007)

Hi Steve

Could you please get back to me on this?

Once I have heard from you, I will prepare an email to all with the plan as revised along with a list of supporting studies to be provided.

Thanks
Barb

Barbara G. Rosser, MCIP, RPP,
Professional Land Use Planning,
P.O. Box 96,
Ailsa Craig, Ontario N0M 1A0
Telephone 519-293-3210
Cell 519-282-2560

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-----Original Message-----

From: Barbara Rosser [<mailto:brosser@execulink.com>]
Sent: Friday, February 22, 2019 12:58 PM

To: 'Steve Evans'
Cc: 'DON LEAHY'; 'joe Snyders'; 'McCoomb, Jim'; 'Lloyd Perrin'; 'dleitch@centralelgin.org'
Subject: Craigholme Estates Stage 4 archaeology report (July 2007)

Hello Steve

Further to our phone conversation of Wednesday this week, attached is the Stage 4 archaeological investigation pertaining to the Phase 5 lands from July 2007 and those adjoining lands to the west constituting Craigholme Estates Phase 6 in Belmont. In addition, the letter of clearance from the Ministry of Culture from 2009 is attached.

With regard to this information and as discussed, could you please confirm that no additional archaeological investigation would be required to support the plan of subdivision proposal on these lands?

Thanks in advance,

Barbara G. Rosser, MCIP, RPP,
Professional Land Use Planning,
P.O. Box 96,
Ailsa Craig, Ontario N0M 1A0
Telephone 519-293-3210
Cell 519-282-2560

This message is solely for the use of the individual(s) to whom it is addressed and may contain privileged information. Anyone receiving this message in error should immediately notify the sender and delete this message.

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<http://www.lastspam.com>

[<https://mail.elgin.ca/ECDisclaimerLogo.jpg>]

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