

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

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<b>Table of Contents</b>		<b>Page</b>
<b>1.0</b>	<b>INTRODUCTION</b>	<b>3</b>
<b>2.0</b>	<b>PROPOSED DEVELOPMENT</b>	<b>5</b>
2.1	Proposed Subdivision Revision	5
2.2	Proposed Rezoning Revision	6
<b>3.0</b>	<b>PLANNING IMPACT ANALYSIS</b>	<b>15</b>
3.1	Provincial Policy Statement 2020	15
3.2	County of Elgin Official Plan	16
3.3	Municipality of Central Elgin Official Plan	20
3.4	Village of Belmont Zoning By-law No. 91-21, as amended	23
<b>4.0</b>	<b>LAND USE COMPATIBILITY</b>	<b>23</b>
4.1	Abutting Land Uses	24
4.2	Intensity of Use	24
4.3	Scale and Massing	24
4.4	Pedestrian Circulation	25
4.5	Traffic	25
4.6	Parkland	25
4.7	Community Investment	25
<b>5.0</b>	<b>REVISED TECHNICAL STUDIES</b>	<b>26</b>
5.1	Environmental Impact Study	26
5.2	Servicing Report	28
5.3	Geotechnical Engineering Report	29
5.4	Traffic Study	29
5.5	Archaeological Assessment	31
<b>6.0</b>	<b>CONCLUSIONS</b>	<b>31</b>
<b>7.0</b>	<b>REFERENCES</b>	<b>32</b>

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

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## **1.0 INTRODUCTION**

This report provides planning impact analysis regarding the revised 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. It consists of a total of 19.656 hectares with frontage on Seventh Avenue and 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

The lands are the subject of applications for plan of subdivision and zoning by-law amendment submitted 12 July 2019 which are currently deferred by Council for the Municipality of Central Elgin at the request of Craigholme Estates Limited. As was previously noted in the Planning Justification Report of July 2019 (PJR) concerning the initial plan of subdivision and rezoning proposals, residential development of the subject property has been contemplated since 1997 with the approval of Village of Belmont Official Plan Amendment No. 2 and as evidenced by its current SINGLE RESIDENTIAL “h.R1-2” zoning. In addition, previous subdivision design and servicing to the east were based on development of the lands. Approvals for the prior phases of Belmont Estates occurred in 1992 (Phase 1), 1994 (Phase 2), 1999 (Phase 3), 2016 and 2017 (Phases 4 a. and 4 b. respectively) and 2018 (Phase 5) and resulted in the creation of 242 total single detached lots and storm water management. The Phase 6 development of the subject property will be the final phase of Belmont Estates.

The initial Phase 6 plan of subdivision proposal from July 2019 entailed the creation of 260 total lots and 284 total dwelling units for single detached and semi-detached residential development: 236 single detached lots and 24 semi-detached lots. In addition, the proposal entailed 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. Subsequent to submission of the applications for plan of subdivision and zoning by-law amendment along with all required supporting reports and studies, the plan of subdivision was revised in August 2019 in response to concerns about the smallest of the proposed single detached lots to reduce the number of single detached lots to 213 for a total of 237 lots including the previous 24 semi-detached lots and a total of 261 dwelling units plus storm water management blocks, etc.

Since the public meeting on 28 October 2019, Craigholme Estates Limited has been engaged in the further revision of the draft plan in order to accommodate a request from

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

---

and subsequent consultation with the Thames Valley District School Board (TVDSB) to incorporate a block within the plan for a new Belmont Public School and to provide for an additional housing option in the form of street townhouses. The street townhouse units within the four proposed blocks would be later divided into separate, freehold ownership at the appropriate time via part lot control by-law under the Planning Act.

In addition, the storm water management strategy was revised to limit the area required for retention to the east side of Block 184 and to relocate an existing wetland extending into this area to the west side. This will entail significant enhancement of the enlarged wetland feature through appropriate grading, naturalization plantings and setback. The strategy would also ensure the protection of the existing hedgerow and woodland within the westerly portion of the block, all of which will be of significant natural heritage benefit. The area of the block was reduced minimally from the initial draft plan. As is noted in the Environmental Impact Study (EIS) Addendum (Section 3.0) pertaining to the revised plan:

*The current proposal is to design and construct a wetland enhancement area in Block 184 which will receive clean water input from the adjacent SWM facility, and discharge to the existing wetland where it enters the protected thicket/hedgerow community to the west [Figure 2]. Enhanced wetland ecological function relative to existing conditions will be provided while permitting removal of approximately 2,640 m<sup>2</sup> of the existing meadow marsh community. Compensation for the wetland area removed will be achieved at a rate of 1:1, and the created wetland will be combined with the existing retained wetland. Detailed engineering analysis will be used to ensure the preferred design maintains flow to the remaining portion of the existing wetland while also creating suitable wetland hydrology and wildlife habitat in the enhancement area.*

As a result of the foregoing changes, the current revised Phase 6 draft plan of subdivision proposal as depicted on Figure 1 is as follows:

1. 158 single detached lots
2. 17 semi-detached lots, 34 dwelling units
3. 4 street townhouse blocks, 16 dwelling units
4. Block 183 located at the north end of the plan fronting on Seventh Avenue would be for the purposes a school block or for future low density residential use
5. Block 176 would be located at the southeast corner of the subdivision adjacent to Lot 53 for the purposes of servicing and a pedestrian walkway providing through to the commercial area on Belmont Road
6. Block 177 would be for maintenance access for the storm water management area
7. Block 178 would be located at the north end of the subdivision between Lots 83 and 84 for the purposes of servicing of the school block and a pedestrian walkway to the school site
8. Block 184 would contain the storm water management area and enhanced wetland with associated buffers

Figure 1



PROPOSED SUBDIVISION Lots, Blocks, Streets	AREA (square metres)	FRONTAGE (metres)	PROPOSED SUBDIVISION Lots, Blocks, Streets	AREA (square metres)	FRONTAGE (metres)
LOT 1	712.061	18.288	LOT 49	676.656	18.288
LOT 2	514.274	14.021	LOT 50	676.656	18.288
LOT 3	516.714	14.021	LOT 51	676.656	18.288
LOT 4	518.153	14.021	LOT 52	631.505	18.288
LOT 5	519.592	14.021	LOT 53	655.360	15.700
LOT 6	521.031	14.021	LOT 54	606.756	15.700
LOT 7	522.470	14.021	LOT 55	606.757	17.743
LOT 8	523.910	14.021	LOT 56	606.757	18.640
LOT 9	525.349	14.021	LOT 57	606.757	15.000
LOT 10	526.788	14.021	LOT 58	606.757	15.000
LOT 11	528.227	14.021	LOT 59	606.757	15.000
LOT 12	529.666	14.021	LOT 60	606.757	15.000
LOT 13	531.105	14.021	LOT 61	585.000	15.000
LOT 14	532.545	14.021	LOT 62	585.000	15.000
LOT 15	533.984	14.021	LOT 63	585.000	15.000
LOT 16	535.423	14.021	LOT 64	585.000	15.000
LOT 17	536.862	14.021	LOT 65	585.000	15.000
LOT 18	538.301	14.021	LOT 66	585.000	15.000
LOT 19	638.145	16.774	LOT 67	585.000	15.000
LOT 20	642.691	16.774	LOT 68	585.000	15.000
LOT 21	533.373	13.716	LOT 69	585.000	15.000
LOT 22	534.750	13.716	LOT 70	585.000	15.000
LOT 23	536.127	13.716	LOT 71	585.000	15.000
LOT 24	537.505	13.716	LOT 72	585.000	15.000
LOT 25	538.882	13.716	LOT 73	585.000	15.000
LOT 26	540.259	13.716	LOT 74	585.000	15.000
LOT 27	541.636	13.716	LOT 75	585.000	15.000
LOT 28	543.014	13.716	LOT 76	705.611	18.291
LOT 29	544.391	13.380	LOT 77	646.070	16.764
LOT 30	545.768	15.000	LOT 78	594.360	15.240
LOT 31	547.145	13.716	LOT 79	594.360	15.240
LOT 32	548.523	13.716	LOT 80	593.404	15.240
LOT 33	549.900	13.716	LOT 81	796.751	14.905
LOT 34	551.277	13.716	LOT 82	1212.898	14.590
LOT 35	1011.292	16.349	LOT 83	963.007	14.615
LOT 36	1483.999	15.935	LOT 84	477.916	13.288
LOT 37	898.369	15.695	LOT 85	657.746	18.288
LOT 38	669.102	18.288	LOT 86	657.746	18.288
LOT 39	668.902	18.288	LOT 87	657.746	18.288
LOT 40	668.902	18.288	LOT 88	657.746	18.288
LOT 41	668.902	18.288	LOT 89	657.746	18.288
LOT 42	668.902	18.288	LOT 90	657.746	18.288
LOT 43	668.902	18.288	LOT 91	657.746	18.288
LOT 44	668.902	18.288	LOT 92	640.276	18.000
LOT 45	668.902	18.288	LOT 93	648.002	18.000
LOT 46	668.902	18.288	LOT 94	648.002	18.000
LOT 47	661.176	18.288	LOT 95	648.002	18.000
LOT 48	676.656	18.288	LOT 96	648.002	18.000

PROPOSED SUBDIVISION Lots, Blocks, Streets	AREA (square metres)	FRONTAGE (metres)	PROPOSED SUBDIVISION Lots, Blocks, Streets	AREA (square metres)	FRONTAGE (metres)
LOT 97	648.002	18.000	LOT 145	663.234	16.774
LOT 98	648.002	18.000	LOT 146	663.234	16.774
LOT 99	648.002	18.000	LOT 147	548.640	13.716
LOT 100	648.002	18.000	LOT 148	548.640	13.716
LOT 101	640.276	18.000	LOT 149	548.640	13.716
LOT 102	516.508	14.562	LOT 150	548.640	13.716
LOT 103	493.778	13.716	LOT 151	548.640	13.716
LOT 104	493.778	13.716	LOT 152	548.640	13.716
LOT 105	493.778	13.716	LOT 153	548.640	13.716
LOT 106	493.778	13.716	LOT 154	548.640	13.716
LOT 107	493.778	13.716	LOT 155	548.640	13.716
LOT 108	493.778	13.716	LOT 156	548.640	13.716
LOT 109	493.778	13.716	LOT 157	548.640	13.716
LOT 110	493.778	13.716	LOT 158	548.640	13.716
LOT 111	493.778	13.716	LOT 159	594.203	16.233
LOT 112	493.778	13.716	LOT 160	588.017	15.850
LOT 113	493.778	13.716	LOT 161	588.017	15.850
LOT 114	516.508	14.562	LOT 162	588.017	15.850
LOT 115	663.234	16.774	LOT 163	594.203	16.233
LOT 116	548.640	13.716	LOT 164	584.721	14.618
LOT 117	548.640	15.616	LOT 165	605.635	15.141
LOT 118	548.640	13.716	LOT 166	605.635	15.141
LOT 119	548.640	13.716	LOT 167	605.635	15.141
LOT 120	548.640	13.716	LOT 168	605.635	15.141
LOT 121	548.640	13.716	LOT 169	605.635	15.141
LOT 122	548.640	15.616	LOT 170	605.635	15.141
LOT 123	548.640	13.716	LOT 171	605.635	15.141
LOT 124	548.640	13.716	LOT 172	605.635	15.141
LOT 125	548.640	13.716	LOT 173	605.635	15.141
LOT 126	548.640	13.716	LOT 174	609.600	15.240
LOT 127	548.640	13.716	LOT 175	601.874	15.240
LOT 128	594.203	16.233	Total Lot Area	104820.92	
LOT 129	588.017	15.850	BLOCK 176	465.984	
LOT 130	588.017	15.850	BLOCK 177	444.000	
LOT 131	588.017	15.850	BLOCK 178 (Walkway)	289.584	
LOT 132	594.203	16.233	BLOCK 179	1801.230	
LOT 133	548.640	13.716	BLOCK 180	1727.758	
LOT 134	548.640	13.716	BLOCK 181	1727.758	
LOT 135	548.640	13.716	BLOCK 182	1804.901	
LOT 136	548.640	13.716	BLOCK 183	27087.481	
LOT 137	548.640	13.716	BLOCK 184	19235.522	
LOT 138	548.640	13.716	BLOCK 185 (Reserve)	11.878	
LOT 139	548.640	13.716	BLOCK 186 (Reserve)	10.986	
LOT 140	548.640	13.716	STREETS	40759.571	
LOT 141	548.640	13.716	Total Subdivision Area	196557.248	
LOT 142	548.640	13.716			
LOT 143	548.640	13.716			
LOT 144	548.640	13.716			

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

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9. Blocks 185 and 186 would be .3 metre reserves along Seventh Avenue

Total lots are 175 with total eventual dwelling units at 208. In the event that the TVDSB does not proceed with the purchase of Block 183 for the new Belmont Public School, Craigholme has provided an estimate of the potential for 28 semi-detached lots with two points of access from Seventh Avenue thereby providing for an additional 56 dwelling units. As a result, there are two development scenarios for Block 183.

The revised plan of subdivision and revised zoning by-law amendment will be evaluated within the context of existing land use policies and regulations including the Provincial Policy Statement 2020 (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.

The subject property is designated for development by the Elgin County and Central Elgin Official Plans having been, as previously indicated, 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.

## **2.0 PROPOSED DEVELOPMENT**

### **2.1 Proposed Subdivision Revision**

Similar to the initial plan of subdivision proposal, the single detached lots within the revised draft plan (Figure 1) would vary in area and frontage (see Belmont Estates Phase 6 Proposed Revised Subdivision Dimensions following Figure 1). The largest are located at the south backing onto Block 184 (Lots 38 to 52, 128 to 132 and 159 to 163) which would contain the storm water management area and the area of wetland enhancement proposed (see Section 5.1 herein). The lots along the east side (Lots 53 to 83 and 164 to 175) are configured to achieve general consistency with previous development within prior Belmont Estates phases and are a minimum of 15 m frontage and at least 585 m<sup>2</sup> in area.

The lots on the west side of the draft plan and in the mid portion would be smaller at between 13.716 and 14.02 m frontage with most in excess of 500 m<sup>2</sup> in area with the obvious exception of corner lots. The smallest of the lots in terms of area would be Lots 103 to 113 at 493.778 m<sup>2</sup>.

The semi-detached lots (Lots 85 to 101) would generally be sized at a minimum of 18 m frontage (allowing for future 9 m frontage for semi-detached units on one lot) and minimum area of 640.276 m<sup>2</sup>. There are also four street townhouse blocks proposed (Blocks 179 to 182) in the northwestern part of the plan which will consist of four units

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

---

each on blocks with areas of 1801.230/1727.758/1804.901 m<sup>2</sup>. Along with the semi-detached lots, they will abut the proposed school block (Block 183). Block 178 is for the purposes of a pedestrian pathway 8 m in width to previous phases through Landon Lane and a servicing corridor for the school. There would also be pedestrian linkage to previous phases through Block 176 as the southerly walkway to Ramona Lane and the easterly extension of Kettle Creek Drive within Phase 5. Additionally, both pathways will provide for pedestrian access to other parts of Belmont.

The plan requires site-specific zoning permissive of the foregoing uses and lot and block dimensions and with appropriate setback, coverage and other regulations.

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 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 and the townhouse blocks would be developed at a mix of single and two storeys according to buyer and builder preference although it is anticipated that the street townhouse units would most likely be single storey.

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 Revision

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). The subject property is currently zoned as SINGLE RESIDENTIAL “h.R1-2” with a small portion of OPEN SPACE (OS) (see PJR 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 Section 5.2.5.2 (ii)) prior to the removal of the h.

At the time of the initial submission in 2019, planning staff prepared a site-specific draft zoning by-law amendment to apply to the whole of the draft plan which is also appropriate for the revised plan in respect of the single and semi-detached lots (“h.R1-14”). Relative to the proposed street townhouse blocks, a site-specific R2 zoning is proposed which would reflect regulations appropriate to the dimensions of these lots within the revised draft plan. The proposed street townhouse blocks within this plan would total 4 at 4 units each and have the following frontages on Seventh Avenue:

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

---

- Block 179 (corner): 39.781 m
- Block 180: 43.726 m
- Block 181: 43.726 m
- Block 182 (corner): 46.924 m

For Blocks 179 and 182, the rezoning should stipulate that the front lot line is the north/south lot line fronting on the proposed internal streets rather than the ones fronting on Seventh Avenue and the new east/west internal street respectively for the purposes of setbacks measurement.

The blocks were planned to accommodate minimum unit widths of 9 m assuming double car garages but the exterior unit lots would end up being wider taking into account interior and exterior side yard with requirements. Using Block 180 as an example and assuming 9 m interior unit lots, the exterior units would be 25.726 m in width. On the basis of a 65% front yard parking coverage maximum, the 9 m interior units could have a driveway 5.85 m in width leaving 3.15 m for on street parking which should be ample. As with the other residential lots, there would be at least three parking spaces on the lot given Craigholme's stipulation of double car garages in combination with laneway parking.

It is proposed that the townhouse regulations stipulate minimum lot frontage of 9.5 m for the street townhouse blocks which would justify 65% driveway coverage maximum providing for a two car garage and leaving at least 3 m for on street parking. This is particularly justified considering that single detached lots are proposed on the west side directly across from the street townhouse blocks proposed.

Pertaining to both residential zonings, it should be noted that a permitted deck encroachment of 5 metres is also proposed which is based upon Craigholme's prior experience with buyer preferences in Phases 1 to 5 and the necessity of minor variances in that respect.

With regard to Block 183, prior consultation occurred with Central Elgin and TVDSB staff as to dual institutional/residential zoning. Most zoning by-laws include schools as public uses permitted within all zones by way of an appropriately worded general provision. If that were the case relative to the current ZB, Block 183 would very likely be zoned within the residential zone applicable to the remainder of the draft plan lands with the exception of the townhouse and other non-residential blocks. However, while the ZB Section 4.16.1 Public Uses is a general provision permitting certain uses of a public nature schools are not included among the uses listed. Although more than likely this situation will be addressed once a Central Elgin wide zoning by-law is prepared and passed to replace the current Belmont, Port Stanley and Yarmouth by-laws, a specific zoning separate from the other zonings applicable to the revised draft plan is required to permit the school as a use and to provide appropriate regulations. As a result, the zoning proposed is a site-specific combination of institutional zoning regulations based on the

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

---

TVDSB's concept plan for the school and the single and semi-detached regulations from the 2019 draft zoning by-law amendment.

The dual institutional/residential zoning will be beneficial in terms of permitting appropriate residential development of the block, i.e., single or semi-detached, should the TVDSB not proceed with purchase of Block.

The 2019 draft ZBA also proposed the extension of Open Space "OS" zoning for the storm water management area in accordance with the PJR which should now also apply to Block 184.

The proposed revised 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.R1-14 ZONE**  
(single and semi-detached Lots \_\_\_ to \_\_\_)

5.2.5.14 - Special Zone

- (a) Area Affected  
R1-14, as shown on Schedule "A-21".
- (b) Additional Permitted Use  
Semi-Detached Dwelling
- (c) Minimum Lot Area  
380 square metres – Single detached  
250 square metres – Semi-detached
- (d) Minimum Lot Frontage  
12 metres – Single detached  
9 metres per unit – Semi-detached
- (e) Minimum Front Yard  
6 metres

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

---

(f) Minimum Side Yard

Interior Side Yard – 1 metre  
Exterior Side Yard – 3.5 metres

(g) Minimum Rear Yard

7.5 metres

(h) Maximum Lot Coverage

50%

(i) Permitted Deck Encroachment

5 metres

(j) Holding Zone

Where the symbol “h” appears on Schedules “A” or “B”, or on Schedule “A-X” or “B-X” as a prefix to a Zone Symbol or to a Special Zone Symbol, notwithstanding the provisions of that zone or special zone, unless this by-law has been amended to remove the relevant “h” symbol, those lands shall not be developed or used except in compliance with the provisions of the applicable zone, or for such other uses set out in the relevant Holding Provisions below.

(a) Holding Provisions:

- i. Plan of subdivision - to ensure the orderly development of lands, the “h” symbol shall not be deleted until a subdivision agreement is entered into for the lands in question with the Municipality.
- ii. Municipal Services - to ensure that there is sewage capacity for the lands in question, the “h” symbol shall not be deleted until the Director of Physical Services certifies that in his opinion the Municipality has adequate uncommitted reserve sewage capacity for the orderly development of the lands in question.

(b) Permitted Interim Uses: Existing uses.

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

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2. **Proposed SINGLE RESIDENTIAL “h.R2-2” ZONE**  
(Street Townhouses Blocks \_\_\_\_\_)

5.3.5.2 – Special Zone

(a) Area Affected

R2-2, as shown on Schedule “A-21”.

(b) Additional Permitted Use

Townhouse Dwelling

(c) Minimum Lot Area

200 square metres per dwelling unit

(d) Minimum Lot Frontage

9 metres

(e) Minimum Front Yard

6 metres

(f) Minimum Side Yard

Interior Side Yard – 1 metre, no side yard requirement where townhouse dwelling units share a common wall  
Exterior Side Yard – 3.5 metres

(g) Minimum Rear Yard

7.5 metres

(h) Maximum Lot Coverage

50%

(i) Permitted Deck Encroachment

5 metres

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

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(j) Parking within Front Yard

The area of all parking spaces and residential driveways within a front yard shall not exceed 65% of the area of such yard and the total width of all such driveways and parking spaces where they intersect the front lot line shall not exceed 65% of the length of the front lot line.

(k) Front Lot Line

In all cases, the front lot line shall be that lot line fronting on the street oriented north/south.

(l) Holding Zone

Where the symbol “h” appears on Schedules “A” or “B”, or on Schedule “A-X” or “B-X” as a prefix to a Zone Symbol or to a Special Zone Symbol, notwithstanding the provisions of that zone or special zone, unless this by-law has been amended to remove the relevant “h” symbol, those lands shall not be developed or used except in compliance with the provisions of the applicable zone, or for such other uses set out in the relevant Holding Provisions below.

(a) Holding Provisions:

- i. Plan of subdivision - to ensure the orderly development of lands, the “h” symbol shall not be deleted until a subdivision agreement is entered into for the lands in question with the Municipality.
- ii. Municipal Services - to ensure that there is sewage capacity for the lands in question, the “h” symbol shall not be deleted until the Director of Physical Services certifies that in his opinion the Municipality has adequate uncommitted reserve sewage capacity for the orderly development of the lands in question.

(b) Permitted Interim Uses: Existing uses.

It should be noted that there is a requirement for a “Townhouse Dwelling” definition for the implementation of the “h.R2-\_\_\_” zone as follows to be inserted alphabetically within ZB SECTION 2 -- DEFINITIONS:

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

---

*TOWNHOUSE DWELLING means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit.*

**3. Proposed INSTITUTIONAL/SINGLE RESIDENTIAL “h.I-1/h.R1-15” ZONE**  
(Block 183 dual zoning)

**12.3 INSTITUTIONAL/SINGLE RESIDENTIAL Zone**

**12.3.1 - Scope**

No person shall within any Institutional/Single Residential "I-1/R1" Zone, use any land, or erect alter or use any building or structure, except in accordance with the following provisions.

**12.2.2 - Permitted Uses**

- (a) Institutional Uses
- (b) Residential Uses
- (c) Home Occupations
- (d) Accessory Uses

**12.2.3 – Permitted Buildings and Structures**

- (a) School
- (b) One single detached dwelling per lot
- (c) One semi-detached dwelling per lot
- (d) Uses, buildings and structures accessory to the foregoing permitted uses.

**12.2.4 – Regulations for Permitted Uses**

**12.2.4.1 Institutional Use:**

- (a) Area Affected

I-1, as shown on Schedule “A-21”.

- (b) Minimum Front Yard

20 metres

- (c) Minimum Side Yard

Interior East Side Yard – 6 metres

Interior West Side Yard – 6 metres

- (d) Minimum Rear Yard

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

---

6 metres

- (e) Maximum Lot Coverage

50%

- (f) Maximum Building Height

12 metres

- (g) Parking

3 spaces plus 2 spaces per classroom

5.2.4.2 Residential Use:

- (a) Area Affected

R1-15, as shown on Schedule "A-21".

- (b) Minimum Lot Area

380 square metres – Single detached  
250 square metres – Semi-detached

- (c) Minimum Lot Frontage

12 metres – Single detached  
9 metres per unit – Semi-detached

- (d) Minimum Front Yard

6 metres

- (e) Minimum Side Yard

Interior Side Yard – 1 metre  
Exterior Side Yard – 3.5 metres

- (f) Minimum Rear Yard

7.5 metres

- (g) Maximum Lot Coverage

50%

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

---

(h) Permitted Deck Encroachment

5 metres

**5.2.4.3 Holding Zone**

Where the symbol “h” appears on Schedules “A” or “B”, or on Schedule “A-X” or “B-X” as a prefix to a Zone Symbol or to a Special Zone Symbol, notwithstanding the provisions of that zone or special zone, unless this by-law has been amended to remove the relevant “h” symbol, those lands shall not be developed or used except in compliance with the provisions of the applicable zone, or for such other uses set out in the relevant Holding Provisions below.

(a) Holding Provisions:

- i. Plan of subdivision - to ensure the orderly development of lands, the “h” symbol shall not be deleted until a subdivision agreement is entered into for the lands in question with the Municipality.
- ii. Municipal Services - to ensure that there is sewage capacity for the lands in question, the “h” symbol shall not be deleted until the Director of Physical Services certifies that in his opinion the Municipality has adequate uncommitted reserve sewage capacity for the orderly development of the lands in question.

(b) Permitted Interim Uses: Existing uses.

Note: The current ZB Section 12 would require renumbering to Section 13 in the ZBA.

4. Block 184 (storm water management and wetland enhancement 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.

**9.1.5.2 - Special Zone**

(a) Area Affected

OS-3, as shown on Schedule “A-21”

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

---

**3.0 PLANNING IMPACT ANALYSIS**

**3.1 Provincial Policy Statement 2020 (PPS)**

At the time of the PJR, the PPS 2014 was in effect so formed the basis for evaluation of the proposed subdivision with respect to provincial policy. However, the PPS 2020 came into effect 1 May 2020 so now provides current 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 revised Belmont Estates Phase 6 subdivision plan and associated revised ZBA proposal to rezone the lands is 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 as per the revised draft plan of subdivision will complete the development anticipated within this area of Belmont and will have a compact form, mix of uses with the new Belmont Public School, and a range of residential densities.
- The proposed development would make efficient and cost effective use of the subject property, avoid undue 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) and b)**.
- 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 street townhouse, semi-detached and single detached densities with the street townhouse and semi-detached housing types 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, 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, e.g., library, post office, park and recreational facilities, (via an existing walkway at the end of Kettle Creek Drive) which, together with internal sidewalks and possible future sidewalks along Seventh Avenue, would

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

---

promote active transportation further to PPS Section **1.1.3.2 e)**. Moreover, the revised draft plan provides a block for the new Belmont Public School which will provide walking opportunities for area elementary school children attending the school.

- Housing within the Regional Market Area (RMA) of the City of St. Thomas which includes the County of Elgin has historically been available at more affordable levels than in many areas of the Province of Ontario particularly the Greater Toronto Area (GTA). However, this can no longer necessarily be assumed. Craigholme's intention is that, by providing for a greater range and mix of housing types including street townhouse and semi-detached units and a range of single detached lot sizes thereby avoiding a consumptive pattern of development, the proposed development should offer opportunities for possible relative affordability to be attained depending upon the range of variables that prevails with regard to housing prices.
- 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) was prepared for the initial draft plan 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.

Because of the revision of the storm water management strategy and the inclusion of protection and enhancement of the relocated wetland area on the westerly side of the plan, an EIS Addendum was prepared as noted to provide recommendations appropriate to the revised strategy. The new strategy will have natural heritage benefit.

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

### 3.2     County of Elgin Official Plan

As was noted in the initial PJR, the Official Plan (County 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 waste services)...* Given the type of servicing that is provided in these settlement areas and the potential for these settlement areas to

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

---

*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 County OP Schedule 'A', the subject property is fully within the settlement area boundaries of Belmont.

The proposed development of the subject property, as revised, 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 street townhouse, semi detached and single detached units on lot sizes suitable to full services would be compact and minimize land consumption as also required.
- 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 street townhouse units to appropriately sized semi-detached and single detached lots 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 to accommodate preferences for freehold ownership.
- The servicing report prepared by Strik Baldinelli Moniz (SBM) and referenced at Section 5.2 herein, demonstrates that the necessary infrastructure required to service the revised 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 a block to accommodate the new Belmont Public School, as well as street townhouse, semi-detached and single 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

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

---

greater range of density choices and the school block 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 to whom proximity to the school will be an important influence.
- Result in residential 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 including institutional use in the form of the new Belmont Public School 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)).

Section **C.1.3.3.3** Affordable Housing of the County OP reflects the PPS 2014 and 2020 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 quite significantly since 2011 as have the statistics indicated. As was noted in the PJR, the Ministry of Municipal Affairs and Housing, PPS-HOUSING TABLE, Table 1: All Households Incomes and Affordable House Prices, 2017 indicates that the affordable house price in the City of St. Thomas RMA in 2017 at the 60<sup>th</sup> income percentile, therefore not exceeding 30% of gross annual income, to be \$299,000. However, the most recent data from the London and St. Thomas Association of Realtors (LSTAR) as of April 2021 is that the House Price Index benchmark price in Elgin County was \$595,200 and the average sale price was \$641,366 presumably for a single detached dwelling (source: LSTAR Residential Market Update – April). These prices are the result of a very wide range of factors including the world wide pandemic. Pandemic-related housing demand in areas outside of the Greater Toronto Area has dramatically increased along with building material shortages/prices, low inventory of housing supply impacts, etc.

It is acknowledged that the purchase prices for new housing within the proposed development will more than likely also exceed the affordable purchase price at the 60<sup>th</sup> income percentile within the St. Thomas RMA. However, it is anticipated that the street townhouse and semi-detached and smaller single lots will be comparable in price to

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

---

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. However, construction prices will more than likely continue to be quite volatile due to a variety of factors beyond municipal and private control and this is expected to continue for the foreseeable future.

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 were spending more than 30% of income on shelter costs at that time (Central Elgin census profile, 2016 Census of Canada) especially compared with the London Census Metropolitan Area (CMA) as a whole and the province. The 2021 Census housing statistics are not yet available. The Belmont market could remain more competitive than London with which Belmont competes most directly in terms of housing prices.

As indicated in the PJR, 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 Habit of Endangered Species and Threatened Species. Accordingly, an EIS was 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). In support of the revised draft plan proposal including the revised storm water management strategy/wetland enhancement, it has been noted that an EIS Addendum has been prepared.

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 revised plan of subdivision proposal would be in conformity both in terms of objectives and policies;
- 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 revised development proposal includes suitable provision for the new school block and the servicing report prepared in support of the revised plan of subdivision proposal 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;

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

---

- 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 regarding the subject lands. In email correspondence of March 2019 (see PJR Appendix D) it was indicated by the County of Elgin that no further archaeological investigation is required.

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) was prepared and an updated TIS has been prepared with regard to the revised draft plan proposal 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 OP.

### 3.3 Municipality of Central Elgin Official Plan

The Central Elgin Official Plan (CE 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 CE 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 to the PJR, 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. It is outside of the Built Area Limits meaning that it is not subject to the intensification policies of the CE

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

---

OP. 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 at PJR Appendix A indicates Seventh Avenue within Belmont as a Collector Road.

Section 2.1 Land Use Structure of the CE 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 revised development proposal for the subject property as described herein would be compact in form and would incorporate both provision for the new Belmont Public School and 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.

Provision for the new Belmont Public School block is in response to consultation with the TVDSB and would be in conformity with Section 2.7 of the CE OP.

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 209 new dwelling units to the most recent housing inventory of approximately 4925 occupied private dwellings (Central Elgin census profile, 2016 Census of Canada). As was noted in the PJR, this is an important consideration because the CE 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 street townhouse and semi-detached units forming part of this revised development proposal 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 County OP, it cannot be assumed that the purchase prices for any of the new housing within the revised draft plan of subdivision will approach the affordable purchase price at the 60<sup>th</sup> income percentile within the St. Thomas RMA, due to the increases and pandemic effects that have occurred since 2017. However, it is anticipated to be competitive with current prices within the Belmont area. In addition, ultimate prices depend on a range of variables including those that are pandemic related but also buyer preferences and other

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

---

factors outside of the control of the development industry. In the absence of public funding to encourage affordability, the PJR noted that the Central Elgin OP policies supporting a variety of residential densities and tenures are appropriate and represent best planning efforts for affordability. The street townhouse and semi-detached and smaller single detached lots should result in moderately lower lot prices to hopefully assist in providing relatively affordable prices.

In conformity with Section **2.8.1.1.1** of the CE OP, the proposed development will be serviced by municipal piped water and sewage disposal and existing storm water management. Based upon the revised 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 storm water management. Further, this 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 CE OP, it has been noted that 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 for the initial submission 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 the 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 indicated that the initial proposed development would 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. The EIS Addendum already referenced provided recommendations for the revised storm water management and wetland enhancement strategy.

Given its primarily Residential designation under the CE OP, the policies of Section **4.2 RESIDENTIAL DESIGNATION** are central to a determination on conformity. In this respect, the revised plan proposes land uses which would be compatible with existing development but include a greater range of residential types and densities with the objective of achieving more efficient and possibly more affordable housing but less land consumptive development as well as a block for the new Belmont Public School. Section 4.2.2 Density provides density ranges in subsection b) applied to the proposed development as follows:

- The 208 total single, semi-detached and street townhouse units on approximately 19.656 hectares would result in a density of 10.6 units per hectare which would be less than the 22 unit low density maximum while also providing for the future school block.

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

---

CONCLUSION: Based upon the foregoing analysis, the revised development proposal would be in conformity with the CE OP.

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

Further to the PJR, 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 wetland 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, a rezoning proposal specific to the single and semi-detached lots and the street townhouse blocks as well as dual institutional and residential zoning for the school block has been developed as contained in Section 2.2 herein. For the storm water management block and wetland enhancement block (Block 184), OPEN SPACE “OS” zoning should be extended.

CONCLUSION: The Belmont Zoning By-law dates to 1991 and, as a result, does not reflect regulations appropriate to smaller lot, semi-detached or street townhouse residential development which is occurring in other nearby urban developments outside of Central Elgin. It also does not provide for the dual zoning proposed for the school block which would provide for single or semi-detached residential zoning in the event that the TVDSB does not proceed with purchase and development of Block 183. 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 relatively affordable and addressing needs which may not be currently being met in the area. Affordability is directly impacted by lot size and associated servicing costs, justifying the zoning standards required by this proposed plan of subdivision.

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

---

**4.0 LAND USE COMPATIBILITY**

**4.1 Abutting Land Uses**

As was illustrated in the PJR, 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 and to accommodate the new Belmont Public School.

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

**4.2 Intensity of Use**

The density of the residential uses proposed by the revised draft plan of subdivision 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 street townhouse, semi-detached and single detached residential lots within the Residential designation that applies to the subject property appropriate to its immediate vicinity and the community of Belmont. The block for the new Belmont Public School is situated in a location that will have opportunities for pedestrian linkage as well as direct access to Seventh Avenue for bussing and other necessary vehicles.

**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 street townhouse – anticipated to be primarily single storey – and single and two storey single and semi-detached residential development consistent with Belmont and with the previous phases of Belmont Estates to the east. It is understood that the new Belmont Public School will be two storey but situated to the north within the school block and parallel to Seventh Concession. Setbacks from existing residential development to the east and that planned to the west and to the south are substantial. As a result, no shadowing implications are to be expected.

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

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

---

#### 4.4 Pedestrian Circulation

Internal sidewalks in combination with pathways provided, i.e., Block 176, will provide for pedestrian movement within the revised development proposal. For the school, the Block 178 pathway will provide linkage to the school site. 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, both blocks will provide pedestrian linkage through to sidewalks in previous subdivision phases.

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

#### 4.5 Traffic

As was referenced in the PJR, Craigholme Estates undertook the preparation of a TIS in support of the initial submission and no improvements to the road network were identified as required to accommodate the proposed development. Stantec peer reviewed the 2019 TIS on behalf of the County of Elgin following submission and the consultant (R.J. Burnside & Associates) (Burnside) provided follow up comments which were acceptable to the County.

Burnside has prepared a TIS Update relative to the revised plan and, in particular, with regard to Block 183 which has been proposed as a block for the new Belmont Public School (scenario 2) and – alternatively – as a residential block comprised of single or semi-detached dwelling development (scenario 1) (see TIS Update Figures 6 and 7). On a conceptual basis, it was estimated by Craigholme Estates that the block could accommodate approximately 56 semi-detached dwelling units based on provision of an internal street with both scenarios reliant upon two points of access from Seventh Avenue.

The TIS Update identified no required improvements to the road network to accommodate the revised development proposal.

#### 4.6 Parkland

The revised draft plan does not indicate a parkland dedication consistent with previous indications from the Municipality in favour of cash-in-lieu of parkland payment under Planning Act provisions due to the close proximity of existing public recreational facilities.

#### 4.7 Community Investment

The revised development proposal for the subject property would add a possible 208 dwelling units to the community of Belmont, Municipality of Central Elgin as well as the

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

---

site for the new Belmont Public School. 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 and of having an elementary school situated within the settlement area.

In addition, this proposed development would 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, as revised, 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 the new school.

## **5.0 TECHNICAL STUDIES**

In addition to those technical studies submitted at the time of the original submission and referenced in the PJR, Craigholme has had revised technical studies prepared to support the revised plan as follows:

### **5.1 Environmental Impact Study (EIS)**

Previous EIS work was done in 2008 relating to the subject property as a prerequisite to the approval of Belmont Estates Phase 5. The EIS prepared by Dance Environmental Inc. of 25 March 2019 was required as an update to the prior EIS further to the County OP and CE OP policies now in effect and due to the presence of the Natural Heritage designation to the south of the 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 initial development proposal was assessed with regard to direct on-site effects and indirect, secondary and temporal effects of the proposed development.

The EIS identified impact avoidance, enhancement and mitigation measures with no effects that required reduction or elimination relative to natural heritage features or natural heritage considerations. Further, there were no negative, nor adverse or unalterable direct impacts on the natural heritage features identified in the CE OP. It was 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 an undisturbed 15 metre wide buffer adjacent to the storm water management facility. The hedgerow

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

---

located along the southern margin of the subject property was to 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.

Due to the draft plan revision and the revised storm water management and wetland enhancement strategy, an EIS Addendum was prepared by MTE to confirm certain of the recommendations from the 2019 EIS and to provide recommendations specific to the foregoing revisions all of which can be addressed as draft plan conditions or through appropriate agreement provisions with the Municipality or permit conditions of the Kettle Creek Conservation Authority (KCCA). These are provided in Section 5 of the EIS Addendum.

Additionally, a monitoring plan to document the implementation of the mitigation and compensation measures during construction and post construction is recommended as follows (EIS Addendum Section 5.1):

*The monitoring plan will be 2-phase and will consist of a construction monitoring plan and a long-term post-construction plan. The construction monitoring plan will monitor for construction-related impacts, document successes or deficiencies of the implemented mitigation measures and provide guidance on remedial actions for circumstances when mitigation is not successful [e.g. Erosion and Sedimentation Control (ESC) measures]. This plan should continue from clearing and grubbing through to home building construction until rear yards and grounds adjacent to natural features are vegetated and stabilized. This plan will be developed during the detailed design stage. Reports should be made available to the KCCA and Municipality or County design services staff.*

To conclude, it was noted as follows (EIS Addendum Section 5.2):

*Mitigation and compensation measures recommended in this EIS Addendum aim to minimize the indirect impacts to significant natural heritage features and functions. Through the development of a new and enhanced Meadow Marsh community, the function and ecological value of the wetland feature will be improved. In addition, the SWM pond has been designed to create wildlife habitat and support both species and ecosystem diversity. Naturalized buffers will ensure these features are protected during and after development.*

MTE consulted with County, Central Elgin and KCCA staff in the development of the storm water management/wetland enhancement strategy with the County and Central Elgin indicating reliance upon the KCCA for comment. The strategy was developed with the intention of meeting the KCCA's stipulations for separation of the stormwater management pond from the wetland features, maintenance of a 15 metre setback from the abutting development and demonstration of no net loss of wetland feature area (existing versus proposed).

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

---

5.2 Servicing Report

Similar to its prior report on the initial draft plan, SBM's Municipality of Central Elgin Preliminary Servicing Report of 11 June 2021 proposed a practical servicing concept for the revised development of subject property and indicated 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 initial design flows.

b. Storm Drainage and Storm water 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.

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

---

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 as revised to confirm required watermain sizing to provide for the domestic and fire demands.

5.3 Geotechnical Engineering Report

A revised geotechnical report has been completed by EXP in support of the proposed development which, similar to the EXP report for the initial development proposal, provides a number of recommendations with regard to site preparation, excavations, dewatering, foundations, bedding, backfill, infiltration potential, earthquake design considerations, pavement design and storm water management design considerations, all of which can be readily accommodated in design and construction. Consistent with the prior report, the following hydrogeological comments were made:

*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.*

*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, it was noted in the PJR that EARTH Power, Bell, Rogers and Union Gas will be the service providers for the revised draft plan through connections to existing infrastructure on streets abutting the subject property.

5.4 Traffic Impact Study (TIS)

As has been previously indicated, Burnside has now prepared a TIS Update relative to the revised development proposal. The following conclusions and recommendations, none of which require changes to the subdivision design or Seventh Avenue accesses, were drawn:

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

---

- **Traffic Operations:** Under existing background and total conditions, all study intersections were forecast to operation with excess capacity and LOS (Level of Service) C or better with the exception of the Belmont Road/Seventh Avenue intersection. Under 2032 total conditions, the eastbound movement at this intersection (afternoon peak hour) is forecast to experience a delay resulting in a LOS F depending on the scenario. A signal warrant analysis was conducted for this intersection which shows that a signal is not warranted. The east bound left-right movement is forecast to have excess capacity to beyond horizon 2032 and, therefore, is considered to have acceptable operations even with consideration of the longer delays during the PM peak period.
- **Scenario 1 and 2 Comparison:** Overall, the TIS Update found that there would be minimal difference in traffic operations between the scenarios for the majority of the intersections with the exception of the Belmont Road/Seventh Avenue intersection. Under both scenarios, there will be sufficient capacity on the roadway to accommodate for the volumes projected for each.
- **Geometric Considerations:**
  - **Sight distance:** all proposed roads and driveways will meet the Transport Association of Canada guideline (TAC) minimum sight distance.
  - **Left Turn Warrant Analysis:** consideration the current timeframe for the warrants being met at present, it was suggested that traffic continue to be monitored as development is completed to confirm the ultimate timing for lane marking adjustments to include long term northbound left turn lane requirement at the Belmont Road/Seventh Avenue intersection.
  - **Right Turn Lane Considerations:** no improvements are required to accommodate the forecasted right turn movements at the Belmont Road/Seventh Avenue intersection.
- **Concept Plan Review:**
  - **Speed considerations:** under both scenario 1 and 2, the TIS Update recommended consideration of a speed limit reduction on Seventh Avenue across the frontage of the draft plan lands as an added safety measure for pedestrian/cyclist travel and to facilitate turning movements. In the event that Block 183 develops under scenario 2 for the new Belmont Public School, the adjusted posted speed should be consistent with this section of the road being within a school zone.
  - **Traffic Control:** two-way stop traffic controls are recommended on the minor roads at intersections.
  - **Proposed Pedestrian and Cyclist Accommodation:** the TIS Update concluded that the site is well designed to accommodate access by all modes of travel including pedestrian and cyclist.

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 pathways through Blocks 176 and 178 to provide pedestrian linkage to prior Belmont Estates phases and the remainder of the Belmont area and to Block 183.

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

---

**5.5 Archaeological Assessment**

As has been noted in 3.2 herein and in the PJR, 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 PJR Appendix D)

Email correspondence from the County of Elgin (Steve Evans, 4 March 2019) (see PJR Appendix D) indicated the conclusion that no further archaeological investigation would be required to support the proposed plan of subdivision which would be equally valid for the revised draft plan.

**6.0 CONCLUSIONS**

The proposed development of the subject property by way of the revised residential plan of subdivision approval and rezoning represents efficient and appropriate development consistent with the PPS 2020 and in conformity with the OPs for the County of Elgin and the Municipality of Central Elgin. As was noted in the PJR, 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 CE 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 as well as a site for the new Belmont Public School (see Section 4.2 of the CE OP).

The additional single detached, semi-detached and street townhouse units would assist Central Elgin in meeting its growth projections and targets and potentially assist in achieving a degree of relative affordability. The proposed 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 at marginally 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 some smaller lot development will provide enhanced housing options. Overall, the proposal is anticipated to have a positive impact on Belmont and vicinity relative to local businesses and services.

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

---

Moreover, provision of a site for the new Belmont Public School within the draft plan represents a benefit to the draft plan and immediately surrounding area as well as to the whole of the Community of Belmont.

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 initial 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.

The revised draft plan also entails a revised storm water management/wetland enhancement strategy which should be of natural heritage benefit to the community and is addressed through appropriate recommendations in the EIS Addendum.

In summary, the revised 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 proposed zoning by-law amendment
- representative of sound land use planning.

## **7.0 REFERENCES**

Beyond those references from the PJR, this PJR Addendum references the following new or revised reports:

MTE, Environmental Impact Study Addendum, Craigholme Estates Limited, 7 June 2021.

Strik Baldinelli Moniz, Servicing and Storm water Management Feasibility Study Proposed Subdivision Development – Craigholme Phase 6, 11 June 2021.

EXP Services Inc., Craigholme Estates Limited Geotechnical Investigation, 8 June 2021.

RJ Burnside & Associates Limited, Craigholme Estates Limited Residential Development Traffic Impact Study Belmont Ontario, 7 June 2021.