

Wastell Homes

Planning Justification Report

Seaglass: In Port StanleyProposed Residential Community

March 2018

SEAGLASS®

IN PORT STANLEY

391 George Street Port Stanley, ON N5L 1G4

Prepared by:

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391 George Street Port Stanley, Ontario

Prepared for:



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1. INTRODUCTION

1.1 Purpose

Monteith Brown Planning Consultants (MBPC) was retained by **Wastell Homes (Wastell)** to assist with planning approvals for the redevelopment of the subject lands located on the north side of George Street in Port Stanley, Ontario.

The intent of this report is to analyze the land use planning merits to determine the appropriateness of the proposed development of a mix of single detached dwellings and mid-rise apartments on the subject lands within the context of the surrounding community and the relevant planning documents including the Provincial Policy Statement, County of Elgin Official Plan, Municipality of Central Elgin Official Plan and the Port Stanley Zoning By-Law.

1.2 Subject Lands

The subject lands are comprised of several parcels which total approximately 23.6ha (58.3 acres) in area located on the north side of George Street in Port Stanley, Ontario (See Figure 1). The site has the municipal address of 391 George Street and has approximately 615 metres of frontage along George Street. The majority of the site, approximately 40 acres in size, is currently used for growing agricultural field crops (See Figure 2). There are two wooded areas on the property as well as a meadow area on the top of a plateau. The northwest wooded area (the "significant woodland") covers the slope down from the plateau to a municipal drain, and eastern wooded area (the "wooded area") covers a low ridge that extends from the east boundary towards the middle of the subject lands.

View 1 - Looking Northwest towards the wooded slope in the northwest corner



Source: Monteith Brown Planning Consultants, July 2016

The plateau in the northwest corner of the subject lands (the "Plateau Meadow") is characterized by a cultural thicket comprised of many sumac plants, with some raspberry and blackberry bushes. There is an existing driveway starting in the southwest corner of the property that runs north up the property boundary crossing the municipal drain and ascending the slope to the Plateau Meadow.

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Figure 1 - Location of the Subject Lands in Port Stanley

Source Image: Google Earth, November 2017

The Lake Road Diversion Drain, an open municipal drain tributary to the Kettle Creek, enters the site in the southwest corner of the subject lands and runs northeast along the base of the western woodland and slope. The drain turns east when it reaches the north property boundary with the adjacent golf course. The drain then runs east along the property boundary before turning north and leaving the subject lands near the north east corner of the property. A piped municipal drain, the George Street Drain, runs along George Street.





Source: Monteith Brown Planning Consultants, July 2016

The agricultural field has a gradual slope down towards the southeast corner of the property with the exception of the north east corner of the subject lands north of the Wooded Area. The eastern wooded area covers approximately 1.2 Ha, and has a gentle slope down to the north. The ridge extends southwest to approximately the middle of the agricultural field dividing a small north east portion of the Agricultural Field from the larger southern portion.

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Figure 2 - Close Up Aerial View of Subject Lands

Source Image: Google Earth, November 2017



View 3 - Looking East into the property along George Street

Source: Monteith Brown Planning Consultants, July 2016

1.3 Land Use Context

The subject lands are situated in the community of Port Stanley, northwest of the downtown area and are generally bound by George Street to the south; residential single detached dwellings to the west; the Kettle Creek Golf Course to the North; and two vacant commercial-industrial properties as well as residential dwellings on George Street to the east (See Figure 3).

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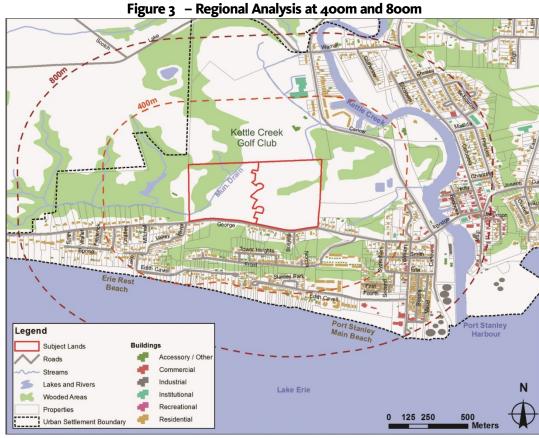
View 4 - Looking South towards George Street



Source: Monteith Brown Planning Consultants, July 2016

South

The area to the south of the subject lands is characterized by residential development built around and on top of a bluff and along the shoreline of Lake Erie. The lands immediately adjacent to the subject lands along George Street have been previously developed as a row of single detached dwellings. A newer medium density townhouse development and the historic residential enclaves of Invererie Hieghts and Mitchell Heights are located on top of two bluffs overlooking Lake Erie. In between the bluffs is River Road which provides access to Erie Rest Public Beach and an area of beach front cottages along West Edith Cavell Boulevard.



Source: Monteith Brown Planning Consultants, Sept 2016

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West

West of the subject lands along George Street are a series of single detached houses along the north side of George Street and a series of small local roads on the south side of George Street that provide access to the Lake Erie shoreline.

The wooded slope and municipal drain continues to the west of the subject lands north of the residential dwellings along George Street. The slope rises to a plateau approximately 35 metres above the agricultural field on the subject site. One residential dwelling is located at the top of the slope adjacent to the subject lands with a driveway running down to George Street. Further northwest, the top of the plateau is a part of the Township of Southwold and is primarily used for agriculture.

North

Abutting the subject site to the north is the Kettle Creek Golf & Country Club. The golf club was built in 2003 and features an 18 hole semi-private course including five water holes. The entrance to the golf course is located off Carlow Road and is primarily built on the former "Marr Farm" with three holes also built on top of the plateau and ridge along the western side of the golf course. Further north along Carlow Road are several single detached dwellings as well as an area of townhouses that back on to Kettle Creek. Port Stanley Public School and the Port Stanley Arena & Community Centre are located north of the golf course on Carlow Road. The arena and community centre features an ice pad and dressing rooms, as well as an auditorium that can hold up to 350 people.

East

East of the subject lands along George Street are more residential single detached dwellings. George Street continues east and provides access north along Carlow Road and Colborne Street towards Saint Thomas, as well as access to the main Port Stanley Beach south along William Street.

Abutting the subject site to the east are two vacant commercial-industrial blocks with frontage on to Carlow Road. The northern block is the former Shamrock Chemicals which was partially remediated by the Ministry of the Environment (MOE) in 2010 including the capping of wells, removal of equipment, chemicals and the most heavily contaminated soils. The MOE remediation efforts were aimed at controlling the contaminants which were migrating east and entering Kettle Creek. The southern parcel was previously used as an Ultramar Bulk Fuel Storage Facility and has been partially remediated by the property owner to contain the contaminated material on site, and ensure there are no impacts on adjacent properties or Kettle Creek. It is our understanding that the property owner is working towards completing a Record of Site Condition.

1.4 Pre-Application Consultation

A pre-application consultation meeting was held on July 19th, 2016 with staff from the Municipality of Central Elgin, the County of Elgin and the Kettle Creek Conservation Authority. A record of the Pre-Application Consultation can be found in Appendix 1 of this Report.

As a result of the meeting, staff identified the following land use and planning issues to be addressed through the application submission:

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- An Issues Scoping Report (ISR) to examine the extent of the Natural Heritage Features
 and screen for Species at Risk. Based on the results of the ISR an Environmental Impact
 Study (EIS) may be required.
- A Traffic report will have to examine the impact of the development on traffic flow in the area and if any improvements to the existing road network are required.
- Improvements may be required to George Street if lots are proposed to front on to it.
- Parkland dedication is preferred instead of cash-in-lieu since there are no public park spaces in the area.

The following applications were identified to permit the proposed development:

- 1. Zoning By-Law Amendment and application fees;
- 2. Plan of Subdivision

Through the pre-consultation meeting, the following plans and supporting documentation were identified as required as part of a complete application:

- 1. Archaeological Report
- 2. Servicing Report (sanitary, piped water, stormwater management).
- Issues Scoping Report (ISR) and, if required by the ISR, an Environmental Impact Study (EIS)
- 4. Traffic Impact Analysis
- 5. Grading Plan
- 6. Servicing Plan
- 7. Erosion & Sediment Control Plan
- 8. Planning Justification Report

1.5 Public Consultation

A privately initiated open house was held by the proponent on November 14th, 2017 to introduce the concept plan to the local community and nearby residents. Notice of the meeting was sent to all surrounding property owners as well as the mayor and ward councillor. Approximately 60-70 people attended the open house and 36 people signed in, many of whom also provided their contact information and requested to receive updates from the developer (See Appendix 2).

The meeting was structured as a drop-in open house format with no formal presentation. Display boards showing the conceptual development plan and 3D renderings were shown on display boards around the room (See Figure 4-8) and representatives from the developer were available to discuss the proposal with attendees. Many positive comments were received regarding the mix of dwellings types and style of housing.

The main concern noted by many of the attendees was traffic. In response the proponent indicated that a traffic impact study had been required as part of a complete application by the municipality. Any recommendations from the study will be implemented before proceeding with the development. It was also explained that the proponent had been in discussions with one of the landowners to the east with the intention of establishing a road connection through the site to Carlow Road. Almost every attendee with whom this was discussed was in favour of it.

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Other concerns were raised related to increasing taxes, damage to small businesses and the environment. It was noted that the developer did not have control over the tax rates and land valuation. An environmental impact study was being undertaken to ensure that there are no negative impacts to the natural environment. The proposed development will being many new residents to the Port Stanley community and, as such, would likely have a positive impact of local small businesses.



Figure 4 - 3D Rendering of the Development Vision, Looking North from George St

Source: Monteith Brown Planning Consultants, 2017

1.6 Previous Planning Applications

The subject lands were previously proposed for residential development in the 1970s and 1980s. On September 13, 1976 By-Law 1757 was passed to amend the Zoning By-Law (By-Law 1507) to permit Residential Zone 1 (R1) on the southern edge of the property along George Street (See Appendix 2). On July 15, 1977, Plan M-17 was registered by the Land Registry to subdivide the land rezoned as R1 into 10 lots fronting on to George Street (See Appendix 4). Subsequently, By-Law 1811 was adopted by Council on October 3, 1977 to further amend the Zoning By-Law (By-Law 1507) to rezone an additional portion of the subject lands as Residential Zone 1 (R1-2) (See Appendix 5). On February 26, 1981, Plan M-30 was registered by the Land Registry to subdivide the land rezoned as R1-2 into 55 additional lots and create three new roads within the subdivision (See Appendix 6). On February 27, 1989 Council further amended the Zoning By-Law (By-Law 1507) by adopting By-Law 2428 which rezoned the previous R1-2 zone to R1-21 as well as rezoning two additional parcels of land on the southern edge of the property along George Street as R1-21 (See Appendix 7). The M-17 and M-30 plans have since been deemed by the municipality and are no longer in effect on the subject lands. Two areas, one in the northeast corner and another along the western boundary of the property for a former pipeline, were subject to easements which have now both been fully released.

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Kettle Creek Golf Cours Estate Lot(s)

Artist's Rendering

Figure 5 - Conceptual Development Plan

WASTELL Source: Monteith Brown Planning Consultants, 2018



2. DEVELOPMENT VISION

The development vision for the Seaglass community in Port Stanley proposes a combination of single detached dwellings and mid-rise apartment buildings set amongst the bluffs on the Kettle Creek Valley (See Figure 5 on previous page).

Two new internal roads are proposed to connect to George Street and provide access to the Seaglass community. 150 single detached residential dwellings are proposed on 5 new internal streets (See Figure 6). The single detached dwellings are proposed to be built slab-on-grade with no basements due to the results of the geotechnical analysis. A mixture of dwelling styles are proposed ranging in size from single storey 2 bedroom to 2 storey 4 bedroom homes (See Figure 7).

The west entrance from George Street will feature a tree lined centre median along the boulevard with a providing direct access to the mid-rise apartment buildings and public parkland. A stormwater management pond is proposed for the south east corner of the property.



Figure 6 – 3D Rendering of Subject Lands from the Southeast Corner on George Street

Source: Monteith Brown Planning Consultants, 2017

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Plan A Plan B • 1,698 ft² • 1,993 ft² • 2 Bedroom + Den • 3 Bedroom + Den • 2 Bath • 3 Bath Artist's Rendering

Figure 7 Example Conceptual Elevation Rendering of Single Detached Dwellings





Source: Wastell Homes, 2018

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A public park is proposed to be developed and dedicated as parkland to the Municipality to provide much needed parkland space for the local community (See Figure 8). The park will have access from the north end of Street A, and will act as a buffer between the mid-rise apartment buildings and the single detached dwellings to the south. The park is proposed to be built in two phases to allow for the required excavation of the apartment foundations. The first portion will be constructed in the first phase of the development, while the remainder will be development in conjunction with the apartment buildings.

Figure 8 – 3D Rendering of the Apartment Buildings and Public Park, Looking East

Source: Monteith Brown Planning Consultants, 2017

The apartment buildings are proposed to be located at the north end of the subject lands, set around a public park, and with views overlooking the adjacent Kettle Creek Golf and Country Club (See Figure 9). A wooded area to the south of apartment buildings will provide a natural buffer between the apartment buildings on the east side of the subject lands and the single detached dwellings to the south.

The mid-rise apartment buildings are proposed to range from 4 to 6 storeys in height, with the 4 storey build located to the west, with the 6 storey buildings located in the corner of the property nestled behind the wooded area. In total approximately 360 apartment dwellings are proposed within the 4 buildings. Access to the apartment buildings will be provided via a looped private laneway with a reciprocal easement.

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Figure 9 - 3D Rendering of the Apartment Buildings and Public Park, Looking North

Source: Monteith Brown Planning Consultants, 2017

Elevation renderings of the apartment buildings are shown in Figure 10 and Figure 11 on the following pages. The apartment buildings will feature balconies for residents to enjoy the views of the park and golf course from. A campus like environment will be created by locating the buildings around the central park ground.

Locating the mid-rise apartment buildings at the north side of the subject lands nestles them among the wooded areas on the subject lands overlooking the golf course to the north. The eastern wooded area also shields the apartments from view from the existing residential dwellings to the south and east of the subject lands on George Street.

Residential single detached dwellings are proposed for along George Street to continue the built form that has been previously establish in the area, both to the east and west of the subject lands, as well as adjacent to the subject lands on the south side of George Street.

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Figure 10 Elevation Conceptual Rendering of 4 Storey Mid-Rise Apartment Building







Source: Wastell Homes, 2018

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Figure 11 Conceptual Elevation Rendering of 6 Storey Mid-Rise Apartment Building





Source: Wastell Homes, 2018

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PLANNING FRAMEWORK 3.

The following section will provide an overview of the existing planning framework and identify the key policies that relate to the subject lands and whether or not an amendment is required to permit the proposed development. More detailed analysis and justification for the proposed amendments is provided in in Section 5 of this report.

County of Elgin Official Plan 3.1

The County of Elgin designates the subject lands as part of the Tier 1 Port Stanley Settlement Area, as indicated by Schedule 'A' Land Use Designations (See Figure 12). In section B2.5 d), the County of Elgin Official Plan ("ECOP") directs the majority of new growth to Tier 1 Settlement Areas, such as Port Stanley.

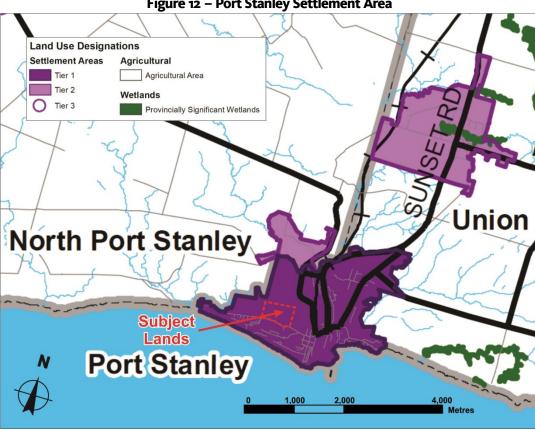


Figure 12 - Port Stanley Settlement Area

Source: County of Elgin Official Plan, Schedule A Land Use Designations

Appendix #1 Natural Heritage Features and Areas to the ECOP identifies that there are two woodlands on the subject lands (See Figure 13). Elgin County considers woodlands to be significant if they are greater than 10 hectares in size, or between 2 and 10 hectares and within 30m of another significant natural heritage feature. The ECOP indicates that "the local municipalities in Elgin County have policies in the local Official Plans to protect significant natural heritage features and areas" (Section D1.2.1). The boundaries of these features are considered to be approximate and schedules will be updated to include more details information as it becomes available (Section D1.2.3).

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Figure 13 - Natural Heritage Features and Areas

Source: County of Elgin Official Plan, Appendix 1 – Natural Heritage Features and Areas

Based on the above overview and the analysis in Section 6.2 of this report, the proposed development is consistent with the general intent and purpose of the County of Elgin Official Plan, and as such, no amendment is required.

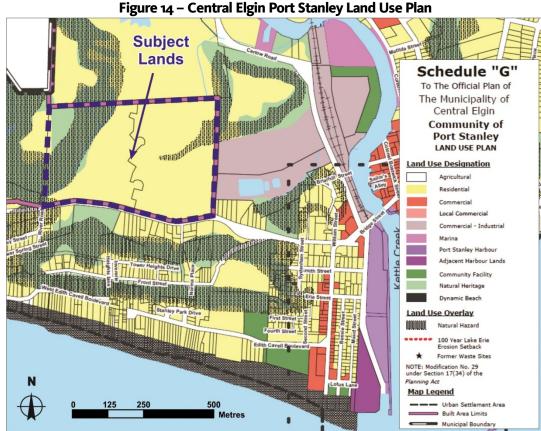
3.2 Municipality of Central Elgin Official Plan

The subject lands are designated primarily as Residential on 'Schedule G' of the Municipality of Central Elgin Official Plan ("CEOP") within the Port Stanley Urban Settlement Area (See Figure 14) with the exception of the northwest portion of the property which is designated Natural Heritage. The sloped portion of the natural heritage area in the northwest, as well as the small slope on the east side of the property are also included in the Natural Hazard overlay on Schedule 'G'.

A variety of densities are permitted within the Residential designation, as specific in section 4.2.2. Within the Urban Settlement Area, where full municipal services are provided a full range of low-high density residential uses are permitted. Low density classification is defined as including: single detached dwellings, semi-detached dwellings, an accessory apartment in a single detached or semi-detached dwelling, duplex dwellings, triplex dwellings and converted single detached dwellings up to a maximum density of 22 units per net hectare (9 units per net acre). The medium density classification includes: town or row houses and apartments in a range of greater than 22 units per net hectare (9 units per net acre) up to a maximum of 35 units per net hectare (14 units per net acre). The high density classification includes: apartments in excess of 35 units per net hectare (14 units per net acre). The single detached dwellings proposed for the site meet the

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definition of low density residential uses, which the mid-rise apartment building are classified as a high density residential use.



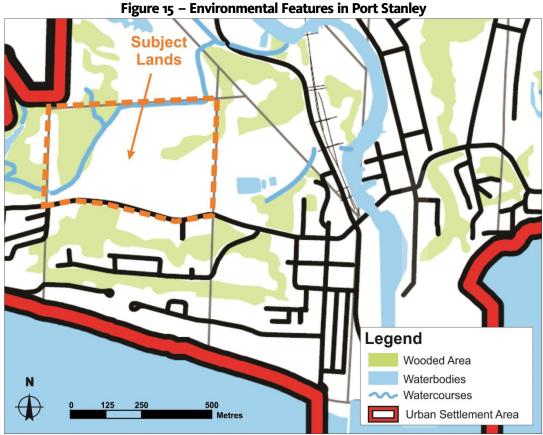
Source: Municipality of Central Elgin Official Plan, Schedule G - Community of Port Stanley Land Use Plan

Schedule A2 of the CEOP identifies a watercourse (a municipal drain), tributary to the Kettle Creek which runs through the property, as well as the two woodlands (See Figure 15). The drain runs across the bottom of the western woodland and along the boundary with the golf course. The municipal drain is also identified in Schedule G2 as part of the Kettle Creek Flood Fringe and the Port Stanley Two-Zone Floodplain Concept.

The boundaries of the wooded areas, which shown on Schedule A2 and designated as Natural Heritage on the Land Use schedules, were established through interpretation of 2005 aerial photography (Section 3.1.1.2). The boundaries of significant woodlands may be refined through an Issues Scoping Report or Environmental Impact Study without amendment to this plan.

Based on the overview provided here and the analysis in Section 6.3, the proposal is consistent with the general intent and purpose of the Central Elgin Official Plan, and no amendment to the plan is required to permit the proposed development.

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Source: Municipality of Central Elgin Official Plan, Schedule A2 – Environmental Features

3.3 Port Stanley Zoning By-Law (No. 1507)

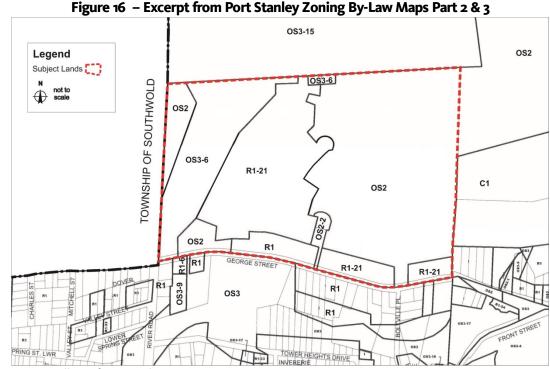
The Central Elgin Zoning By-law (By-law No. 1507) zones the subject lands a combination of Residential Zone 1 (R1), Residential Zone 1 special use 21 (R1-21), Open Space Zone 3 special use 6 (OS3-6), and Open Space Zone 2 (OS2), Open Space Zone 2 special use 2 (OS2-2) in Zoning Maps and Schedules Section 3 Parts 2 & 3 (See Figure 16).

The R1 zone permits residential uses including single and semi-detached dwellings. The R1-21 site specific zone permits a reduced front and side yards along George Street as well as within the planned subdivision. The OS2 zone is applied to applied to all areas in Port Stanley unless otherwise indicated and only permits agriculture and existing rural-residential uses. The OS3-6 zone only permits farm uses and "conservation, drainage, flood control, and recreational uses" that don't involve a motorized vehicle.

The property has been the subject of several previous zoning by-law amendments. The R1 zone along George Street was approved in September 1976, and the R1-21 zone to the north of the R1 zone was approved in October 1977 to permit a residential subdivision. In February 1989 two additional areas along the north side of George Street were zoned R1-21.

A Zoning By-Law amendment will be required to permit the development of single detached dwellings and apartment buildings on the subject lands and to establish the limits of development and protect significant natural heritage features .

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Source: Village of Port Stanley Zoning By Law No. 1057 Section 3 Map Part 2 & 3, 2017

4. TECHNICAL AND BACKGROUND STUDIES

4.1 Issues Scoping Report

As is required under the Elgin County and Municipality of Central Elgin Official Plans, an Issues Scoping Report (ISR) was completed by Natural Resource Solutions Inc. (NRSI), in December 2016 to assess the significance of natural heritage features on the subject lands and their functions.

The ISR identified two woodlands on the property, a large sloped woodland on the west side of the property identified as vegetation patches FOD5-2 and FOD7 on Map 2 of the ISR (the "western woodland"), and a smaller woodland that extends from the eastern boundary of the site then juts towards the middle of the agricultural field identified as FOD7-2 (the "eastern woodled area") (the boundaries were further refined through the EIS are shown in Figure 17). The western woodland was considered significant as it is a part of a much larger 39ha continuous woodland that extends beyond the property limits. The eastern woodled area was determined to not be significant as it is less than 2ha in size and is separated from other woodled areas.

The ISR and Species at Risk (SAR) screening identified potential suitable habitat for 8 regulated SAR, and 6 candidate Significant Wildlife Habitat (SWH) types that required further assessment through a Scoped Environmental Impact Study (EIS) to determine if they are present on the subject lands, and if so what mitigation measures are required.

4.2 Scoped Environmental Impact Study

Based on the recommendations of the ISR, Terms of Reference for a Scoped EIS were prepared by NRSI and approved by the Municipality of Central Elgin, on January 17, 2017. The EIS expands upon the findings previously reported in the ISR including: results from original field surveys; detailed

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analysis of SAR habitat and SWH; identification of natural feature constraints; and the assessment of potential impacts and mitigation measures associated with the proposed development.

Western Woodland

The western woodland was confirmed to have SWH based on the presence of three seepage areas and associated dense areas of Skunk Cabbage, and the woodland is also considered to be SWH for Eastern Wood-pewee. The western woodland is assumed to be SWH for Landbird Migratory Stopover Habitat due to its size, the number and diversity of bird sightings, and the proximity to Lake Erie. The western woodland was determined to remain as candidate SWH for Raptor Wintering Area and Bat Maternity Colonies. No Rare Vegetation Communities or Bald Eagle and Osprey Habitat were observed on the subject lands.

The Ministry of Natural Resources and Forestry (MNRF) Aylmer District has identified American Badger habitat on the slope in the Western Woodland. No badgers were observed during the field visits completed as part of the ISR and EIS. It is recommended that 2 more field surveys be completed to ensure that no further activity on the located dens has occurred.

The EIS recommends a vegetative transition zone which will include the Lake Road municipal drain and its associated erosion allowance to protect the western woodland. The transition zone is proposed to range between 15-22m in width measured from the centre line of the Lake Road municipal drain.

The proposed development footprint overlaps with several trees on the eastern side of the municipal drain, on the eastern edge of the western woodland. The EIS concludes that these trees are isolated from the majority of the western woodland, and no negative environmental impacts will occur to the ecological function of the Landbird Migratory Stopover Habitat and Eastern Wood-pewee habitat should they be removed. Suitable roosting habitat was found in three trees along the eastern edge of the western woodland and will require consultation with the Ministry of Natural Resources and Forestry (MNRF) prior to their removal.

Eastern Wooded Area

The eastern wooded area is characterized by a canopy dominated by ash trees. The Emerald Ash Borer is confirmed to be present within this community and most are showing signs of decline, if not already dead. Several of these trees are in poor to very poor health and probable to imminent potential for structural failure are considered hazard trees and are recommended for removal. Open areas of canopy are dominated by dense colonies of European Buckthorn, which indicates that the woodland will likely become dominated by this as the ash trees decline or are removed.

Once the hazard trees are removed and the remaining ash trees decline then the eastern woodland will not be considered SWH for Raptor Wintering Area, Landbird Migratory Stopover Habitat, Rare Vegetation Communities, Eastern Wood-pewee

Suitable habitat for Bat Maternity Colonies was not identified in the southwest corner of the eastern woodland which is proposed to be removed, however 1 tree with suitable habitat was observed on the northwest side of the woodland and will require consultation with MNRF prior to removal. Given the decline of the woodland, and the encroachment of invasive species the proposed tree removal within the eastern woodland is not anticipated to have a substantial impact on the health of the woodland or its ecological functions.

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Based on the existing conditions, the EIS recommends that the portions of the eastern woodland proposed to be retained be protected to the dripline of the trees identified for retention plus 1m to protect the root zones.

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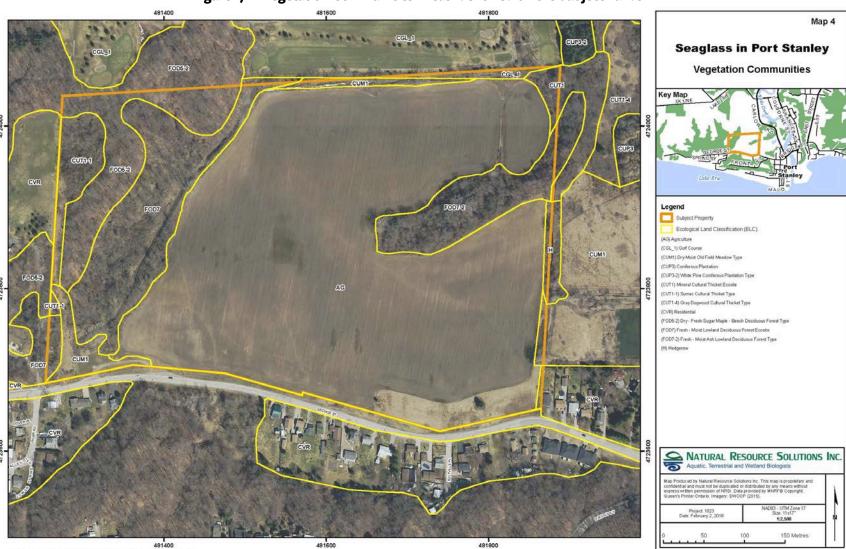


Figure 17 - Vegetation Communities Areas Identified on the Subject Lands

Source: NRSI, 2018

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Northwest Vegetated Area

An area of cultural meadow and Sumac cultural thicket is located at the highest point of the property in the northwest corner and the laneway that runs along the western boundary of the site (See Figure 17 on the previous page). Two Butternut trees are located along the edge of the adjacent northwest woodland and determined to be Category 2 & 3 (Retainable and Achievable) (See Figure 18). The 50m General Habitat zone around these trees includes most of the northwest vegetated area. A future Butternut Health Assessment (NHA) or completion of the compensation requirements and/or C-Permit that shows overall benefit to the trees will be required prior to development of this portion of the site. A holding provision will be applied to this future development area until it can be determined that development will not negatively impact the Butternut trees.

Environmental Management Plan

The Environmental Management Plan (EMP) described in the EIS provides steps for avoiding adverse effects of the proposed development on the environmental features. The eastern wooded area is to be protected to the drip line of the retained trees plus 1m. The western Significant woodland is to be protected by a vegetation transition zone that encompasses the municipal drain at the bottom of the slope, and a 6m erosion access allowance from the top of bank. Several trees are proposed for removal along the eastern edge of the Significant Woodland. A 15m setback from the bankfull channel width of the municipal drain is required to permit maintenance activities. The recommended setbacks are shown below in Figure 1. Enhancement of natural features is proposed through the planting of native trees and scrubs around the proposed stormwater management pond and other undeveloped areas of the site. Tree protection fencing is proposed along the edge of the wooded areas to limit human intrusion and impact. The EMP also provides several recommendations to be following prior to and during the construction of the development.

The EIS concludes that "the proposed development is not anticipated to result in significant impacts to the natural features and wildlife habitat within the subject property if the recommended mitigation measures and EMP are implemented."

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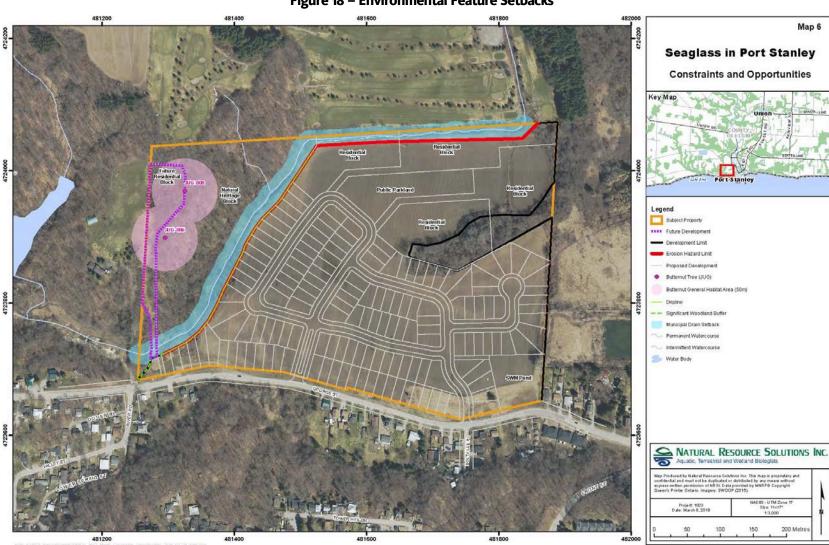


Figure 18 – Environmental Feature Setbacks

Source: NRSI, 2018

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4.3 Archaeological Assessment

Golder Associates completed a Stage 1-2 Archaeological Assessment of the subject lands in January 2017. The stage 1 background study identified that the subject lands had archaeological potential, and in the Stage 2 field assessment three locations were found with artifacts. Locations 1 and 3 were determined to have no further cultural heritage value or interest based on the isolated nature of the artifacts recovered. Several projectile points were recovered from Location 2 to the south of the treed small slope on the east side of the property, including 2 Early Archaic artifacts which were determined to require a Stage 3 Archaeological Assessment. The Stage 3 Archaeological Assessment was completed in April 2017 to conduct a systematic subsurface investigation of the potential archaeological site identified, recover additional artifacts, and delineate the boundaries of the site. An additional 41 artifacts were recovered during the Stage 3 assessment, however no subsurface cultural features, fire cracked pots, pre-contact Aboriginal ceramics or additional diagnostic artifacts were identified.

Based on these findings, the site was determined to have no further cultural heritage value or interest. On May 29, 2017 the Stage 3 Archaeological Assessment was entered in to the Ontario Public Register of Archaeological Reports by the Ministry of Tourism, Culture and Sport based on the conclusion that cultural heritage value of the site has been sufficiently assessed and documented, and that the site may be considered free of further archaeological concern. No Stage 4 Mitigation of Impacts was deemed to be required.

4.4 Geotechnical Report

Exp Services Inc. ("exp") was retained by the property owner to under take a geotechnical assessment of the property to examine the subsoil and groundwater conditions at the site and provide engineering guidelines for the design of the residential subdivision.

The predominant natural soils type on the property beneath a layer of topsoil is alluvial sandy silt characterized as loose to very loose and moist to wet. Ground water was encountered within all test pits at depths between 1.7m to 2.7m below existing grades. The geotechnical analysis indicates that Areas '1' (yellow), '2' (green) and '3' (blue) shown in Figure 19 would be supportive of conventional construction of residential foundations. The analysis indicates that Area '4' will support the construction of lightly loaded residential dwellings (i.e. maximum two storey residences) on shallow, stiffened, slab-on-grade foundations with no basements. The geotechnical analysis determined that conventional residential foundations would not be possible within Area '5' but that medium sized buildings supported on deep foundations could be feasible.

The Geotechnical Report also provided recommendations for design of underground servicing proposed for the subdivision. Water and sewer lines should be provided with a minimum of 1.2m (4ft) of soil cover for frost protection. Subgrade soils beneath water and sewer pipes within Areas '1', '2', and '3' above 1.7 m below ground surface may require localised base improvements as determined onsite during construction by a geotechnical engineer.

Where site servicing is deeper than 1.7m below ground surface, or extends to George Street crossing low lying areas including Area '4', the natural soils will not provide a stable base for the services. Bedding improvements will be required such as the incorporation of geotextile or subgrade enhancement with stone. Lightweight fill such as Styrofoam or lightweight cellular concrete should be placed around and above the pipes up to pavement subbase depth.

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4.5 Slope Assessment

exp was also retained to undertake a slope assessment of the approximately 30m high slope on the west side of the subject lands (Area '1') and the small slope on the east side of the property (Area '2').

The bank in Area '1' is covered with mature trees and vegetation with no significantly bare or vegetation free areas. There was no evidence of significant active erosion observed within the area and the slope was rated 'moderate' for slope instability. Based on the field observations and the results of the borehole sample, the slope in Area 1 is considered stable, and no stable slope allowance is required for the entire area. Based on the width of the valley floor along the slope, the lack of evidence of active erosion, and the native soils on the site, the existing valley widths was determined to be sufficient, and no toe erosion allowance is required. Consistent with the Ministry of Natural Resources (MNR) Technical Guide, and the CEOP, an Erosion Access Allowance of 6m is required at the top of the stable slope (See Figure 20).

The slope on the east side of the site Area '2' has a height of between 2.5m to 3.0m with a maximum inclination of 3.5H:1V. Due to the gentle inclination and low height there is no hazard posed by the slope and no setback is required.

Based on the results of the geotechnical analysis, the slope to the Municipal drain was determined to be stable, as such a 6m Erosion Access Allowance is required from the top of slope along the Municipal drain. No other limitations on development were recommended based on the results of the Geotechnical and Slope analysis.

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TP36 "AREA 5" (~4.5 ho) "AREA 1 (~1.0 ha) TP37 TP21 TP22 TP23 TP20 TP19 "AREA 4" (~12.5 hg) 09-2 TP10 TP9 IP11 08-10 III TP4 LEGEND TP1 EXP TEST PITS JULY 2016 ■ 89-101 TEST PIT BY GOLDER 1989 BOREHOLE BY GOLDER 1979 Wastell House Final Geotechnical Investigation Borehole & Monitoring Well Location Plan E.B. **Proposed Residential Development** exp. George Street, Port Stanley, Ontario LON-00014790-GE AUGUST 2017

Figure 19 - Geotechnical Investigation & Soil Analysis

Source: exp Services Inc., 2017

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Slope Assessment
Proposed Residential Development
George Street, Port Stanley, Ontario TOP OF SLOPE TOE OF SLOPE exp Services Inc. 15701 Robin's Hill Road, London, ON, N5V 0A5 LON-00014790-GE

Figure 20 – Slope Assessment

Source: exp Services Inc., 2017

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4.6 Servicing Report

A servicing report was completed by Ricor Engineering Ltd. in January 2018. The existing sanitary sewer on George Street will be extended further west to service the lots fronting on to George Street as well as the future development block in the northwest corner of the site. Two connections to the George Street sanitary sewer will be made at the intersections with Street A and Street B to service to the proposed development. Two connections will be made to the existing George Street watermain at the intersections of Street A and Street B to create a looped connection to the existing water network.

A wet stormwater management pond is proposed in the south east portion of the development to ensure that the George Street drain does not receive additional runoff. Internal storm sewers will run towards the proposed stormwater management pond, along with overland flow. The slab on grade design proposed to be used for the single detached dwellings will eliminate the need for sump pumps and storm PDCs.

4.7 Transportation Impact Study

Paradigm Transportation Solutions Ltd. was retained by the proponent to complete the Transportation Impact Study (TIS) in 2016, and completed the study in September 2017. The scope of the TIS was developed in consultation with the Municipality of Central Elgin staff in September and October 2016.

The study areas included the intersections of George Street and William Street, Bridge Street and Carlow Street, Bridge Street / Joseph Street and Colborne Street / Main Street, as well as the intersections of two newly proposed streets within the subject lands that will intersect with George Street. The majority of traffic is anticipated to travel along George Street and Bridge Street and turn north on Colborne Street, with approximately a fifth of traffic turning north on Carlow Street, and a quarter of the traffic continuing east on Joseph Street.

The analysis indicates that the intersections within the study area are anticipated to continue to operate at acceptable levels of service with the addition of the traffic generated by the site. With the forecasted total traffic turning left from Bridge Street on to Colborne Street, the 95th percentile queues are anticipated to exceed the turning lane, however the restrictions on parking on Bridge Street allow for additional space for two lanes of traffic. Additionally, re-timing and optimization of the signals may help to alleviate some of the potential queueing. The Bridge Street / Joseph Street and Colborne Street / Main Street intersection is still forecast to operate at an acceptable level of service after considering the additional traffic which is anticipated to be generated by the development.

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5. PROPOSED PLANNING APPROVALS

5.1 Zoning By-Law Amendment

A Zoning By-Law Amendment is proposed to rezone the subject lands to a new site specific R1 zone to permit a reduced side and front yard for single detached dwellings, and to create a new site specific R2 zone to permit proposed mid-rise apartment buildings (See o). In addition, the plateau lands in the northwest corner of the property are proposed to be rezone as R1 with a holding provision to permit the lands for future residential development after further assessment of the Butternut Trees has been completed.

R1-* (Single Detached Dwellings)

Table 1 below shows the provisions of the R1-75 zone, and the requested provisions in the new proposed site specific zone. For the purposes of the new zone, the following definition of height is proposed to be used:

- 2.26 HEIGHT means when used with reference to a building or structure shall mean the vertical distance in metres between the horizontal plane through the highest grade level and a horizontal plane through;
 - (i) the highest point of the roof assembly in the case of a building with a flat roof or a deck roof;
 - (ii) the average level of a one-slope roof, between the ridge and the eaves, provided that such roof having a slope of less than twenty degrees with the horizontal shall be considered a flat roof;
 - (iii) the deck roof line, in the case of a mansard roof;
 - (iv) the average level between eaves and ridges in the case of a roof type not mentioned in subsections (i), (ii) and (iii) immediately preceding. The height regulations shall not apply to any ornamental dome, chimney, tower, storage silo, barn, cupola, steeple, church spire or water storage tank.

Table 1 - Proposed New Site Specific R1-* Zone Comparison

Provision	R1-75	Proposed New R1-*	
Permitted Uses:	a) Single Detached Dwelling b) Accessory uses		
Permitted Buildings and Structures:	Buildings and structures for the uses permitted in Subsection 9.2.2.*.2		
Services Required:	In this zone, no building or structures shall be erected or used for any purpose permitted by Subsection 9.2.2.*.2 unless the following municipal services are available to service the building or structure and the land on which it is situated:		
	i) a water supply systemii) a sanitary sewage system and a storm sewage system		
Lot Area:	380 sq. m.	380 sq. m.	
Lot Frontage:	12 M	12 M	
Coverage:	40% maximum	40% maximum	

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Planning Justification Report Seaglass: In Port Stanley

Front Yard Depth:	6 m	4 m to dwelling
		6 m to garage
Rear Yard Depth:	7 m	6 m
Side Yard Depth:	a) Interior Side Yard 1 m	a) Interior Side Yard 1 m
	b) Exterior Side Yard 3.5 m	b) Exterior Side Yard 3.5 m
Height	a) 11 metres for the main building b) 6m for detached accessory buildings and structures	a) 12 metres for the main buildingb) 6m for detached accessory buildings and structures
Ground Floor Area:	a) 1 storey dwelling 75 sq. m. b) 1-1/2 storey dwelling 60 sq. m c) 2 storey dwelling 42 sq. m.	
Off-Street Parking	2 parking spaces per dwelling unit	2 parking spaces per dwelling unit

The proposed site specific R₁ zone is based on similar zones that have been applied for in other recent subdivision in Central Elgin, in particular the R₁₋₇₅ zone that was applied to the Sunset Bluff's Subdivision and the R₁₋₇₈ zone that was applied for the latest phase of the Erie Heights Subdivision.

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OS2 ZONE C1 ZONE 0S3-* BOLTVILLE R2-* **GOLF COURSE** R1 ZONE OS2 ZONE STREET A OS3-15 ZONE R1-21 ZONE OS3 ZONE OS3-6 ZONE 0S3-* Will read R₁(h) RIVER ROAD LEGEND OS3-* PROPOSED ZONE LIMITS OF SUBJECT LANDS R1 ZONE EXISTING ZONE & BOUNDARY EROSION HAZARD LIMIT NOT A LEGAL SURVEY - LIMITS ARE APPROXIMATE ZONING BY-LAW AMENDMENT SKETCH 07-930 GEORGE STREET PORT STANLY 1 1:4,000

Figure 21 – Zoning By-Law Amendment Sketch

Source: Monteith Brown Planning Consultants, 2018

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R2-* (Mid-Rise Apartment Buildings)

Table 2 below shows the proposed provisions for the new R2-* zone which maintains the 75 units/hectare provision in the R2 zone but permits apartment dwellings. The proposed zoning regulations for the required yards are based off of the Fourth Residential zone regulations for Apartment Dwellings used in St. Thomas:

Table 2 - Proposed New Site Specific R2-* Zone Comparison

Table 2 - Proposed New Site Specific R2-* Zone Comparison						
Provision	R ₂	Proposed New R2-*				
Permitted Uses:	 Cluster housing as Defined in subsection 2.10.2. Accessory uses 	a) Apartment buildings b) Accessory uses				
Permitted Buildings and Structures:	Buildings and structures for the uses permitted.					
Coverage:	40% maximum					
Lot Frontage:		6m				
Height:	3 storeys maximum	6 storeys maximum				
Maximum Ground Floor Area:	120 square metres	3,000 square metres for apartment buildings				
Front Yard		7.5m				
Interior Side Yard:		45m				
Rear Yard		4.5m				
Off-Street Parking	1.5 parking spaces per dwelling unit	1.25 parking spaces per dwelling unit				
Location of Underground Parking:		Underground parking is permitted to encroach into all yards				
Maximum Density	75 dwelling units per net hectare					
Location of Buildings and Structures:		Notwithstanding any other provisions of Zoning By-law No. 1507 as amended, no buildings or structures, save and except for a fence, or structures necessary for purposes of flood and erosion control, shall be located within the area shown hatched Erosion Hazard Limit are on Schedule "**" to this By-law.				

The erosion hazard limit associated with the portion of Lake Road Diversion Drain that runs along the northern boundary of the site, is proposed to be shown with a hatched overlay on top of the proposed R₂-* zone for the mid-rise apartment buildings within which no development will be permitted.

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OS3-* Zone (Conservation and Drainage)

The site specific OS₃-* zone proposed for the stormwater management pond in the southeast corner and the wooded slope in the northwest is proposed to be consistent with other OS₃ zones in the municipality that permit drainage and conservation uses such as the OS₃-8 zone on Zoning Map, Part 2 (h). Table 3 below shows the proposed provisions for the new OS₃-* zone for the stormwater management pond and wooded slope:

Table 3 - Proposed New Site Specific OS3-* Zone Comparison

Provision	OS ₃	Proposed New OS ₃ -*	
Permitted Uses:	(a) Farm use; (b) Private, public and commercial recreational uses and, without limiting the generality of the foregoing, may include a clubhouse, restaurant, marina or similar uses; (c) summer cottages; (d) residential uses which lawfully exist on the day of the passing of this by-law; (e) Home occupations and accessory uses.	(a) drainage purposes (b) conservation purposes	
Permitted Buildings and Structures:	Buildings and structures for the permitted uses.		
Lot Area:	(a) One (1) acre for the uses set out in subsection 8.4.1.1 (a) and (b);	o.62 h	
Lot Frontage:	8.4.1.4.1. Where Clause 8.4.1.3.(a) applies: 200 feet	6.0 m	
Lot Depth:	100 feet		
Lot Coverage:	a) 25% maximum for the main building;(b) 8% maximum for the accessory buildings.		
Height:	(a) 2 storey maximum for the main building; (b) 18 feet maximum for accessory buildings and structures.		
Front Yard	25 feet		
Side Yard:	10 feet		
Rear Yard	equal to the height of the main building, except that a detached accessory building shall not be erected within 2 feet of the rear lot line and a side lot line.		
Off-Street Parking		; urant, arena, or other recreational facility es plus one for every 100 square feet of	

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OS3-** (Public Parkland)

The site specific OS₃-** zone for the public parkland located between the apartment buildings and single detached dwellings is proposed to permit a Public Park, consistent with other zones in the municipality such as OS₃-12 in Zoning Map, Part 2(z).

Table 4 - Proposed New Site Specific OS₃-** Zone Comparison

Provision	OS ₃	Proposed New OS3-**
		1
Permitted Uses:	(a) Farm use; (b) Private, public and commercial recreational uses and, without limiting the generality of the foregoing, may include a clubhouse, restaurant, marina or similar uses;	(a) Private, public and commercial recreational uses(b) Accessory Uses
	(c) summer cottages;	
	(d) residential uses which lawfully exist on the day of the passing of this by-law;	
	(e) Home occupations and accessory uses.	
Permitted Buildings and Structures:	Buildings and structures for the permitted u	ises.
Lot Area:	(a) One (1) acre for the uses set out in subsection 8.4.1.1 (a) and (b);	2,000 m ²
Lot Frontage:	8.4.1.4.1. Where Clause 8.4.1.3.(a) applies: 200 feet	9.0 m
Lot Depth:	100 feet	30.0 m
Lot Coverage:	(a) 25% maximum for the main building; (b) 8% maximum for the accessory building	s.
Height:	(a) 2 storey maximum for the main buildings (b) 18 feet maximum for accessory buildings	
Front Yard	25 feet	7.0 m
Side Yard:	10 feet	(a) o.o m to adjacent lots zoned OS3-**
		(b) 3.0 m to all other lots
Rear Yard	equal to the height of the main building, except that a detached accessory building	(a) o.o m to adjacent lots zoned OS ₃ -**
	shall not be erected within 2 feet of the rear lot line and a side lot line.	(b) 3.0 m to all other lots
Off-Street Parking	 (a) 1 parking space per summer cottage; (b) 1 parking spaces per dwelling unit; (c) In the case of a clubhouse, restauran facility with seating provisions, 10 spaces of square feet of floor area or playing area 	paces plus one for every 100

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R1-**(h) (Future Residential Lands)

The plateau lands in the northwest portion of the subject lands are proposed to be rezoned as a site specific R1 zone to permit 1-4 dwellings to be constructed in the future with a holding provision (h) applied until such time as it can be determined that development will not negatively impact the Butternut Trees.

The proposed Future Residential block in the northwest corner of the site includes the existing driveway that ascends the slope near the western boundary of the site. The existing driveway has been built up beyond the natural top of slope. To provide sufficient width for the driveway a portion of the slope has been included within the future residential block (Block 157). Prior to development of the future residential block the applicant will discuss the redesign of the driveway portion with the Conservation Authority.

The proposed zoning for the future residential lands is based on other zones implemented in Port Stanley such as the R1-20 zone that permits several dwelling units in several buildings on one parcel defined variously as 'Cluster Housing' throughout the zoning by-law. A small revision is to the 'Cluster Housing' definition is proposed as it would apply to the new proposed zone. Table 5 below provides a comparison of the new proposed zone compared to the R1-20 zone.

Table 5 - Proposed New Site Specific R₁-* Zone Comparison

Provision	R1-20 Zone	Proposed New R1-* Zone
Permitted Uses:	(a) Cluster housing as defined below;(b) Accessory uses.	(a) Cluster housing as defined below;(b) Accessory uses.
Definitions:	For the purposes of this amendment the following definitions hall apply: Cluster Housing shall mean a form of housing that is arranged in identifiable groups, or to form a visually cohesive group where the land is under one owner ship. The type of dwelling unit permitted shall include: - a building containing more than one dwelling unit horizontally or vertically attached or stacked. - a group of multiple buildings containing more than one dwelling unit horizontally or vertically attached or stacked.	For the purposes of this amendment the following definitions hall apply: Cluster Housing shall mean a form of housing that is arranged in identifiable groups, or to form a visually cohesive group. The type of dwelling unit permitted shall include: - a group of multiple buildings containing one dwelling unit
Permitted Buildings and Structures:	Buildings and structures for the uses permitted.	(a) Up to 8 single detached dwellings (b) Accessory buildings
Coverage:	40% maximum	40% maximum

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Height:	3 stories maximum	3 stories maximum
Minimum Floor Area:	120 square metres	120 square metres
Off-Street Parking	1.5 parking spaces per dwelling unit	1.5 parking spaces per dwelling unit
		, 9.2.1.2, 9.2.1.3, 9.2.1.4, 9.2.1.5, 9.2.1.6, .2.1.11 shall not apply to the defined

5.2 Draft Plan of Subdivision

The Draft Plan of Subdivision is shown in Figure 22 on the following page. The Draft Plan proposes to create:

- 150 lots for single detached dwellings (Lots 1 to 150);
- 4 mid-rise apartment building blocks (Blocks 151 to 154);
- 2 parkland blocks (Block 155 and 156);
- 1 stormwater management block (Block 157);
- 1 future low density residential development block (Block 158);
- 1 natural heritage block (Block 159); and
- 5 new public streets (Streets A to E)

Access to the mid-rise apartment blocks is proposed via a reciprocal easement on the 10.0m wide private laneway that is proposed to surround the parkland block.

5.3 Development Phasing

Final phasing for the subdivision is still being finalized, however, it is a priority that a portion of the parkland be built in the first phase of development. As such, the initial phase has been identified as including Street A from George Street up to the parkland block, as well as lots 1 to 19 along Street A, lots 20 to 23 along George Street, and lots 34 to 44, and 67 along Street E (See grey dashed line in Figure 22).

To allow for excavation work required to build the foundations of the mid-rise apartment buildings, the second portion of the parkland will be built in later phases in conjunction with the construction of the apartment buildings.

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SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED DAY OF 20, THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS DAY OF 20, mbpe KETTLE CREEK GOLF COURSE Monteith+Brown Subject Lands Area 23.6 Ha (58.3 Acres) ROAD ALLOWANCE BETWEEN RANGE 1, NORTH OF LAKE ROAD AND RANGE 1, SOUTH OF LAKE ROAD DRAFT PLAN OF SUBDIVISION LOT 15, RANGE 1 outh of Lake Road & PART OF LOT B, RP#1 (Geographic Township of Southwold)
MUNICIPALITY OF CENTRAL ELGIN,
COUNTY OF ELGIN Low Density Residential Development Block 158 1.20 Ha WOODLOT OWNER'S CERTIFICATE RESIDENTIAL SURVEYOR'S CERTIFICATE LAND USE SCHEDULE PARKLAND BLOCK 155 & 156 VACANT 106 107 STREETS A to E STREET D TOTAL SITE AREA 23.60 RIVER ROAD WASTELL WOODLOT GEORGE STREET 1: 1,000 RESIDENTIAL LEGEND SEAGLASS IN PORT STANLEY
GEORGE STREET - PORT STANLEY ---- BOTTOM OF SLOPE RESIDENTIAL 07-930 RESIDENTIAL CALE on 24x36

Figure 22 - Draft Plan of Subdivision

Source: Monteith Brown Planning Consultants, 2018

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6. PLANNING ANALYSIS

6.1 Provincial Policy Statement

The Provincial Policy Statement 2014 ("PPS") provides policy direction on matters of provincial interest related to land use planning and development. Any decision by a planning authority that requires approval under the Planning Act, "shall be consistent with" policy statements issued under the Act. In brief, the proposed Official Plan Amendment is consistent with the policies of the PPS which seek to:

- Direct growth and development to existing settlement areas (Policy 1.1.3.1);
- Provide for land use patterns within settlement areas that are based on densities and a mix of land uses that:
 - efficiently use land and resources,
 - are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and
 - o support active transportation (Policy 1.1.3.2(a)).
- Provide a range of uses and opportunities for intensification and redevelopment, taking
 into account existing building stock or areas, and the availability of suitable existing or
 planned infrastructure (Policy 1.1.3.2(b) and Policy 1.1.3.3).
- Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:
 - b) permitting and facilitating:
 - 1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements (Policy 1.4.3 (b)).
- Provide a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including parklands, public spaces, open space areas, and trails and linkages. (Policy 1.5.1)
- Development and site alteration shall not be permitted in:
 - b) significant woodlands; and
 - d) significant wildlife habitat

unless it has been demonstated that there will no negative impacts on the natural features or their ecological functions (Policy 2.1.5)

- Development and site alteration shall not be permitted on adjacent lands to the natural
 heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological
 function of the adjacent lands has been evaluated and it has been demonstrated that
 there will be no negative impacts on the natural features or on their ecological functions.
- Development shall generally be directed to areas outside of:

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b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards (Policy 3.1.1)

The proponent has undertaken technical studies to determine the appropriate setbacks and buffering between the proposed residential land uses and the adjacent natural heritage features and natural hazards to ensure the conservation of natural resources and public safety. The development proposes a mix of dwellings types including mid-rise apartment dwellings on full municipal services which are not currently available in the Port Stanley settlement area or the Municipality of Central Elgin.

The proposed development features a few mid-rise apartment buildings with deeper foundations as well as slab-on-grade single detached dwellings to ensure efficient use of serviced land within the settlement area based in part on the results of the geotechnical investigations for addressing the geotechnical challenges of the site.

As is outlined above, the proposed amendment is consistent with the Provincial Policy Statement.

6.2 County of Elgin Official Plan

The County of Elgin designates the subject lands as part of the Tier 1 Port Stanley Settlement Area, as indicated by Schedule 'A' Land Use Designations. In section B2.5 d), the County of Elgin Official Plan directs the majority of new growth to Tier 1 Settlement Areas, such as Port Stanley.

In Section B2.6, the Plan permits new development proposed outside of the built up area, but within a settlement area boundary where it is demonstrated that:

- a) the new development area will generally serve as a logical extension to the existing built up area, is compact and minimizes the consumption of land;
- b) the scale and location of the development will be in conformity with the policies in Section B2.5 d);
- c) a range of housing choices will be provided;
- d) all of the other infrastructure required to service the new development is available, and such infrastructure will be used as efficiently as possible; and,
- e) all of the other relevant policies of this Plan have been satisfied.

In section C1.1.1 it is stated that the objective of the Plan for residential areas within settlement areas is: encourage the provision of a range of housing types; promote the efficient use of existing and planned infrastructure; and ensure that residential areas permit a variety of complementary and compatible land uses including special needs housing, community facilities, schools, small-scale commercial uses and recreational open space areas.

A Plan of Subdivision for the proposed development is required under section E1.2.1 since the proposal requires: the development of a new public road is required to access the proposed lots; and more than five lots including the retained lands are being created. Plans of Subdivision will be reviewed and evaluated on whether they are generally consistent with the objectives and policies of the County of Elgin Plan and conforms with the local Official Plan.

As the subject lands are abutted on three sides by the Built Up Area, it is considered a logical extension of the existing built up area. The proposed mix of residential land uses makes efficient use of the land by locating the proposed mid-rise apartment buildings with deep foundations in the northeast portion of the property which was determined to be unsuitable for traditional residential dwellings with shallow foundations.

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The proposal is consistent with the Policies in section B2.5 d) which directs the majority of growth to Tier 1 Settlement Areas, such as Port Stanley. As is outlined in the Servicing Report, municipal services are available on George Street to provide water and sanitary servicing to the site. Stormwater on the site is proposed to be controlled through the use of a stormwater management pond in the southeast corner of the site which has been sized according to the recommendations of the Servicing Report. The pond was located in the southeast corner of the site since this is the natural low point for the lands south of the eastern wooded area. The northern portion of the lands will drain to the municipal drain which run along the northern boundary of the property. The design of the pond will ensure this facility becomes an attractive landscape amenity for the community.

The proposed development will provide a range of housing options including single detached dwellings and mid-rise apartment dwellings. Based on a review of the Zoning By-Law and through discussions with Municipal staff it is our understanding that there are currently no mid-rise apartment buildings in Port Stanley or Central Elgin. The proposed development will, therefore, serve to expand the housing options available to local residents and provide new living opportunities through entry level housing for singles and young families, or accessible housing for seniors.

Appendix #1 Natural Heritage Features and Areas to the ECOP identifies that there are two wooded areas on the subject lands. Elgin County considers woodlands greater than 10 hectares in size, and woodlands between 2 and 10 hectares which are within 30m of another significant natural heritage feature such as wetlands, valleylands, fish habitat and/or water courses. The boundaries of these features are considered to be approximate and schedules will be updated to include more details information as it becomes available (Section D1.2.3). Consistent with Section D1.2.3 an Issues Scoping Report and Environmental Impact Study have been completed for the subject lands which identified that the eastern woodled area was not considered a significant woodland and will not provide significant wildlife habitat since it is dominated by ash trees which are declining. The ISR and EIS determined that the western woodland was significant and refined the extent of the woodland to exclude the cultural thicket on the plateau along the western boundary and in the northwest corner of the subject lands.

Consistent with Section D1.2.3 no amendment to the County of Elgin Official Plan is required to amend the boundaries of natural heritage features. Based on the above analysis, the proposed development concept is consistent with the general intent and purpose of the County of Elgin Official Plan.

6.3 Municipality of Central Elgin Official Plan

The Port Stanley Urban Settlement Area, within which the subject lands are located, is identified as being the focus of urban growth in the Municipality of Central Elgin through 2.1.1.1 a) of the Official Plan. Specific policies for lands within Port Stanley are provided in Section 4.6.6 of the CEOP which requires that new development applications be subject to the policies of Sections 2, 3, 4,& 5 of the Official Plan. Section 4.6.6.5 provides specific policies for the "Kettle Creek Valley (North of George St.)" and permits a public golf course as an additional permitted use notwithstanding the Residential designation on the lands. Sections 2, 3, 4, and 5 of the CEOP will be discussed in greater detail below.

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Building a Strong Central Elgin

The proposed development will support the housing goals outlined in Section 2.3 of the CEOP:

- To encourage a sustainable mix and range of housing to meet the needs of present and future residents, including those with special needs.
- To improve access to housing for people with special needs as well as various forms of supportive housing, including group homes and emergency/transitional housing.
- To encourage the provision of a full range of housing types and densities to meet the projected demographic and market requirements of current and future residents of Central Elgin.

The proposed development supports these goals by introducing mid-rise apartment dwelling types which are not currently available in Port Stanley or Central Elgin. This will allow for a broader range of housing options to meet the present and future needs of residents. Slab-on-Grade houses and apartments provide dwelling options for a number of population groups, including singles and first time home buyers, young families, and seniors. Mid-rise apartment buildings provide entry level housing options for singles and young couples entering the housing market for the first time. Apartments and houses situated around the public park provide ideal housing options for young growing families. Apartment buildings also allow seniors and other populations with mobility restrictions to age in place, and relocate from a house to an apartment within their community, rather than moving to another City or town.

Consistent with the Cultural Heritage and Archaeological Policies in Section 2.4.4 of the CEOP, a Stage 1-2 Archaeological Assessment of the property was completed by licensed archaeologists who identified one location that required further assessment. The Stage 3 Archaeological Assessment was completed which recovered additional artifacts from the site and determined that the site had no further cultural heritage value. The Archaeological Assessments for Stages 1 through 3 have been reviewed and entered into the Ontario Public Register of Archaeological Reports and it is concluded that "the cultural heritage value or interest of the site has been sufficiently assessed and documented, the site may be considered free of further archaeological concern, and Stage 4 mitigation of impacts is not required" (See Appendix 8 and Appendix 9).

Consistent with the Recreation and Leisure policies in Section 2.5 of the CEOP, a 0.86 hectare park (5.6% of land proposed for residential development) is proposed to be conveyed to the Municipality for public parkland purposes. Further, there is additional opportunity for passive recreation trails to be created by the municipality within the Significant Woodland or the buffer along the municipal drain.

As is discussed in the Servicing Report, municipal services are available at the site, and there is existing capacity within the municipal infrastructure to serve the proposed development.

A Traffic Impact Study was completed which investigated the ability of the existing road network to accommodate the expected traffic that will be generated by the proposed development. The analysis indicated that the existing network can accommodate the proposed traffic and that no external improvements are required.

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Residential Designation

As was mentioned above, the majority of the lands are designated 'Residential' in the Municipality of Central Elgin Official Plan. Section 4.2.1 of the Plan outlines the policies for lands designated Residential:

a) Where land is designated Residential on the Land Use Schedules to this Plan, a range of residential dwelling types and densities shall be permitted, including single detached, semidetached, duplex dwellings, triplex dwellings, townhouse dwellings and apartment dwellings.

The existing residential designations on the subject lands permit a range of residential dwelling types and densities including single-detached and mid-rise apartment dwellings. Ancillary uses such as community parks and trails are also permitted.

The residential designation permits a full range of low to high density residential uses where:

- Low Density is defined as including single detached, semi-detached, duplex and triplex dwellings up to a maximum of 22 units per hectare;
- *Medium Density* is defined as including town or row houses and apartments in a range of greater than 22 units per hectare up to a maximum of 35 units per hectare; and
- High Density is defined as including apartments in excess of 35 units per hectare.

The 150 single detached dwellings proposed for lots 1 through 150 have a combined area of 8.92 hectares and a density of 16.8 units per hectare and as such are considered low density residential. 360 dwellings are proposed within the four mid-rise apartment blocks (blocks 151 to 154) which will have a combined area of 5.42 hectares and a density of 66.4 units per hectare and as such, are considered high density residential.

Section 4.2.2 requires that new medium or high density residential development shall be subject to the following policies:

- 1. The proposed design of the residential development is compatible in scale with the character of surrounding uses;
- 2. The site is physically suited to accommodate the proposed development;
- 3. The proposed site can be serviced with adequate water supply and sanitary sewage disposal in accordance with the policies contained in Section 2.8 of this Plan;
- 4. The property shall have direct access to an arterial or collector road maintained to a municipal standard with capacity to accommodate traffic generated from the site;
- 5. Sufficient off-street parking facilities is provided in accordance with the standards set out in the Zoning By-law; and
- 6. Consideration shall be given to matters related to land use compatibility, traffic impacts and proximity effects such as noise and visual impacts.

The proposed design of the residential development is compatible with the scale and character of the surrounding uses. The mid-rise apartment buildings are proposed to be located around the central public park, and partially screened from the residential dwellings by the woodlot to the south. The apartment buildings will also provide desirable views to the north of the Kettle Creek Golf Course.

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Based on the geotechnical analysis, the northeast portion of the subject lands is not physically suited for shallow foundation single detached dwellings; however, the site is physically suited for deep foundation buildings like apartment buildings.

As is discussed in the servicing and geotechnical reports, the site can be adequately serviced with water supply and sanitary sewage in accordance with the requirements of the official plan.

Street A is proposed to be considered as an Urban Collector to provide direct access to the proposed apartment buildings. The Transportation Impact Study determined that the existing road network can accommodate the proposed development including the proposed high density uses.

Natural Environment

Schedule A2 Environmental Features of the Central Elgin OP identifies two wooded areas on the subject lands including the large wooded slope on the west side of the property and the small wooded ridge on the east side. Section 3.1.1.2 of the Official Plan provides the *Woodland Policies*, which indicate that the boundaries of the feature shown on Schedule 'A2' are based on aerial photography, and may be refined through an area specific Issues Scoping Report (ISR) and Environmental Impact Study (EIS).

Based on the ISR and EIS completed for the proponent, the eastern woodland is not considered significant due to its limited size (approximately 1.6ha), presence of invasive species (European Buckthorn) and decline of the dominant canopy (Ash Trees due to the presence of the Emerald Ash Boer), and distance from the nearest woodland. Due to the decline of the Ash trees, numerous trees are recommended for removal due to their high probability for structural failure. The EIS also determined that the decline of the Ash trees and removal of hazard trees also means that the woodland will not serve as significant wildlife habitat. Based on the declining health of the woodland, the removal of trees from the southwest corner and northern edge of the eastern woodland will not have a negative impact on the natural heritage system.

The northwest portion of the property is designated as Natural Heritage on Schedule G Port Stanley Land Use Plan and is identified as a Wooded Area on Schedule A2 Environmental Features. The EIS identified that the western woodland area is considered a Significant Woodland due to its size, and that it provides Significant Wildlife Habitat for migratory birds and other species. The proposed development vision identifies that several trees on the east side of the municipal drain and the edge of the woodland will be removed. Consistent with the findings of the EIS, the removal of these trees will not negatively impact the woodland or the wildlife habitat since they are separated by the drain from the main woodland.

The EIS identified that the meadow area at the top of the plateau in the northwest corner of the site is not part of the Significant Woodland and is characterized by sumac and other plants. Consistent with Section 3.1.1.2 of the CEOP the extent of the Significant Woodland and Natural Heritage Designation in the northwest portion of the subject lands is proposed to be refined consistent with the limits of the FOD5-2 and FOD7 Ecological Land Classifications identified in the EIS as illustrated in the Plan of Subdivision provided in Figure 22.

Two Butternut trees were also identified near the edge of the woodland in the northwest portion of the site. Further Butternut Health Assessments will be required prior to the future development of the residential block on the plateau in the far northwest corner of the site. A holding provision is proposed in the zooning by-law amendment to prevent development of this

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residential block until such time as it can be determined that development will not negatively impact the Butternuts.

Natural Hazards

The subject lands are influenced by a municipal drain which runs along the base of the western woodland and the northern boundary of the subject lands. The drain is part of the Kettle Creek Flood fringe and as such is subject to the Port Stanley Two-Zone Concept floodplain policies. No residential development is proposed within the flood fringe and a setback is proposed from the top of slope to the drain based on the results of the Slope Assessment and Geotechnical Analysis.

Based on the results of the geotechnical investigation of the soil suitability and ground water level, the majority of the agricultural field is suitable for the construction of single detached dwellings on the site are proposed to be built as slab-on-grade dwellings with no basement.

A Slope Assessment was also completed which assessed the slope in the northwest potion of the property as well as the small wooded ridge in the eastern woodland. Following the analysis it was determined that the ridge in the eastern woodland does not represent an erosion hazard, and as such, no Erosion Hazard Limit is required.

The slope within the western woodland was assessed and was determined that no stable slope allowance at the base was required due to the stability of the slope and the natural buffer created by the municipal drain. Consistent with the Ministry of Natural Resources (MNR) Technical Guide, and the CEOP, an Erosion Access Allowance of 6m is required at the top of the stable slope.

As is described in the Geotechnical Analysis and Servicing Report, the slope along the municipal drain is determined to be stable and as such a 6m Erosion Access Allowance is required from the top of slope consistent with the Section 3.2.2 of the CEOP.

Land Use Compatibility

There are no active industrial uses in the immediate proximity to the subject lands, and as such no negative land use compatibility impacts are anticipated from the proposed residential development. The single detached dwellings proposed for the southern portion of the site are consistent with the existing residential development along George Street. The houses proposed for the north side of George Street serve to continue the rhythm of the existing streetscape along George Street which features many single detached dwellings on the north and south sides adjacent to the subject lands. The mid-rise apartment buildings in the northeast portion of the site are proposed to be nestled between the eastern wooded area, the public parkland, and the golf course on the adjacent lands to the north. Locating the apartments here ensures that they are adequately buffered from existing residential uses by the wooded area, as well as provides scenic vistas of the adjacent gold course lands.

Plans of Subdivision

Consistent with the policies of Section 5.3.8.1 of the CEOP, the proposed Draft Plan of Subdivision will conform to the County of Elgin Official Plan and Municipality of Central Elgin Official Plan, and the Port Stanley Zoning By-Law as it is proposed to be amended. As is detailed in the Servicing Report, the proposed development can be provided with adequate services and facilities. The proposed development will not negatively impact the Natural Heritage Features and functions on the subject lands and adequate buffers have been provided from the Significant

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Woodland and municipal drain within the subject lands, as is described in further detail in the Environmental Impact Study (attached under separate cover).

The first phase of the development is proposed to include the construction of Street A and the residential dwellings that front on to it as well as the public parkland block at the north end of Street A. The extent of subsequent phases are still to be determined.

Based on the above analysis the concept plan is consistent with the general intent and purpose of the Municipality of Central Elgin Official Plan and no amendment to the Plan is required to permit the proposed development.

7. CONCLUSION

In conclusion, the proposed Seaglass Community is proposed to take advantage of the topography and natural features on the site to expand the residential land supply along George Street in northwest Port Stanley. Single detached dwellings on the southern portion of the site will promote the rhythm and pattern of development currently existing on George Street. The proposed parkland will serve as a focal point of the Seaglass neighbourhood and provide open space to the greater community that is currently lacking publicly owned park space and play opportunities. The proposed development has been designed to ensure the long term protection and preservation of the Significant Woodland and Wildlife Habitat on the western portion of the subject lands. The mid-rise apartment buildings proposed for the north end of the site will be nestled between the wooded area and parkland, and provide vistas over the adjacent golf course. The development was purposefully planned this way to make efficient use of the serviced land in the settlement area based on the recommendations of the geotechnical report.

Based on the forgoing analysis, the proposed Zoning By-Law Amendment is consistent with the policies of the Provincial Policy Statement, the County of Elgin Official Plan, and the Municipality of Central Elgin Official Plan, is consistent with the general intent and purpose of the Port Stanley Zoning By-Law, and represents good land use planning. It is recommended that the amendment be approved and the proposed Seaglass community in Port Stanley be permitted to proceed.

Respectfully Submitted,

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Richard A. F. Clar	
Tishore A.F. (XOV)_	ref (NI)

MONTEITH BROWN PLANNING CONSULTANTS

Michael A. R. Clark, MA

Planner

y McGuffin, MCIP, RPP

Vice President, Principal Planner

mclark@mbpc.ca

jmcguffin@mbpc.ca

MC:jmc

8. APPENDIX

Appendix 1 Record of Pre-Application Consultation

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Corporation of the Municipality of Central Elgin RECORD OF CONSULTATION

Central Elgin Planning Office 9 Mondamin Street St. Thomas, ON N5P 2T9

T: (519) 633-2560 F: (519) 633-6581

Date of Consultation: July 19, 2016		File # RC008-16	_
Municipal Address: 391 George Stre	eet, Port Stanley, Ontario		
Legal Description: Parts 1-8, Ref. Pl			
Registered Owner			
Name: 387476 Ontario Limited	Email:		
Address:			
Postal Code:	_ Phone:	Fax:	
Applicant/Agent Name: Julian Novick	تسمیل julian@wastell.ca	a	
		uilders	Group
		Address:	28
Chantry Place,			519-850-0020
	Postal Code: N6G 5A5	Phone: -	319-030-0020
blocks (townhomes or low rise apartme	ents) and an "upmarket outdoor	hospitality park".	
Attendance Municipal Staff: Don Leitch, Clerk/CAO Lloyd Perrin, Director c			
KCCA Staff: Joe Gordon, Director of Op	•		
KCCA Staff: Joe Gordon, Director of Op County Staff: Steve Evans, Manager of	perations		

Applicant: Julian Novick, Wastell Builders Group Rick Dykstra, Ricor Engineering Ltd.

Jody Pszczola, Ricor Engineering Ltd.

Jay McGuffin, Monteith Brown Planning Consultants

Summary of Discussion

Julian Novick provided a brief description of the proposed development, noting that it consists of mainly lots for single detached dwellings, blocks for multi family dwellings (townhomes or small apartments) and an outdoor hospitality park. They have currently retained EXP Consulting to undertake further geotechnical work. They have also retained a surveyor to have a detailed topo done of the property.

Jay McGuffin noted that the NE corner of the property contains the poorest soils. EXP is refining the current geotechnical data to more precisely define the limit of those poorest soils. Jay further noted that there was a lot registered at the west end of the property and that the flood plain is limited to the area beside the Marr Drain.

It was noted that the concept plan seeks to possibly move the location of the Marr Drain. Joe Gordon stated that because it is a municipal drain the KCCA is more flexible on proposals to relocate, but cautioned that the topography may require additional erosion control measures and possibly input from a fluvial geomorphologist. Lloyd Perrin stated that CE is currently having a report prepared for rehabilitation of the Marr Drain and agreed to investigate if there was existing topographic mapping of the drain as a result of the work currently being undertaken by the Municipality on the Drain.

Jim McCoomb asked if the applicant had retained an environmental consultant to address the Natural Heritage matters. Julian responded that they have a consultant out of Kitchener that does most of their work. Jim explained that the Official Plan policies require a two stage process. The first is an Issues Scoping Report (ISR) that examines what is there and does the SAR screening. Based on the results of the ISR an Environmental Impact Study (EIS) may be required and terms of reference for that will be developed by the consultant for approval of the Municipality and KCCA. The number of seasons of inventories will be set by the terms of reference. Lloyd stated that the ISR/EIS process will determine if the drain can be relocated and how far, then the geotechnical considerations may warrant further refinement. Jim also noted the biologist should examine the wooded ridge on the east side too.

Lloyd confirmed that there is treatment capacity for sewage at the lagoons and that the Municipality doesn't believe there is an issue with conveyance. He further identified that the lagoon is being upgraded to a full mechanical plant and a new pump is being added se of the train station on the se corner. Water is not an issue, the watermain on George Street is relatively new and the Municipality will be looking for it to loop through the subdivision. Lloyd agreed to see if the as-builts could be located and provided for the water.

Jay inquired if Low Impact Development (LID) measures could be considered for SWM to alleviate the need to provide for a pond. Rick and Lloyd discussed, and it was identified that the municipality would consider an LID proposal.

Julian stated that they are looking at 150 - 200 single detached units possible, maybe 120 - 150 if the multi family goes forward. Lloyd Perrin asked about the "hospitality park" and if it was intended to be a public park to be municipally owned. Jay explained that the concept is being refined but it is like a higher end RV park for transient use. Lloyd said that the municipality would expect it to be on full services. Julian added that the homes for certain parts of the development, due to poor soil conditions, are envisioned to be cottage style with no basements.

Lloyd stated that there will be a requirement for a traffic report that will have to examine the impacts of the proposed development on a broader basis. This project may trigger a need for improvements to the Bridge Street-William Street intersection. He prefers to not have lots fronting directly onto George Street. If they do, George Street may have to be upgraded to a full urban cross section. If they front internally, Lloyd confirmed that George Street would not have to be upgraded. Julian asked if the municipality was open to an alternative design for Street A, being the access to the hospitality park, for a wider cross section with median islands and boulevard enhancements. Lloyd responded that would likely not be a problem, that the municipality is undertaking something similar in terms of streetscape improvements to Edith Cavell Boulevard. Julian asked if those improvements would count towards any parkland dedication. Lloyd responded "no".

Steve Evans asked about any archaeological reports and if there was anything from the previous proposal. Julian stated that they were not aware of anything but that it would be beneficial if there was. Steve will check the historical file to see if there was anything and Julian will check with the Ministry of Culture to see if they have a record.

Julian asked if the proposed trail on the west side could be considered part of the overall parkland dedication. Lloyd said that was possible and the municipality would consider it in light of the trails master plan currently being developed. Jay asked if the municipality would be interest in the Natural Heritage block and Lloyd responded yes, but not as part of a parkland dedication.

Jay asked if the former registered plans had been deemed, Don and Lloyd confirmed that they had. Jay also asked if

the Municipality was seeking land or cash-in-lieu of park land. Lloyd confirmed that there was little to nothing in the way of public parkland in the area and the municipality would be looking for a land dedication. Jay then inquired if an area between the subdivision and the proposed Outdoor Hospitality Park would be entertained by the municipality as the soils are poor for development and the area could serve to provide additional buffer between the uses. Lloyd agreed in principle subject to the proponent satisfying the municipality that grading and drainage would be done to the satisfaction of the municipality to ensure no ponding issues.

Rick inquired if the Municipality had contact with the landowners to the east as the surveyors were currently on site and were inquiring about gaining access to the lands.

Jim asked what the applicant had in mind for the singles in terms of lot frontages and sizes. Julian replied that it would likely be a range of frontages and sizes. Their intent is to produce a block plan and adjust according to market demand as the development builds out.

Additiona	Consultation Required
Yes	✓ No

Please Note:

The Municipality reserves the right, in accordance with By-Law No. 1864, to request additional plans, documents, or other information to support the application at any time during the application review or public process.

APPENDIX A - Submission Requirements for a Complete Application

Application(s) to be Submitted:	
Official Plan Amendment	Zoning By-law Amendment
✓ Draft Plan of Subdivision	Draft Plan of Condominium
Site Plan Approval	Minor Variance
Consent	
Plans:	
Site Plan	Servicing Plan
✓ Grading Plan	Landscape Plan
Notes and Details Plan	Elevation & Massing Plan
Temporary Conditions Plan	Survey Plan
Floor Plans	✓ Erosion and Sediment Control Plan
Site Lighting Plan/Photometric	Site Demolition Plan
Other	Other
Supporting Documentation:	

Archaeological report (if no report has been done yet or requires updating). Servicing report (sanitary, piped water, stormwater management). ISR & EIS (if required by ISR results).

Traffic impact analysis.

Planning report.

<u>APPENDIX B</u> – List of Agency Contacts

Joe Gordon, Director of Operations, KCCA 519-631-1270, Ext. 226 joe@kettlecreekconservation.on.ca

Steve Evans, Manager of Planning, County of Elgin 519-631-1460, Ext. 126 sevans@elgin.ca

Open House Sign-In Sheets Appendix 2

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OPEN HOUSE - Seaglass (George Street) - SIGN IN SHEET

2017-11-14

Name	Address	Phone	Email	I would like to receive mailings with updates from the developer (Y/N)
SAIL LAMB	302 FLANCES ST. PORT.	PLEASE - NO DARKSHOWG /	gail@gailelamb.com	
MIKE & HANGO KARDA	145 WILLIAMST, PORT		Mike. Karda hu Ime statefor	m.com Y
JACK LAWRENCE	404 408 GBORGE ST POR		Joekl Drogersean	
LISAFITZMANICE.	361 Warren St.		pt fitz Whot mail.com	
COLLEEN ROW	378 GEORGE ST			
Mike Loucks	378 GEORGE ST			
Rith Heard	476A Lower Spring St.	226-658-1288	ruthheard@rogers	Com Y
Tilia x George Piquida			puliapage choa rocers	
Wendya John Sim	208 Prospect St. Port		wendyleigh sim Chotmail.	j //
JOHN L BOLT	190 BOLT VILLE PL.		JIB456J CROGERS.con	,
DAVE TILLEY	186 FREDERICK ST	~	DTILLEY@EXECULINK	*COM
Teresa Wilson	424 George St		tobt wilson abell net	. 1
AARON CARROCE	454 GEORGE			(
MATASHA LONGTHORN				
K. BIERZING	3174 GEORGE		bbierling & lyle cook	c.ca Y

				I would like to receive mailings with updates from
Name	Address	Phone	Email	the developer (Y/N)
KICHAND HADDON	249 CURRE STANLES		RHADOWN EXECULINE CO.	47
DAVE COOK	344 GEORGE ST.		DAVIDICOOK CROGERS. 60 M	
Stephen Carr	44709 Sothdale		correi (
Dovid ma Cothy	178 Sydenham PT. Stanley		DIMC-1999@ yaheo, com	
Sanda Carson	571 Edith Carell Block W		Samabranagmail.com	<u>(</u>
KICH MCCLENAGHAN/	464 W. EPITH CAVELLBEUD.			
h Vaughe	255 Frances St.		Michard Joretta @ hot mail. con	٥
R. WRICHT	16 16		//	
G. Lawrence	422 George St		gmlawrence 1707 @h	otmail-any
WAN FORMER	45425 Power Harris		Wanforte @ wew-con	1
Levisatasfor	425 Torner Hough		<u> </u>	
Dan McNeil	458 W. Edith Cavell			
R.Meclenaghan	464 W. Gdith Cavell		ramjam 464@hotmail.	· ·
Sharon Miller	371 George St	519-670-5921	mason ville 1027@rogers	
	V	7 3 7	. 0	

				I would like to receive
				mailings with updates from
Name	Address	Phone	Email	the developer (Y/N)
Man	It Stanley ON.	519-182 383/		N.
ED BLACK	10 GUSLEY PORT STANLEY NEW	/	edmind block @ Ovtlook.co	u YES
Kathy Mcneil.	458 West Edith Cavell Blod !			7.7
Syxu Braces	2000 CALLAH 8T		WAYNGHARDBONG FOCERS CO	
Sym Cliva	186 Sydenham St	519 X24604	c.1. ofiver@ maprs.00	m YES
JOHD OLIVEIRA	414 GFORGE ST.	226-373-4597	Joliveira @ bell. NET	YES
James Glover	62970He Dr. Appin	519-661-7672	james gluv Egmail.com	Yes

Appendix 3 By-Law 1757 (Adopted September 13, 1976)

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THE CORFORATION OF

THE VILLAGE OF PORT STANLEY

BY LAW 1757

(A by law to amend By Law No. 1507)

THE COUNCIL OF THE CORPORATION OF THE VILLAGE OF PORT STANLEY ENACTS
AS FOLLOWS:

- By Law 1507, as amended, is further amended as follows:
 - (1) by deleting from the Open Space Zone 2 (OS2) and from the Institutional Zone (IN) shown on MAP PART 2 of section 3, which section includes the zoning maps and schedules, the lands marked "R1" and shown in heavy solid lines on Schedule "A" hereto, which Schedule is attached to and forms part of this By Law and by including such lands in the Residential Zone 1 (R1) of By Law 1507, as amended, and the provisions of subsection 9.2.1 shall apply to such lands.

- (2) by adding to section 3, Schedule "A" to this by law and such Schedule shall form part of By Law 1507, as amended, and shall be known as "MAP PART 2 (b)" to By Law 1507, as amended.
- No part of this By Law shall come into force without the approval of The Ontario Municipal Board, but upon such approval this By Law shall take effect on the date of the passing thereof.

READ THREE TIMES AND FINALLY PASSED this 13th day of September, 1976 A.D.

D.J. LaCroix Clerk-Treasurer

Reeve

UNIT

I CENTIFY THIS TO BE

A THUE COPY OF

By daw 1757

14 Sep 16

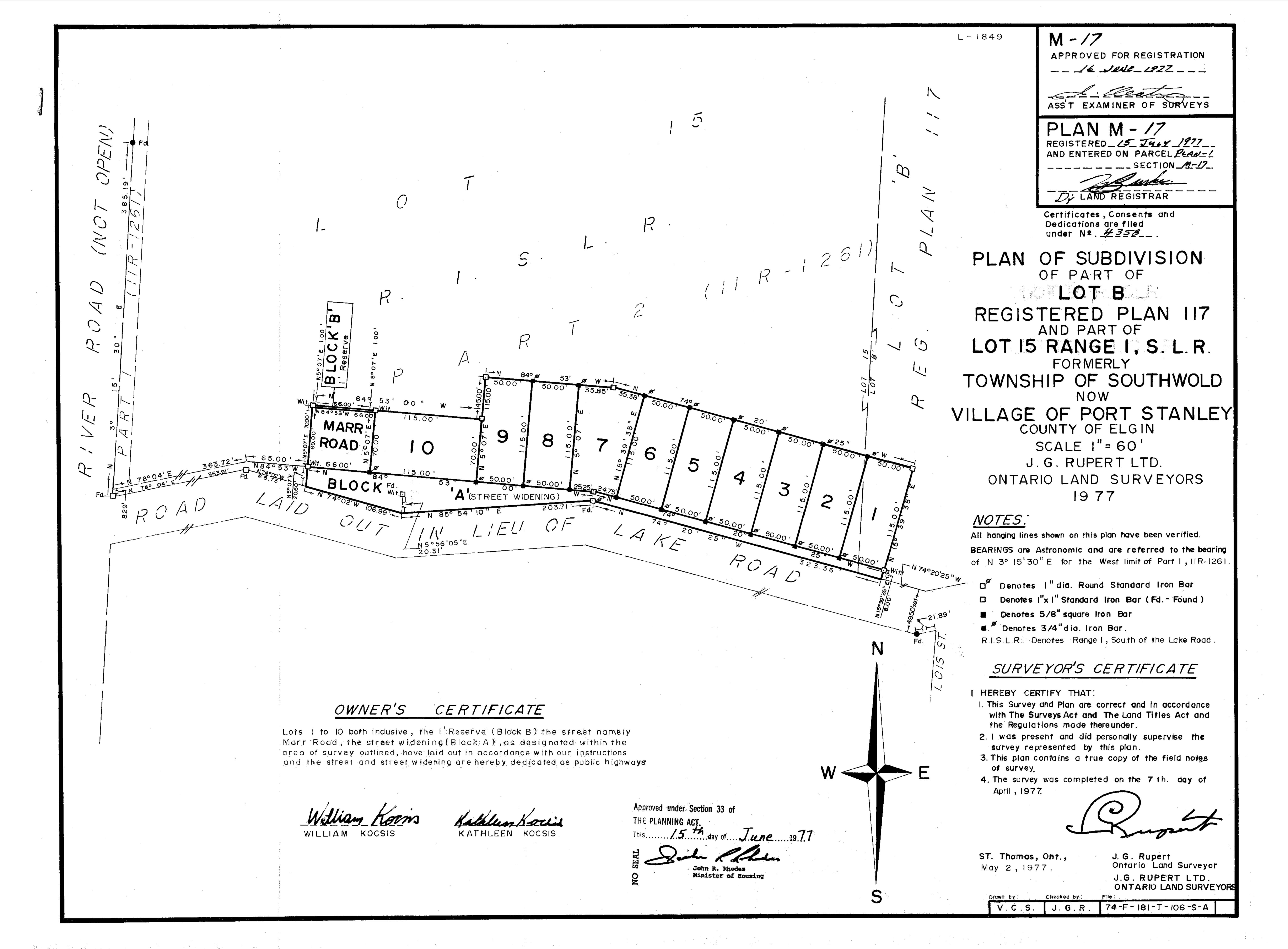
CLERK

Village of Port Stanley

BY - LAW Nº 1507 STANLEY VILLAGE OF PORT SCHEDULES ZONING AND MAP PART 2(b) SECTION 3 2..|| 2 2. . 8 2 8 September 1976 THINDN និ 2 BY LAW A 9 8 THIS IS SCHEDULE "A" TO PASSED ON THE 13th DAY Makey 2 . STANLEY . . * æ Clerk 8 PORT DEA • P 5 RIVER RD VILLAGE 思 SOUTHWOLD . . FYKE . 28 22 .. 18 V TO BY: D.L. STORER I CERTIFY THIS TO BE •• A TRUE COPY OF .. 0. 500 Map Part 2(b) 18 RP . 14 Sep 16 Thalrong DATE CLERK ... Village of Port Stanley

Appendix 4 Plan M-17 (Registered July 15, 1977)

March 2018 Page **52** of **58**



By-Law 1811 (Adopted October 3, 1977) Appendix 5

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Village of Port Stanley By-law # 1811 A By-law to amend By-law 1507

THE COUNCIL OF THE CORPORATION OF THE VILLAGE OF PORT STANLEY ENACTS AS FOLLOWS:

- By-law 1507 as amended is further amended by deleting from the 1. OS2 zones shown on Map Parts 2 and 3 of Section 3, which section includes the zoning maps and schedules, the lands marked "R1-2" and shown in heavy solid lines on Schedule "A" and Schedule "B" hereto, which schedules are attached to and form part of this by-law and by including such lands in the Residential Zone 1 (R1) of By-law 1507 as amended and the provisions of subsection 9.2.2.2 of By-law 1507 as amended shall apply to such lands.
- Section 3 of By-law 1507 as amended is further amended by adding thereto Schedule "A" and Schedule "B" to this by-law and such schedules shall form part of By-law 1507 as amended and shall be known as "MAP PART 2(f)" and as "MAP PART 3(f)" respectively to By-law 1507 as amended.
- By-law 1507 as amended is further amended by adding the following subsection after subsection 9.2.2.1.2 and before/section 9.2.2.3 "9.2.2.2
 - 9.2.2.2.1 Defined Area: R1-2 as shown on the Zoning Map, Parts 2(f) and 3(f). The provisions of paragraph (a) and (b) of subsection 9.2.1.10 9.2.2.2.2 Exceptions: shall not apply to the defined area.
 - 9.2.2.2.3 Ground Floor (a) 1100 square feet for a one Area:
 - storey one-family dwelling.
 (b) 1100 square feet for one dwelling unit of a semidetached dwelling."
- 4. By-law 1507 as amended is further amended by deleting from the OS2 zone shown on MAP PARTS 2 and 3 of Section 3, which section includes the zoning maps and schedules, the lands marked 053-6 and shown hatched on Schedules "A" and "B" hereto and by including such lands in the Open Space Zone 3 (OS3) of By-law 1507 as amended and the provisions of subsection 8.4.2.6 shall apply to such lands.

5. Subsection 8.4 of By-Taw 1507 as amended is further amended by adding thereto after subsection 8.4.2.5.5 and before section 9 the following subsection:

"8.4.2.6

8.4.2.6.1	Defined Area:	OS3-6 as shown on the Zoning Map, Parts 2(f) and 3(f).
8.4.2.6.2	Prohibited Uses:	Subject to 8.4.2.6.3, the uses permitted by subsection 8.4.1.1 (b) to (e) inclusive.
8.4.2.6.3	Other Permitted Uses:	Conservation, drainage, flood control and recreational uses excluding any recreational use requiring or involving the use of a vehicle or device propelled or driven otherwise than by muscular power.
8.4.2.6.4	Permitted Buildings and Structures:	No building and structure shall be permitted except buildings and structures erected by a municipal or conservation authority for conservation, drainage and flood control purposes."

6. Subsection 8.3 of By-law 1507 as amended is further amended by adding thereto after subsection 8.3.2.1.5 and before subsection 8.4 the following subsection:

"8.3.2.2

8.3.2.2.1 Defined Area:
OS2-2 as shown on the Zoning Map, Part 2(f).

8.3.2.2.2 Other Permitted Uses:

A temporary road."

- 7. The provisions of subsection 8.3.2.2 shall apply to the lands designated OS2-2 and shown cross-hatched on Schedule "A" to this by-law.
- 8. No part of this by-law shall come into force without the approval of the Ontario Municipal Board but upon such approval, this by-law shall take effect on the date of the passing thereof.

READ THREE TIMES AND FINALLY PASSED this 3 Not day of OCTOBER, 1977.

Clerk

Registohn p Temeto

STANLEY BY-LAW N= VILLAGE OF PORT 1507 SCHEDULES MAP AND MAP PART 2(f) SECTION 3 18 0 1 1 1 1 1 .. 11 1.1 930 FT AVAGA 22 23 24 39 20 25 20 20 20 20 20 20 20 STANLEY 223 RI-2 51 **a**: PORT 2 30 PO RIVER BD. VILLAGE 160 SOUTHWOLD 3 3 CHARLES LAKE THIS IS SCHEDULE "A" TO BY-LAW Nº 181 91 WVI VOT 21

EBEDEBICK 2

WVI LER 21


WVI LER 21

WVI LER 21 Thaken THE 3rdDAY OF OCT H 0 TOWNSHIP 8 2 . 3 . 4P 160 CLERK 150

VILLAGE OF PORT STANLEY BY- L/ V Nº 1507 SCHEDULES ZUNING AND MAP PART 3(f) SECTION 3 CREEK 904 NATIONAL CANADIAN PORT STANLEY CARLOW 94 VILLAGE MILL TO BY-LAW Nº PASSED ON THE 3T CAY, OF, OCT RI-2 <u></u> THIS IS SCHEDULE CLERK DRAWN BY. D.L. STORER RIVER RD. (closed) TOWNSHIP SOUTHWOLD OF

Appendix 6 Plan M-30 (Registered February 26, 1981)

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Appendix 7 By-Law 2428 (Adopted February 27, 1989)

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THE CORPORATION OF

THE VILLAGE OF PORT STANLEY

By-law No. 2428

THE COUNCIL OF THE CORPORATION OF THE VILLAGE OF PORT STANLEY ENACTS AS FOLLOWS:

- 1. Reference herein to By-law No. 1507 shall be deemed to be reference to By-law No. 1507 with all amendments thereto.
- By-law No. 1507 is amended by adding to Section 3, Schedules "A" and "B" of this By-law, which Schedules, are attached to and form part of this By-law and such Schedules shall form part of By-law No. 1507 and shall be known as "Map Part 2(x)" and as "Map Part 3(x)" respectively to By-law No. 1507. 2.
- By-law No. 1507 is further amended by designating the area shown in heavy solid lines on Schedules "A" and "B" to this By-law as "R1-21" and the provisions of subsection 9.2 of By-law 1507 shall apply to such lands subject to subsection 9.2.2.21 of By-law No. 3. 1507 as enacted by subsection 4 of this By-law.
- By-law No. 1507 is amended by adding thereto after Section 9.2.2.20 and before Section 10, the following new subsection:

"9.2.2.21

9.2.2.21.1	Defined Area:	etri	R1-21,	as	shown	on	Zoning	Map
			Parts 2	2(x)	and :	3(x)	ľ	

1 metre 9.2.2.21.2 Side Yards:

9.2.2.21.3 Front Yards

(a) 9 metres for lots fronting on George St. and Marr Road. (b) 7.6 metres for lots fronting

on local streets in residential subdivisions.

9.2.2.21.4 <u>Coverage:</u>

30% maximum for the dwelling

9.2.2.21.5 Floor Area Ratio:

0.60 maximum

9.2.2.21.6 Height:

5 metres maximum for accessory buildings or structures.

9.2.2.21.7 Minimum Ground Floor Area:

(a) 102 square metres for a 1 storey dwelling

(b) 102 square metres for one dwelling unit of a semi detached dwelling

9.2.2.21.8 <u>Exceptions</u>

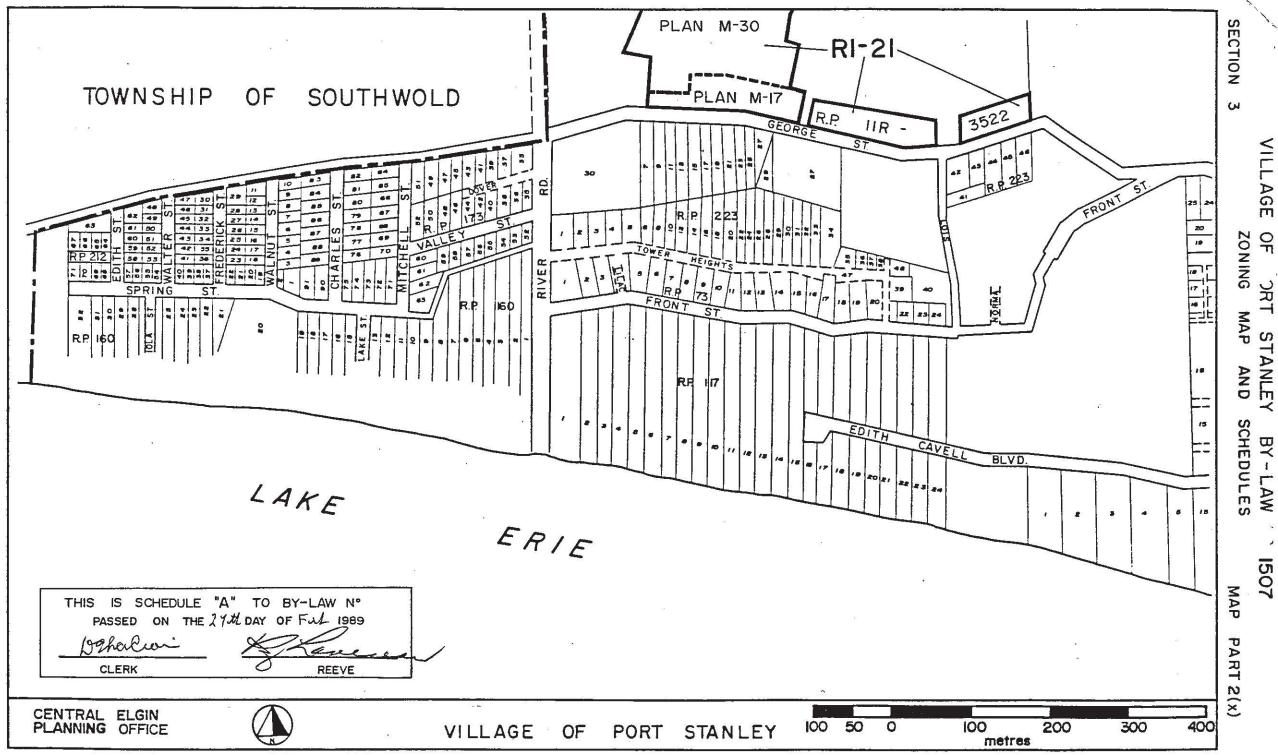
The provisions of subsections 9.2.1.1(b), 9.2.1.2(b), 9.2.1.6(a), 9.2.1.7.1, 9.2.1.7.2, 9.2.1.8(b), 9.2.1.9, and 9.2.1.10 shall not apply to the defined area."

- 5. a) If no notice of appeal to this By-law is filed with the Clerk of the Corporation of the Village of Port Stanley, within the time prescribed by the regulations, this By-law thereupon comes into effect as of the date it has finally passed.
 - b) If notice of appeal to this By-law is filed with the Clerk of the Corporation of the Village of Port Stanley within the time prescribed by the regulations, the By-law shall be submitted to the Ontario Municipal Board, and the By-law does not come into force until such appeals have been dispensed of by the Ontario Municipal Board.

READ A FIRST TIME this 27th day of February , 1989

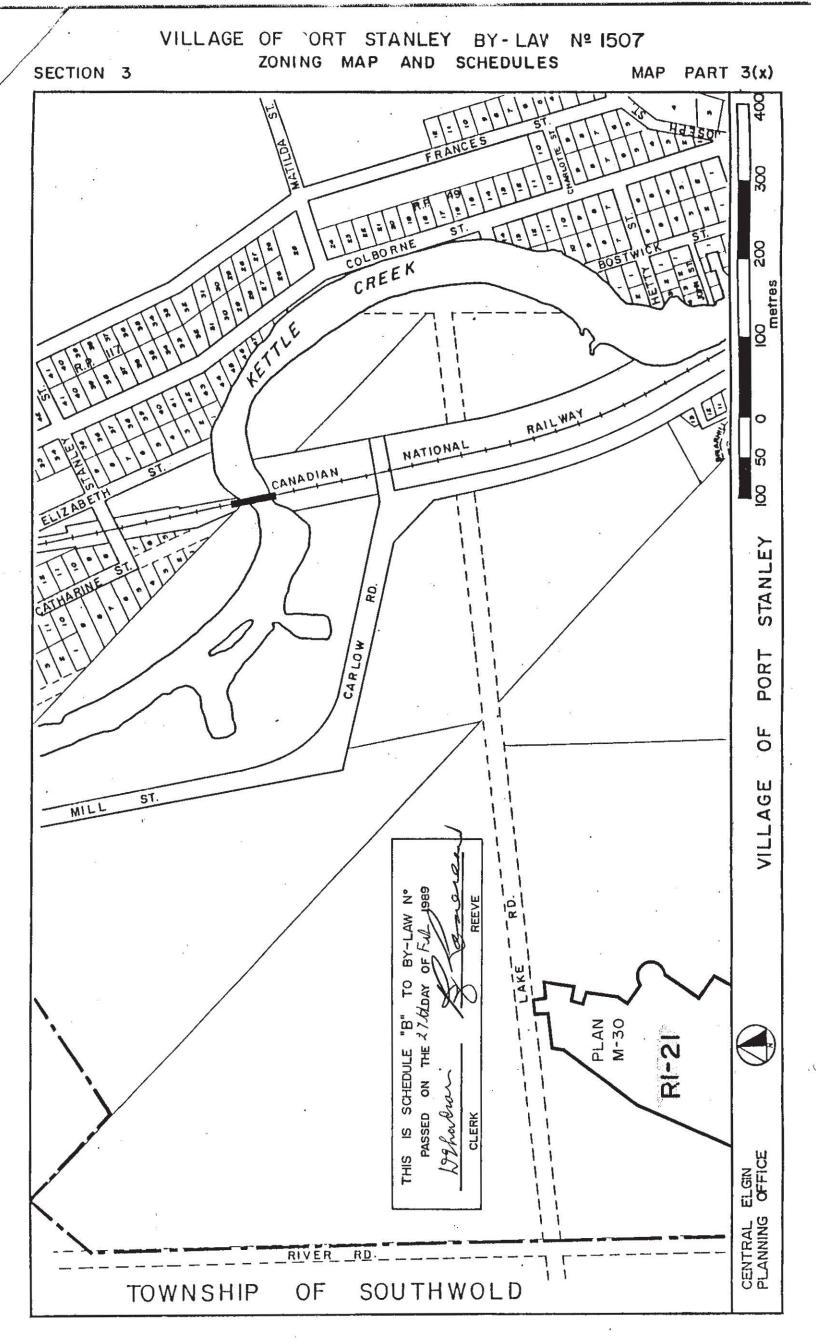
READ A THIRD TIME AND FINALLY PASSED this 27th day of futury, 1989

Dehatroni Reeve



1507

SK.



Appendix 8 MTCS Review and Entry into Register of Stage 1-2
Archaeological Reports

March 2018 Page **56** of **58**

Ministry of Tourism, Culture and Sport

Archaeology Programs Unit Programs and Services Branch Culture Division 401 Bay Street, Suite 1700 Toronto ON M7A 0A7 Tel.: (519) 675-6898 Email: Shari.Prowse@ontario.ca

Ministère du Tourisme, de la Culture et du Sport

Unité des programmes d'archéologie Direction des programmes et des services Division de culture 401, rue Bay, bureau 1700 Toronto ON M7A 0A7 Tél. : (519) 675-6898

Email: Shari.Prowse@ontario.ca



Jan 12, 2017

Lafe Meicenheimer (P457) Golder Associates Ltd. 1 - 309 Exeter London ON N6L 1C1

RE: Review and Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, "STAGE 1-2 ARCHAEOLOGICAL ASSESSMENT George Street Land Parcel Port Stanley, Ontario, Parts 1-8 11R-1261, Former Township of Southwold, Now Municipality of Central Elgin, Elgin County, Ontario ", Dated Jan 4, 2017, Filed with MTCS Toronto Office on Jan 10, 2017, MTCS Project Information Form Number P457-0028-2016, MTCS File Number 0005401

Dear Mr. Meicenheimer:

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 has been carried out in order to determine whether the licensed professional consultant archaeologist has met the terms and conditions of their licence, that the licensee assessed the property and documented archaeological resources using a process that accords with the 2011 Standards and Guidelines for Consultant Archaeologists set by the ministry, and that the archaeological fieldwork and report recommendations are consistent with the conservation, protection and preservation of the cultural heritage of Ontario.

The report documents the Stage 1-2 assessment of the study area as depicted in Map 10 of the above titled report and recommends the following:

Based on the results of the Stage 1 background study and the Stage 2 property assessment, it was concluded that the pre-contact Aboriginal material identified at Locations 1 and 3 has no further cultural heritage value or interest, while Location 2 (AeHh-150) does has further cultural heritage value or interest and further archaeological assessment is required.

Given these findings the following recommendations are provided:

- 1) The cultural heritage value or interest of Locations 1 and 3 has been sufficiently assessed and documented, the sites may be considered free of further archaeological concern, and no further archaeological assessment of these sites is required.
- 2) Location 2 (AeHh-150) possesses cultural heritage value or interest and should be subject to a Stage 3 site-specific archaeological assessment prior to any development impacts.

- 3) As outlined in Section 2.0 of the report herein, Golder conducted two CSP) collections at Location 2 (AeHh-150) during the Stage 2 assessment that met all requirements outlined in Section 3.2.1 of the Ministry of Tourism, Culture and Sport's Standards and Guidelines for Consultant Archaeologists (Government of Ontario 2011). This was done to take advantage of good site conditions at the time. As such, when the Stage 3 site-specific assessment of Location 2 (AeHh-150) is ready to proceed it is recommended that it begin with the hand excavation of test units as outlined in Section 3.2, as well as Table 3.1, of the Ministry of Tourism, Culture and Sport's Standards and Guidelines for Consultant Archaeologists (Government of Ontario 2011).
- 4) Since Location 2 (AeHh-150) has been identified as a large, diffuse pre-contact Aboriginal site where it is not clearly evident that Stage 4 mitigation of impacts will be required, it is recommended that the test unit excavation strategy should follow Table 3.1, Standards 5, 6, and 7. Specifically, multiple grids of test units should be excavated at 5 metre intervals over areas of artifact concentration. However, as no distinct artifact concentration were identified, despite conducting two CSP collections, it is recommended that the test units should focus on the four diagnostic projectile points. Additional test units amounting to 20% of the initial grid unit total around each point should be excavated between the points to further document the artifact distribution. Finally, test units amounting to 10% of the initial grid unit totals should be excavated on the periphery of the initial test units centres on the projectile points to sample the site periphery. Archaeologists will also engage with First Nation groups expressing interest in the archaeological resources of the area, as per Engaging Aboriginal Communities in Archaeology (Government of Ontario 2010).

All units should be excavated into the first five centimetres of subsoil unless a cultural feature is uncovered. Any features identified during the Stage 3 assessment should have their plan view drawn; each feature should be covered with geotextile fabric prior to backfilling. All soil excavated from the test units will be screened through six millimetre hardware cloth to facilitate the recovery of artifacts that may be present. The recovered artifacts will be tagged in the field by their provenience unit and returned to the laboratory for washing, cataloguing and analysis.

Based on the information contained in the report, the ministry is satisfied that the fieldwork and reporting for the archaeological assessment are consistent with the ministry's 2011 Standards and Guidelines for Consultant Archaeologists and the terms and conditions for archaeological licences. This report has been entered into the Ontario Public Register of Archaeological Reports. Please note that the ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.

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

Sincerely,

Shari Prowse Archaeology Review Officer

cc. Archaeology Licensing Officer
Julian Novick, Wastell Homes
Susan Galloway, Elgin County, Land Division

¹In no way will the ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

Appendix 9 MTCS Review and Entry into Register of Stage 3
Archaeological Report

March 2018 Page **57** of **58**

Ministry of Tourism, Culture and Sport

Archaeology Programs Unit Programs and Services Branch Culture Division 401 Bay Street, Suite 1700 Toronto ON M7A 0A7 Tel.: (519) 675-6898

Email: Shari.Prowse@ontario.ca

Ministère du Tourisme, de la Culture et du Sport

Unité des programmes d'archéologie Direction des programmes et des services Division de culture 401, rue Bay, bureau 1700 Toronto ON M7A 0A7 Tél.: (519) 675-6898

Email: Shari.Prowse@ontario.ca



May 29, 2017

Lafe Meicenheimer (P457) Golder Associates Ltd. 1 - 309 Exeter London ON N6L 1C1

RE: Review and Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, "STAGE 3 ARCHAEOLOGICAL ASSESSMENT Finger Ridge Site (AeHh-150) George Street Land Parcel Port Stanley, Ontario, Parts 1-8 11R-1261 Former Township of Southwold, Now Municipality of Central Elgin, Elgin County, Ontario ", Dated Nov 30, 2016, Filed with MTCS Toronto Office on Apr 27, 2017, MTCS Project Information Form Number P457-0032-2016, MTCS File Number 0005401

Dear Mr. Meicenheimer:

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 has been carried out in order to determine whether the licensed professional consultant archaeologist has met the terms and conditions of their licence, that the licensee assessed the property and documented archaeological resources using a process that accords with the 2011 Standards and Guidelines for Consultant Archaeologists set by the ministry, and that the archaeological fieldwork and report recommendations are consistent with the conservation, protection and preservation of the cultural heritage of Ontario.

The report documents the Stage 3 assessment of one archaeological site located within the study area as depicted in Map 3 of the above titled report and Tile 1 of the Supplementary Documentation. The report recommends the following:

Based on the results of the Stage 3 site-specific assessment conducted at the Finger Ridge Site (AeHh-150), it is concluded that the cultural heritage value or interest of the site has been sufficiently assessed and documented, the site may be considered free of further archaeological concern, and Stage 4 mitigation of impacts is not required.

Based on the information contained in the report, the ministry is satisfied that the fieldwork and reporting for the archaeological assessment are consistent with the ministry's 2011 Standards and Guidelines for Consultant Archaeologists and the terms and conditions for archaeological licences. This report has been entered into the Ontario Public Register of Archaeological Reports. Please note that the ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.

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

Sincerely,

Shari Prowse Archaeology Review Officer

cc. Archaeology Licensing Officer
Julian Novick, Wastell Homes
Susan Galloway, Elgin County, Land Division

¹In no way will the ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

Appendix 10 References

Corporation of the Village of Port Stanley (1968) Village of Port Stanley By-Law #1507. Port Stanley, ON.

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exp Services Inc. (2017a) Wastell Homes: Geotechnical Report. London, ON.

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Golders Associates (2017b) Stage 3 Archaeological Assessment. London, ON.

Ministry of Municipal Affairs and Housing (2014) 2014 Provincial Policy Statement. Toronto, ON.

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Natural Resource Solutions Inc. (2018) Seaglass in Port Stanley: Scoped Environmental Impact Study. Waterloo, Ontario.

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