



THE ANGRISH GROUP

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Norfolk County Official Plan Review Redesignation Request

Argyle Avenue (ext.), Delhi, Norfolk County

Prepared For: 1064928 Ontario Inc.

Prepared By: The Angrish Group

January 10, 2022

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1. Introduction and Background

The Angrish Group on behalf of 1064928 Ontario Inc., owners of the property located on Argyle Avenue (extension), are pleased to submit this letter requesting the Council of Norfolk County to consider a change in land use designation of the subject lands. The request involves changing the designation on a portion of the lands from Protected Industrial to Urban Residential and Industrial through Growth Management Process. The rationale for this request is included in the report.

The lands are located within the Urban Area Boundary for Delhi, the third largest Urban Area in the County. The property is currently designated Protected Employment (Map 2) in the Norfolk County Official Plan, 2018 (the “Official Plan”). The Official Plan was Adopted by Council in 2006 and has undergone several Five Year Reviews, with the recent Five Year Review approved by the Ministry of Municipal Affairs and Housing in 2018.

The County initiated its first ever Growth Management Study in June 2021 which will provide guidance on where to direct growth within the County to accommodate the projected population and economic growth over a 25–30-year planning horizon. As part of the Growth Management Study, a Land Evaluation Study has been started to evaluate the land use classifications in Agricultural Designation, which is anticipated to be completed by late Spring-early Summer, 2022. In addition, the Growth Management Study will evaluate the land use designations and establish long-term principles for efficient growth and development in the County. The process will establish the planning framework for the growth and development for 2051 horizon as well as bringing the current Official Plan in conformity with the Provincial Policy Statement, 2020. Through this process, site specific requests can be submitted to Council’s consideration, subject to analysis of Provincial Policies.

2. Location and Description of Lands

The property is located on the west side of Fertilizer Road and is described as Part Lot 22 Concession 12 Windham; South & East Part 1 37R10348; S/T easement over Part 12 on 37R5545. The lands are around 50 acres (20 hectares) in size with frontage on Argyle Avenue. Argyle Road is being extended by the current owners as part of their Phase 3-Bluegrass Subdivision located north of these lands. The lands have recently been severed from the larger farm holdings in Summer, 2021.

The subject property is currently being farmed and no buildings or structures are located on the lands. The property is surrounded by recently approved residential subdivision to

the north. Employment uses are located to the south and west of the lands. Agricultural uses are located to the north and east of the lands. There are no environmental features located on or abutting the lands.

Map 1 shows the location of the property and the surrounding land uses.

Map 1: Location of Subject Lands



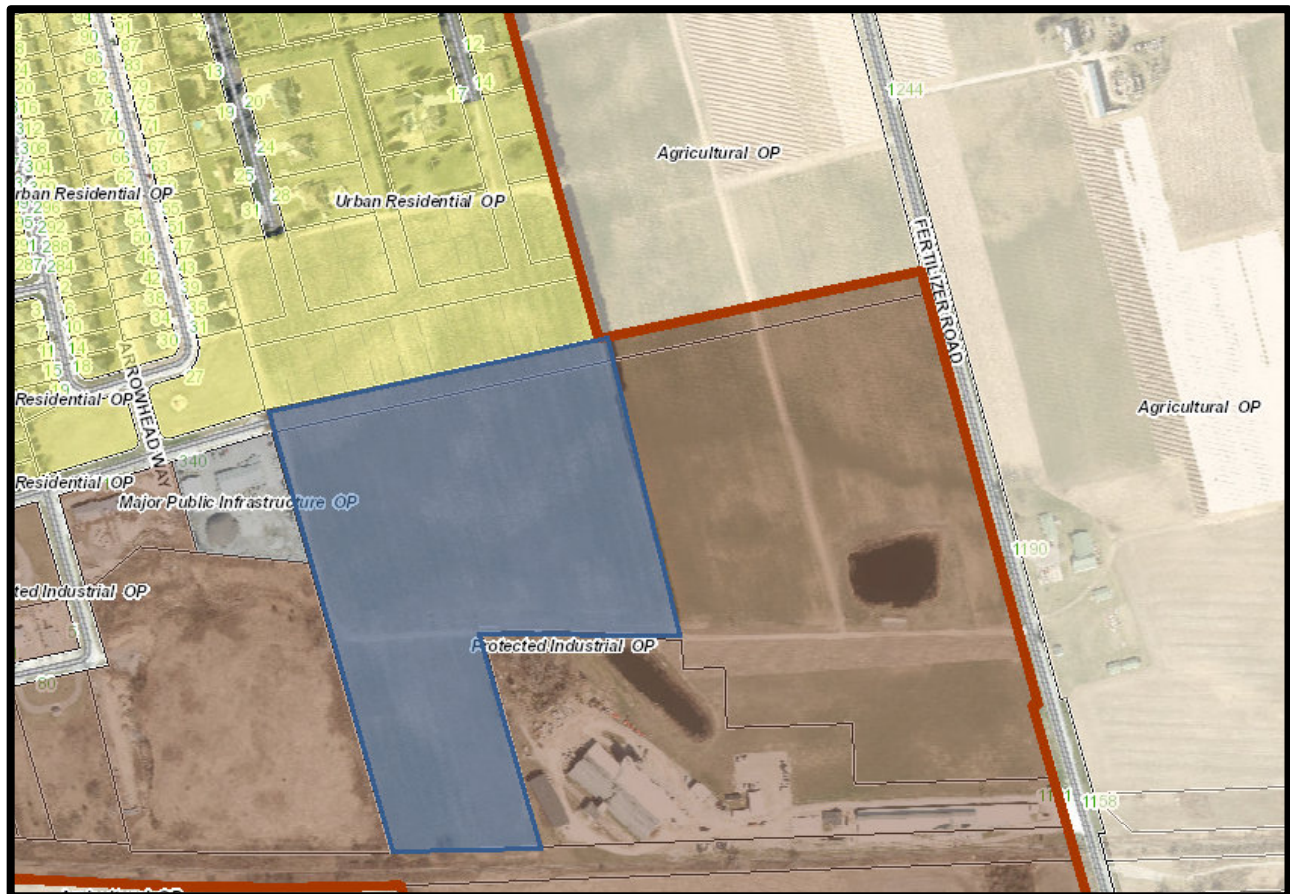
3. Official Plan

The Norfolk County Official Plan was adopted by County Council in 2006 with the five-year review completed in 2018. The Official Plan was approved by the Ministry of Municipal Affairs and Housing on October 5, 2018. The Official Plan provides a framework of objectives and strategies, land use designations and policies intended to guide the future growth and development in the County which will result in strong, balanced, sustainable, and complete communities.

The lands are located within the Urban Boundary of Delhi and are currently designated as Protected Industrial in Norfolk County Official Plan. The Protected Industrial Designation comprises of a variety of industrial, employment and accessory commercial uses including offices, and related uses.

An excerpt from Schedule B-17 Land Use is included as Map 2 below.

Map 2: Official Plan Excerpt

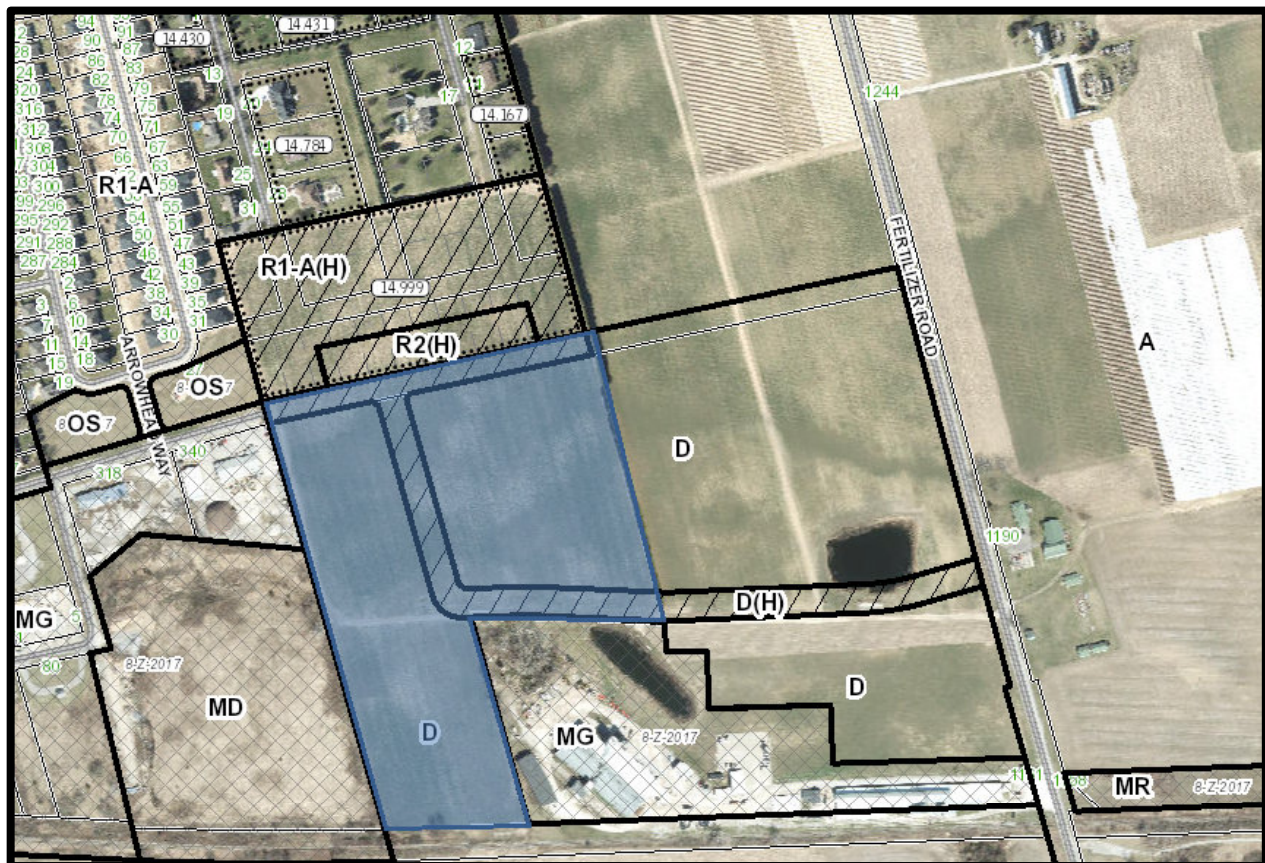


The site is located on Argyle Avenue (extension) which is classified as a Collector Road in Schedule E-4-Transportation. The potential extension depicted on the Schedule E-4 has been negotiated with the land owner and relocated as shown on the Zoning Map 3 below. The property is located approximately 40KM from the closest interchange to the Provincial Highway 403.

4. Zoning By-Law

The site is zoned Development (D) (Map 3 below) in the Norfolk County Zoning By-Law 1-Z-2014. The zone category allows for single detached dwellings, farm uses with some exceptions, farm produce outlet as an accessory to the farm, home industry and home occupation uses. A Holding (H) provision shown on the site applies to a future road connection to Fertilizer Road.

Map 3: Current Zoning



5. Rationale for the Request for Redesignation

Approximately 2.47 hectares (6.1 acres) of designated employment lands are requested to be redesignated from Protection Industrial to Urban Residential and Industrial designation through the ongoing Official Plan Review. The request is analysed based on Provincial Policy Statement (2020) and the current Norfolk County Official Plan.

5.1. Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (PPS) is issued in accordance with Section 3 of the Planning Act and came into effect on May 1, 2020. Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” the PPS.

The PPS provides policy direction on matters of provincial interest related to land use planning and development in Ontario and sets the policy foundation for regulating the development and use of land. The PPS encourages efficient development patterns that support sustainability by promoting strong, livable, healthy, and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

According to the PPS, Municipalities and Planning Authorities may permit conversion of employment lands to a non-employment use only through the Municipal Comprehensive Review.

1.3.2.2 At the time of the official plan review or update, planning authorities should assess employment areas identified in local official plans to ensure that this designation is appropriate to the planned function of the employment area.

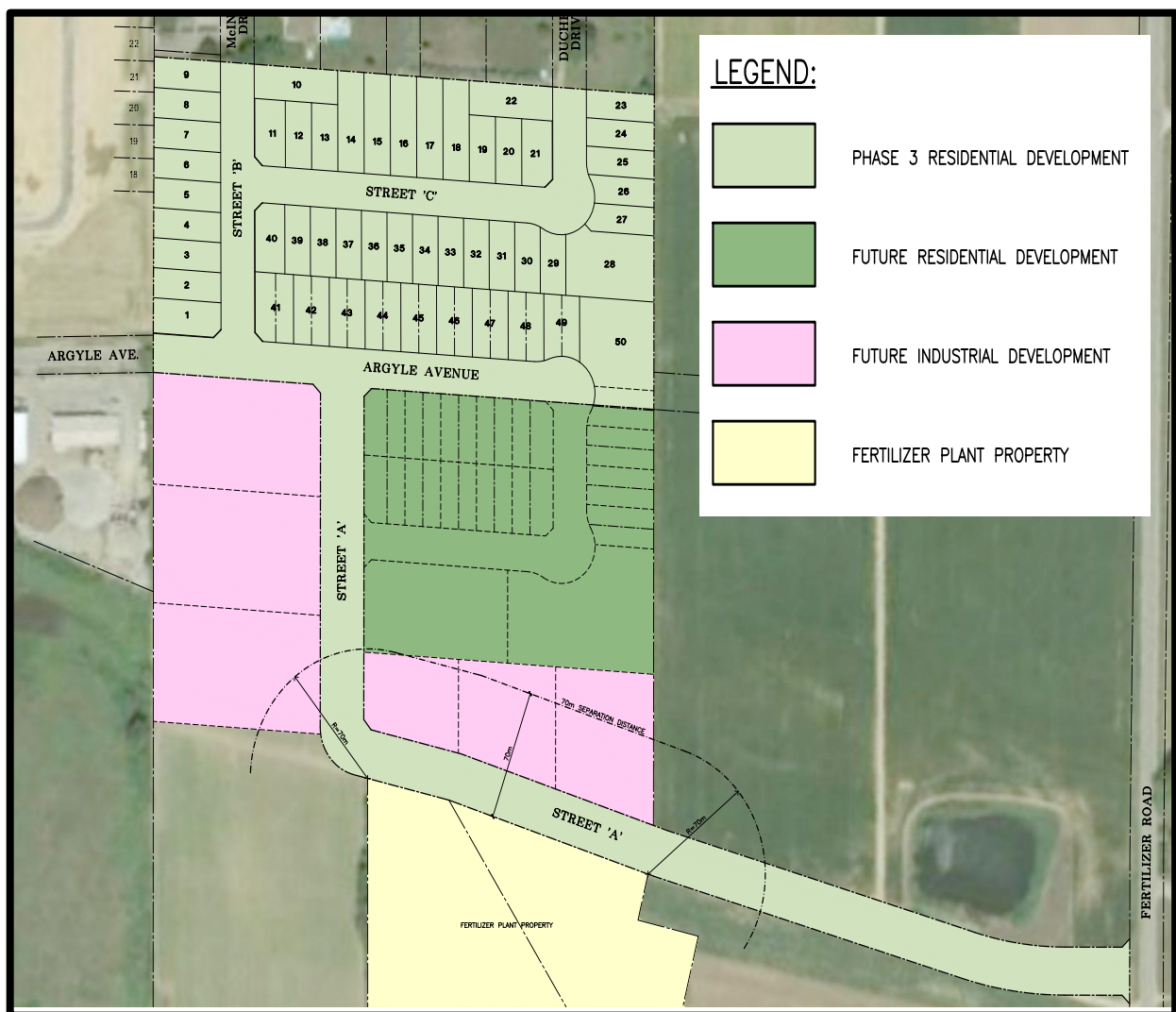
- The County initiated a Growth Management Study in June 2021 which will provide guidance on where to direct growth within the County to accommodate the projected population and economic growth over a 25-30 year planning horizon. The Growth Management Study will evaluate the land use designations and establish long-term principles for efficient growth and development in the County. A Land needs assessment for Employment Lands is expected to be completed by County staff in early 2022.
- There are no major manufacturing uses existing or planned in the surrounding employment area. The lands are located on Argyle Avenue which is predominantly surrounded by low density residential uses. The employment uses located along Argyle Avenue are light industrial or general commercial in nature.

1.3.2.4 Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.

- The portion of the subject lands proposed for conversion are surrounded by residential uses and agricultural uses. The removal of approximately 2.47 hectares (6.1 acres) of employment lands will not adversely impact the existing employment designated resources for the County.

- The existing industrial uses to the east include a County Works Yard and a Fertilizer Plant to the south. Based on the site inspection, it is determined that the use falls under Class 1 Industrial Use as defined in the Land Use Compatibility Guidelines by the Ministry of Environment, Conservation and Parks (“D-6 Guidelines”). There is evidence of no open storage at the Fertilizer Plant, no machinery is present outside creating any noise concerns, and a very low number of vehicle movement (3-4 trucks a day). There are no operations at the Fertilizer Plant after 5 PM on a daily basis. This site investigation is included as part of the submission. Based on the analysis, the proposed area to be redesignated meets the minimum distance criteria of 70 meters established in the D-6 Guidelines as shown on Map 4.

Map 4: Conceptual Plan



- A portion of the lands are proposed to be changed to Industrial designation. These lands will remain as employment and will be developed for low intensity employment purposes (mixed use or light industrial or mix commercial uses) which will complement the adjacent employment uses in the area and will act as a transition between the residential and employment uses.

1.3.2.5 Notwithstanding policy 1.3.2.4, and until the official plan review or update in policy 1.3.2.4 is undertaken and completed, lands within existing employment areas may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation working together with affected upper and single-tier municipalities and subject to the following:

- a) there is an identified need for the conversion and the land is not required for employment purposes over the long term;*
- b) the proposed uses would not adversely affect the overall viability of the employment area; and*
- c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses.*

- The lands adjoin residential subdivisions to the north, many of them have been recently approved by the Council.
- The conversion will not adversely affect the overall viability of the surrounding employment area. The removal of approximately 2.47 hectares (6.1 acres) of employment lands will not adversely impact the existing employment designated resources for the County. Appropriate design elements and buffers through various studies will be prepared for the development of these lands through future Planning Applications.
- The proposed residential use will be efficient and compatible with the surrounding low density residential uses. The property will be subject to land use compatibility analysis as part of the future Planning applications required for the development of these lands.
- The subject property, if developed for residential uses, would contribute to the residential intensification and density targets required in the County's Official Plan.
- The existing municipal services will be sufficient to accommodate future uses. Additional technical analysis will be completed to confirm during future planning applications.

- The existing road network (Argyle Avenue) is sufficient to accommodate the proposed residential uses. Appropriate traffic analysis will be prepared during the development of these lands.

1.3.2.6 Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.

- Lands near Provincial 400 series highways are considered as protected employment areas due to the proximity to the existing transportation network. The subject site is approximately 40KM from the nearest interchange on the Provincial Highway #403. There are no major manufacturing uses existing or planned in the surrounding employment area. The lands are located on Argyle Avenue which is predominantly surrounded by low density residential uses. The employment uses located along Argyle Avenue are light industrial or general commercial in nature.

5.2. Official Plan

The lands are located within the Urban Boundary of Delhi and are currently designated as Protected Industrial in Norfolk County Official Plan. Section 7.12 of the Official Plan provides policy direction for this designation.

Section 7.12.2. recognizes the existing employment designated areas and provides direction on the request for conversions.

7.12.2.k The County recognizes that the historic location of employment land, as designated in this Plan, may not satisfy the contemporary or future economic needs of the County. Consequently, the County shall consider applications to amend this Plan to re-designate land designated Protected Industrial through a comprehensive review, consistent with the requirements of the Provincial Policy Statement, demonstrating that the land is not required for Protected Industrial purposes over the long-term and that there is a need for the conversion. The County shall be satisfied in relation to the following criteria prior to approval of such applications:

i) the total amount of land designated Protected Industrial in the County shall not substantially decrease, in total, as a result of a re-designation. Consequently, to re-designate Protected Industrial land, a Protected Industrial Designation should be transferred to another appropriate location, subject to the policies of Section 4.7 (Employment Activity) of this Plan;

- The request involves removal of approximately 2.47 hectares (6.1 acres) of employment lands which will not adversely impact the existing employment

designated resources for the County. A portion of the lands will remain for light industrial uses and will act as buffer between the residential and employment uses.

ii) the land proposed for re-designation should be on the periphery of a protected Industrial area;

- The lands are surrounded by residential uses to the north and agricultural uses to the east. Phase 3 of the Bluegrass Subdivision located immediately to the north of the site has been recently approved by the County Council.

iii) the proposed re-designation shall not jeopardize the planned role and function of other land use designations nor set a precedent for further re- designation;

- A portion of the lands will remain for light industrial uses and will act as buffer between the residential and employment uses.

iv) there shall be a demonstrated need for the proposed use(s);

- The proposed residential uses for the redesignated lands will provide for additional housing options for the area, further contributing towards the intensification targets and will be compatible with the existing residential uses in the vicinity.

v) the new land use(s) shall not negatively impact the viability and stability of the remaining Protected Industrial land in the long-term;

- The industrial uses are proposed to remain on the south side of the lands. these will be developed with light intensity industrial uses which will create appropriate transition between the residential and existing industrial uses.

vi) the boundaries to be changed shall be logical and appropriate for the area, shall provide opportunities to minimize incompatibility between land uses, and shall create a defined edge which will be stable over the long- term;

- The redesignated residential area will act as a transition between the existing light industrial uses and the future employment uses. The site is surrounded by recently approved residential subdivision and will be in keeping with the character of the neighbourhood. The remaining lands will be used for light intensity employment uses such as mixed use, commercial or light industrial uses.

vii) the new development shall be compatible within the context of the surrounding existing development in scale, height and built form;

- The proposed residential uses will be in keeping with the surrounding low-density uses. Additional details will be included in the future planning applications.

viii) the density and massing of new development should complement the existing built form context;

- The proposed residential uses will be in keeping with the surrounding low-density uses. The design elements in terms of buffers, height, scale, fencing, setbacks, etc. will be further analysed during the formal Planning Act Applications which will be required for the development of these lands.

ix) the new development can be integrated and linked into the fabric of the surrounding community, where appropriate, such as through the provision of public streets, pedestrian walkways and the location of public parks;

- The new development will be an extension of recently approved Bluegrass Subdivision to the north of the site. Pedestrian connections, parks etc. have been located in the recently built subdivision and are within walking distance from this site.

x) the continued operation of existing Protected Industrial uses which remain in the area of a redevelopment can be encouraged through measures such as the phasing of development, the provision of on-site building setbacks, landscaped areas, intervening facilities, building and fencing, and the protection of trucking routes and driveways;

- Appropriate buffers, landscaped areas, fencing, etc. will be provided through future planning applications.

xi) that adequate parkland, amenities, community facilities and social services can be provided for future residents;

- The new development will be an extension of recently approved Bluegrass Subdivision to the north of the site. Pedestrian connections, parks etc. have been located in the recently built subdivision and are within walking distance from this site.

xii) that sufficient sewage treatment, water and transportation capacity can be provided to meet the needs of the redevelopment area; and

- The new development will require extension of the existing road network which has been negotiated with the County, providing sufficient linkage to the existing neighbourhoods.
- The existing municipal services will be sufficient for the development of the lands. Additional technical analysis will be provided during the Planning Act Application process.

xiii) subject to the other policies of the Plan in this regard, the environmental conditions of the development area shall be suitable for the proposed land use(s).

- The technical analysis for future development will include studies such as hydrogeological analysis, geotechnical study, environmental impact assessment, traffic study, etc.

6. Summary and Recommendations

The request involves conversion of a portion of currently designated Protected Industrial lands to allow for residential uses. A small portion (approx. 2.47 hectares - 6.1 acres) of the entire 50 acres (20 hectares) property is requested to be designated for residential uses. The lands are adjacent to recently approved residential subdivisions. The conversion will not hinder development of any employment uses. The remaining portion of the property will be developed for light intensity industrial uses and will create as buffer between the existing employment and proposed residential uses.

The development of lands for residential uses will allow efficient use of land and existing resources and will be in keeping with the surrounding land uses. Enhanced design elements will be used for the development of these lands and will be subject to the normal Planning Act requirements.

The request for redesignation is in keeping with the provincial policies and the direction noted for land conversions in the Norfolk County Official Plan.

We appreciate your consideration of this request and are pleased to discuss it further through the Official Plan Review process.

If you have any further questions, please do not hesitate to contact the undersigned.

Respectfully Submitted,

The Angrish Group



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Co-Founder



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CC: J. H. Cohoon Engineering Limited
1064928 Ontario Inc. C/o Joe Jeles and Ben Jeles