

ATTACHMENT A

Existing Policies and Zoning Considerations

Planning Act

Section 2 of the Planning Act outlines those land use matters that are of provincial interest and for which all county planning decisions shall have regard. The provincial interests that apply to development on this site are:

- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (p) the appropriate location of growth and development and

Section 3 of the Planning Act requires that, in exercising any authority that affects a planning matter, planning authorities “shall be consistent with the policy statements” issued under the Act and “shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be”.

Section 34 of the Planning Act permits amendments to the zoning by-law by Councils of local municipalities.

Consistency with the Provincial Policy Statement – 2020

The Provincial Policy Statement, 2020 (PPS) provides policy direction on matters of provincial interest related to land use planning and development, which is intended to be complemented by local policies addressing local interests. The PPS promotes healthy, livable and safe communities through the efficient use of land throughout the Province of Ontario.

The PPS 2020 promotes strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

Section 1.1.3.1 related to Settlement Areas states that Settlement areas shall be the focus of growth and development. It further states that new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Section 1.4.3, related to Housing policies, states that Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by permitting and facilitating:

- all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs

requirements and needs arising from demographic changes and employment opportunities;

- directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;
- establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Conformity with the Official Plan

The proposed development is within the designated area of 'Urban Residential' in Norfolk County Official Plan. The "Urban Residential" designation is meant to encompass neighborhoods in the County's urban area capable of providing a variety of residential forms that serve a diverse population.

Section 5.3 related to Housing states that The County shall ensure that a full range of housing types and densities are provided to meet the anticipated demand and demographic change. All forms of housing required to meet the social, health and well-being of current and future residents, including those with special needs shall be encouraged. The County shall target that 15 percent of all new housing built in Norfolk County be multi-residential dwellings and 15 percent be semi-detached and townhouse dwellings.

Planning Comments: The proposed use for group or rooming housing has been reviewed and conform with the Official Plan in terms of housing provision and density of housing.

Section 5.3.1 related to residential intensification states that urban residential intensification, infilling and redevelopment of existing areas allows for the efficient provision of urban services thereby helping to minimize the costs of providing services while meeting an important component of the County's housing needs. Residential intensification policies include:

- infill development and residential development of vacant land or underutilized land in existing neighbourhoods will be encouraged;
- redevelopment shall include the replacement of existing residential uses with compatible new residential developments at a high density;

- the County shall target that a minimum 25 percent of its annual residential growth be accommodated through infill, intensification and redevelopment within the existing built-up areas in the Urban Areas with full municipal services;
- on lands designated Urban Residential and located outside of the Built-Up areas of Simcoe, Port Dover, Delhi, Waterford and Port Rowan, the minimum overall density of residential development shall be 15 units per hectare of developable land area;
- the existing water and sanitary sewer services can accommodate the additional development;
- the road network can accommodate the traffic generated;
- the proposed development shall be compatible with the existing development and physical character of the adjacent properties and surrounding neighbourhood; and
- the proposed development shall be consistent with the policies of the appropriate Land Use Designation associated with the land.

Planning Comments: The proposed development is fully in alignment with the above criteria and thereby in compliance with the Official Plan in relation to intensification and redevelopment within the Urban Residential designation.

Zoning By-law 1-Z-2014 and any Proposed Amendments

The subject lands are currently zoned as “Urban Residential Type 2 (R2)”.

Permitted Uses in R2-A zone:

- a) *dwelling, single detached*
- b) *dwelling, semi-detached*
- c) *dwelling, duplex*
- d) *bed & breakfast*, subject to Subsection 3.4
- e) *day care nursery*
- f) *home occupation*
- g) *accessory residential dwelling unit*, subject to Subsection 3.2.3.

Planning Comments: The proposed use does not fall under the existing Zoning provisions in terms of use as a boarding/lodging or rooming house. It is intended to use these duplex units for student housing.

“BOARDING OR LODGING HOUSE” shall mean a duplex dwelling, with or without meals, for lodging or sleeping accommodation and may provide communal but not individual cooking facilities. Each duplex dwelling unit shall be occupied by no more than four (4) individuals. A boarding or lodging house shall not include a hotel or bed & breakfast.

“ROOMING HOUSE” shall mean a duplex dwelling containing individual rooms rented, with or without meals, for lodging or sleeping accommodation and may provide

communal but not individual cooking facilities. Each duplex unit shall be occupied by no more than four (4) individuals. A rooming house shall not include a hotel or bed & breakfast.

It is also sought to recognize the existing location and number of parking spaces for the additional permitted uses as 6 ea., with a minimum of 3 provided parking spaces each. Due to the nature of student housing which houses students with sometimes limited resources, it is anticipated that the residents will not all have cars. This site is also near town resources as well as the school campus and will have integrated bicycle lock-up provided.

Also, to recognize any other deficiencies therein to facilitate the additional uses on the subject lands.

It is recommended that when either unit is operating as one of the 2 new uses, the following uses shall not be permitted:

- bed & breakfast
- daycare nursery
- home occupation
- accessory residential dwelling unit

And further that the application seeks a site-specific provision to add the following:

- a. Yard Exemption for a Boarding or Lodging House Any existing single detached dwelling having any yard less than that required by this By-Law may be used as a boarding or lodging house provided any extension or addition to the dwelling house complies with the yard requirements.

Section 4.9.d) would require a minimum parking requirement of 2 parking spaces per dwelling unit plus 1 parking space for each room for boarders. This would mean a total of 12 parking spaces.

Section 5.3.2 outlines the zoning provisions for a boarding/lodging house in terms of lot sizes and yard setbacks.

Planning Comments: The majority of the proposed end users of the boarding house/ rooming house are unlikely to have access to vehicles. The existing parking on site (6 parking spaces) is considered to be adequate for the proposed use. The building on the subject lands is existing and it is not considered necessary for it to adhere to the zoning provisions for a boarding/rooming house given the proposed use and that it remains within the R2 zone.