

**Attachment A - Planning Policy 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 34 of the Planning Act permits amendments to the zoning by-law by Councils of local municipalities.

**Provincial Policy Statement, 2024**

The Provincial Policy Statement is intended to be read in its entirety, and the relevant policies are to be applied in each situation. Chapter 1 Vision for Ontario's Land Use Planning System provides the overall context for Ontario's long-term prosperity and social well-being. It states that Ontario will increase the supply and mix of housing options addressing the full range of housing needs.

Section 2.1.4, Planning for People and Homes, outlines that to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area planning authorities shall maintain the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development and maintains at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three year supply of residential units available through lands suitable zoned, including units in draft approved or registered plans.

Section 2.2 of the PPS speaks to policies as it pertains directly to housing. Section 2.2 1 b) outlines that Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected 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 wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;

The subject land is within the settlement area as defined in the Provincial Policy Statement. Section 2.3.1.1 states that Settlement areas shall be the focus of growth and development. Section 2.3.1.2 states that land use patterns within settlement areas should be based on densities and a mix of land uses that efficiently use land and resources, optimize existing and planned infrastructure and public service facilities and support active transportation.

Policy 3.1.3 states that infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety.

Policy 3.2.1 indicates that transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero-and low-emission vehicles.

Section 3.6 outlines policy as it pertains to Sewage, water and stormwater. Policy 3.6.1 outlines that planning for sewage and water services shall accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services. Ensures that services are

- provided in a manner that can be sustained by the water resources upon which such services rely,
- is feasible and financially viable over their life cycle,
- protects human health and safety, and the natural environment, including the quality and quantity of water; and
- aligns with comprehensive municipal planning for these services, where applicable.

Furthermore, sewage and water services shall, promote water and energy conservation and efficiency; integrate servicing and land use considerations at all stages of the planning process; consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of municipal water services and municipal sewage services to support efficient use of these services to meet current and projected needs for increased housing supply.

Section 3.6.2 indicates that Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.

Section 3.6.8 states that Planning for storm water management shall:

- be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle.
- minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads.
- minimize erosion and changes in water balance including through the use of green infrastructure.
- mitigate risks to human health, safety, property and the environment.
- maximize the extent and function of vegetative and pervious surfaces.
- promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and
- align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.

Policy Section 3.9 provides policies regards to Public Spaces, Recreation, Parks, Trails and Open Space. Subsection 1 further outlines that healthy, active and inclusive communities should be promoted by:

- planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity.
- planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources.
- providing opportunities for public access to shorelines; and
- recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

***Planning Comments:*** *The proposed draft plan of subdivision and zoning by-law amendment would provide roughly a variety of housing options that will provide 366 total units available to the community of Delhi. This development will help the County meet its 15% targets as outlined above. The proposal also meets the park, recreation and open space policies as the development will include both a storm water management pond and a park while maintaining the 5% parkland dedication requirement.*

## **Norfolk County Official Plan**

The subject lands are currently designated “Urban Residential” in the Norfolk County Official Plan.

Section 2.2.3.2 of the Official Plan outlines objectives surrounding Maintaining and Enhancing the Rural and Small Town Character, in which policy e) states that “Develop land use patterns in the Urban Areas that are compact and efficient”.

Section 2.2.4.2 outlines the objectives of maintaining a high quality of life in that the County must provide a variety of housing forms, tenures and levels of affordability through development, redevelopment, intensification and infilling projects.

***Planning Comments:*** *The proposed development consists of a variety of single detached dwellings, townhouse dwellings as well as dual frontage townhouses. The proposal includes a park and will look to increase the housing supply within Norfolk, specifically within the Urban Area of Delhi.*

Section 5.3 b of the Norfolk County Official Plan outlines policies surrounding Housing. This section outlines that the County is to ensure that a full range of housing types and densities are provided to meet the anticipated demand and demographic change, while meeting the social, health and well-being of both current and future residents, including those with special needs.

Section 5.3.1 Residential Intensification f) outlines a list of criteria in which infill development, intensification and redevelopment of sites is based on. The criteria is as follows:

- i. The development proposal is within an Urban Area, and is appropriately located in the context of the residential intensification study;
- ii. The existing water and sanitary sewer services can accommodate the additional development;
- iii. The road network can accommodate the traffic generated;
- iv. The proposed development is compatible with the existing development and physical character of the adjacent properties and surrounding neighbourhood; and
- v. The proposed development is consistent with the policies of the appropriate Land Use Designation associated with the land.

***Planning Comments:*** *The proposed residential subdivision would increase density form of housing within the Urban area of Delhi.*

Section 6.4 b) i) of the Norfolk County Official Plan outlines that Urban areas will incorporate a full range of housing types, including affordable and special needs housing.

Section 6.5.3 outlines policies pertaining to the Urban Area of Delhi. The Official Plan outlines that the County will support and promote the continued development of Delhi as the third largest Urban Area in the County and that the County supports the development of full range of housing types in the Delhi Urban Area, including affordable and special needs housing

Section 7.7.2 of the Norfolk County Official Plan outlines the land use policies of the Urban Residential Land Use designation of the Norfolk County Official Plan. Section 7.7.2 a) states that “Single, semi-detached and duplex housing forms shall generally have an average net density of 15 units per hectare (uph).” Section 7.7.2 b) states that a “Triplex, fourplex, townhouses, and other medium density housing forms, shall generally have a net density of between 15 and 30 uph, New medium density residential development and other uses that are similar in terms of profile, shall meet the following criteria:

- the density, height and character of the development shall have regard to adjacent uses;
- the height and massing of the buildings at the edge of the medium density residential development shall have regard to the height and massing of the buildings in any adjacent low density residential area and may be subject to additional setbacks, or landscaping to provide an appropriate buffer;
- the development will be encouraged to have direct access to an arterial or collector road, where possible and appropriate;
- the watermains and sanitary sewers shall be capable of accommodating the development, or the proponent shall commit to extending services at no cost to the County, save and except for in the Courtland Urban Area, where private septic systems shall be permitted;
- the development is adequately serviced by parks and school facilities;
- in developments incorporating walk-up apartments, block townhouse dwellings and medium-profile residential buildings, on-site recreational facilities or amenities such as playground equipment may be required;
- the development shall be designed and landscaped, and buffering shall be provided to ensure that the visual impact of the development on adjacent uses is minimized;

Section 8.9.1 outlines the policies surrounding Services in the Urban Areas of Norfolk County. Subsection c) states, all development in the Urban Areas shall be fully serviced by municipal piped water supply and waste water treatment systems.

Section 8.9.3 outlines the policies surrounding Servicing allocation and phasing. Subsection a) states, when unallocated servicing capacity does not exist for a proposed development, the County shall defer the processing of the planning application until capacity is available, or until a servicing agreement is in place to ensure that such capacity will be available to service the development. Draft approved plans of

subdivision may only proceed to registration if sufficient servicing capacity continues to exist.

### **Norfolk County Zoning By-Law 1-Z-2014**

The subject lands are currently zoned Urban Residential Type 1 (R1-B) with a Holding and Urban Residential Type 2 (R4) with a Holding (H) on the property in the Norfolk County Zoning By-Law.

Section 5.1.1 of the Norfolk County Zoning By-Law 1-Z-2014 outlines the permitted uses in the R1-B Zone. They are as follows:

- a) dwelling, single detached
- b) bed & breakfast, subject to Subsection 3.4
- c) home occupation
- d) accessory residential dwelling unit, subject to Subsection 3.2.3.

Section 5.4.1 of the Norfolk County Zoning By-Law 1-Z-2014 outlines the permitted uses in the R4 Zone. They are as follows:

- a) group townhouse
- b) stacked townhouse
- c) street townhouse
- d) semi-detached, duplex, tri-plex and four-plex dwellings provided they are located on the same lot with, and in accordance with the Zone provisions of, group townhouse
- e) home occupation
- f) accessory residential dwelling unit, subject to Subsection 3.2.3.[7-Z-2020]

Section 9.1.1 of the Norfolk County Zoning By-Law 1-Z-2014 outlines the permitted uses in the Open Space (OS) Zone. They are as follows:

- a) campground
- b) dwelling, single detached
- c) dwelling unit in any permitted non-residential building – maximum one (1)
- d) fairground
- e) golf course
- f) golf driving range
- g) home occupation
- h) park
- i) place of recreation ancillary to a golf course but excluding an arena
- j) place of sports and recreation.

The application looks to Amend the Zoning on two parts (Part 5 & 6).

The purpose of this By-Law is to change the zoning on the subject lands from Part 5: from Open Space (OS) with a Holding Provision to Urban Residential Type 1-B (R1-B)

(H) with amended Special Provision 14.1045. Part 6 is to change from Open Space (OS) with a Holding Provision to Urban Residential Type 4 (R4) (H) with Special Provision 14.1098. Other special provisions have been changed as part of a technical amendment for clarity.

Technical Updates to Special Provision 14.1045 were made to provide additional clarity to the definition and to increase the minimum rear yard setback from 0 meters to 6 meters to accommodate parking. Further clarity provided to address zoning impacts on daylighting and sight triangles being dedicated to Norfolk County was included in the amendments.

The Holding provision applied through By-Law 30-Z-2023 remains tied to the subject lands.

For full details of the proposed By-Law Amendment please refer to Attachment C.