

Attachment C: 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. Section 21 permits amendments to Official Plans.

Consistency with the Provincial Planning Statement – 2024

The Provincial Planning Statement, 2024 (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.

Section 2.2 of the PPS deals with housing:

1. 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:
 - B) permitting and facilitating:
 2. 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;
 - C) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and

Section 2.3 deals with settlement areas. Policy 2.3.1.3 states, “Planning authorities shall support general intensification and redevelopment to support the achievement of

complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.”

Conformity with the Official Plan

The Norfolk County Official Plan (OP) provides the essential tool to direct future growth, development and change in the County and to create the community envisioned by Norfolk’s residents. The OP responds to the uncertain nature of the future with clear and resilient principles and policies. It ensures that the planning framework and processes are clearly identified to ensure that Norfolk County remains a healthy, safe and successful community with a rich agricultural base and a strong economy, a diverse natural environment, and a great place to live.

The subject lands are currently designated Commercial, which does not permit the proposed residential development. The applicant is proposing to change the designation to Urban Residential. The OP permits a wide range and mix of housing options. The application conforms to the intent of the OP.

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

The subject lands are currently zoned Development (D) and Service Commercial (CS). The applicant proposes to amend the Zoning to Urban Residential Type 4 (R4) with a special provision. The special provision is proposed include the following:

- Subject to the R4 Street Townhouse zone provisions to the whole of the lot.
- Rear yard setback is defined as the easterly most property line.
- Minimum rear yard setback reduction from 7.5 metres to 3 metres.
- Front lot line is deemed to be Hawtrey Road.
- Minimum lot frontage from 30 metres to 20 metres.
- Exterior side yard defined as the lot lines on Highway 59 and Highway 3.
- Exterior side yard setback to Highway 59 of 4 metres.
- All other lot lines that are not a rear or front lot line are deemed to be interior side lot lines.
- Interior side yard setback reduction from 3 metres to 2.8 metres.
- Separation between units reduction from 2 metres to 1.8 metres.
- Modifications to the definition of a ‘lot’, the applicability of a private condominium road, and permissions for the location of visitor parking.

The proposed development conforms to the policies of the Official Plan. The development is compatible with surrounding land uses and would provide additional housing options for the area. It represents an efficient use of land.