

ATTACHMENT C

Planning 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 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.

The proposed ZBA application is consistent with Section 2.2 of the Provincial Planning Statement. 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:
 - a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
 - 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;

Norfolk County Official Plan

The Norfolk County Official Plan (the 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. This Plan 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 Urban Residential, which permits the proposed development.

Section 5.3.1, Residential Intensification, outlines that housing shall, in part, be provided through urban residential intensification which may include infill development and residential development of vacant land or underutilized land in existing neighbourhoods. A minimum of 25 percent of the County's annual residential growth is to be accommodated through infill, intensification, and redevelopment within the existing built-up areas in the Urban Areas with full municipal services. The following criteria are considered when reviewing infill applications:

- 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.

The subject application conforms to the above criteria.

The subject application conforms to the policies of the Official Plan.

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

The subject lands are currently zoned Urban Residential Type 1 (R1-A) Zone. The applicant proposes to amend the Zoning to Urban Residential Type 4 (R4) Zone with a special provision. The special provision is proposed include the following:

- require a minimum of 158 square metres of lot area per unit without garages;
- reduction from 3 metres to 1.5 metres from a parking area to a dwelling and interior lot line;
- reduction from 24 resident required parking spaces to 19 spaces;
- reduction of rear yard setback from 7.5 metres to 3 metres; and,
- increase the maximum of permitted number of dwelling units within a townhouse from 8 to 12.

The subject lands are located on a main thoroughfare within the Urban Area of Port Dover. A mix of densities surrounds the lands, including single detached dwellings, semi-detached dwellings, and townhouses, making this an appropriate location for a higher density use. A total of 23 parking spaces (19 resident and four visitor) are proposed for 12 units. 19 spaces for 12 units equates to 1.58 spaces per unit. This is anticipated to support a mix of residents owning between one and two vehicles. This is appropriate in a walkable area for higher-density housing.