

ATTACHMENT C

Existing Policies and Zoning Considerations

Planning Act

Section 2 of the Planning Act outlines 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:
 - b) 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.

This proposal will result in the construction of four townhouse dwellings.

Section 2.3.3.1 states, “Settlement areas shall be the focus of growth and development.”

The proposed development is located in Port Dover, which is a settlement area. There are established neighbourhoods surrounding the proposed development. The development includes medium density housing.

This application is consistent with the PPS.

Conformity with the Official Plan

The Norfolk County Official Plan (the Plan) 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.

The Urban Residential designation applies to the Urban Areas of the County. The Urban Areas are expected to continue to accommodate attractive neighbourhoods which will provide for a variety of residential forms as well as neighbourhood facilities such as elementary schools, parks, places of worship and convenience commercial uses integral to and supportive of a residential environment.

A variety of housing types are needed to meet the needs of a diverse population. Opportunities to provide housing for individuals or groups with special needs including the elderly and those with special physical, social or economic needs within the County will be encouraged.

The following policies apply to land designated Urban Residential. Section 7.7.1 states,

- b) Medium density residential uses shall be permitted including triplex dwellings, fourplex dwellings, row or block townhouse dwellings, converted dwellings containing more than two dwelling units, walk-up apartments and similar medium profile residential buildings, subject to the policies of Section 7.7.2 (b) (Urban Residential Designation – Land Use Policies).

Section 7.7.2 states:

- b) Triplex, fourplex, townhouses, and other medium density housing forms, shall generally have a net density of between 15 and 30 uph, save and except for in the Courtland Urban Area where private servicing limitations shall determine the density of development. New medium density residential development and other uses that are similar in terms of profile, shall meet the following criteria:

Comment: The applicant is proposing a density of 23 units per hectare for the townhouses.

- i) the density, height and character of the development shall have regard to adjacent uses;

Comment: the proposed development will have townhouses and the proposed height will be compatible with the surrounding neighbourhood.

- ii) 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;

Comment: the medium density development will be of adequate height and have sufficient setbacks to provide an appropriate buffer.

- iii) the development will be encouraged to have direct access to an arterial or collector road, where possible and appropriate;

Comment: the development will have access to St George Street. St. George Street is classified as a collector road.

- iv) 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;

Comment: the proposed development will be serviced by existing municipal services. The existing services will be capable of accommodating the proposed townhouses.

- v) the development is adequately serviced by parks and school facilities;

The applicant is submitting cash-in-lieu of parkland. The Grand Erie District School Board provided comments indicating no concern. The Brant Haldimand Norfolk Catholic District School Board were circulated and did not provide comments.

- vi) 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;

Comment: the proposed townhouses will have backyards that can be utilized as amenity spaces.

- vii) 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;

Comment: the site will be designed, landscaped, and buffered appropriately.

- viii) except for a triplex dwelling, fourplex dwelling or other similar small-scale developments, a report on the adequacy of the road network to accommodate the expected traffic flows, and the adequacy of water and sewer services may be required from the proponent and approved by the County; and

Comment: studies relating to traffic, water, and wastewater have been submitted and accepted by Norfolk County.

- ix) triplexes, fourplexes, freehold street townhouses or other similar small-scale developments, may be subject to site plan control, in accordance with the policies of Section 9.6.5 (Site Plan Control) of this Plan.

Comment: A site plan will not be required as the proposed development is under the 10 unit threshold required by the *Planning Act*.

The proposal complies with the density requirements for medium density development. The proposal also meets all above criteria required for development in the Urban Residential Designation.

Therefore, the proposal is consistent with 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(H)) Zone with a Holding and add a special provision to include the following:

- reduced interior side yard setback of 0 metres
- reduced landscape area of 42% for the interior lots

The proposed relief is supportable on the subject lands. The reduced side yard setback will still provide adequate separation between dwellings. The reduction in required landscaping will allow for larger driveways, which will in turn allow more vehicles to park on the driveways, reducing the need for on-street parking.

A holding (H) provision is proposed to remain on the lands to ensure that all drainage and water management issues are resolved.