



vallee

*Consulting Engineers,
Architects & Planners*

November 15, 2021

County of Norfolk
Robinson Administration Building
185 Robinson Street, Suite 200
Simcoe, ON N3Y 5L6

Attention: Tricia Givens, M.Sc.(PI), MCIP, RPP

Dear Tricia,

**Reference: Planning Justification Report
Application for Zoning Bylaw Amendment
G. Douglas Vallee Limited on behalf of Brook Green Group Inc.
Vacant Land, (Roll# 33501004800)**

Introduction

G. Douglas Vallee Limited has been retained by Brook Green Group Inc. (C/O Paul Van Benthem) to make application for a zoning bylaw amendment regarding a vacant lot – Roll# 33501004800 – on Mechanic Street West in Waterford. It is proposed to change the zoning of a portion of this property in order to enable the construction of three semi-detached dwellings. As depicted on Appendix A, the purpose of this planning application is to rezone the lands shown as Part 1 from R1-B(H) to R2.

Appendix B provides a conceptual site plan for the entire block of land. Consent applications have been submitted to the Norfolk County Committee of Adjustment requesting a boundary adjustment and the creation of a lot for the 3 semi-detached dwellings. It is recognized that additional planning applications will need to be submitted to permit the condominium development. However, these applications will be submitted when revised concept plans and supporting studies have been completed.

This Planning Justification Report provides planning support and information to Norfolk County Staff and Council to consider when reviewing the subject application, specifically as it relates to the **rezoning of Part 1 on Appendix A** representing the 3 semi-detached dwellings (6 units).

This application is:

- Complementary of surrounding land uses;
- Consistent with the Provincial Policy Statement 2020;
- Consistent with the Norfolk County Official Plan; and
- In keeping with the general intent and purpose of the Norfolk County Zoning Bylaw.

As indicted above, planning applications have been submitted to the Norfolk County Committee of Adjustment to complete the following – as shown on Appendix A:

1. Minor boundary adjustment (Part 2) to convey the small parcel of land to Part 3;
2. Consent to create a new residential parcel (Part 1) from the Part 3 lands.

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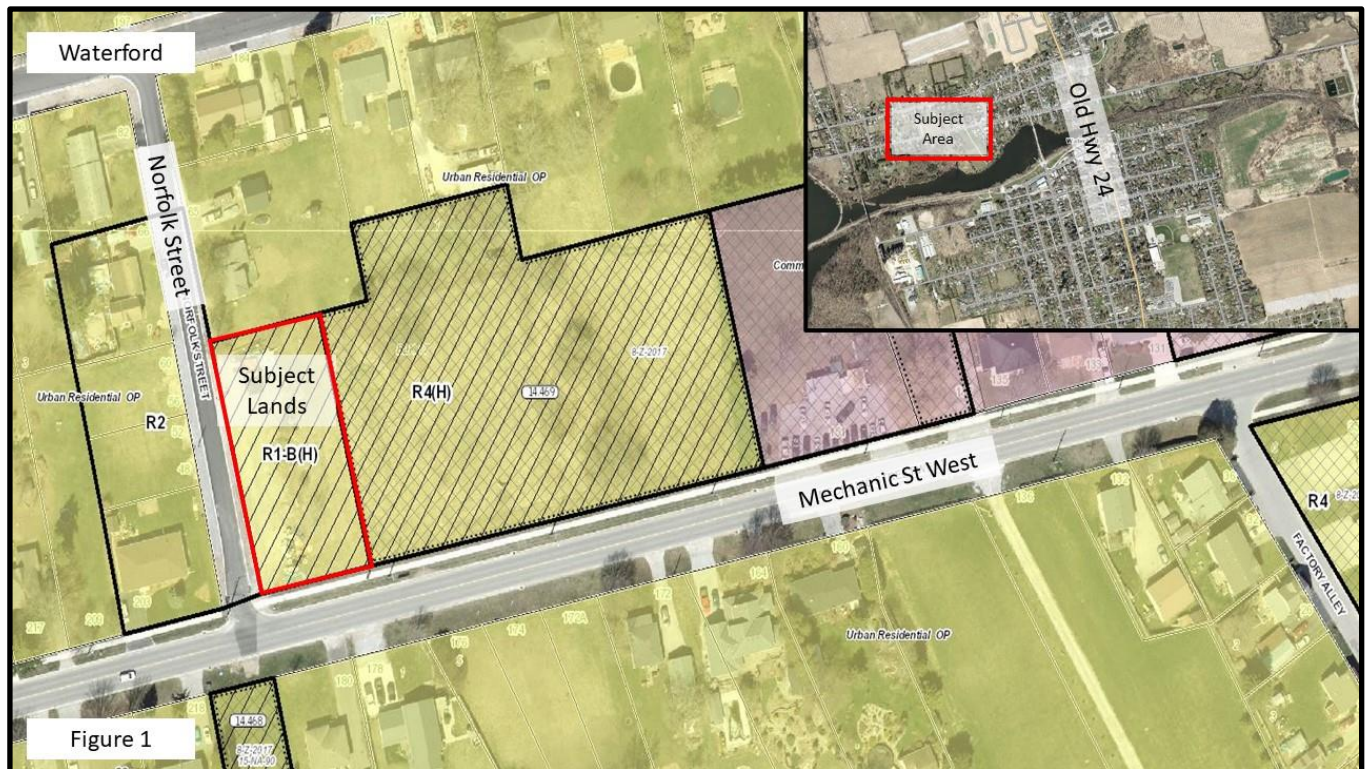
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Supporting documents have been provided, including:

1. Appendix A – Rezoning Schematic Sketch
2. Appendix B – Conceptual Site Plan
3. Appendix C – Provincial Policy Statement 2020 Policy Compliance
4. Appendix D – Norfolk County Official Plan Policy Compliance

Site Description

The subject lands are approximately 0.2ha in area located within the urban settlement area of Waterford at the intersection of Mechanic Street West and Norfolk Street. The property is located on the north side of Mechanic Street and is currently vacant. The Official Plan designates the lands Urban Residential and is zoned R1-B(H) and R4(H) with a special provision 14.469 under the Norfolk County Zoning Bylaw. Surrounding lands uses are mainly residential with a commercial used motor vehicle sales establishment on the adjoining lot to the east.



Background

In addition to the Appendices of this report, supporting studies have been prepared and submitted with this application, including:

1. Traffic Impact Study (prepared by RC Spencer Associated Inc. dated October 2021); and

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2. Functional Servicing Report (prepared by G. Douglas Vallee Limited, dated October 21, 2021).

Planning Analysis

The proposed zoning bylaw amendment was prepared in light of several planning documents including the Planning Act, the Provincial Policy Statement, the Norfolk County Official Plan and Norfolk County Zoning Bylaw.

Planning Act

Section 2 of the Planning Act outlines matters of provincial interest. 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 allows for the consideration of amendments to the Zoning Bylaw.

Provincial Policy Statement (PPS)

The subject lands are within a Settlement Area (Waterford) as defined by the Provincial Policy Statement, 2020 (PPS).

The PPS provides policy direction for appropriate land use planning and development patterns to achieve healthy, liveable, and resilient communities through efficient development that will protect resources of provincial interest, public health and safety, the quality of the natural and built environment, and will facilitate economic growth.

The PPS encourages intensification and redevelopment within established settlement areas which shall be the focus of growth and development within the province. These developments will provide increased density and housing options for residents of Norfolk County.

A decision by Council to approve the Zoning By-law amendment will be consistent with PPS, 2020. Details describing the applicable Provincial policies and how the application is consistent with the PPS are included in Appendix C.

Norfolk County Official Plan

The subject property is designated Urban Residential in accordance with Schedule “B-18” of the Norfolk County Official Plan.

Several sections of the Official Plan apply when considering zoning bylaw amendments and are discussed in detail under Appendix D. On a high level, details of the Official Plan policies are captured by the overarching Goals and Objectives. Section 2.2 of the Official Plan set out six “Goals and Objectives” to which the following five are applicable to the proposed residential development:

- Protecting and Enhancing the Natural Environment;
- Maintaining and Enhancing the Rural and Small-Town Character;
- Maintaining a High Quality of Life;
- Upgrading and Expanding Infrastructure; and

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- A Well Governed, Well Planned and Sustainable County.

The proposed zoning bylaw amendment achieves the 'Goals and Objectives' of the Official Plan as demonstrated in Appendix D.

The proposed development will provide a compact form of additional housing choices and character to the existing mix of residential and commercial development in the area. This will result in an efficient use of land of high quality providing a variety of housing forms and adds to the mix of residential dwelling types. The lands are subject to site plan control to ensure County development standards are achieved.

This development is located near the On-Road cycling route identified on Schedule I-5 "Active Transportation" of the Official Plan. The County Official Plan supports the development of vacant and underutilized lands that are compact and efficiently used and lends support to the location of the development being within close proximity to active transportation and potential active transportation networks as identified on Schedule "I".

Summary of Official Plan review

The proposed Official Plan and zoning bylaw amendment meets the policies of the Official Plan. The development is ideally located within a 10minute walk to downtown Waterford to provide residents with access to services and local businesses. The development concept represents an appropriate land use considering the size of the property, proximity to existing residential and commercial uses, and availability of servicing. Accordingly, the proposed applications meet the intent and purpose of the Official Plan and represent good planning.

Norfolk County Comprehensive Zoning By-law 1-Z-2018

In accordance with Appendix A, the lands are currently zoned R1-B(H), R1-A, and R4(H) with a site-specific provision 14.469 which permits a maximum of twenty-five (25) dwelling units. In order to permit the semi-detached dwellings, the following is proposed to rezone the lands shown on Appendix A as Part 1 from R1-B(H) to R2.

The R2 zone for Part 1 on Appendix A will permit the construction of three semi-detached dwellings and a total of six dwelling units, which will comply with all provisions under Section 5.2 of the zoning bylaw. Future division of land for the semi-detached units will be through exemption of part lot control.

Approval of this zoning bylaw amendment would implement the necessary zoning to permit the semi-detached dwellings shown on Appendix B. Future planning applications supported by revised concept plans and supporting studies will be submitted for review and approval in order to facilitate the townhouse condominium development.

Services

A conceptual Functional Servicing Report (FSR) was completed by G. Douglas Vallee Limited to review the servicing capacities in area. The report was prepared to support the phased construction of this development, recognizing the semi-detached units are independent of the proposed condominium corporation. Below is a brief outline of this report:

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Water And Waste Water

The proposed semi-detached units will be serviced by individual sanitary services that connect to the existing 200mm sanitary sewer along Norfolk Street. The existing 150mm watermain on Norfolk Street shall serve as the water supply for the proposed semi-detached units.

An analysis of the hydraulic modelling will be conducted by the County consultants to determine the water servicing capacity and constraints on the existing water system to ensure adequate system flows and pressure.

Storm Water

The 6 semi-detached lots fronting onto Norfolk Street will be individually owned and therefore do not require stormwater management controls such as a stormwater pond. In the post development condition, runoff from the proposed semi-detached lots will flow uncontrolled to the existing Norfolk Street storm sewer, ultimately releasing to the existing storm sewer along Mechanic Street West. These are to be considered infill lots which do not typically require stormwater management.

Traffic

A traffic impact study was completed by RC Spencer Associated Inc. dated October 2021. The study area included the stop-controlled intersection of Norfolk Street at Mechanic Street West (Concession 8 Townsend), the site accesses, and the stop-controlled intersection of Mechanic Street West at Main Street North. The study considers the development of six semi-detached homes and 16 townhomes, totaling 22 dwellings, and concludes that the proposed development will not have adverse impacts on the area traffic operations.

Compatibility

The surrounding land uses are mainly residential in the form of single detached dwellings within the R1-A and R2 zones. The proposed zoning bylaw amendment is purposing to change the zoning of the subject lands to R2. The permitted housing types within the R2 zone are single detached, semi-detached and duplex dwellings.

This application is compatible with the surrounding land uses as it would provide a similar form of housing to the area.

Conclusion

The proposed Zoning Bylaw Amendment implements the policies of the PPS and Norfolk County Official Plan as demonstrated in Appendix A and B respectively. The proposed semi-detached dwellings will meet all provisions of the respective section in the bylaw. Future planning application will be submitted for review and approval for the condominium development at a later date.

The analysis of this application is supportive. Accordingly, it is our opinion that the application:

- Is complementary of and compatible with surrounding land uses;
- Introduces appropriate infill development;
- Is consistent with the Provincial Policy Statement 2020;
- Is consistent with the Norfolk County Official Plan;

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- Maintains the general intent and purpose of the Norfolk County Zoning Bylaw; and
- Represents good planning.

As such it is requested that Staff and Council consider a favourable recommendation and decision to amend the Norfolk County Zoning By-law to permit the R2 zone on the subject lands.

Yours Truly,

Report prepared by:



Scott Puillandre, CD, MSc
Planner
G. DOUGLAS VALLEE LIMITED
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Report reviewed by:



Eldon Darbyson, BES, MCIP, RPP
Director of Planning
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Provincial Policy Statement 2020 – Policy Compliance Table

This appendix demonstrates how the proposed application is consistent with applicable policies of the Provincial Policy Statement 2020.

Section	Policy	Comments	
1.1	<p>Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns Policy 1.1.1 outlines that healthy, liveable, and safe communities are sustained by:</p> <p>a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;</p> <p>b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;</p> <p>c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;</p> <p>d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;</p>	<p>a) The subject lands are appropriate for residential development. As a residential lot in an urban area this application is encouraged by these policies</p> <p>b) This development adds a compact form of residential development to cater to various incomes and mix of housing types in the area.</p> <p>c) The proposed development is in a residential area and not in near any environmental hazards.</p> <p>d) N/A</p>	✓

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	<p>e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;</p> <p>f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;</p> <p>g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;</p> <p>h) promoting development and land use patterns that conserve biodiversity; and;</p> <p>i) preparing for the regional and local impacts of a changing climate.</p>	<p>e) The proposed development is located within the serviced urban area of Waterford and close to the Trans Canada Trail to promote cycling.</p> <p>f) Sidewalk network is available to provide access to the downtown area.</p> <p>g) Infrastructure and various services exist in the area. Capacity does exist within these services to support the development.</p> <p>h) N/A</p> <p>i) N/A</p>	✓
1.1.3.1	States that settlement areas shall be the focus of growth and development.	The subject lands are within the urban boundary of Waterford.	✓
1.1.3.2	<p>States that land use patterns within settlement areas shall be based on densities and a mix of land uses which:</p> <p>a) efficiently use land and resources;</p> <p>b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;</p>	<p>a) Compact form of development on an existing lot of record.</p> <p>b) Municipal services are available to this development with no requirement for extension.</p>	✓

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	<p>c) minimize negative impacts to air quality and climate change, and promote energy efficiency;</p> <p>d) prepare for the impacts of a changing climate;</p> <p>e) support active transportation;</p> <p>f) are transit-supportive, where transit is planned, exists or may be developed; and</p> <p>g) are freight-supportive.</p>	<p>c) The location of this development promotes active transportation</p> <p>d) N/A</p> <p>e) The location of the development provides walkability to a number of nearby services and easy access to the Trans Canada Trail system indicated on Schedule I-5 of the Official Plan.</p> <p>f) Located within 800m of a Ride-Norfolk stop in the downtown area.</p> <p>g) N/A</p>	✓
	Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.	This development adds to the range of uses on vacant underutilized lands.	✓
1.1.3.3	Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.	This policy encourages the proposed development. These lands are currently underutilized and will help the county grow through intensification.	✓

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1.1.3.4	Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.	The development intensifies the area in a compact form and is not located in a flood plain.	✓
1.1.3.5	Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.	The County Official Plan indicates that 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.	✓
1.4	Housing Planning authorities to provide for an appropriate range and mix of housing types and densities.	This development adds to the range and mix of housing types and densities in the area.	✓
1.4.3	Planning authorities to 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: b) permitting and facilitating: <ol style="list-style-type: none"> 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; and all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3; c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service	b) The development adds to the range of housing options and is located in an area near existing commercial businesses. c) Represents residential intensification. Infrastructure and public services	✓

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	<p>facilities are or will be available to support current and projected needs;</p> <p>d) 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;</p> <p>e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and</p> <p>f) 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.</p>	<p>already exist in the Waterford urban area.</p> <p>d) The area contains existing infrastructure and public services facilities. This type of development represents efficient land use patterns in close proximity to public transportation and encourages active transportation.</p> <p>e) N/A</p> <p>f) N/A</p>	<p>✓</p>
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Summary of Section 1 and 2:

The proposed infill development will facilitate the construction of three semi-detached dwellings on an existing vacant parcel of land within the County's Settlement Area. The proposed zoning amendments will help add to the range of housing in the area. The form of development contributes the County's existing residential building supply, improves the mix of land uses in the area, adds to the diversity of unit configurations available, and will appeal to individuals with different needs and financial abilities. The lands have access to existing municipal infrastructure and will not cause any environmental or public health and safety concerns. Municipal servicing is available which can be extended to the subject property at the developers cost.

1.5 Public Spaces, Recreation, Parks, Trails and Open Space

Section 1.5 addresses healthy communities and the provision of public spaces, recreation, parks, trails and open space. The lands are too small to provide parkland. Therefore, 5% of the value of the lands will be paid to the County in lieu of parkland in accordance with County policies. It will facilitate active transportation and community connectivity due to the proximity of local businesses and services and fosters social interaction through existing recreation in the area. More specifically, the development is

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within 500m to public parks, restaurants, pharmaceutical shops and stores in the downtown area. The development is also within 300m to the Trans Canada Trail identified on Schedule I of the Official Plan.

1.6 Infrastructure and Public Service Facilities

Policy 1.6 discusses the efficient use of infrastructure, utilities and green infrastructure. The subject lands will take advantage of existing infrastructure and coordinate the installation of utilities. Green infrastructure in the form of street trees are required by the County. The lands will contain permeable surfaces in the form of sodded boulevards open space areas unoccupied by buildings, structures and driveways.

1.8 Energy Conservation, Air Quality and Climate Change

Policy 1.8.1 states that planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:

- b) promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;
- e) encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;

The proposed development is in a location that encourages active transportation to nearby residential and employment and institutional uses. The lands are in close proximity to various commercial and institutional uses which provide employment opportunities to the future residents of the development.

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Norfolk County Official Plan – Policy Compliance Table

This appendix demonstrates how the proposed application is consistent with those applicable policies of the Norfolk County Official Plan.

Section	Policy	Comments	
2.2	<p>Goals and Objectives</p> <p>This section of the Official Plan sets out six “Goals and Objectives” to which the following five are applicable to the proposed residential development:</p> <ul style="list-style-type: none"> • Strong and Diversified Economy; • Maintaining and Enhancing the Rural and Small-Town Character; • Maintaining a High Quality of Life; • Upgrading and Expanding Infrastructure; and • A Well Governed, Well Planned and Sustainable County. 	<p>The proposed Zoning Bylaw Amendments maintain the general purpose and intent of the Official Plan’s Goals and Objectives by providing compact and efficient residential development within the serviced urban area of Waterford. The location of the development will provide its residents with easy access to commercial and social services located in the downtown areas.</p> <p>The proposed development will increase the range of housing options which will provide residents with access to much needed housing to live and work in Norfolk County.</p>	✓
5.3	<p>Housing</p> <p>The provision of housing is an essential part of planning in Norfolk County. The County shall ensure that a full range of housing types are provided to meet the anticipated demand and demographic change.</p> <p>5.3 e) Under this section the County shall encourage innovative and appropriate housing development that exhibits design and adaptability characteristics, and may represent non-traditional additions to the County’s housing stock.</p> <p>5.3 g) Further the County shall encourage that housing be considered when opportunities for redevelopment become available. This includes the redevelopment of existing single-use and underutilized areas with full municipal services, such</p>	<p>The proposed application is consistent with the policies of this section of the official plan. This residential development will provide a compact form of housing for area residents.</p> <p>The proposed development adds semi-detached dwellings to the local area which is in character with the existing neighbourhood.</p> <p>Currently this parcel of land remains underutilized and vacant. The proposed application will make effective use of the land and provide efficient access to social services by enabling walkability to the downtown area.</p>	✓

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	as shopping plazas, business and employment sites and older commercial and residential areas, especially where the land is in close proximity to human services. Special attention shall be given to the design of buildings, the landscaping treatment and features of the site to ensure that the proposed redevelopment is physically compatible with the adjacent uses.		
	<p>5.3.1 The intensification of urban residential development reduces the need to use vacant designated land on the periphery of the Urban Areas. It also reduces the need for urban expansions encroaching into the Agricultural Area. 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.</p> <p>The following shall be the policy of the County:</p> <p>a) Housing shall, in part, be provided through urban residential intensification, which may include any of the following:</p> <ul style="list-style-type: none"> i. small scale intensification through modifications to an existing dwelling to include a second unit or construction of a new building containing one or two units; ii. infill development and residential development of vacant land or underutilized land in existing neighbourhoods; and/or iii. redevelopment which includes either the replacement of existing residential uses 	<p>a) As an infill development this application is encouraged by the policies of this section in the official plan. The proposed development will facilitate urban residential intensification on a vacant underutilized parcel of land that is compatible with the existing neighbourhood.</p>	✓

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	<p>with compatible new residential developments at a high density or the replacement of non-residential uses with compatible residential or mixed-use development with a residential component.</p>		
	<p>b) 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. The boundary of the Built-Up areas of Simcoe, Port Dover, Delhi, Waterford and Port Rowan are indicated on Schedule "B" to this Plan and delineates the extent of existing development at the time of the approval of the Official Plan Amendment implementing the Five-Year Review of the Official Plan. Development within the Built-Up Area boundary will be considered as infill development and development situated between the Built-Up Area boundary and the boundary of the Urban Area will be considered as greenfield development.</p>	<p>b) As an infill development this application is encouraged by this section of the official plan. The proposed development will help the county meet its targets.</p>	✓
	<p>f) The County shall consider applications for infill development, intensification and redevelopment of sites and buildings through intensification based on the following criteria:</p> <ul style="list-style-type: none"> i. the development proposal is within an Urban Area, and is appropriately located in the context of the residential intensification study; 	<p>f) The proposed application is for a residential development on an existing lot of record within the serviced urban area of Waterford. As a residential development within a residential area, this application is compatible with existing development.</p> <p>An analysis of the existing service network indicates there is sufficient capacity to support the development.</p>	✓

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	<ul style="list-style-type: none"> 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. 	A Traffic Impact Study was completed by RC Spencer Inc. which considered to totality of the entire site (including the adjacent future condominium). It determined that the proposed development will not adversely impact area traffic operations and does not require geometric and / or traffic control improvements.	✓
6.4	<p>Urban Areas</p> <p>This section of the Official Plan identifies the six Urban Areas of Norfolk County – Delhi, Courtland, Port Dove, Port Rowan, Simcoe, and Waterford – as the focal points for growth and development activity.</p>	The proposed application is within the urban boundary of Waterford and will help Norfolk County meet its growth targets.	✓
6.5.4	<p>The County will support and promote the continued development of Waterford as an important urban community and agricultural support centre in the County. The following shall be the policy of the County:</p> <ul style="list-style-type: none"> a) Waterford is the closest Urban Area to Highway No. 403. The County shall encourage employment growth and development in the Urban Area. b) Many of the historic residences in the Waterford Urban Area are of cultural heritage 	This development is located within the urban boundary of Waterford and does not offend these policies. This development is ideally located to provide access to the trail opportunities in Waterford	✓

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	<p>value or interest. The County will encourage the maintenance, rehabilitation, and adaptive reuse of the historic residences.</p> <p>c) Trail linkage opportunities exist in the Waterford Urban Area due to the presence of abandoned rail corridors and other linear open space features. The County will encourage the development of trails integrating Waterford with other areas of the County.</p>		
8.9.1	<p>Services in Urban Areas</p> <p>8.9.1 c) All development in the Urban Areas shall be fully serviced by municipal piped water supply and waste water treatment systems, save and except for circumstances outlined in Section 8.9.1f) (Services in Urban Areas). Notwithstanding this, appropriate development shall be permitted in the Courtland Urban Area on the basis of a municipal water system and private waste water disposal systems.</p> <p>e) Infilling of vacant areas within the Urban Areas which are already provided with full municipal services is encouraged, and shall be a criterion when evaluating proposed plans of subdivision and consents, with respect to the extension of services, utilities or the associated construction.</p>	<p>The subject property has access to full municipal services along Norfolk and Mechanic Street. As an infill development proposal, this application is encouraged by the policies of this section.</p> <p>Individual free-hold units service laterals would be installed to all dwelling units.</p>	<p>✓</p> <p>✓</p>
9.4.2	<p>Holding Provisions</p> <p>Holding zones may be established in order to achieve orderly development and ensure that policies established in this Plan have been met. Council may place a holding symbol on the zone that prevents</p>	<p>As freehold units, a traffic impact study and functional servicing report has been completed. Future division of land for the semi-detached units will be completed</p>	

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	<p>development from occurring until the County is satisfied that certain conditions have been met, allowing Council to indicate support for the development in principle, while identifying the need for additional actions prior to development proceeding. Specific actions or requirements for the lifting of the holding provision shall be set out in the County's Zoning By-law or the amendment thereto.</p> <p>These actions or requirements include, but are not necessarily limited to, the following:</p> <ul style="list-style-type: none"> a) The allocation of municipal servicing capacity on the part of Council; b) The phasing and logical progression of development; c) The provision of adequate service or road infrastructure and works; d) The completion and confirmation that environmental contamination remediation has occurred on site, or that satisfactory verification of suitable environmental site condition is received by the County; e) The completion of an appropriate supporting study(ies) to the satisfaction of the County, in consultation with other agencies, as required; f) Confirmation that the requisite permits and approvals from external authorities have been received; g) The completion of a development or the subdivision of land, including the negotiation of a development or subdivision agreement; h) That site plan approval has been granted by the County, and a site plan agreement has 	<p>through part lot control. The construction of each unit will be subject to the submission of any grading plans and servicing requirements including water and sanitary connections. All requirements have been met to remove the Holding provision on this parcel.</p> <p>The holding provision will remain in place on the condominium development portion of the lands until all site plan requirements have been met to permit construction.</p>	<p>✓</p>
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	<p>been entered into, pursuant to the provisions of the Planning Act; and/or</p> <p>i) That the specific policies of this Plan have been complied with</p>		
9.6	<p>Development Control</p> <p>9.6.1 c) The County shall consider the following criteria when reviewing applications to amend this Plan:</p> <ul style="list-style-type: none"> i) the manner in which the proposed amendment conforms to prevailing Provincial policy and regulations; ii) the manner in which the proposed amendment conforms to the Strategic Plan prepared in support on this Plan; iii) the manner in which the proposed amendment conforms to the Goals and Objectives, and policies of this Plan; iv) the impacts of the proposed amendment on the provision of and demand for municipal services, infrastructure and facilities; v) the adequacy of the proposed servicing solution with respect to the servicing policies of this Plan; vi) the impact of the proposed amendment on surrounding land uses, the transportation system, municipal services and community amenities and services; vii) the impact of the proposed amendment on the community structure and nature of the Urban Areas and/or Hamlet Areas; viii) the impact of the proposed amendment on cultural heritage resources and/or Natural Heritage Features; 	<p>The proposed application is for a Zoning Bylaw amendment in order to facilitate the semi-detached dwelling units. The development will be located on an existing lot of record within the Urban Settlement area of Waterford and will have access to adequate municipal water and sanitary services.</p> <p>This type of development will provide the citizens of Norfolk with increased housing options and is supported and encouraged by provincial and County land use planning policies.</p>	✓

Appendix C to Planning Justification Report
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	<ul style="list-style-type: none"> ix) the impact on agricultural uses and land; x) the impact of the proposed amendment on the financial sustainability of the County; and xi) any other information determined by the County, in consultation with the appropriate, agencies, to be relevant and applicable. 		
9.10.5	<p>Parkland Dedication</p> <p>g) The County may accept cash-in-lieu of the land dedication to be paid into a special account and used as specified in the Planning Act. Council will consider cash-in-lieu of parkland dedication under the following circumstances:</p> <ul style="list-style-type: none"> i) where the required land dedication fails to provide an area of suitable shape, size or location for development as public parkland; ii) where the required dedication of land would render the remainder of the site unsuitable or impractical for development; and/or iii) where it is preferable to have consolidated parkland of a substantial size servicing a wide area. iv) The County may establish a flat rate for cash-in-lieu payments for parkland dedications from new residential, commercial and industrial lots created by consent. 	<p>g) Given the small size of this development, it is proposed the County accept cash-in-lieu of the land dedication as land dedication would render the parcel unsuitable for development and the size of physical parkland would be inadequate.</p>	✓