



## Committee of the Whole

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**Meeting Date:** October 12, 2021  
**Submitted by:** Durk Vanderwerff, Director of Planning  
**SUBJECT:** PROPOSED PLAN OF CONDOMINIUM, TOWNSHIP OF LUCAN BIDDULPH, FILE NO. 39T-LB-CDM2102, 2270942 ONTARIO LTD.

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### **BACKGROUND:**

2270942 Ontario Ltd. (Fletcher) have applied to develop a residential plan of condominium on a 1.6 hectare (3.94 acre) property within Granton. The development would create 26 vacant land condominium units (lots) for single detached dwellings on full municipal services, a private internal road, and amenity area including visitor parking.

The subject lands are located within the settlement area of Granton. They are within the 'Residential' designation of the Township of Lucan Biddulph's Official Plan, and the lands are primarily vacant, with the exception of one single detached dwelling that would be included as one of the vacant land condominium units. The surrounding land uses include agricultural lands to the north and west, and existing residential lots of low-density single-detached homes to the north, east and south.

This plan of condominium was processed under the integrated planning model that has been developed between the County and the Township. This included a combined circulation process and a common planning review and analysis. The municipal planning reports, authored by Dan FitzGerald, as provided to Lucan Biddulph Council, are attached along with a location map, a copy of the proposed plan, and the proposed conditions of draft plan approval.

This report is a short summary of the issues from the perspective of the County as the Approval Authority and recommends draft plan approval of this condominium subject to conditions.

### **ANALYSIS:**

The submission was accepted as complete on June 29, 2021, and the Township held a statutory public meeting on August 10, 2021. Lucan Biddulph Council supported the

application on September 21, 2021. During the local process public input included concerns related to adequacy of servicing, compatibility, and site details such as fencing.

An agency / ministry circulation was undertaken, and the comments received were either addressed or can appropriately be addressed as conditions of draft plan approval. The draft plan conditions include matters to satisfy the Upper Thames River Conservation Authority (storm water management), the Township (condominium agreement, stormwater management, grading, etc), and the County Engineer (improvements at Granton Line and Fallon Drive intersection).

The Provincial Policy Statement (PPS) and the County Official Plan encourage new development to occur in settlement areas, such as Granton, where full municipal services can be provided. The County Official Plan designates Granton as an 'Urban Settlement Area' and the lands are located within the 'Residential' designation of the Township of Lucan Biddulph Official Plan. The proposed development is at a greater density than the historic development within Granton but reflects more current development forms and respects the character of the surrounding community.

The attached municipal planning reports address the land use planning issues in detail and also outlines the documents and studies submitted in support of the proposal. I have reviewed this material throughout the process and am satisfied that the proposed plan is consistent with the Provincial Policy Statement, conforms with the County's Official Plan, conforms with the Township's Official Plan, and represents sound land use planning. I am, therefore, recommending draft plan approval of the plan of condominium subject to conditions.

#### **FINANCIAL IMPLICATIONS:**

The budget expense related to the Provincially delegated Approval Authority responsibility for local official plans is offset, to an extent, through the collection of application fees. The approval of development and the accompanied community growth has indirect long-term financial implications.

#### **ALIGNMENT WITH STRATEGIC FOCUS:**

This report aligns with the following Strategic Focus, Goals, or Objectives:

<b>Strategic Focus</b>	<b>Goals</b>	<b>Objectives</b>
Strengthening Our Economy	Encourage a diverse and robust economic base throughout the county	Create an environment that enables the attraction and retention of businesses, talent, and investments Support the development and prosperity of downtown core areas in Middlesex County

**RECOMMENDATION:**

That the proposed Plan of Condominium (File No. 39T-LB-CDM2102) be granted draft plan approval subject to conditions and that a Notice of Decision be circulated as required by the Planning Act and that the Notice of Decision indicate that all written and oral submissions received on the application were considered; the effect of which helped to make an informed recommendation and decision.

Attachment 1 - Location Map

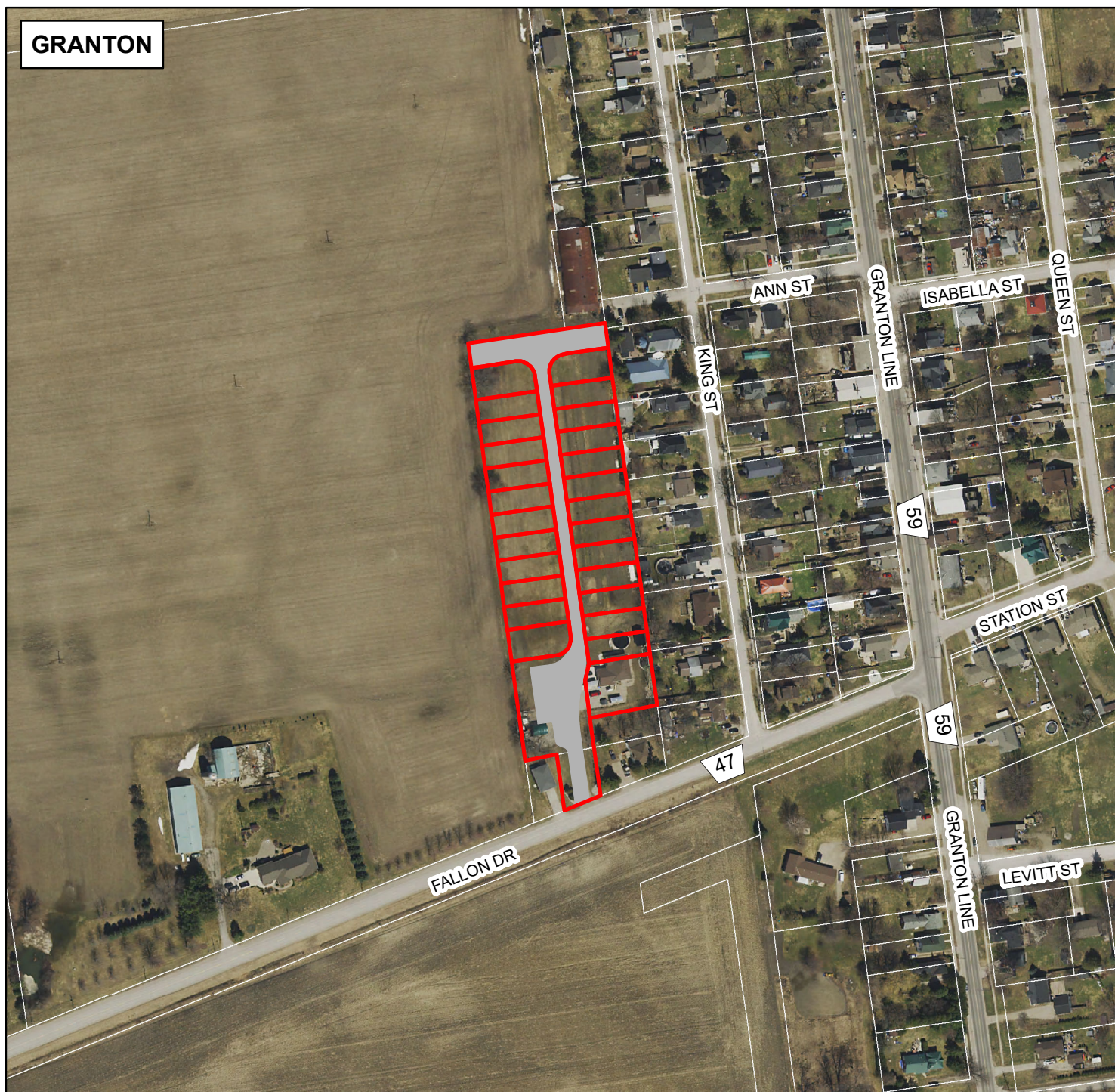
Attachment 2 - Proposed Plan of Condominium

Attachment 3 - Preliminary Draft Conditions

Attachment 4 - Local Planning Report August 10, 2021

Attachment 5 - Local Planning Report September 21, 2021

## GRANTON



### LOCATION MAP

Description:  
Proposed Plan of Condominium  
Knutson Development Consultants Inc  
Township of Lucan Biddulph

File Number:  
39T-LB-CDM2102 AND Z-9-2021

Prepared by: Planning Department  
The County of Middlesex, June 16, 2021.



### LEGEND



Subject Lands

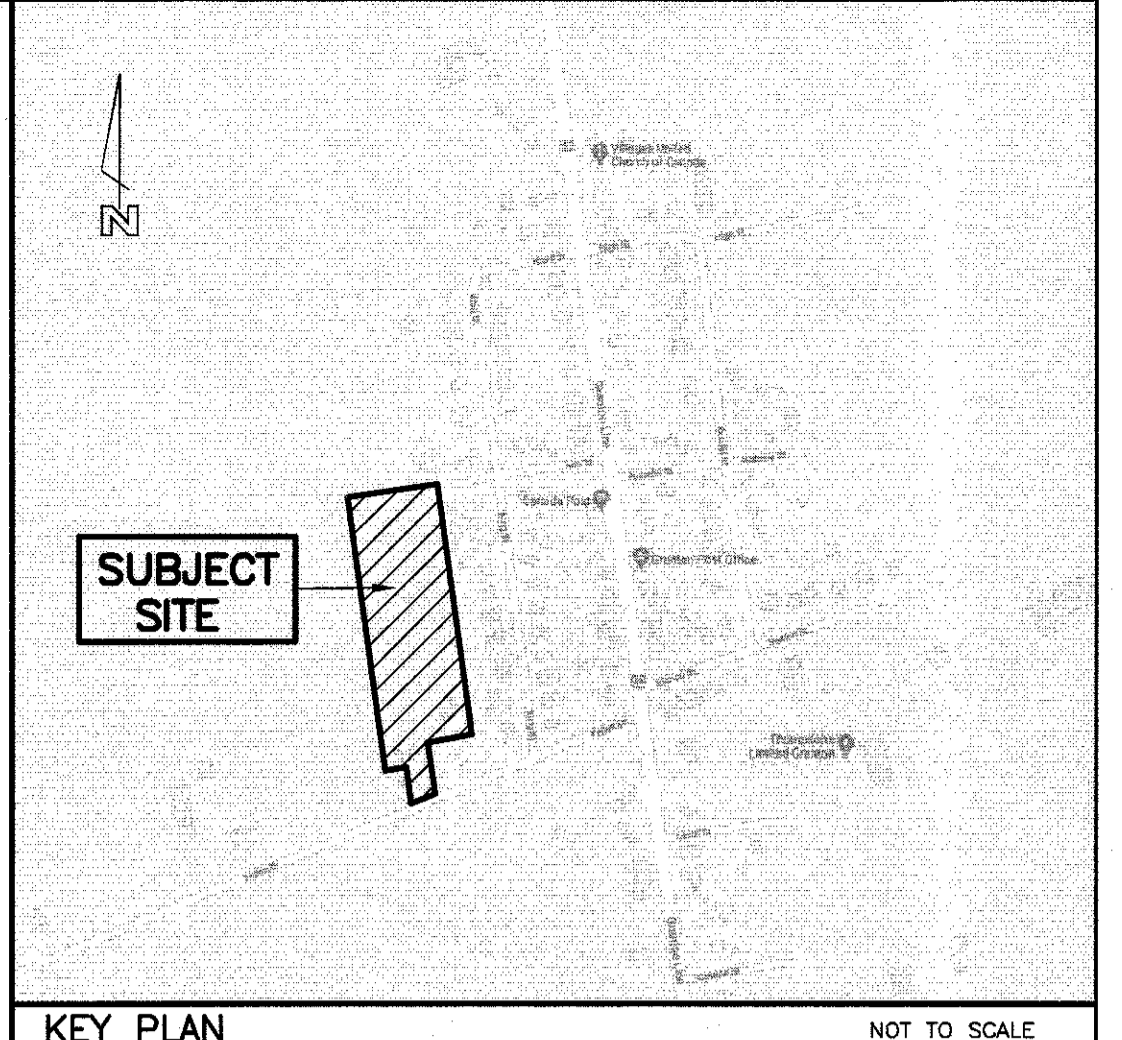
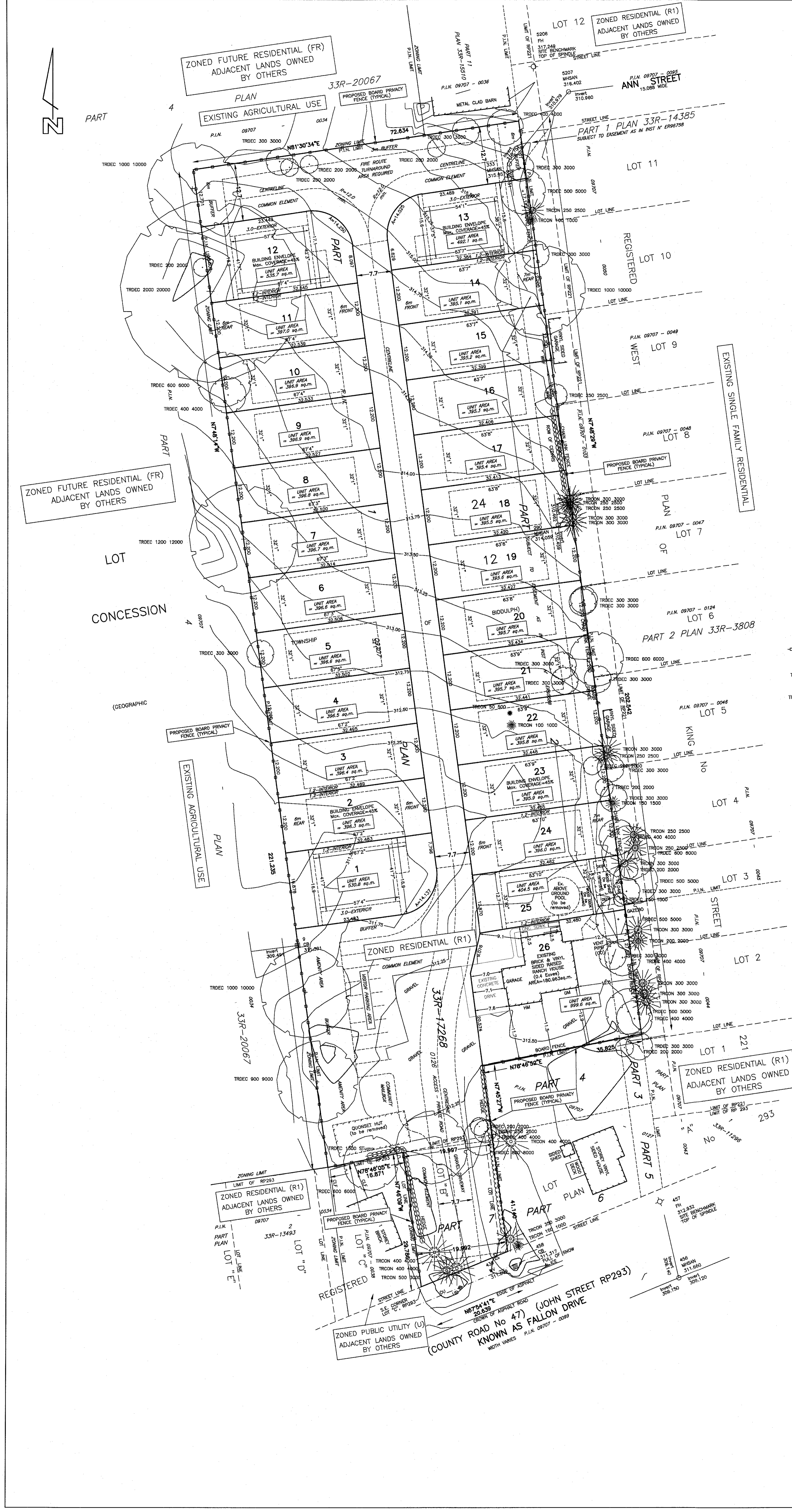
Proposed Zoning  
- R1-#-H

1:3,000

0 75 150

Meters





DRAFT PLAN of CONDOMINIUM  
of part of  
LOT "A" and all of LOT "B"  
REGISTERED PLAN N° 293  
and part of  
LOT 24, CONCESSION 12  
(GEOGRAPHIC TOWNSHIP OF BIDDULPH)  
being all of  
PARTS 1, 2 and 7, PLAN 33R-17268  
in the  
TOWNSHIP OF LUCAN BIDDULPH  
COUNTY OF MIDDLESEX  
Scale 1 : 400  
MTE OLS LTD.

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE  
CONVERTED TO FEET BY DIVIDING BY 0.3048  
AREAS SHOWN ON THIS PLAN ARE IN SQUARE METRES AND CAN BE  
CONVERTED TO SQUARE FEET BY MULTIPLYING BY 10.7639

- NOTES**
- SIB DENOTES STANDARD IRON BAR
  - IB IRON BAR
  - IB# ROUND IRON BAR
  - CC CUT CROSS
  - WIT WITNESS
  - SSIB SHORT STANDARD IRON BAR
  - (SU) SOURCE UNKNOWN
  - (HR) HOLSTEAD & REDMOND LIMITED, O.L.S.'s
  - MONUMENT FOUND
  - MONUMENT SET
  - HYDRO METER
  - GM GAS METER
  - FF FINISHED FLOOR ELEVATION
  - TFDN TOP OF FOUNDATION ELEVATION
  - FH FIRE HYDRANT
  - CB CATCH BASIN
  - MHSAN SANITARY MANHOLE
  - WV WATER VALVE
  - CLF CHAIN LINK FENCE
  - OU OVERHEAD UTILITY CABLE
  - UP UTILITY POLE
  - CO CLEAN OUT
  - P PLAN 33R-17268
  - P1 PLAN 33R-20067
  - WRF WOOD RAIL FENCE
  - PROPOSED BOARD PRIVACY FENCE
  - DECIDUOUS TREE (CALIPERMmm CANOPYmm RADIUS)
  - CONIFEROUS TREE (CALIPERMmm CANOPYmm RADIUS)

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATIONS  
BEARINGS AND DISTANCES SHOWN ON THIS PLAN ARE TAKEN FROM  
A TOPOGRAPHICAL PLAN OF SURVEY COMPLETED BY MTE OLS DATED  
MARCH 11, 2021 - FILE 47445-201.

**LAND USE SCHEDULE**

Mun. No. 7966 FALLON DRIVE  
AREA OF SINGLE FAMILY RESIDENTIAL UNITS = 11278.607 sq.m. 1.1279 ha.  
AREA OF COMMON ELEMENTS CONDOMINIUM = 4678.306 sq.m. 0.4678 ha.  
TOTAL AREA OF SITE = 15956.913 sq.m. 1.5957 ha. (3.9430ac.)  
TOTAL NUMBER OF SINGLE FAMILY RESIDENTIAL UNITS = 26  
DENSITY = 16.29 UNITS PER HECTARE  
MUNICIPAL SERVICES AVAILABLE - WATER, STORM AND SANITARY

ZONED RESIDENTIAL	REQUIRED (R1)	PROPOSED SITE SPECIFIC
UNIT AREA (Min.) (sq.m.)	460	390
UNIT FRONTAGE (Min.) (m)	15	12
UNIT COVERAGE (Max.) (sq.m.)	40%	45%
UNIT FRONT YARD SETBACK-GARAGE (Min.) (m)	6	6
UNIT FRONT YARD SETBACK-MAIN BUILDING (Min.) (m)	4.5	4.5
UNIT INTERIOR SIDE YARD SETBACK (Min.) (m)	1.2	1.2
UNIT EXTERIOR SIDE YARD SETBACK (Min.) (m)	3.5	3.0
UNIT REAR YARD SETBACK (Min.) (m)-UNITS 1 TO 12	7	6
UNIT REAR YARD SETBACK (Min.) (m)-UNITS 13 TO 26	7	7
UNIT BUILDING HEIGHT (Max.) (m)	10	10
UNIT FLOOR AREA (Min.) (sq.m.)	90	90
UNIT PARKING SPACES (Min.)	2	2
UNIT DWELLINGS (Max.) PER UNIT	1	1
UNIT LANDSCAPED OPEN SPACE AREA (Min.) (%)	40	40
UNIT PARKING/DRIVE AREA (Max.) (%)	18	18
UNIT DRIVE WIDTH (Max.) (m)	6.0	6.0
UNIT DEPTH (Min.) (m)	32	32

SNOW STORAGE SHALL BE MANAGED ON AND OFF SITE.  
UNIT DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES  
ALL GARBAGE TO BE STORED IN GARAGES AND PUT AT CURB SIDE  
WHEN READY FOR PICKUP.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17)  
OF THE PLANNING ACT

A) AS SHOWN ON PLAN	G) AS SHOWN ON PLAN
B) AS SHOWN ON PLAN	H) MUNICIPAL WATER
C) AS SHOWN ON KEY PLAN	I) SOIL-MIXED SILT CLAY TILL
D) SINGLE FAMILY RESIDENTIAL	J) AS SHOWN ON PLAN
E) AS SHOWN ON PLAN	K) FULL MUNICIPAL SERVICES
F) AS SHOWN ON PLAN	L) AS SHOWN ON PLAN

**OWNER'S CERTIFICATE**

I HEREBY AUTHORIZE THE SUBMISSION OF THIS PLAN IN DRAFT FORM.  
1967172 ONTARIO INC.

*Randy Mackay* Sept. 17, 2021  
RANDY MACKAY - PRESIDENT DATE  
I HAVE THE AUTHORITY TO BIND THE CORPORATION

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED  
AS SHOWN ON THE PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE  
ACCURATELY AND CORRECTLY SHOWN.

*David Bianchi* SEPT 17, 2021  
DAVID BIANCHI, O.L.S. DATE  
MTE | OLS LTD.

BEARINGS ARE UTM GRID IN NAD83 (ORIGINAL) DERIVED FROM G.P.S.  
OBSERVATIONS AND THE CAN-NET BASE STATION NETWORK AND ARE  
REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17

OBSERVED REFERENCE POINTS (ORPs)  
UTM ZONE 17, NAD83 (ORIGINAL) GRID COORDINATES TO URBAN ACCURACY  
PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP 1	4785018.304	475384.281
ORP 2	4785252.750	475352.332

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH  
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.  
DISTANCES SHOWN ON THIS PLAN ARE GROUND LEVEL DISTANCES AND  
CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED  
SCALE FACTOR OF 0.999569425

**MTE** MTE ONTARIO LAND SURVEYORS LTD.  
123 ST. GEORGE STREET  
LONDON, ONTARIO, N6A 3A1  
TEL: 519-204-6510

PLOTS ON 24"x36" PAPER AT SCALE 1:400		CODG:
Surveyed By: NR	Checked By: DB	File No: 47445-202
Drawn By: FS/SM	Date: SEPT 17, 2021	HR File No:

<b>Applicant:</b>	Knutson Development Consultants Inc	<b>Date of Decision:</b>	DRAFT
<b>File No.:</b>	39T-LB-CDM2102	<b>Date of Notice:</b>	DRAFT
<b>Municipality:</b>	Township of Lucan Biddulph	<b>Last Date of Appeal:</b>	DRAFT
<b>Subject Lands:</b>	Part of Lot 24, Concession 12	<b>Lapsing Date:</b>	DRAFT

The conditions and amendments to final plan of approval for registration of this Condominium as provided by the County of Middlesex are as follows:

<b>No.</b>	<b>Conditions</b>
1.	That this approval applies to the draft plan of condominium prepared and signed by David Bianchi, OLS dated May 17, 2021 which shows: <ul style="list-style-type: none"> <li>• Units 1 to 26 for single detached dwellings;</li> <li>• Area for Common Elements in the amount of 0.4678 hectares; and</li> <li>• An existing Easement listed as instrument number ER96758.</li> </ul>
2.	That the Condominium Agreement between the Owner and the Municipality include provision that the "H" holding provision not be removed and the building permits not be issued for the Plan of Condominium until all external infrastructure and services required for the development of the Plan of Condominium are in place including municipal water supply, treatment and conveyance infrastructure and sewage treatment and waste water conveyance infrastructure. For the purpose of these conditions, services being "in place" means that the infrastructure exists and is operational to the satisfaction of the Municipality and that capacity in such infrastructure has been formally allocated by the Municipality for use in connection with the development of the Plan of Condominium.
3.	That the Plan of Condominium shall be developed on full municipal services, including sanitary sewers, municipal water and urban storm water management practices. Prior to final approval of the development, the Municipality shall confirm that full municipal services are 'in place' as described in Condition No. 2.
4.	That prior to final approval, the Approval Authority is to be advised by the Municipality that appropriate zoning is in effect for this proposed condominium.
5.	That the Owner and the Municipality enter into a condominium agreement ("Condominium Agreement") pursuant to Section 51 (26) of the Planning Act to be registered on title of the lands to which it applies prior to the Plan of Condominium being registered. Further that the Condominium Agreement shall include provisions that it will also be registered against the lands to which it applies once the plan of condominium has been registered.
6.	That the Condominium Agreement between the Owner and the Municipality satisfy all requirements of the Municipality related to financial, legal, planning and engineering matters including but not limited to; grading and drainage, planting of trees, landscaping, provision of community mailboxes, fencing, buffering, street lighting, snow storage, private fire hydrants, and turning radius capable of accommodating emergency service vehicles and other amenities, the provision and installation of full municipal water and sanitary services, the installation of underground electrical services, and other matters which may be required by the Municipality respecting the development of the Plan of Condominium, including the payment of Municipal Development Charges in accordance with the Municipality's Development Charge By-Law.
7.	That the Condominium Agreement between the Owner and the Municipality shall require the following, which shall be undertaken at the expense of the Owner: <ol style="list-style-type: none"> <li>a) The intersection that leads in to the development to be constructed with street lights, curb and storm water management controls;</li> <li>b) the installation of a barrier free side walk internally located on the site from the visitor parking area to Fallon Drive;</li> <li>c) an extension of the existing sidewalk from King Street to the private on-site sidewalk along Fallon Drive;</li> </ol>

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- d) An extension to the right turn taper lane along the east side of Granton Line, a minimum of 30 metres past the south limit of Fallon Drive, to the satisfaction of the County Engineer.
8. That the existing sanitary easement registered as instrument number ER96758 in favour of the Municipality shall remain on the lands and that the Owner shall ensure through the Condominium Agreement that access to the easement for maintenance purposes is maintained at all times. The Condominium Agreement shall also include provisions notifying all current and future owners / tenants that no structures are permitted to be placed within the easement, including private fencing internally separating units, and that if structures are placed in the easement they will be removed at the expense of the owners.
9. That, If necessary, that the Owner shall enter into an agreement with Canada Post Corporation for the installation of community mailboxes.
10. The Owner shall enter into an agreement with the appropriate service providers for the installation of underground communication / telecommunication utility services for these lands to enable, at a minimum, the effective delivery of the broadband internet services and communication / telecommunication services for 911 Emergency Services.
11. That the Condominium Agreement shall ensure that the persons who first purchase the subdivided land after the final approval of the plan of condominium are informed, at the time the land is transferred, of all the development charges related to the development, pursuant to Section 59(4) of the Development Charges Act.
12. That the Condominium Agreement shall contain a clause that easements as may be required for access, utility, servicing, or drainage purposes shall be granted to the appropriate authority or agency, at the expense of the Owner.
13. That the Condominium Agreement shall contain a clause which requires, arrangements shall be made to the satisfaction of the Municipality for the relocation of any utilities that may be required as a result of the development of the subject lands, such relocation shall be undertaken at the expense of the Owner.
14. That the Owner convey up to 5% of the land included in this plan to the Municipality for park purposes. Alternatively, the Municipality may require cash-in-lieu of all or a portion of the conveyance.
15. That the Condominium Agreement between the Owner and the Municipality shall include acknowledgement by the Owner of the following requirements of the County of Middlesex Emergency Services Department:
  - a) When building permits are being issued, the unit numbers are to be posted on a sign in/on the exterior of the building unit so it is visible from the curb of the private road allowance until it can be affixed to the building in a permanent fashion in the same location of each unit for emergency responders to find the address they are responding to.
  - b) Fire hydrant locations be approved to standard and meet MFPA 291 Standard, Recommended Practice for Fire Flow Testing and Making of Hydrants, and that the Municipal Fire Chief having jurisdiction is copied for input and approval.
  - c) If there are fire hydrants located inside the development that the fire hydrants be flow tested and that they are marked/colour coded to NFPA 291 Standards, Recommended Practice for Fire Flow Testing and Marking of Hydrants. Annual maintenance of the private fire hydrant(s) is the responsibility of the private land owner(s) as per the Ontario Fire Code Section 6.6.4. Hydrants.
  - d) That the appropriate infrastructure be in place for connecting to 911 call agency prior to occupancy of any structure.

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- e) That the development be given one municipal street address with individual unit numbers. The proposed municipal address is to be submitted to the County of Middlesex Emergency Services Department for approval. The municipal address once approved is to be posted at the entrance to the development when construction starts on the development and to be permanent in nature when the development starts having the living units occupied to ensure that emergency responders are at the correct municipal address.
  - f) That the streets be named and the lots shall be addressed to the satisfaction of the Municipality in consultation with the County of Middlesex.
  - g) That a NO EXIT sign be posted at the entrance to the development so emergency responders are aware that there is no exit at the end of the private road into the development.
  - h) That applicable FIRE ROUTE signs be approved and posted when final occupancy is given. Consultation with the Fire Chief having jurisdiction for input is requested.
16. That the Condominium Agreement between the Owner and the Municipality shall include the following requirements:
- a) A minimum of one (1) tree per vacant land condominium unit, place in the front yard of the property;
  - b) A tree preservation report completed by a qualified OALA or arborist, identifying all species, location, and protection measures for perimeter trees, subject to the approval of the Municipality;
  - c) The construction of a board on board privacy fence, at a minimum height of 1.6 metres, fully within the subject land, abutting the boundary between the subject lands and all neighbouring interior lot lines, to the satisfaction of the Municipality.
17. That prior to final approval, the Owner shall submit for the review and approval of the Upper Thames River Conservation Authority and the Municipality the following:
- a) a final Stormwater Management Plan shall be completed by a qualified professional engineer, to meet the stormwater quantity and quality criteria of the Upper Thames River Conservation Authority. Such plan shall also consider site grading, erosion control measures, Best Practices (BMP's) of the industry, safe and legal drainage outlet, and ownership and provisions for the future maintenance of any drainage facilities;
  - b) a detailed site / lot grading and drainage plans prepared by a qualified professional engineer to meet the requirements of the Upper Thames River Conservation Authority and the Municipality; and,
  - c) a Final Erosion and Sediment control plan be prepared, detailing the means whereby erosion will be controlled on-site and in downstream areas both during and after construction, to be approved by the Upper Thames River Conservation Authority prior to construction.
18. That prior to final approval, the County is to be advised in writing by the Municipality of the Township of Lucan Biddulph, how conditions 1 through 23 have been satisfied.
19. That prior to final approval, the County is to be advised in writing by the Upper Thames River Conservation Authority how condition 17 has been satisfied.

## NOTES TO DRAFT APPROVAL

1. Draft approval for this plan of condominium is for a period of three (3) years from the date of decision. Any request made by the Owner to the Approval Authority to extend the lapsing date must be made 60 days prior to the lapsing date and include a written confirmation from the municipality endorsing the extension.
2. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the approval authority,

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quoting the file number.

3. It is suggested that the applicant be aware of:
  - a) subsection 144 (1) of The Land Titles Act, which requires all new plans be registered in a land titles system;
  - b) subsection 144 (2) - allows certain exceptions.
4. Inauguration, or extension of a piped water supply, a communal sewage system or a storm water management system, is subject to the approval of the Ministry of Environment under Section 52 and Section 53 of the Ontario Water Resources Act.
5. The Ministry of Environment must be advised immediately should waste materials or other contaminants be discovered during the development of this plan of condominium.
6. It is the applicant's responsibility to obtain the necessary permits from the ABCA in accordance with Ontario Regulation 171/06 made pursuant to Section 28 of the Conservation Authorities Act.
7. A copy of the condominium agreement must be provided to the County of Middlesex (Planning Department) prior to final plan approval.
8. If the agency's condition concerns a condition in the condominium agreement, a copy of the agreement should be sent to them. This will expedite clearance of the final plan.
9. When the zoning by-law amendment required in Condition 5 is being prepared, reference to this condominium application file number should be included in the explanatory note. This will expedite the County of Middlesex and other agencies' consideration of the by-law.
10. Clearance is required from the following agencies:
 

Township of Lucan Biddulph | 270 Main Street, Lucan, ON N0M 2J0

Upper Thames River Conservation Authority | 1424 Clarke Rd, London, ON N5V 5B9

County of Middlesex | 399 Ridout Street N, London, ON N6A 2P1
11. All measurements in condominium final plans must be presented in metric units.
12. The final plan approved by the County of Middlesex must include the following paragraph on all copies (3 Mylars and 4 paper) for signature purposes:

*"Approval Authority Certificate*

*Part(s) \_\_\_\_\_ approved and Part(s) \_\_\_\_\_ exempted under Section 9 of the Condominium Act and Section 51 of the Planning Act on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.*

\_\_\_\_\_  
*Director of Planning  
 County of Middlesex"*

13. The final plan must be submitted digitally in AutoCAD (DWG) and Portable Document Format (PDF) with the appropriate citation from the Planning Act used. The AutoCAD (DWG) file must be consistent with the following standards:

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- Georeferenced to the NAD83 UTM Zone 17N coordinate system.
- All classes of features must be separated into different layers.
- Each layer should be given a descriptive name so that the class of feature it contains is recognizable.

14. The final plan approved by the County of Middlesex must be registered within 30 days or the County may withdraw its approval under Subsection 51(59) of the Planning Act.

Preliminary



**Planning Department  
County of Middlesex  
399 Ridout Street North  
London, ON N6A 2P1  
519.434.7321  
www.middlesex.ca**

**Meeting Date: August 10, 2021**

## **PLANNING INFORMATION REPORT**

**TO:** Chair and Members of Council  
Township of Lucan Biddulph

**FROM:** Dan FitzGerald MPI, Planner

**RE: Applications for Zoning Bylaw Amendment (ZBA 9/2021) and  
Draft Plan of Vacant Land Condominium (39T-CDM2102); filed by Knutson  
Development Consultants Inc on behalf of Michael Fletcher (Owner)  
Part of Lot 24, Biddulph Concession 12 and Lot B PT LT A, Plan 293C in the  
Township of Lucan Biddulph**

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### **Purpose:**

The purpose of this report is to provide Council with background information regarding the proposed Zoning By-law Amendment and a Draft Plan of Vacant Land Condominium for a property located on the north side of Fallon Drive, west of the intersection at Fallon Drive and Granton Line (County Road 59).

A location map is included as Attachment 1.

### **Proposed Plan of Vacant Land Condominium:**

The applicant is proposing a vacant land condominium encompassing an existing block of land. The draft plan of vacant land condominium would include the following:

- 26 vacant land condominium lots (1.13 hectares);
- 1 Block for common property elements including visitor parking, amenity areas, and a private road (0.47 hectares);
- An existing 5 metre wide storm water management easement running along the east interior side yard.

A copy of the proposed draft plan of subdivision is included as attachment 2.

### **Proposed Zoning By-law Amendment:**

The Zoning By-law Amendment application submitted concurrently would change the zoning of the subject lands to facilitate the proposed Vacant Land Condominium's consideration for residential development. The subject lands are currently zoned a 'Residential First Density (R1) Zone' in the Township of Lucan Biddulph Comprehensive Zoning By-law. The

applicant's proposal would rezone the lands to a site specific Residential First Density exception (R1-#-H) Holding Zone for the proposed 26 vacant land condominium units. As requested by the applicant, the zone would permit reduced lot areas, reduced frontage requirements, increased maximum lot coverage, reduced exterior side yards, reduced rear yards, introduce a minimum landscaping requirement, and add a maximum parking / driveway coverage requirement.

### **Background:**

The subject property as a whole is approximately 1.6 hectares (3.94 acres) in area and is located on the north side of Fallon Drive, west of the intersection at Fallon Drive and Granton Line (County Road 59) in Granton. All of the subject lands included within the proposed vacant land condominium are within the existing Settlement Area of Granton. The lands are surrounded with existing agricultural (vacant) lands to the north and west, and existing residential lots of low-density single-family homes to the east and south.

The lands are legally described as Part of Lot 24, Biddulph Concession 12, Parts 1 and 2 on Reference Plan 33R17268, and Lot B PT LT A, Plan 293C, Part 7 on Reference Plan 33R17268. The lands are municipally known as 7966 Fallon Drive in Granton. The lands are designated Settlement Area (Urban and Community) in the Middlesex County Official Plan, Residential in the Township of Lucan Biddulph Official Plan and zoned Residential First Density (R1) Zone in the Township of Lucan Biddulph Comprehensive Zoning By-law.

As noted, the applicant is requesting draft plan of vacant condominium approval for 26 single detached residential lots, along with a common amenities block which includes visitor parking, a private road, and an amenities area. The applicant's Planning Justification Report, which further describes the proposed development is included as attachment 3.

The applicant is proposing that the development be serviced by existing municipal water and sanitary services. Additionally, the storm servicing and storm water management are proposed to utilize the Riddle-McCarthy Drain west of the site as the stormwater outlet. The applicant's report notes that the recent improvements to the flowrate as well as on site detention will control post development flows to pre-development rates.

### **Policy and Regulation:**

The Middlesex County Official Plan identifies Granton as a Settlement Area (Urban and Community) and defers to the municipal official plan to delineate the boundaries of the settlement area. The lands are within the Settlement Area of Granton and are designated as 'Residential' within the Township of Lucan Biddulph's Official Plan.

Further, as previously noted, the lands are zoned Residential First Density (R1) Zone in the Township of Lucan Biddulph's Comprehensive Zoning By-law.

As such, the policies and provisions below are applicable to the lands.

### Provincial Policy Statement 2020 (PPS)

Generally, the PPS promotes healthy, liveable and safe communities by supporting efficient land use patterns that facilitate economic growth, create liveable communities, and protect the environment and public health and safety. According to Section 3 of the Planning Act, as amended, decisions made by planning authorities “shall be consistent with” the PPS. The principal policies of the PPS that are applicable to the proposed development include the following:

Section 1.1.1, which speaks to establishing and promoting healthy, liveable and safe communities. The following sub policies have been determine to be applicable:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- 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;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- 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;
- 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;
- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;

Section 1.1.3.1 speaks to Settlement Areas being the focus of growth and development, and their vitality and regeneration shall be promoted.

The following policies have been deemed applicable to the proposed development from section 1.1.3.2, which states that land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- 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;
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) prepare for the impacts of a changing climate;

Section 1.1.3.3 of the PPS states, 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.

Section 1.1.3.4 states appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

Section 1.1.3.6 states new development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Section 1.4 of the PPS speaks to 'Housing'. More specifically, section 1.4.1 states '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:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through *residential intensification* and *redevelopment* and, if necessary, lands which are *designated and available* for residential development; and ...'

Section 1.5 of the PPS speaking to healthy, active communities being promoted by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity.

Section 1.6 of the PPS speaks to servicing. The PPS has a hierarchy for services, where municipal services are the preferred form of servicing.

Section 1.6.6.1a) states 'Planning for sewage and water services shall direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services'.

### County of Middlesex Official Plan

The principal policies of the County of Middlesex's Official Plan that are applicable to the proposed development include the following:

The subject property is designated Settlement Area by the County of Middlesex Official Plan. Section 3.2 of the Plan directs growth to settlement areas, and promotes a variety of housing types within Settlement Areas.

Section 2.3.7 of the County of Middlesex Official Plan speaks to housing policies, and states that, 'it is the Policy of the County to encourage a wide variety of housing by type, size and tenure to meet projected demographic and market requirements of current and future residents of the County.' Further, subsection (a) promotes intensification and redevelopment, primarily within Settlement Areas, and in other areas where an appropriate level of physical services is or will be available in the immediately foreseeable future and subject to the policies of Section 2.3.6. In this regard, the County will require that 15 percent of all development occur by way of intensification and redevelopment'.

Section 2.3.8 of the County Official plan notes that urban areas shall be the focus for future residential growth on full services where warranted. Policies under this section further clarify that urban areas are the focus of growth and are expected to accommodate a significant portion of the projected growth. Also they state that new development shall be fully serviced by municipal or communal water and sewage disposal systems.

The County of Middlesex's Official Plan in section 2.4.5 discusses the servicing hierarchy similar to those discussed in the PPS. Specifically, the County encourages new development to proceed on the basis of full municipal services.

The County Official Plan provides a regional policy framework within which development proposals are to be evaluated. Section 3.2.1 of the County Official Plan dictates that growth within Middlesex is generally to be directed to the County's Settlement Areas in order to protect Agricultural Areas, protect natural heritage and promote efficient use of water and sewage services. It is noted that the detailed land use policies, and particularly those that pertain to development within settlement areas, are provided in the official plans of the County's member municipalities.

### Township of Lucan Biddulph Official Plan

The principal policies contained in the Township of Lucan Biddulph's Official Plan that are applicable to the proposed development include:

The subject property is designated 'Residential' in the Township Official Plan. Section 2.2.1 of the township Official Plan provides the following related goals and objectives for development in the Village of Lucan:

- a) To encourage small scale, limited residential development in keeping with its established character and role as a small settlement area capable of accommodating modest growth;
- b) To ensure that future growth and development is adequately serviced and is within the Municipality's ability to provide the necessary infrastructure;
- c) To encourage the revitalization of a viable commercial core as the centre of the Village providing basic goods and services and with its own sense of character and identity;
- d) To improve the physical appearance and amenities of the Village and to foster a strong sense of community.

Section 2.2.4 of the Township Official Plan provides guidance for areas to accommodate future residential development. It states that development within the Village of Granton is strongly characterized by residential development in the format of low-density single unit detached dwellings.

Section 2.2.4.1 of the Township Official Plan notes within areas designated 'Residential' on Schedule "B", the primary use of land shall continue to be for single unit detached dwellings. While residential development has traditionally been in the form of low density single unit detached dwellings, other dwelling types may also be permitted including accessory apartments, semi-detached dwellings, duplex dwellings, converted dwellings, townhouses and similar scale multiple dwelling developments. Secondary uses will also be permitted provided they are compatible with and complementary to residential development. These uses would be generally restricted to home occupations, parks and open space and institutional uses.

Section 2.2.4.3 notes that new residential development will be encouraged within the existing built-up area of the Village, adjacent areas and, in particular, south of the former railway on the west side of Main Street. In the latter instance, cost-efficient development on full municipal services will create a more balanced community relative to the northern half of the Village.

Section 2.2.4.5 notes that the Township supports intensification and redevelopment, most notable within Settlement Areas, as well as areas where servicing is available. The Township

requires that 15 percent of development occur by the way of intensification and redevelopment.

The Township shall encourage intensification and redevelopment within the Village of Granton on vacant or underutilized sites in order to efficiently utilize designated settlement area land and available municipal services.

Residential intensification and redevelopment is subject to the following policies:

- a) Forms of residential intensification and redevelopment shall only be permitted based on the level of water and wastewater servicing that is available in the Village of Granton.
- b) Residential intensification and redevelopment may take the form of multi-unit dwellings, dwelling conversion, street infilling, rear yard infilling, and infill subdivisions.
- c) Residential intensification and redevelopment may only occur to a maximum density which maintains the minimum lot areas permitted in the Zoning By-law, and/or is deemed suitable by the Township to satisfy the proposed water supply and wastewater disposal systems.
- d) When considering proposals for residential intensification and redevelopment, and in addition to all other applicable development criteria in the Official Plan, the Township will ensure that:
  - I. For dwelling conversions, the exterior design of the dwelling is consistent with the surrounding area in terms of height, bulk, scale, and layout;
  - II. For street infilling, the proposal is consistent with established building line and setbacks of the surrounding area.
  - III. For rear yard infilling, the siting of buildings and parking areas must be done in a way which minimizes the impacts on neighbouring rear yards; allows for direct vehicular access provided to a public street with sufficient width to allow efficient vehicular use, on-site snow storage, and access and turnaround by emergency vehicles.
  - IV. For infill subdivisions, measures shall be considered, to buffer and screen the development from surrounding residential uses.

Proposals for residential intensification and redevelopment will not be supported if it is determined that the proposal cannot satisfy the above criteria.

Section 8.3 of the Township Official Plan indicates that the approval of plans of subdivision/condominium shall be subject to the following criteria:

- a) The applicable land use designation and policies of the Township Official Plan and County of Middlesex Official Plan;
- b) The requirements of the Planning Act;
- c) The entering into of a subdivision agreement with the Municipality; and,
- d) The posting of sufficient financial security to ensure the protection of the Municipality.

Township of Lucan Biddulph Zoning By-law No. 100-2003

The subject lands is currently zoned a Residential First Density (R1) Zone. The applicant is proposing to amend the existing zone to a site specific Residential First Density – Exception (R1- # -H) Holding Zone. The current zone and proposed zoning are summarized below:

Zoning Provisions for <b>Single Detached Dwelling</b>		Existing Provisions (Residential First Density (R1) Zone) (m = metres)	Proposed Provisions - Site Specific Residential First Density – exception (R1-#-H) Zone
Minimum Unit Lot Area		460 m <sup>2</sup>	<b>390 m<sup>2</sup></b>
Minimum Unit Lot Frontage		15 m	<b>12 m</b>
Maximum Lot Coverage		40 %	<b>45 %</b>
Minimum Front Yard Depth		6 m	6 m
Minimum Side Yard Depth	Interior	1.2 m	1.2 m
	Exterior	3.5 m	<b>3.0 m</b>
Minimum Rear Yard Depth		7 m	<b>6 m</b>
Maximum Height		10 m	10 m
Minimum Floor Area		90 m <sup>2</sup>	90 m <sup>2</sup>
Max Dwelling Per Lot		1	1

Minimum Parking Spaces	Single Unit Dwelling	2	2
	Home Occupation	1	1
Minimum Landscaped Open Space		N/A	<b>40 %</b>
Maximum Parking / Driveway Coverage		N/A	<b>15 %</b>

Note: \* indicates an exception from the current zoning provisions standards in the Residential First Density (R1) Zone.

### **Consultation:**

Notice of the application has been circulated to agencies, as well as property owners in accordance to the requirements to the Planning Act. Additionally, the applicant hosting a public open house in advance of the public meeting. Comments from the public are included as attachment 4. Planning Staff are awaiting minutes to be provided by the applicant for the public open house.

### Public Comments:

To date, only one formal written comment has been received from the public. Concerns were raised on the lack of diversity on the product as well as the lack of park space within the proposal.

### Agency Comments

At the time of writing of this report the following comments had been received:

- a) Bell – requests the following to be included as conditions:
  - a. The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
  - b. The Owner agrees that should any conflict arise with existing Bell Canada facilities or easements within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost

b) Canada Post – provides the following comments:

- a. Canada Post will provide mail delivery service to the subdivision through centralized Community Mail Boxes (CMBs).
- b. Canada Post will provide mail delivery service to the Apartments through centralized Lock Box Assembly.
- c. The development includes plans for (a) multi-unit building(s) with a common indoor entrance(s). The developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications.
- d. Please update our office if the project description changes so that we may determine the impact (if any).
- e. Should this application be approved, please provide notification of the new civic addresses as soon as possible.
- f. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB pads.

c) Enbridge Gas – Thank you for your correspondence with regards to draft plan of approval for the above noted project.

It is Enbridge Gas Inc.'s (operating as Union Gas) request that as a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Enbridge.

- d) Hydro One – We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time.
- e) Upper Thames River Conservation Authority – the subject lands are not affected by any regulations (Ontario Regulation 157/06) made pursuant to Section 28 of the Conservation Authorities Act. The UTRCA has no objections to this application.

**Recommendation:**

**THAT** council receives the planning report as information.

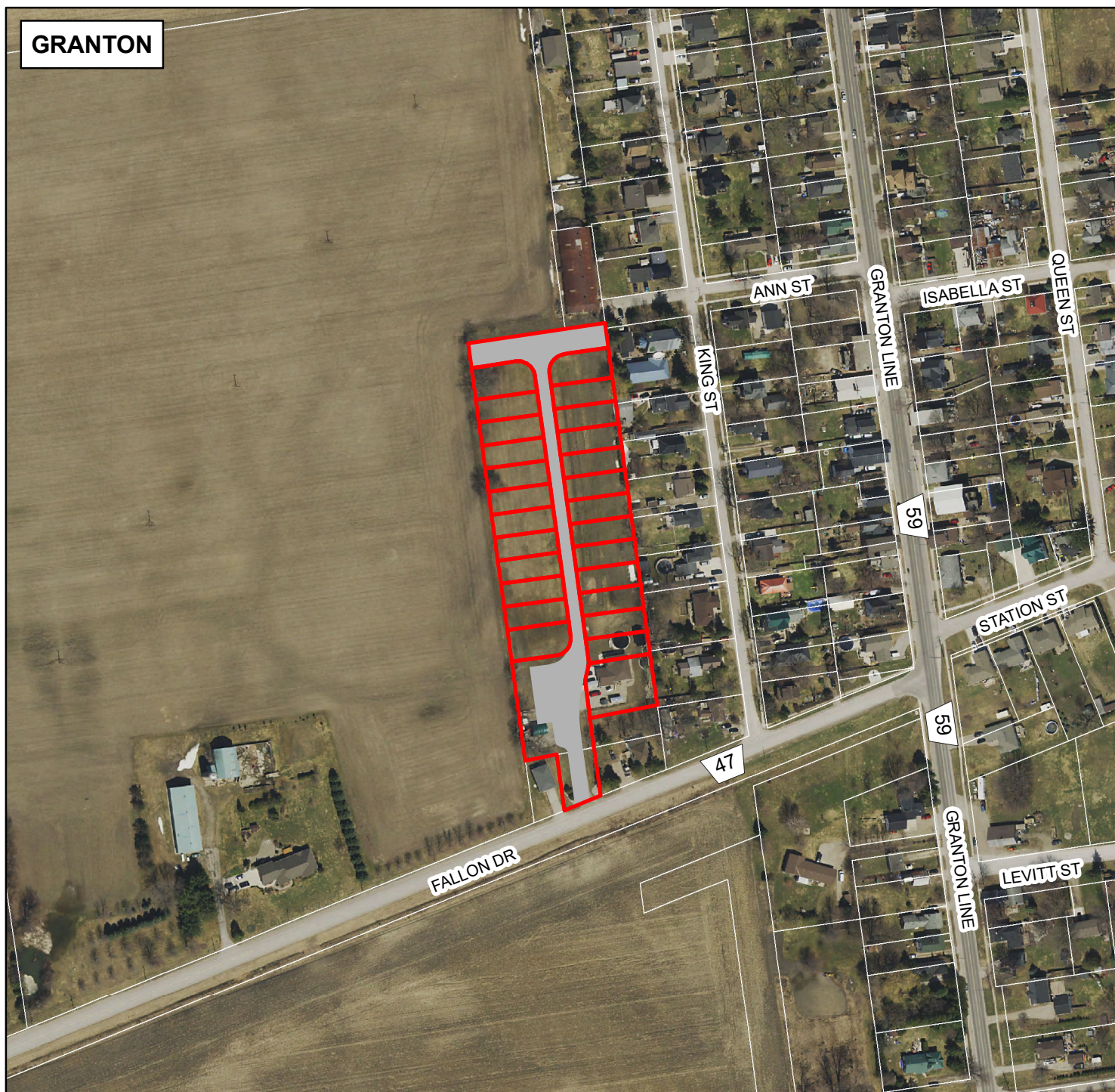
**Attachments:**

1: Location Map

Applications for Zoning Bylaw Amendment (ZBA 9/2021) and  
Application for a Draft Plan of Subdivision 39T-CDM2102  
Knutson Development Consultants Inc on behalf of Michael Fletcher.

- 2: Proposed Draft Plan of Subdivision
- 3: Planning Justification Report
- 4: Public Comment

## GRANTON



## LOCATION MAP

Description:  
Proposed Plan of Condominium  
Knutson Development Consultants Inc  
Township of Lucan Biddulph

File Number:  
39T-LB-CDM2102 AND Z-9-2021

Prepared by: Planning Department  
The County of Middlesex, June 16, 2021.



## LEGEND



Subject Lands

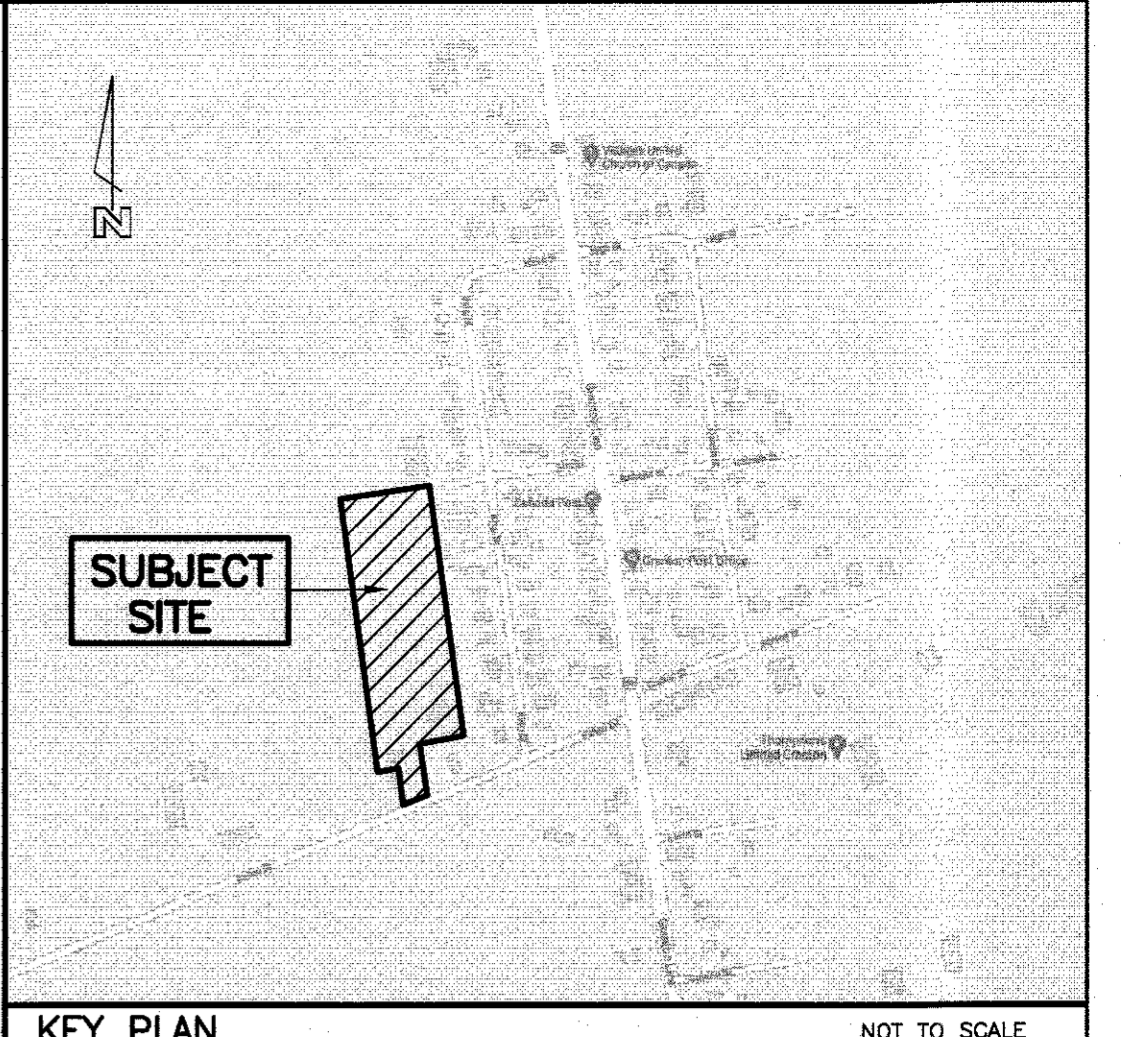
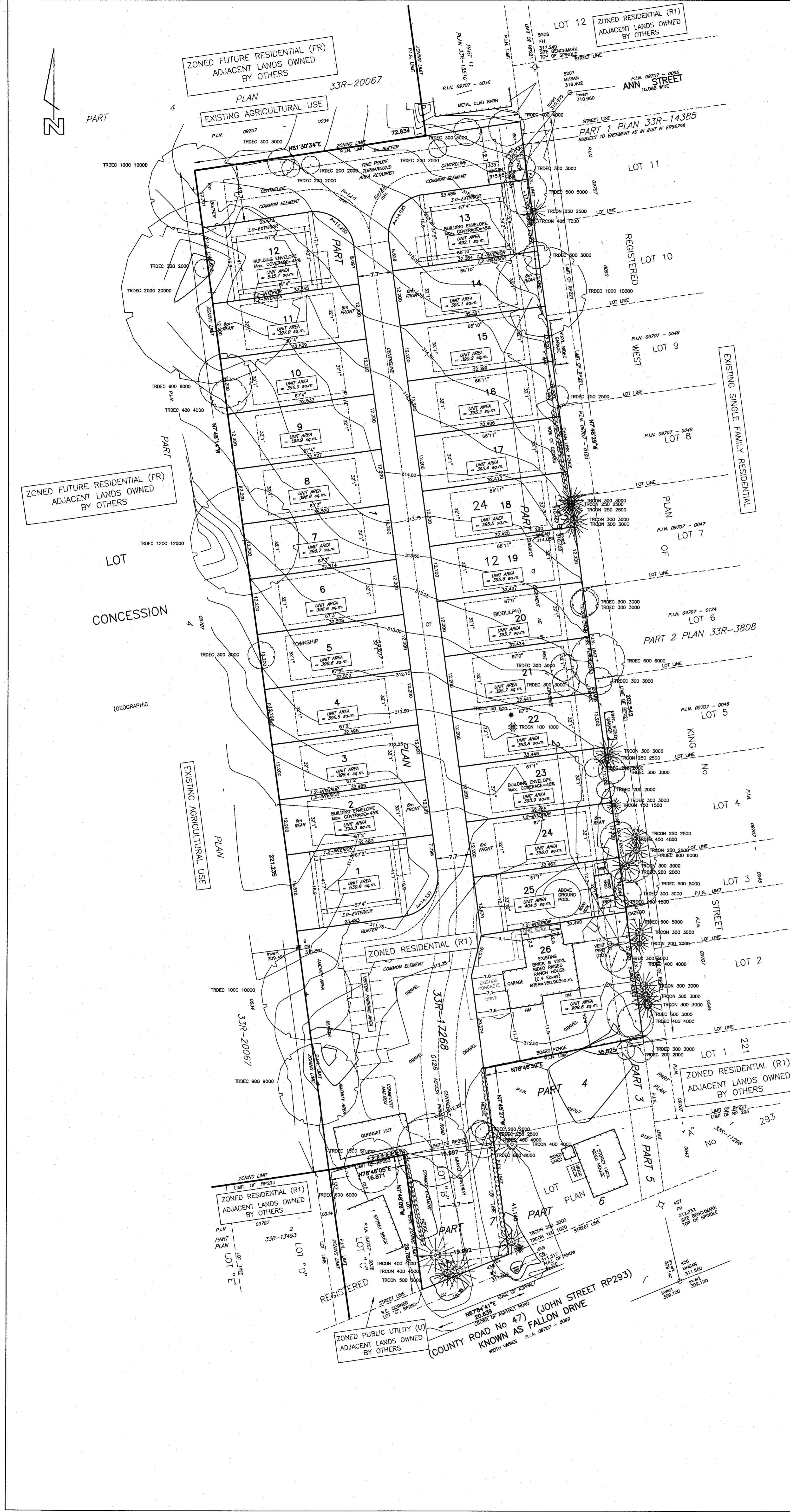
Proposed Zoning  
- R1-#-H

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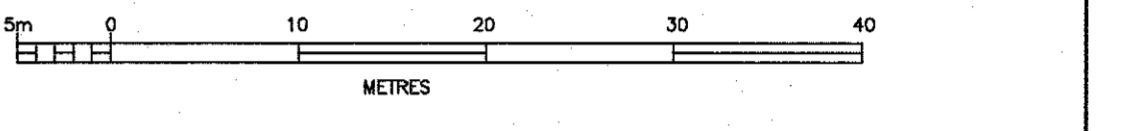
0 75 150

Meters





DRAFT PLAN of CONDOMINIUM  
of part of  
**LOT "A" and all of LOT "B"**  
**REGISTERED PLAN N° 293**  
and part of  
**LOT 24, CONCESSION 12**  
(GEOGRAPHIC TOWNSHIP OF BIDDULPH)  
being all of  
**PARTS 1, 2 and 7, PLAN 33R-17268**  
in the  
**TOWNSHIP OF LUCAN BIDDULPH**  
COUNTY OF MIDDLESEX  
Scale 1 : 400  
MTE OLS LTD.



METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048  
AREAS SHOWN ON THIS PLAN ARE IN SQUARE METRES AND CAN BE CONVERTED TO SQUARE FEET BY MULTIPLYING BY 10.7639

- NOTES**
- SIB DENOTES STANDARD IRON BAR
  - IB IRON BAR
  - UBR ROUND IRON BAR
  - CC CUT CROSS
  - WIT WITNESS
  - SSIB SHORT STANDARD IRON BAR
  - (SU) SOURCE UNKNOWN
  - (HR) HOLSTEAD & REDMOND LIMITED, O.L.S.'s
  - MF MONUMENT FOUND
  - MS MONUMENT SET
  - HM HYDRO METER
  - GM GAS METER
  - FF FINISHED FLOOR ELEVATION
  - TFDN TOP OF FOUNDATION ELEVATION
  - TH FIRE HYDRANT
  - CB CATCH BASIN
  - MHSAN SANITARY MANHOLE
  - WV WATER VALVE
  - CLF CHAIN LINK FENCE
  - OU OVERHEAD UTILITY CABLE
  - UP UTILITY POLE
  - CO CLEAN OUT
  - P PLAN 33R-17268
  - P1 PLAN 33R-20067
  - WRF WOOD RAIL FENCE
  - DECIDUOUS TREE (CALIPERMmm CANOPYmm RADIUS)
  - CONIFEROUS TREE (CALIPERMmm CANOPYmm RADIUS)
- ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATIONS
- BEARINGS AND DISTANCES SHOWN ON THIS PLAN ARE TAKEN FROM A TOPOGRAPHICAL PLAN OF SURVEY COMPLETED BY MTE OLS DATED MARCH 11, 2021 - FILE 47445-201.

**LAND USE SCHEDULE**

Mun. No. 7968 FALLON DRIVE

AREA OF SINGLE FAMILY RESIDENTIAL UNITS = 11278,607 sq.m. 1.1279 ha.

AREA OF COMMON ELEMENTS CONDOMINIUM = 4678,306 sq.m. 0.4678 ha.

TOTAL AREA OF SITE = 15956,913 sq.m. 1.5957 ha. (3.9430Ac.)

TOTAL NUMBER OF SINGLE FAMILY RESIDENTIAL UNITS = 26

DENSITY = 16.29 UNITS PER HECTARE

MUNICIPAL SERVICES AVAILABLE - WATER, STORM AND SANITARY

ZONED RESIDENTIAL	REQUIRED (R1)	PROPOSED SITE SPECIFIC
UNIT AREA (Min.) (sq.m.)	460	390
UNIT FRONTAGE (Min.) (m)	15	12
UNIT COVERAGE (Max.) (sq.m.)	40%	45%
UNIT FRONT YARD SETBACK-GARAGE (Min.) (m)	6	6
UNIT FRONT YARD SETBACK-MAIN BUILDING (Min.) (m)	4.5	4.5
UNIT INTERIOR SIDE YARD SETBACK (Min.) (m)	1.2	1.2
UNIT EXTERIOR SIDE YARD SETBACK (Min.) (m)	3.5	3.0
UNIT REAR YARD SETBACK (Min.) (m)	7	6
UNIT BUILDING HEIGHT (Max.) (m)	10	10
UNIT FLOOR AREA (Min.) (sq.m.)	90	90
UNIT PARKING SPACES (Min.)	2	2
UNIT DWELLINGS (Max.) PER UNIT	1	1
UNIT LANDSCAPED OPEN SPACE AREA (Min.) (%)		40
UNIT PARKING/DRIVE AREA (Max.) (%)		15
UNIT DEPTH (Min.) (m)		32

SNOW STORAGE SHALL BE MANAGED ON AND OFF SITE.

UNIT DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES

ALL GARBAGE TO BE STORED IN GARAGES AND PUT AT CURB SIDE WHEN READY FOR PICKUP.

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT
- |                              |                              |
|------------------------------|------------------------------|
| A) AS SHOWN ON PLAN          | C) AS SHOWN ON PLAN          |
| B) AS SHOWN ON PLAN          | H) MUNICIPAL WATER           |
| C) AS SHOWN ON KEY PLAN      | I) SOIL-MIXED SILT CLAY TILL |
| D) SINGLE FAMILY RESIDENTIAL | J) AS SHOWN ON PLAN          |
| E) AS SHOWN ON PLAN          | K) FULL MUNICIPAL SERVICES   |
| F) AS SHOWN ON PLAN          | L) AS SHOWN ON PLAN          |

**OWNER'S CERTIFICATE**

I HEREBY AUTHORIZE THE SUBMISSION OF THIS PLAN IN DRAFT FORM.

**1967172 ONTARIO INC.**

RANDY MACKAY - PRESIDENT  
I HAVE THE AUTHORITY TO BIND THE CORPORATION

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THE PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

*David Bianchi*  
DAVID BIANCHI, O.L.S.  
MTE | OLS LTD.

MAY 17, 2021  
DATE

BEARINGS ARE UTM GRID IN NAD83 (ORIGINAL) DERIVED FROM G.P.S. OBSERVATIONS AND THE CAN-NET BASE STATION NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17

OBSERVED REFERENCE POINTS (ORP)

UTM ZONE 17, NAD83 (ORIGINAL) GRID COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP 1	4785018.304	475384.281
ORP 2	4785252.750	475352.332

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES SHOWN ON THIS PLAN ARE GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999569425

**MTE** MTE ONTARIO LAND SURVEYORS LTD.  
123 ST. GEORGE STREET  
LONDON, ONTARIO, N6A 3A1  
TEL: 519-204-6510

PLOTS ON 24"x36" PAPER AT SCALE 1:400

Surveyed By: NR	Checked By: DB	MTE File No.: 47445-202
Drawn By: FS/SM	Date: MAY 17, 2021	File No.:



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- 2. Proposed Development**
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- 5. Proposed Zoning regulations**
- 6. Vacant Land Condominium**
- 7. Public Outreach**
- 8. Summary and Conclusion**
- 9. Attachments**
  - a. Servicing and Storm Water Management report**
  - b. Geotechnical and Hydrogeological report**
  - c. Archeological report**
  - d. Public consultation brochure**
  - e. Draft Zoning By-law**

## **1.0 Site location and description**

The site is a rectangular parcel of land in the southwest area of Granton. It is 1.6 ha. In size and consists of manicured lawn (now disturbed through ploughing for archeological review), a single detached home. The site slopes gently from west to east. The attached proposed Plan of vacant land condominium (Appendix A). There is a servicing easement along the eastern boundary of the site servicing the drainage needs of the adjacent homes on King St.

The lands will gain access from Fallon Drive via the existing entrance. A site location aerial photograph follows Section 2.

## **2.0 Proposed Development**

From the attached plan, a centre private street is proposed that will include the existing house and add 25 additional lots. The lots or vacant land condominium units will have slightly less frontage than those in adjacent developed areas of Granton (12m versus 15m). The proposed maximum coverage is also propose to be slightly greater than the current R1 Zone (45% versus 40%).

The centre street will ultimately be able to connect to Ann St., when that matures. The current proposal has an emergency vehicle “hammerhead” turnaround. The access onto Fallon Drive has been agreed to include widenings so as to not impede that traffic.

The homes proposed are based on similar that have been built by this developer. Attached are photos of what will typically be constructed. The existing home will be included as a unit in the plan of condominium.



In summary, the proposal will represent a new form of ownership but similar form of housing. The project street will be maintained by the Condo Corporation. The proposed utilization of land is at a different standard than when the homes on King Street were built. Compatibility does not mean sameness but rather a land use form that does not detract from the ability of existing developments to enjoy peaceful coexistence. As will be identified in the following section, The Provincial Policy Statement mandates that we use land in a more efficient manner. The proposed does reflect that policy.

SITE identified as outlined



Source: Middlesex County Interactive mapping

### 3. Provincial Policy Statements 2020

All Planning matters are reviewed against a set of policies mandated by the Planning Act. This report will deal with the Policies in summary fashion. The conclusion is that the proposal conforms fully to Provincial Policy as follows:

#### 1.0 Building Strong Healthy Communities

##### 1.1 Managing and Directing Land Use to Achieve efficient and Resilient Development and Land Use Patterns

The lands proposed for development are within a hamlet, have been identified as residential in the Official Plan and have been zoned for single detached residential use.

## 1.2 Coordination Land Use Compatibility

The proposed development while slightly more intense, is similar in terms of form of housing to the adjacent land uses.

## 1.3 Housing

Many policies mandate municipalities to ensure there is an adequate supply of land that is approved for development. In this case, the proposed development is on lands designated and zoned for residential use. A rezoning is sought to permit the form of development of a vacant land condominium and establish appropriate lot development standards. It is within this set of policies that address intensification and efficient use of land.

## 1.6 Infrastructure and Public Service

As provided for in that attached servicing brief from LDS Consultants, there is adequate service capacity readily available for the proposed development.

## 2.6 Cultural Heritage and Archeology

Consistent with the Provincial Policy Statements, Archeological research is required prior to a planning application being submitted. An

Archeology Assessment is appended which has concluded that there were no archeological

## Planning Act Sec 51 (24)

In considering approval for a Plan of Subdivision or in this case a Condominium, those criteria are addressed as follows:

(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

- (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

The Provincial Policy Statements have been reviewed and this proposal is consistent with those

- (b) whether the proposed subdivision is premature or in the public interest;

The lands are designated as Residential and Zoned for single detached residential homes

- (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

The proposal conforms to both the Middlesex County Official Plan as well as the Lucan-Biddulph Official Plan.

- (d) the suitability of the land for the purposes for which it is to be subdivided;

The lands are relatively flat well drained and according to the Geotechnical studies are capable of supporting the proposed.

- (d) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

- (e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

Fallon Drive will be the principle point of entry at least until Ann St. becomes available at some time in the future. The County has required that Fallon Drive have tapers added to it to ensure the access will not hinder traffic

(f) the dimensions and shapes of the proposed lots;

The lots or Condominium units have slightly less frontage (12m versus 15m) and the smaller units will require a slight increase in coverage from 40% to 45%

(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

There is a 5 m wide servicing easement along the east boundary of the lands proposed for development. This easement does not impede the proposal with the exception of restricting structures to be built above it.

(h) conservation of natural resources and flood control;

The lands previously in Agricultural use, are gently sloping and are well drained.

Stormwater management will be incorporated into the detailed engineering design of the proposed development

(i) the adequacy of utilities and municipal services;

The adequacy of services was addressed at a Pre-consultation meeting. The conclusion is that the services are adequate in terms of accessibility to them and their adequacy.

(j) the adequacy of school sites;

It has not been raised as a matter of concern.

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

There is no proposed land dedication for road and highways although there will be a minor improvement of the traffic flow along Fallon Drive.

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

This has not been raised as a matter of concern.

(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the *City of Toronto Act, 2006*. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c.

The proposed lands are within a site plan control area of the municipality should that be required beyond the development agreement for the vacant land condominium.

## 4. Official Plan(s)

### County of Middlesex Policy excerpts

These policy excerpts are provided for the convenience of the reader as understood by the author as having greatest relevance to this proposed development.

#### **2.3.7 Housing Policies**

*It is the policy of the County to encourage a wide variety of housing by type, size and tenure to meet projected demographic and market requirements of current and future residents of the County. These policies may be elaborated upon within local municipal official plans.*

*The County supports:*

*a) intensification and redevelopment, primarily within Settlement Areas, and in other areas where an appropriate level of physical services is or will be available in the immediately foreseeable future and subject to the policies of Section 2.3.6. In this regard, the County will require that 15 percent of all development occur by way of intensification and redevelopment;*

#### **2.3.7.3 Intensification and Redevelopment**

*The County and local municipalities shall support opportunities to increase the supply of housing through intensification and redevelopment in appropriate locations, taking into account municipal services, transportation and environmental considerations. Housing intensification and redevelopment shall include, but not be limited to:*

- 1. a) the conversion of single detached dwellings, in appropriate locations, into multiple residential units;*
- 2. b) the creation of new residential units on vacant or underdeveloped lands through infilling in Settlement Areas;*

#### **2.3.7.4 Implementation**

*The County shall, within its legislative authority:*

- 3. support increased residential densities, adequate land supply and residential intensification and redevelopment; and*
- 4. support new and innovative planning and servicing standards.*

#### **2.3.8 Settlement Areas**

*The local municipality shall have the primary responsibility for detailed planning policy within the Settlement Areas, and those locally designated hamlets which form part of the Agricultural Area, as shown on Schedule A.*

### **4.3 Local Official Plans**

*To achieve some consistency of approach, the County encourages local municipalities to include general development policies in their local official plan dealing with the following issues:*

- a) the Settlement Area share of the total future overall County growth projection;*
- b) residential, including low, medium and high density residential uses, affordable housing, special needs housing, infilling and intensification;*

#### **4.5.1 Plan of Subdivision**

*County Council shall approve only those plans of subdivision or condominium which comply with the provisions of this Plan and the applicable local official plan.*

*Under conditions of approval attached to plans of subdivision or condominium pursuant to the Planning Act:*

- a) County Council shall require that the applicant(s) enter into appropriate agreements with the County or local municipality which may be registered against the title of the subject lands and which shall include such matters as services, financial requirements, County road facilities, dedication of land for public uses, exclusive of parks and other requirements to implement the provisions of this Plan; and*
- b) The Council of the local municipality may require that the applicant(s) enter into appropriate agreements which shall be registered against the title of the subject lands, and may include such matters as, but not limited to, financial requirements, local roads, drainage, grading and landscaping, sidewalks and dedication of land for public uses and other requirements to implement the provision of this Plan and the local official plan.*

## **Opinion as to Conformity**

The County Official Plan sets the broad policy framework for the County. Middlesex County has the planning obligation to provide overall policy guidance to ensure that growth is managed and directed to urban and other settlement areas. Granton has been identified as a Settlement Area in the Plan. The above policies assist us in understanding the leadership of the County on such matters as Intensification, while leaving the detailed land use policies to the Local Municipality. The Lucan Biddulph Plan must however conform to the County Plan.

No policies of the County Official Plan give cause for concern about the conformity of the current Vacant Land Condominium Plan for 26 units at development standards such as coverage and frontage that are slightly less than subdivision standards.

## **Lucan Biddulph Official Plan excerpts**

These policy excerpts are provided for the convenience of the reader as understood by the author as having greatest relevance to this proposed development.

### **2.2 GRANTON**

#### **2.2.1 GOALS AND OBJECTIVES**

*The following goals and objectives will guide the planning, development, redevelopment and improvement of the Village of Granton:*

- a) To encourage small scale, limited residential development in keeping with its established character and role as a small settlement area capable of accommodating modest growth;*
- b) To ensure that future growth and development is adequately serviced and is within the Municipality's ability to provide the necessary infrastructure;*
- c) To encourage the revitalization of a viable commercial core as the centre of the Village providing basic goods and services and with its own sense of character and identity;*
- d) To improve the physical appearance and amenities of the Village and to foster a strong sense of community.*

## **2.2.4 RESIDENTIAL**

*Residential development in the Village of Granton is its most significant land use. It is predominantly characterized by low-density single unit detached dwellings, located for the most part in areas north of the former railway.*

### **2.2.4.1 Land Use**

*Within areas designated 'Residential' on Schedule "B", the primary use of land shall continue to be for single unit detached dwellings. While residential development has traditionally been in the form of low density single unit detached dwellings, other dwelling types may also be permitted including accessory apartments, semi-detached dwellings, duplex dwellings, converted dwellings, townhouses and similar scale multiple dwelling developments. Secondary uses will also be permitted provided they are compatible with and complementary to residential development. These uses would be generally restricted to home occupations, parks and open space and institutional uses.*

### **2.2.4.3 New Residential Development**

*New residential development will be encouraged within the existing built-up area of the Village, adjacent areas and, in particular, south of the former railway on the west side of Main Street. In the latter instance, cost-efficient development on full municipal services will create a more balanced community relative to the northern half of the Village.*

### **2.2.4.5 Intensification and Redevelopment**

*The Township supports intensification and redevelopment, most notable within Settlement Areas, as well as in areas where the appropriate levels of servicing are or will be available. As a result, the Township requires that 15 percent of development occur by the way of intensification and redevelopment.*

*The Township shall encourage intensification and redevelopment within the Village of Granton on vacant or underutilized sites in order to efficiently utilize designated settlement area land and available municipal services.*

*Residential intensification and redevelopment is subject to the following policies:*

- a) Forms of residential intensification and redevelopment shall only be permitted based on the level of water and wastewater servicing that is available in the Village of Granton.*
- b) Residential intensification and redevelopment may take the form of multi-unit dwellings, dwelling conversion, street infilling, rear yard infilling, and infill subdivisions.*
- c) Residential intensification and redevelopment may only occur to a maximum density which maintains the minimum lot areas permitted in the Zoning By-law, and/or is deemed suitable by the Township to satisfy the proposed water supply and wastewater disposal systems.*
- d) When considering proposals for residential intensification and redevelopment, and in addition to all other applicable development criteria in the Official Plan, the Township will ensure that:*
  - i. For dwelling conversions, the exterior design of the dwelling is consistent with the surrounding area in terms of height, bulk, scale, and layout;*
  - ii. For street infilling, the proposal is consistent with established building line and setbacks of the surrounding area.*
  - iii. For rear yard infilling, the siting of buildings and parking areas must be done in a way which minimizes the impacts on neighbouring rear yards; allows for direct vehicular access provided to a public street with sufficient width to allow efficient vehicular use, on-site snow storage, and access and turn-around by emergency vehicles.*
  - iv. For infill subdivisions, measures shall be considered, to buffer and screen the development from surrounding residential uses.*

*Proposals for residential intensification and redevelopment will not be supported if it is determined that the proposal cannot satisfy the above criteria.*

## **Opinion as to Conformity**

The proposed development is an extension of existing development on lands that are identified as Residential on the Land Use Schedule. The only area of interface with existing development is the easterly boundary of the condominium plan that backs onto lots fronting King St. The King St. Lots historically have developed on septic systems and as a result have significantly deeper lots than what is required by full municipal systems. There is an inherent buffer that is naturally provided by the existing development.

The standards sought are slightly less than the R1 standards for subdivision lots in that they require a coverage standard that is higher than the zoned standard for subdivision lots and a lot frontage also slightly less than historic subdivision standards. This represents a minor intensification as encouraged by the County and local Official Plans. The proposal maintains the single detached residential character predominate in Granton, as an extension to the existing developed area.

It is the authors considered opinion that the proposed development conforms to the intent and spirit of the Lucan Biddulph Official Plan.

## 5. Proposed Zoning Regulations:

The following land use summary provides a comparison to the current R1 Zone standards.

ZONED RESIDENTIAL	REQUIRED (R1)	PROPOSED SITE SPECIFIC
UNIT AREA (Min.) (sq.m.)	460	390
UNIT FRONTAGE (Min.) (m)	15	12
UNIT COVERAGE (Max.) (sq.m.)	40%	45%
UNIT FRONT YARD SETBACK—GARAGE (Min.) (m)	6	6
UNIT FRONT YARD SETBACK—MAIN BUILDING (Min.) (m)		4.5
UNIT INTERIOR SIDE YARD SETBACK (Min.) (m)	1.2	1.2
UNIT EXTERIOR SIDE YARD SETBACK (Min.) (m)	3.5	3.0
UNIT REARYARD SETBACK (Min.) (m)	7	6
UNIT BUILDING HEIGHT (Max.) (m)	10	10
UNIT FLOOR AREA (Min.) (sq.m.)	90	90
UNIT PARKING SPACES (Min.)	2	2
UNIT DWELLINGS (Max.) PER UNIT	1	1
UNIT LANDSCAPED OPEN SPACE AREA (Min.) (%)		40
UNIT PARKING/DRIVE AREA (Max.) (%)		15
UNIT DEPTH (Min.) (m)		32

The Application to amend the Zoning By-law is to create a new R1 zone based on the above which:

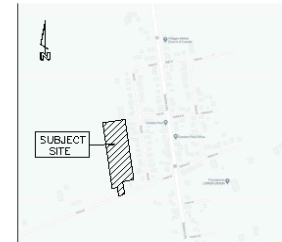
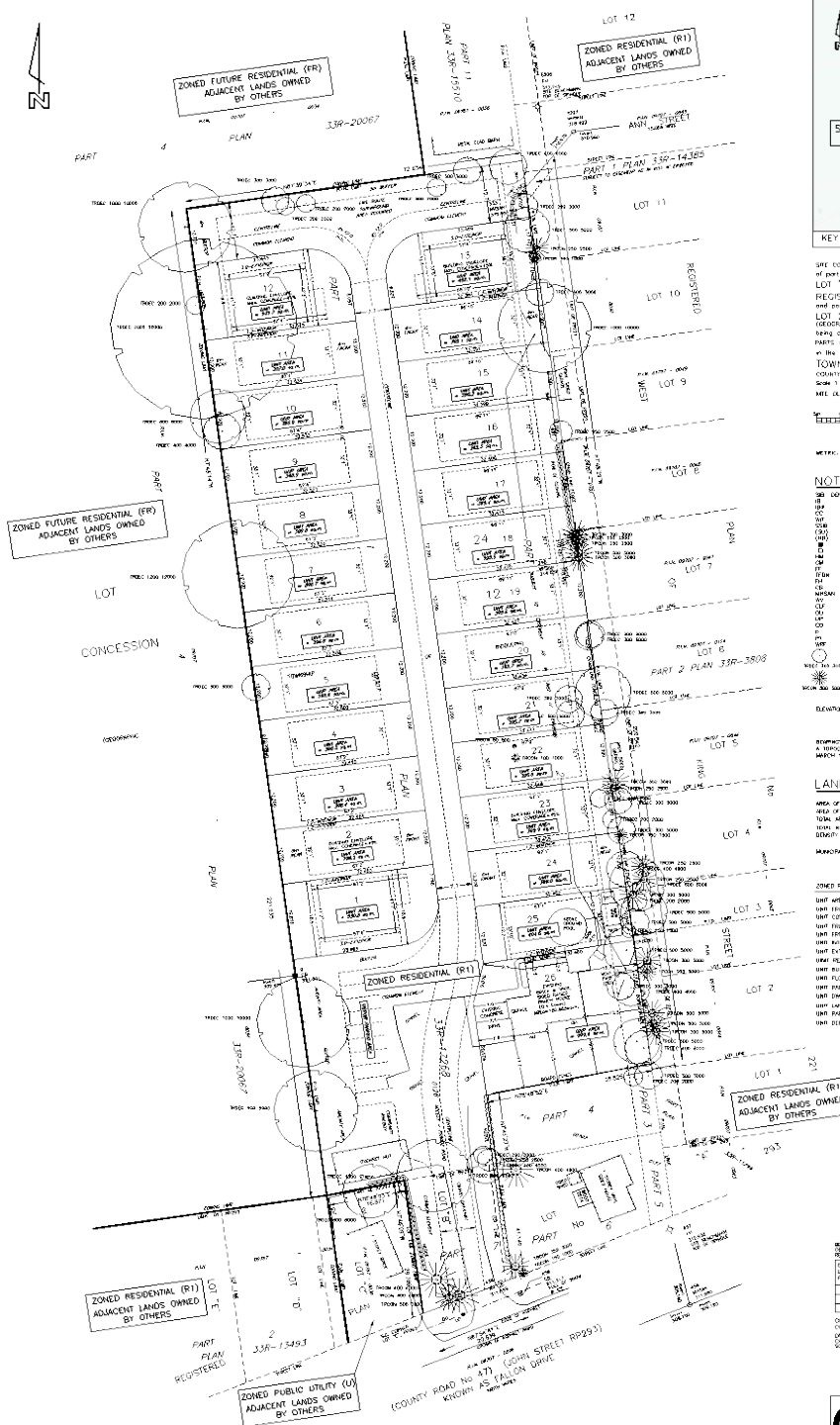
reduces the minimum lot area from 460 sq. m. to 390 sq. m.,  
increases the coverage maximum from 40 % to 45%,  
reduces the lot frontage from 15m to 12m,  
rear yard setback is proposed to be reduced from 7m to 6m, and  
exterior side yard reduction to 3.0m

The above regulation changes allow a “fit” of the development into the land. Absent the fit, it is proposed that there would be a significant waste of land where a centre road would not be possible. The centre road will be the responsibility of the condominium for any and all repair, maintenance and snow removal.

## 6 Vacant Land Condominium

A vacant land condominium represents as relatively new development form as an alternative to a subdivision. The street which is normally the responsibility of the municipality to maintain will be a responsibility of the unit or lot owners. The units themselves operate in a similar fashion to a subdivision in that the home construction will be determined by the owner at the time of construction. The condominium units function like a lot and the planning documents consider them in the same vein.

# Proposed Vacant Land Condominium plan



KEY PLAN NOT TO SCALE

SITE CONCEPT PLAN  
of part of  
LOT "A" and all of LOT "B"  
REGISTERED PLAN N° 293  
and part of  
LOT 24, CONSESSION 12  
(GEOGRAPHIC TOWNSHIP OF BIDDLETON)  
being all of  
PARTS 1, 2 and 7, PLANS 338-17288  
in the  
TOWNSHIP OF LUCAN B  
COUNTY OF MIDDLESEX  
Scale 1 : 400  
MILLER LTD.



METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

## NOTES

- 380 DANCY'S DANCING FISH BARK  
381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 1069 1070 1071 1072 1073 1074 1075 1076 1077 1078 1079 1080 1081 1082 1083 1084 1085 1086 1087 1088 1089 1090 1091 1092 1093 1094 1095 1096 1097 1098 1099 1100 1101 1102 1103 1104 1105 1106 1107 1108 1109 1110 1111 1112 1113 1114 1115 1116 1117 1118 1119 1120 1121 1122 1123 1124 1125 1126 1127 1128 1129 1130 1131 1132 1133 1134 1135 1136 1137 1138 1139 1140 1141 1142 1143 1144 1145 1146 1147 1148 1149 1150 1151 1152 1153 1154 1155 1156 1157 1158 1159 1160 1161 1162 1163 1164 1165 1166 1167 1168 1169 1170 1171 1172 1173 1174 1175 1176 1177 1178 1179 1180 1181 1182 1183 1184 1185 1186 1187 1188 1189 1190 1191 1192 1193 1194 1195 1196 1197 1198 1199 1200 1201 1202 1203 1204 1205 1206 1207 1208 1209 1210 1211 1212 1213 1214 1215 1216 1217 1218 1219 1220 1221 1222 1223 1224 1225 1226 1227 1228 1229 1230 1231 1232 1233 1234 1235 1236 1237 1238 1239 1240 1241 1242 1243 1244 1245 1246 1247 1248 1249 1250 1251 1252 1253 1254 1255 1256 1257 1258 1259 1260 1261 1262 1263 1264 1265 1266 1267 1268 1269 1270 1271 1272 1273 1274 1275 1276 1277 1278 1279 1280 1281 1282 1283 1284 1285 1286 1287 1288 1289 1290 1291 1292 1293 1294 1295 1296 1297 1298 1299 1300 1301 1302 1303 1304 1305 1306 1307 1308 1309 1310 1311 1312 1313 1314 1315 1316 1317 1318 1319 13

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATIONS

BOUNDRIES AND DISTANCES SHOWN ON THIS PLAN ARE TAKEN FROM  
A TOPOGRAPHICAL PLAN OF SURVEY COMPILED BY THE DLS DATED

### LAND USE SCHEDULE

AREA OF SINGLE FAMILY RESIDENTIAL UNITS =  $11370.607 \text{ m}^2$  (0.41 ha)  
AREA OF COMMON ELEMENTS (CORRIDOR) =  $4678.526 \text{ m}^2$  (0.16 ha)  
TOTAL AREA OF SITE =  $16049.133 \text{ m}^2$  (3.957 ha, (3.94300 ac))  
TOTAL NUMBER OF SINGLE FAMILY RESIDENTIAL UNITS = 36  
DENSITY = 10.29 UNITS PER HECTARE

MUNICIPAL SERVICES AVAILABLE - WATER, SEWER AND SANITARY

[illegible]

BEARINGS ARE UTU CODE IN PARENTS (ORIGINAL) DERIVED FROM C.F.S. OBSERVATIONS AND THE CON-UTU BASE STATION NUMBERS AND ARE REFERRED TO THE CENTRAL MEXICAN GRID WEST LONGITUDE, ZONE 17.

POINT ID	NORTHING	EASTING
OBP 1	475250.5304	475384.281
OBP 2	4755152.750	475550.532

COORDINATES CANNOT, BY THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BENCHMARKS SHOWN ON THIS PLAN.

DISTANCES SHOWN ON THIS PLAN ARE GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A CORRECTION FACTOR OF 0.999993.

PLOTS ON 24" x 36" AT SCALE 1:400



**MTE ONTARIO LAND SURVEYORS LTD.**  
777 ST. GEORGE STREET  
LONDON, ONTARIO, N6A 3A1  
TEL: 519-204-0340

Case No.	Case :	
Submitted by : RAR	Inspector : CG	MS File No. 47445-200
Report No. : PS/24	Date : APRIL 20, 2021	SR File No. :

## 7. Public Outreach

The Planning Act is founded upon principles of public consultation. While the Condominium and Rezoning applications have municipal responsibility for public participation, the proponent is also required to reach out to the surrounding neighbourhood. To that end, a mailing will be going out to all addresses in Granton to advise of a Zoom meeting scheduled for June 23, at 7pm. The access codes for that meeting are:

*Ric Knutson is inviting you to a scheduled Zoom meeting.*

*Topic: Granton Community Meeting*

*Time: Jun 23, 2021 07:00 PM America/Toronto*

*Join Zoom Meeting*

*<https://us02web.zoom.us/j/83348775515?pwd=TS9mUXBLN1lzUjZGYWJFWGl2dmVUQT09>*

*Meeting ID: 833 4877 5515*

*Passcode: 384955*

*One tap mobile*

*+13017158592,,83348775515#,,,,\*384955# US (Washington DC)*

*+13126266799,,83348775515#,,,,\*384955# US (Chicago)*

*Dial by your location*

*+1 301 715 8592 US (Washington DC)*

*+1 312 626 6799 US (Chicago)*

*+1 346 248 7799 US (Houston)*

*+1 669 900 6833 US (San Jose)*

*+1 929 205 6099 US (New York)*

*+1 253 215 8782 US (Tacoma)*

*+1 438 809 7799 Canada*

*+1 587 328 1099 Canada*

*+1 647 374 4685 Canada*

*+1 647 558 0588 Canada*

+1 778 907 2071 Canada  
+1 204 272 7920 Canada  
Meeting ID: 833 4877 5515  
Passcode: 384955

Find your local number: <https://us02web.zoom.us/j/83348775515>

## **8. Summary and Conclusions**

The Official Plans give us guidance as to the form and manner of development that may be permitted in any given circumstance. In the case of Granton, the vacant lands fronting on to Fallon Drive are designated for development as Residential. The proposed 26 unit vacant land condominium represents an extension of the current developed area of Granton consistent with the Official Plan. There are 25 new units as well as incorporating the existing newer home into the plan. Reduced standards are applied for to permit this centre road development to proceed.

The development represents a slight intensification of land use compared to the existing community. That community was built over many years and largely on septic systems that required a larger land base. The current plan will be on full municipal services. The reduced standards compared to a subdivision, permit a “fit” of the development onto the current parcel of land in an efficient manner while maintaining the intent of the County and Municipal Planning Documents.

It is the opinion of the author that this plan of condominium as proposed represents good planning, is consistent with the Planning Act, and Provincial Policy Statements as well as conforming to the County and Municipal Official Plans.

## **9 Attachments**

- a. Servicing and Storm Water Management report**
- b. Geotechnical and Hydrogeological report**
- c. Archeological report**
- d. Public consultation brochure**
- e. Draft Zoning By-law**

## Dan FitzGerald

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**To:** hugh dietrich  
**Subject:** RE: GRANTON DEVLEOPMENT (PROPOSED PLAN OF CONDOMINIUM)

**From:** hugh dietrich <dietrichhugh@gmail.com>

**Sent:** August 2, 2021 8:51 AM

**To:** Dan FitzGerald <dfitzgerald@middlesex.ca>; Ron Reymer <rreymer@lucanbiddulph.on.ca>

**Subject:** RE: GRANTON DEVLEOPMENT (PROPOSED PLAN OF CONDOMINIUM)

**CAUTION:** This email originated from outside of the Lucan Biddulph email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Hi Gentlemen,

Please keep us informed of upcoming meetings and proposed changes regarding the above development.

As discussed in our conversation, The following are our main concerns regarding this proposed plan:

The size of the lots

The storm water into the municipal drain

A suitable fence

The possible imposition of restrictions of future development

Thanks Hugh and Krista Dietrich

Contact cell: Hugh 519-318-3947

Email: [dietrichhugh@gmail.com](mailto:dietrichhugh@gmail.com)

**From:** [Chris Simons](#)  
**To:** [Lisa DeBoer](#); [Dan FitzGerald](#); [marsmana@middlesexcentre.on.ca](mailto:marsmana@middlesexcentre.on.ca)  
**Subject:** vacant land development  
**Date:** June 24, 2021 10:58:25 AM

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**CAUTION:** This email originated from outside of the Middlesex County email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

hello, I'm writing to address a Proposal for development in Granton Ontario. I was a community meeting for last night about a Vacant land condominium proposal being discussed in Granton Ontario. my property backs onto the current fields and has a great view and privacy. I'm located at 243 king street granton Ontario. the construction of this project with the design, size and spacing of these houses will completely block any views and breeze I get currently. the 2 story houses will also destroy the privacy I have and the cost, from what I understand, of putting in a tall fence to retain any kind of privacy will be on the home owners on my side of the street. although the fence will not stop the 2 story homes from peering straight into my yard as the houses being constructed 15 feet off the property line. the meeting addressed questions about the development and had no way of objecting to the project. I know I am not the only resident heavily against this construction as we bought our properties for the view and privacy and benefit of not staring at the backs of houses like being in an urban centre. I would like to object this proposal and I know many others would like to Aswell, I think it's crazy that there is Zero community input on the project yet it will impact the values and desire of out properties heavily with no benefit to the community besides straining the already poor utilities in the area (water pressure issues, rain water drainage) . this was brought up and addressed. the planner stated the system could handle it without any upgrades. unfortunately, if there is no way to overturn this project proposal the community is going to be divided and angry over this installation and many, like myself, will be forced to relocate due to the destruction of the desired living conditions we purchased the properties for in the first place. I hope that my concerns don't fall on deaf ears as they did in the meeting Last night (June 23 2021) and the community can have some input on how out our village is changed. I look forward to a reply on this matter.

Thanks, Chris Simons  
5193019049

To the Township of Lucan-Biddulph regarding the Proposed Draft Plan of Vacant Land Condominium (39T-LB-CDM-2102) and Zoning By-Law Amendment (Z-9-2021)

### **Characteristics of the Village of Granton**

Granton is characterized by rural, low-density single unit detached homes in a farming district with a full-service grain elevator and agricultural retail outlet (Thompsons Limited Granton) to service the farmers being the main commerce in the village. It has a small historic downtown core with limited services (e.g., postal outlet, catering company) and some turn of the century buildings. Lots are wide and deep enough to provide onsite parking without blocking the residence or giving the residence a garage façade. Streets are wide with ample roadway parking, sidewalks, and curbs. There are beautiful views of countryside to enjoy and an abundance of privacy and natural environmental sounds of crickets, birds, bees, cicadas, and wind rustling through the crops.

We need to ask what impact approval of the proposed plan will have on Granton and its current residents. If the proposed development is approved as is, it will cause a dramatic transformation and completely destroy the culture, tradition, and quality of life of this historic village. A sudden growth of 25% population within a small area would have a devastating effect on the village and, importantly, set a precedent that will change the way of life in Granton for our generation and generations to come. Take a moment to consider the impact of a sudden 25% growth in population in a small area of land within farmland and a small rural village.

25% more traffic and need for policing

25% more pollution (garbage, emissions, etc.)

25% more noise from lawnmowers, weed-eaters, trimmers, leaf blowers, snow blowers in a small area

25% more usage of current waste management system

25% more everything!

This is a significant increase in a short period of time within a small piece of land adjacent to the heart of Granton, affecting everyone living here.

How different would the noise and environmental pollution of this high-density urban plan be to having a motocross track in this field? The motocross track would probably create a lesser environmental impact and ecological footprint!

### **Characteristics of the proposed condominium development**

The proposed draft plan of vacant land condominium includes 26 houses on 3.94 acres of land flanked by crop fields on two sides and existing housing along King Street, just west of the downtown core. At the top of the street, what the plan calls a “barn” is actually a piece of Granton heritage, the old Granton hockey arena, complete with preserved graffiti on the change room walls marking some history of the residents who played there.

From the map provided to illustrate the proposed project, there is one existing house at the entry on a large lot which is a good example of rural Granton as well as the residential area adjacent to it. The rest of the development breaks with the continuity and characteristics of our rural community. The characteristics of the condominium complex, based on images of the proposed houses supplied by the developer, will be a line of garage facades with restricted setbacks, little area for trees or planting or

outside terraces, boulevards, or recreational activities. Residents would be required to always go out of the housing area for all needs, substantially increasing local traffic. The environmental sounds of nature will be replaced with noise pollution for the current residents (e.g., 26 lawn mowers, weed-eaters, trimmers, blowers, easily up to 50 cars, delivery and moving trucks, etc).

Effectively, the proposed condominium development could easily increase the population of Granton by 25% in a short period of time. An in-depth impact analysis, environmental analysis, and professional expertise are required as the current infrastructure and services may not be sufficient to accommodate a rapid increase in population of this magnitude this high-density condominium development would bring.

Civic services: sewage emissions added and their collection and treatment; water supply increase; electricity supply increased services; maintenance costs; civic social services; schools; health and welfare providing access to hospitals and social care; fire safety with sufficient staff/volunteers, ambulances and installation of hydrants; parks and recreation for increase of population; municipal facilities, etc.; garbage and recycle truck access; snow removal.

For example, is the proposed high-density development compatible with the existing level of water supply and wastewater servicing currently available in Granton? Is the electrical infrastructure adequate? There are limited services available to support the needs of a rapid growth in population. Unlike a larger community such as Lucan that can support large housing developments, Granton has no amenities such as grocery stores, gas station, bank, restaurants, or other retail stores. Is there sufficient area for overflow parking to accommodate increased congestion on holidays of potentially 50 more vehicles (average 2 visitors per house over and above approximately 50 household vehicles)? Moving trucks? Delivery trucks? Depending on the right of way and township removal policy, snow removal could be difficult and costly.

Environment and pollution are major considerations particularly adverse effects on adjacent farmland, including emissions from cars and service trucks, asphalt shingles, and roadway. The soil and aquifers spread pollution through natural drainage that could affect crops. There is little to no room to balance this with trees and other vegetation. Given the history of some lots being contaminated by oil and lead in Granton, an in-depth soil analysis is warranted before any of this land is disturbed due to the potential negative environmental impact.

Essentially, the proposed project is a dense urban city development which is not characteristic of Granton and may engage a heavy price to current residents and farmers alike, as well as future generations.

### **The Township of Lucan Biddulph Official Plan (June 2015)**

The Township of Lucan Biddulph Official Plan (June 2015) outlines the goals and objectives to “guide the planning, development, redevelopment and improvement of the Village of Granton.” The first two goals and objectives are most salient here, as written:

“To encourage small scale, limited residential development in keeping with its established character and role as a small settlement area capable of accommodating modest growth”

and,

“To ensure that future growth and development is adequately serviced and is within the Municipality’s ability to provide the necessary infrastructure.”

The Official Plan recommends that development focus on “the use of existing underutilized building stock and encouraging redevelopment, infilling, and conversion of existing non-commercial uses.” There is still some infilling opportunity in the core area (notably, for example, the empty lots on the corner of Granton Line and Ann Street, as well as a lot on Queen street).

The Official Plan recommends new residential development be south of the former railway on the west side of main street to “create a more balanced community relative to the northern half of the village.” The proposed development design is not “consistent with the surrounding area in terms of height, bulk, scale, and layout”, is not “consistent with established building line and setbacks of the surrounding area”, and there are no apparent measures “to buffer and screen the development from surrounding residential uses”, all recommendations in the Official Plan.

### **Summary**

I cannot see what purpose or need, what benefit to Granton, this high-density urban housing plan serves. Instead, it raises a number of concerns that I believe should be the subject of in-depth analysis and appropriate expertise prior to accepting any proposed development plan. It is out of character with the rest of Granton, will change the nature and tradition of this traditional farming village with large lots and an abundance of trees and other plantings. In my opinion, it will destroy the character of the village and no one will want to come after this out of place project is constructed in the downtown core area. I am also concerned about increased costs to current residents to cover the required increase in infrastructure and maintenance this condominium complex would require, as well as the precedent it would set for future development planning by deviating from the Official Plan.

Our Township has prepared a thoughtful and detailed Official Plan to guide Granton’s future development. We are invested in this community, having lived in Granton for over 20 years and owning three properties here. The small rural community, larger lots, traditional homes, and small village heritage were attractive.

I am recommending that the current Official Plan guidelines be followed and that development of the plot of vacant land proposed for high density urban condominium development not be approved. The Township should follow the existing Official Plan in maintaining the existing characteristics of the village core. Introduction of any deviance from this for high density urban development should either be rejected or located south of the former railway on the west side of main street to “create a more balanced community relative to the northern half of the village” as described in the Official Plan.

Landowners often feel they have the right to do whatever they wish with the land they own, but in reality, an Official Plan constructed by the municipality is used to dictate how land can be used, where buildings can be constructed, the size and types of buildings that can be constructed, lot sizes that affect population density, and historic preservation. As the American Planning Association explains, “the goal of land use planning is to further the welfare of people and their communities by creating convenient, equitable, healthful, efficient, and attractive environments for present and future generations.” Township by-laws are in place to maintain the integrity of the community by providing a way of managing land use and future development to protect the community from conflicting and possibly

dangerous land use. How different would the noise and environmental pollution of this high-density urban condominium development be to having a motocross track in this field (which of course there is a by-law against)? This is why we have an Official Plan for future development in Granton and it must be adhered to. The needs of the community must out-weigh the needs of the individual and developer in residential community planning.

Thank you for your consideration.

Andrea and Ian Chisholm



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**Meeting Date: September 21, 2021**

## **PLANNING REPORT**

**TO:** Chair and Members of Council  
Township of Lucan Biddulph

**FROM:** Dan FitzGerald MPI MCIP RPP, Planner

**RE: Applications for Zoning Bylaw Amendment (ZBA 9/2021) and  
Draft Plan of Vacant Land Condominium (39T-LB-CDM2102); filed by Knutson  
Development Consultants Inc on behalf of Michael Fletcher (Owner)  
Part of Lot 24, Biddulph Concession 12 and Lot B PT LT A, Plan 293C in the  
Township of Lucan Biddulph**

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### **Purpose:**

The purpose of this subject Zoning By-law amendment and Draft Plan of Condominium applications is to facilitate the development of a residential draft plan of vacant land condominium with 26 lots for single-detached dwellings, one (1) block for common amenity elements, and an existing municipal easement which accommodates and existing sanitary main, for a property located on the north side of Fallon Drive, west of the intersection at Fallon Drive and Granton Line (County Road 59).

A location map is included as Attachment 1.

### **Proposed Plan of Vacant Land Condominium:**

The applicant is proposing a vacant land condominium encompassing an existing block of land. The draft plan of vacant land condominium would include the following:

- 26 vacant land condominium lots (1.13 hectares);
- 1 Block for common property elements including visitor parking, amenity areas, and a private road (0.47 hectares);
- An existing 5 metre wide sanitary easement running along the east interior side yard.

A copy of the proposed draft plan of subdivision is included as attachment 2.

### **Proposed Zoning By-law Amendment:**

The Zoning By-law Amendment application submitted concurrently would change the zoning of the subject lands to facilitate the proposed Vacant Land Condominium's consideration for

residential development. The subject lands are currently zoned a 'Residential First Density (R1) Zone' in the Township of Lucan Biddulph Comprehensive Zoning By-law. The applicant's proposal would rezone the lands to a site specific Residential First Density exception (R1-#-H) Holding Zone for the proposed 26 vacant land condominium units. As requested by the applicant, the zone would permit reduced lot areas, reduced frontage requirements, increased maximum lot coverage, reduced exterior side yards, reduced rear yards, introduce a minimum landscaping requirement, and add a maximum parking / driveway coverage requirement.

### **Background:**

The subject property as a whole is approximately 1.6 hectares (3.94 acres) in area and is located on the north side of Fallon Drive, west of the intersection at Fallon Drive and Granton Line (County Road 59) in Granton. All of the subject lands included within the proposed vacant land condominium are within the existing Settlement Area of Granton. The lands are surrounded with existing agricultural (vacant) lands to the north and west, and existing residential lots of low-density single-family homes to the east and south.

The lands are legally described as Part of Lot 24, Biddulph Concession 12, Parts 1 and 2 on Reference Plan 33R17268, and Lot B PT LT A, Plan 293C, Part 7 on Reference Plan 33R17268. The lands are municipally known as 7966 Fallon Drive in Granton. The lands are designated Settlement Area (Urban and Community) in the Middlesex County Official Plan, Residential in the Township of Lucan Biddulph Official Plan and zoned Residential First Density (R1) Zone in the Township of Lucan Biddulph Comprehensive Zoning By-law.

As noted, the applicant is requesting draft plan of vacant condominium approval for 26 single detached residential lots, along with a common amenities block which includes visitor parking, a private road, and an amenities area. The applicant's Planning Justification Report, which further describes the proposed development is included as attachment 3.

The applicant is proposing that the development be serviced by existing municipal water and sanitary services. Additionally, the storm servicing and storm water management are proposed to utilize the Riddle-McCarthy Drain west of the site as the stormwater outlet. The applicant's report notes that the recent improvements to the flowrate as well as on site detention will control post development flows to pre-development rates.

An application for Draft Plan of Condominium and a Zoning By-law Amendment application was made to the Township and County of Middlesex, and deemed complete on June 29, 2021. The statutory public meeting was held on August 10, 2021.

In addition to the application forms, the submission included the following supporting documents:

- A stage 1-2 Archeology Assessment and clearance letter from the Ministry of Heritage, Sport, Tourism, and Culture Industries
- Geotechnical Investigation Report
- Planning Justification Report

- Site Servicing Design Brief
- Proposed Zoning By-law Amendment and Schedules
- Proposed Draft Plan of Condominium

The applicant held a privately initiated virtual public open house on June 23, 2021. As presented to the public at the meeting, as well as the statutory public meeting, the draft plan of condominium number of units, frontages and areas have not changed from the initial proposal.

In response to comments received at the public meeting, correspondence after the meeting, and discussion with staff, the applicant has proposed minor changes to the proposed Zoning By-law Amendment. The amendments to the requested zoning include the following:

- The requested rear yard setback of 6.0 metres, whereas 7.0 metres is currently required, would only apply to lands located on the west side of the development. All lands abutting existing residential development would continue to require a 7.0 metre setback.
- The maximum lot coverage proposed increase from 40% to 45% has been amended to state that the maximum coverage of 45% is inclusive of the 5 % lot coverage afforded to accessory buildings. As such the maximum lot coverage will not exceed 45%, but provides the home owners the option of building their single detached dwelling to the maximum 45% coverage, or reserving space for an accessory structure.
- A relaxation to the maximum permissible driveway width provisions to permit a maximum width of 50% of the frontage to a maximum of 6.0 metres, in order to ensure the units accommodate a minimum of 2 parking stalls in the driveway, plus the optional two car garage.
- The addition of a minimum visitor parking stall requirement of 10 stalls for the development, as shown on the proposed draft plan.

The remaining site specific provisions requested in the applicant's proposal are unchanged as previously noted at the public meeting. A summary of all provisions is included below in the following section.

### **Policy and Regulation:**

The Middlesex County Official Plan identifies Granton as a Settlement Area (Urban and Community) and defers to the municipal official plan to delineate the boundaries of the settlement area. The lands are within the Settlement Area of Granton and are designated as 'Residential' within the Township of Lucan Biddulph's Official Plan.

Further, as previously noted, the lands are zoned Residential First Density (R1) Zone in the Township of Lucan Biddulph's Comprehensive Zoning By-law.

As such, the policies and provisions below are applicable to the lands.

### Provincial Policy Statement 2020 (PPS)

Generally, the PPS promotes healthy, liveable and safe communities by supporting efficient land use patterns that facilitate economic growth, create liveable communities, and protect the environment and public health and safety. According to Section 3 of the Planning Act, as amended, decisions made by planning authorities “shall be consistent with” the PPS. The principal policies of the PPS that are applicable to the proposed development include the following:

Section 1.1.1, which speaks to establishing and promoting healthy, liveable and safe communities. The following sub policies have been determine to be applicable:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- 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;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- 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;
- 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;
- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;

Section 1.1.3.1 speaks to Settlement Areas being the focus of growth and development, and their vitality and regeneration shall be promoted.

The following policies have been deemed applicable to the proposed development from section 1.1.3.2, which states that land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- 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;
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) prepare for the impacts of a changing climate;

Section 1.1.3.3 of the PPS states, 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.

Section 1.1.3.4 states appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

Section 1.1.3.6 states new development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Section 1.4 of the PPS speaks to 'Housing'. More specifically, section 1.4.1 states '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:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through *residential intensification* and *redevelopment* and, if necessary, lands which are *designated and available* for residential development; ...'

Section 1.5 of the PPS speaking to healthy, active communities being promoted by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity.

Section 1.6 of the PPS speaks to servicing. The PPS has a hierarchy for services, where municipal services are the preferred form of servicing.

Section 1.6.6.1a) states 'Planning for sewage and water services shall direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services'.

#### County of Middlesex Official Plan

The principal policies of the County of Middlesex's Official Plan that are applicable to the proposed development include the following:

The subject property is designated Settlement Area by the County of Middlesex Official Plan. Section 3.2 of the Plan directs growth to settlement areas, and promotes a variety of housing types within Settlement Areas.

Section 2.3.7 of the County of Middlesex Official Plan speaks to housing policies, and states that, 'it is the Policy of the County to encourage a wide variety of housing by type, size and tenure to meet projected demographic and market requirements of current and future residents of the County.' Further, subsection (a) promotes intensification and redevelopment, primarily within Settlement Areas, and in other areas where an appropriate level of physical services is or will be available in the immediately foreseeable future and subject to the policies of Section 2.3.6. In this regard, the County will require that 15 percent of all development occur by way of intensification and redevelopment'.

Section 2.3.8 of the County Official plan notes that urban areas shall be the focus for future residential growth on full services where warranted. Policies under this section further clarify that urban areas are the focus of growth and are expected to accommodate a significant portion of the projected growth. Also they state that new development shall be fully serviced by municipal or communal water and sewage disposal systems.

The County of Middlesex's Official Plan in section 2.4.5 discusses the servicing hierarchy similar to those discussed in the PPS. Specifically, the County encourages new development to proceed on the basis of full municipal services.

The County Official Plan provides a regional policy framework within which development proposals are to be evaluated. Section 3.2.1 of the County Official Plan dictates that growth within Middlesex is generally to be directed to the County's Settlement Areas in order to protect Agricultural Areas, protect natural heritage and promote efficient use of water and sewage services. It is noted that the detailed land use policies, and particularly those that pertain to development within settlement areas, are provided in the official plans of the County's member municipalities.

### Township of Lucan Biddulph Official Plan

The principal policies contained in the Township of Lucan Biddulph's Official Plan that are applicable to the proposed development include:

The subject property is designated 'Residential' in the Township Official Plan. Section 2.2.1 of the township Official Plan provides the following related goals and objectives for development in the Village of Granton:

- a) To encourage small scale, limited residential development in keeping with its established character and role as a small settlement area capable of accommodating modest growth;
- b) To ensure that future growth and development is adequately serviced and is within the Municipality's ability to provide the necessary infrastructure.

Section 2.2.4 of the Township Official Plan provides guidance for areas to accommodate future residential development. It states that development within the Village of Granton is strongly characterized by residential development in the format of low-density single unit detached dwellings.

Section 2.2.4.1 of the Township Official Plan notes within areas designated 'Residential' on Schedule "B", the primary use of land shall continue to be for single unit detached dwellings. While residential development has traditionally been in the form of low density single unit detached dwellings, other dwelling types may also be permitted including accessory apartments, semi-detached dwellings, duplex dwellings, converted dwellings, townhouses and similar scale multiple dwelling developments. Secondary uses will also be permitted provided they are compatible with and complementary to residential development. These uses would be generally restricted to home occupations, parks and open space and institutional uses.

Section 2.2.4.3 notes that new residential development will be encouraged within the existing built-up area of the Village, adjacent areas and, in particular, south of the former railway on the west side of Main Street. In the latter instance, cost-efficient development on full municipal services will create a more balanced community relative to the northern half of the Village.

Section 2.2.4.5 notes that the Township supports intensification and redevelopment, most notable within Settlement Areas, as well as areas where servicing is available. The Township requires that 15 percent of development occur by the way of intensification and redevelopment.

The Township shall encourage intensification and redevelopment within the Village of Granton on vacant or underutilized sites in order to efficiently utilize designated settlement area land and available municipal services.

Residential intensification and redevelopment is subject to the following policies:

- a) Forms of residential intensification and redevelopment shall only be permitted based on the level of water and wastewater servicing that is available in the Village of Granton.
- b) Residential intensification and redevelopment may take the form of multi-unit dwellings, dwelling conversion, street infilling, rear yard infilling, and infill subdivisions.
- c) Residential intensification and redevelopment may only occur to a maximum density which maintains the minimum lot areas permitted in the Zoning By-law, and/or is deemed suitable by the Township to satisfy the proposed water supply and wastewater disposal systems.
- d) When considering proposals for residential intensification and redevelopment, and in addition to all other applicable development criteria in the Official Plan, the Township will ensure that:
  - I. For dwelling conversions, the exterior design of the dwelling is consistent with the surrounding area in terms of height, bulk, scale, and layout;
  - II. For street infilling, the proposal is consistent with established building line and setbacks of the surrounding area.
  - III. For rear yard infilling, the siting of buildings and parking areas must be done in a way which minimizes the impacts on neighbouring rear yards; allows for direct vehicular access provided to a public street with sufficient width to allow efficient vehicular use, on-site snow storage, and access and turnaround by emergency vehicles.
  - IV. For infill subdivisions, measures shall be considered, to buffer and screen the development from surrounding residential uses.

Proposals for residential intensification and redevelopment will not be supported if it is determined that the proposal cannot satisfy the above criteria.

Section 8.3 of the Township Official Plan indicates that the approval of plans of subdivision/condominium shall be subject to the following criteria:

- a) The applicable land use designation and policies of the Township Official Plan and County of Middlesex Official Plan;
- b) The requirements of the Planning Act;
- c) The entering into of a subdivision agreement with the Municipality; and,

- d) The posting of sufficient financial security to ensure the protection of the Municipality.

Township of Lucan Biddulph Zoning By-law No. 100-2003

The subject lands is currently zoned a Residential First Density (R1) Zone. The applicant is proposing to amend the existing zone to a site specific Residential First Density – Exception (R1- # -H) Holding Zone. The current zone and proposed zoning are summarized below:

Zoning Provisions for <b>Single Detached Dwelling</b>		Existing Provisions (Residential First Density (R1) Zone) (m = metres)	Proposed Provisions - Site Specific Residential First Density – exception (R1-#-H) Zone
Minimum Unit Lot Area		460 m2	<b>390 m2</b>
Minimum Unit Lot Frontage		15 m	<b>12 m</b>
Maximum Lot Coverage		40 %	<b>45 % - inclusive of any accessory buildings</b>
Minimum Front Yard Depth		6 m	6 m
Minimum Side Yard Depth	Interior	1.2 m	1.2 m
	Exterior	3.5 m	<b>3.0 m</b>
Minimum Rear Yard Depth		7 m	<b>6 m on the west side, 7 m on the east side yard</b>
Maximum Height		10 m	10 m
Minimum Floor Area		90 m2	90 m2
Max Dwelling Per Lot		1	1
	Single Unit Dwelling	2	2

Minimum Parking Spaces	Home Occupation	1	1
Minimum Landscaped Open Space		N/A	40 %
Maximum Parking / Driveway Coverage		N/A	15 %
Maximum Driveway Widths		40% lot frontage or 6.0 metres, whichever is lesser	<b>50% lot frontage or 6.0 metres, whichever is lesser</b>

Note: \* indicates an exception from the current zoning provisions standards in the Residential First Density (R1) Zone.

In addition to the proposed site specific zoning provisions outlined above, the applicant has also included a holding provision to be applied to the lands. This would require the developer to enter into a Condominium Agreement with the Municipality as well as extend all municipal services and ensure functionality to the satisfaction of the Municipality, prior to lifting.

### **Analysis:**

As previously noted, the draft plan of condominium and concurrent zoning by-law amendment application sought by the applicant seeks the development of a greenfield site in the Village of Granton, within the existing Settlement Area. The proposal to would include the creation of 26 vacant land condominium units, and result in the construction of 25 new single detached dwellings within the community. This section of the report provides a professional planning analysis of the proposal in consideration of the Provincial Policy Statement 2020 (PPS), the County of Middlesex Official Plan (COP), the Township of Lucan Biddulph Official Plan (TOP), and the Township of Lucan Biddulph Zoning By-law (LBZBL).

### ***Consistency with the Provincial Policy Statement 2020 (PPS)***

- The proposal is located within a designated growth area of a settlement area, on lands identified for residential development within the Township of Lucan Biddulph's Official Plan.
- The vacant land condominium, as a condition of draft plan approval, will be fully serviced and provides for the efficient use of infrastructure and public service facilities.
- While only providing low density development, the proposal does seeks to marginally increase the existing density patterns afforded in the existing zoning to ensure a more efficient use of land is achieved.

- Healthy, active and safe community design goals and objectives are included as part of the draft plan conditions of the development, which will include the installation of barrier free accessible side walks from the site, to existing municipal infrastructure.

Given the above, it is my professional planning opinion that the applications are consistent with the Provincial Policy Statement 2020.

***Conformity with the County of Middlesex Official Plan (COP)***

- The property is within a designated growth area of a settlement area, and will be fully serviced. It also provides for the efficient use of infrastructure and public service facilities.
- There will be adequate servicing once the services are brought to the site, which is part of the recommended conditions of approval.
- As identified in the Official Plan, the proposal supports and directs growth to the settlement area while providing a more compact form of housing types and options for future generations.

Given the above, it is my professional planning opinion that the applications conform to the County of Middlesex Official Plan.

***Conformity with the Township of Lucan Biddulph Official Plan (TOP)***

- Local policy encourages small scale, limited residential growth in keeping with the established character while achieving modest potential for intensification. The proposed 26 unit vacant land condominium, in the proposed format of single detached dwellings, mirrors the existing residential format and character within the Village of Granton.
- The TOP requires that future growth and development be adequately serviced within the existing capabilities of the infrastructure. Preliminary review of the information presented to staff shows no concerns regarding capacity within the existing infrastructure and recent improvements to the Riddle-McCarthy Drain by the land owner were done so with the intent of future development of this parcel. However the applicant will be required as a condition of draft plan approval to provide the Township with engineered detailed design confirming capacities.
- Residential intensification and redevelopment policies note that infill subdivisions are permitted, as proposed by this development. Further the policies notes that the siting of buildings and parking areas must be done in a way which minimizes the impact on neighbouring rear yards, and includes requirements for buffering and screening. The proposed format of development and associated zoning standards along the east edge of the site that abuts onto existing residential development implements the existing setback requirements, thereby maintaining the planned future setbacks along this corridor. Additionally, staff have recommended the inclusion of a draft plan condition requiring the installation of a 1.6 metre board on board fence along all

abutting side/rear yard to this parcel. By requiring the screening, the impact on existing development is mitigated.

- The proposed development represents an appropriate density and scale for a more intense residential development, meeting the needs of both current and future citizens.
- The proposed draft plan of condominium is capable of meeting all requirements of section 8.3 of the TOP through the recommended draft plan conditions, included as an attachment to this report.

Given the above, it is staff's opinion that the applications conform to the Township of Lucan Biddulph's Official Plan.

### ***Analysis on the Proposed Zoning By-law Amendment to the Township of Lucan Biddulph's Comprehensive Zoning By-law***

The proposal sought by the applicant seeks a site specific Residential First Density – Exception (R1 - # - H) Holding Zone. As presented in this report, the requested zoning generally seeks a reduction to the minimum lot size and frontage requirements, internal exterior side yard setbacks, minimum rear yard setbacks for the portion of the lands facing an open field, an increase to the maximum lot coverage which is inclusive of accessory building coverage, and an increase to the maximum driveway width to permit side by side parking. As sought, the provisions are considered appropriate as they are capable of demonstrating the requirements outlined in the aforementioned planning policy documents. They achieve a marginal increase to density onsite to achieve an efficient use of land while respecting the established character or format of low density, single detached dwellings in the Village of Granton.

In all, the subject Zoning By-law Amendment application is consistent with the Provincial Policy Statement and in conformity with the County and Township Official Plans, and is considered good land use planning.

### **Consultation:**

Notice of the application has been circulated to agencies, as well as property owners in accordance to the requirements to the Planning Act. Additionally, the applicant hosted a public open house, and Council heard comments at the public meeting held on August 10, 2021. All public comments received up until the writing of this report have been circulated in advance of the meeting, and are included as attachment 4. Planning Staff did not receive meeting minutes by the applicant from the public open house. However the applicant noted that the comments portrayed at the open house were similar in context to those attached to this report.

### Public Comments:

At the time of writing this report, Planning Staff and the Township received thirteen (13) written submission regarding the proposal. The comments provided by the public include, but are not limited to, the following categories:

1. Concerns over the potential lack of on-site parking.
  - a. The proposal requires a minimum of 2 parking stalls per unit. In discussion with the applicant, it was determined that most housing typologies based on current trends would likely result in a two car garage, plus two stalls in the driveway. This is consistent with current construction trends. Planning Staff also suggested an increase to the maximum driveway width to 6.0 metres, allowing two vehicles to park in parallel in front of the dwellings. Beyond the four stalls at individual units, the proposal also requires the inclusion of 10 visitor parking stalls.
2. Safety concerns regarding access to and from the site.
  - a. Through internal discussions and subsequent consultation with the applicant, Planning Staff have included as a condition of draft plan approval that the developer be required to install a barrier free path of travel (side walk) internally onsite from the visitor parking area to Fallon Drive. Additionally, it will be the responsibility of the developer to install and complete a side walk installation along Fallon Drive to the existing sidewalk at King Street.
3. Loss of privacy for residents backing onto the site from King Street.
  - a. Planning Staff note that the subject lands are, and have been since amalgamation, designated for residential development. In consultation with Municipal Staff and the applicant, it was agreed that the reduction of the rear yard setback of the abutting residential properties along King Street would remain at 7 metres as traditionally permitted. Also, Planning Staff have included as a condition of draft plan approval the requirement of a 1.6 metre board on board fence abutting all interior side yards of adjacent developments, thereby providing an additional screen and buffer.
4. Concerns over potential capacity of the existing storm water, sanitary, and municipal water services systems.
  - a. As a condition of draft plan approval, the applicant will be required to provide detailed design and analysis that sufficient capacity exists for the proposed development.
5. Concerns raised regarding stormwater management flows and discharge given the amount of impervious surfaces proposed.
  - a. As a condition of draft plan approval, the applicant will be required to provide detailed design and analysis that the proposal will accommodate any existing flows from offsite areas through and off the site. Additionally, the stormwater release rate will be required to match current undeveloped rates.

6. Loss of the small town character rural appeal of the Village of Granton.
  - a. The Township Official Plan identifies the growth policies and objectives to guide development within the village. Policy 2.2.4.1 notes that areas designated residential will primarily be promoted as single detached dwellings. However it also promotes land use options such as semi-detached, duplex, townhouse, accessory apartments, and similar scale multi-unit developments. The proposed residential format of single detached dwellings is consistent with the existing low density residential character, while achieving modest density increases as directed in the PPS and COP. Additionally, the revised rear yard setback to meet the existing standards along the King Street properties respects the existing built form standards applicable to the zoning on the property, and the village. Given the above, planning staff are of the opinion the proposal respects the small town character.
7. Loss of enjoyment of existing properties due to the potential increase in noise, traffic, and pollution.
  - a. The municipality has existing noise, parking, and property standards by-law's which all current and future residents are required to meet. As such, the enjoyment of properties is mitigated both for existing residents and future.
8. Lack of green space proposed by the development.
  - a. The Planning Act requires land dedication for new subdivision / condominium developments in the amount of 5% developable area of the lot for the purposes of green space. The Planning Act also provides the ability for the Township to opt out of a physical land dedication should the area amount to a fairly limited park space, and instead take a cash-in-lieu dedication equivalent to the value of the 5% of land, determined as of the day before the draft plan is approved. Due to the existing size of the lot, the developer proposed cash-in-lieu for the Township to use towards future park expansion projects. Additionally, the developer does show a private amenity area on the plan for future consideration of the condominium corporation.

### Agency Comments

At the time of writing of this report the following comments had been received:

- a) Bell – requests the following to be included as conditions:
  - a. The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

- b. The Owner agrees that should any conflict arise with existing Bell Canada facilities or easements within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost

b) Canada Post – provides the following comments:

- a. Canada Post will provide mail delivery service to the subdivision through centralized Community Mail Boxes (CMBs).
- b. Canada Post will provide mail delivery service to the Apartments through centralized Lock Box Assembly.
- c. The development includes plans for (a) multi-unit building(s) with a common indoor entrance(s). The developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications.
- d. Please update our office if the project description changes so that we may determine the impact (if any).
- e. Should this application be approved, please provide notification of the new civic addresses as soon as possible.
- f. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB pads.

c) Enbridge Gas – Thank you for your correspondence with regards to draft plan of approval for the above noted project.

It is Enbridge Gas Inc.'s (operating as Union Gas) request that as a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Enbridge.

- d) Hydro One – We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time.
- e) Upper Thames River Conservation Authority – the subject lands are not affected by any regulations (Ontario Regulation 157/06) made pursuant to Section 28 of the Conservation Authorities Act. The UTRCA has no objections to this application. The UTRCA requests the following as a condition of draft plan approval:

- a. That prior to final approval, the Owner shall submit for the review and approval of the Upper Thames River Conservation Authority and the Municipality the following:
  - i. a final Stormwater Management Plan shall be completed by a qualified professional engineer, to meet the stormwater quantity and quality criteria of the Upper Thames River Conservation Authority. Such plan shall also consider site grading, erosion control measures, Best Practices (BMP's) of the industry, safe and legal drainage outlet, and ownership and provisions for the future maintenance of any drainage facilities;
  - ii. a detailed site / lot grading and drainage plans prepared by a qualified professional engineer to meet the requirements of the Upper Thames River Conservation Authority and the Municipality; and,
  - iii. a Final Erosion and Sediment control plan be prepared, detailing the means whereby erosion will be controlled on-site and in downstream areas both during and after construction, to be approved by the Upper Thames River Conservation Authority prior to construction.
- f) County of Middlesex Emergency Services Department – requests the following be included as conditions of draft plan approval:
  - a. When building permits are being issued, the unit numbers are to be posted on a sign in/on the exterior of the building unit so it is visible from the curb of the private road allowance until it can be affixed to the building in a permanent fashion in the same location of each unit for emergency responders to find the address they are responding to.
  - b. Fire hydrant locations be approved to standard and meet MFPA 291 Standard, Recommended Practice for Fire Flow Testing and Making of Hydrants, and that the Municipal Fire Chief having jurisdiction is copied for input and approval.
  - c. If there are fire hydrants located inside the development that the fire hydrants be flow tested and that they are marked/colour coded to NFPA 291 Standards, Recommended Practice for Fire Flow Testing and Marking of Hydrants. Annual maintenance of the private fire hydrant(s) is the responsibility of the private land owner(s) as per the Ontario Fire Code Section 6.6.4. Hydrants.
  - d. That the appropriate infrastructure be in place for connecting to 911 call agency prior to occupancy of any structure.
  - e. That the development be given one municipal street address with individual unit numbers. The proposed municipal address is to be submitted to the County of Middlesex Emergency Services Department for approval. The municipal address once approved is to be posted at the entrance to the development when construction starts on the development and to be permanent in nature when the development starts having the living units occupied to ensure that emergency responders are at the correct municipal address.

- f. That the streets be named and the lots shall be addressed to the satisfaction of the Municipality in consultation with the County of Middlesex.
  - g. That a NO EXIT sign be posted at the entrance to the development so emergency responders are aware that there is no exit at the end of the private road into the development.
  - h. That applicable FIRE ROUTE signs be approved and posted when final occupancy is given. Consultation with the Fire Chief having jurisdiction for input is requested.
- g) Public Works and Operations offers the following comments:
- a. The intersection that leads in to the development to be constructed with street light, curb and storm water.
  - b. An internal sidewalk should lead to Fallon and the developer will need to extend the sidewalk to the intersection of King Street and Fallon.
  - c. The sanitary easement will be fully cleared of all buildings and landscaping.
  - d. Stormwater that enters the development from the east properties must be captured and controlled as part of the development's SWM.
- h) Municipal Engineering Review: provides the following comments to be included as part of draft plan conditions:
- a. Confirm through detail design that adequate capacity exists in the downstream sanitary system.
  - b. Supply specific details and calculations of the proposed stormwater storage as part of the detailed design.
  - c. Provide as part of detailed design an analysis and calculation/modelling to confirm adequate water supply.
- i) County of Middlesex Engineer requires, as a condition of draft plan approval, a laneway improvement along Granton Line to extend the slip around lane on the east side of Granton Line, to a minimum of 30 metres south of southern most point of the Fallon Drive intersection.

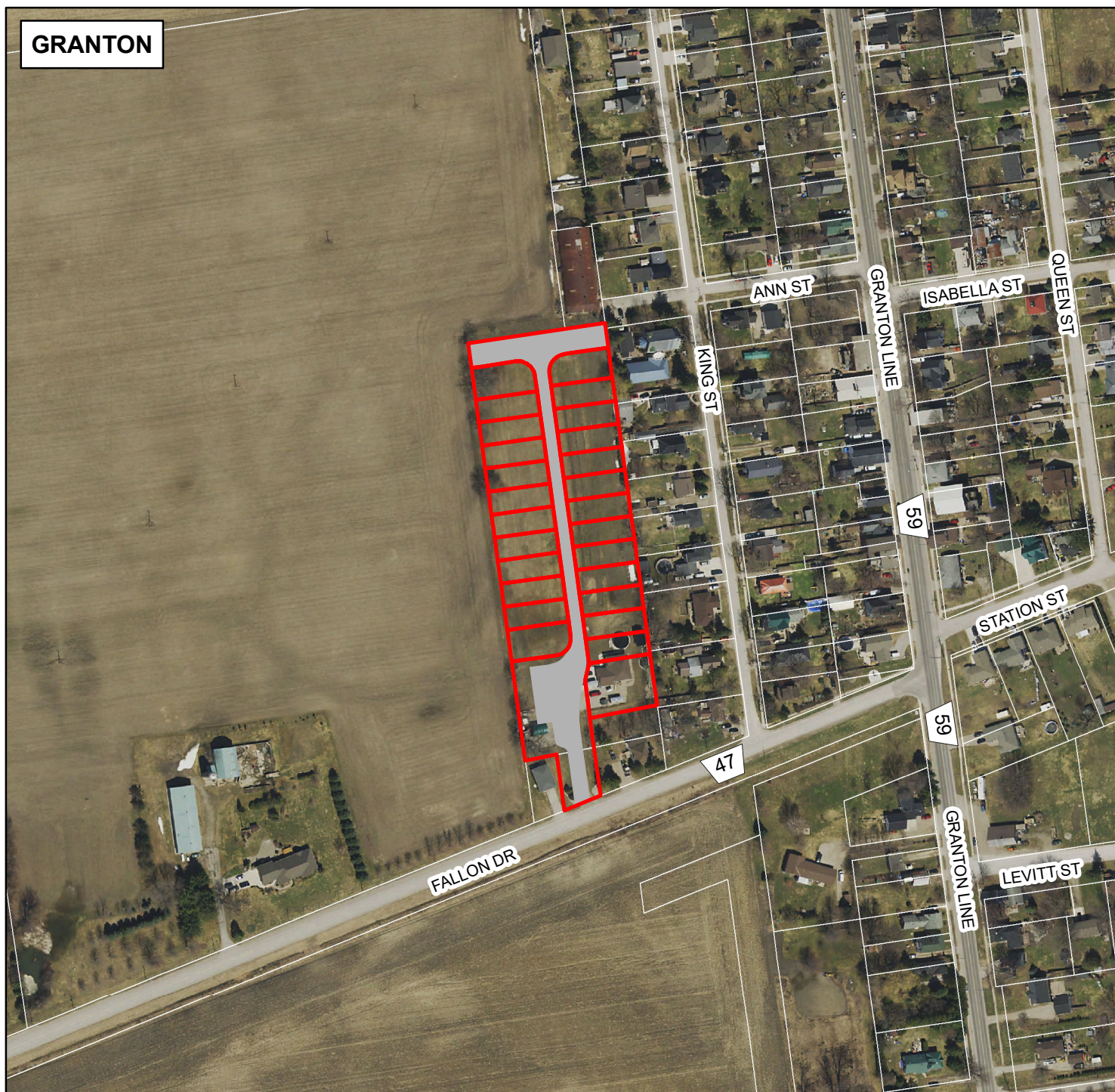
### **Recommendation:**

**THAT** a resolution be passed in support of the attached draft plan of condominium and related conditions; and that the rezoning be approved and the necessary by-law with holding provisions be passed by Council.

### **Attachments:**

- 1: Location Map
- 2: Proposed Draft Plan of Condominium
- 3: Planning Justification Report
- 4: Public Comments
- 5. Preliminary Draft Plan of Condominium Conditions
- 6. Zoning By-law

## GRANTON



## LOCATION MAP

Description:  
Proposed Plan of Condominium  
Knutson Development Consultants Inc  
Township of Lucan Biddulph

File Number:  
39T-LB-CDM2102 AND Z-9-2021

Prepared by: Planning Department  
The County of Middlesex, June 16, 2021.



## LEGEND



Subject Lands

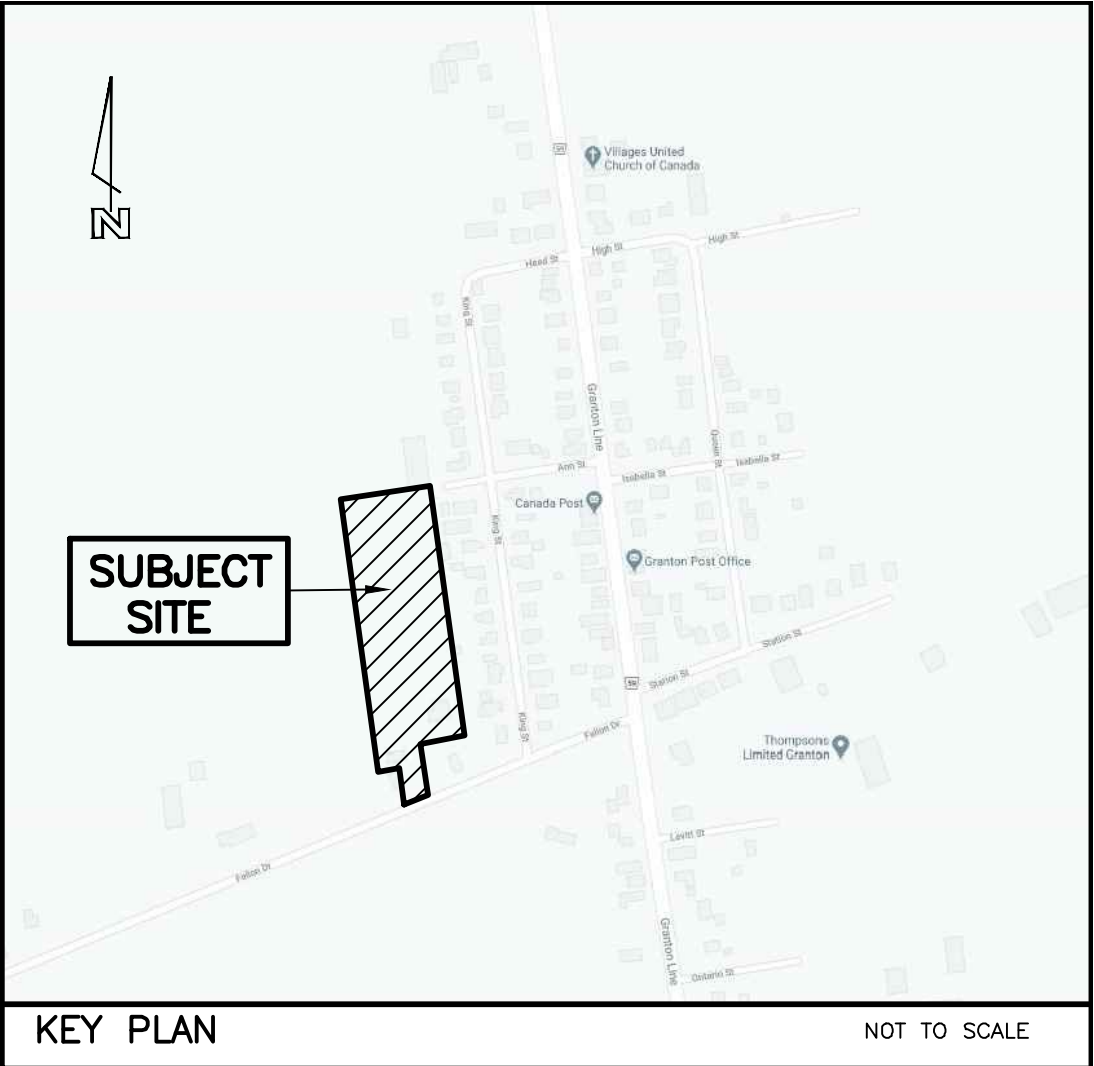
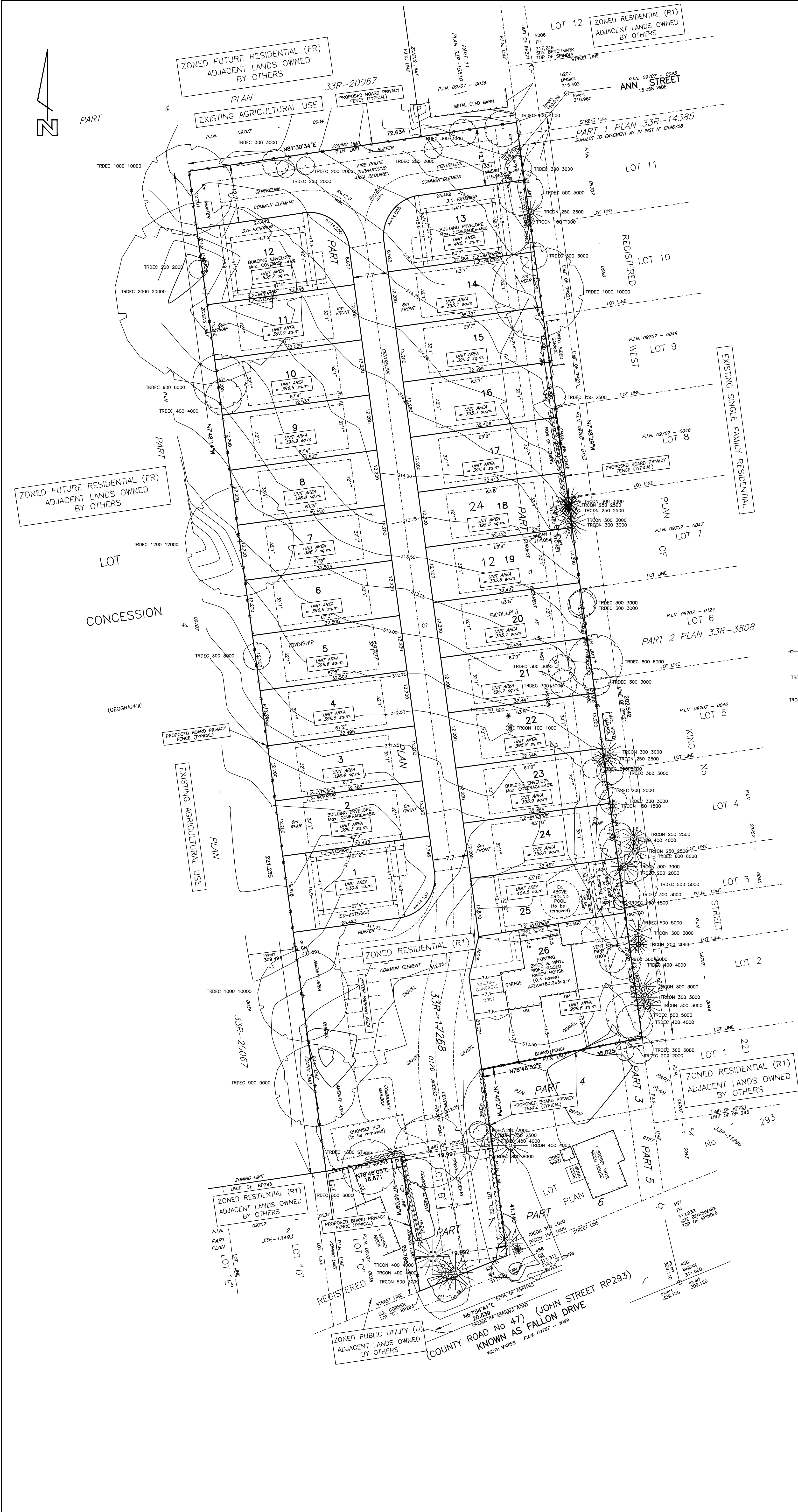
Proposed Zoning  
- R1-#-H

1:3,000

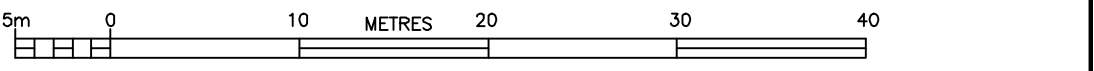
0 75 150

Meters





DRAFT PLAN of CONDOMINIUM  
of part of  
**LOT "A"** and all of **LOT "B"**  
**REGISTERED PLAN N° 293**  
and part of  
**LOT 24, CONCESSION 12**  
(GEOGRAPHIC TOWNSHIP OF BIDDULPH)  
being all of  
**PARTS 1, 2 and 7, PLAN 33R-17268**  
in the  
**TOWNSHIP OF LUCAN BIDDULPH**  
COUNTY OF MIDDLESEX  
Scale 1 : 400  
MTE OLS LTD.



**METRIC:** DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048  
AREAS SHOWN ON THIS PLAN ARE IN SQUARE METRES AND CAN BE CONVERTED TO SQUARE FEET BY MULTIPLYING BY 10.7639

- NOTES**
- SIB DENOTES STANDARD IRON BAR
  - IB IRON BAR
  - IRB ROUND IRON BAR
  - CC CUT CROSS
  - WIT WITNESS
  - SSIB SHORT STANDARD IRON BAR
  - (SU) SOURCE UNKNOWN
  - (HR) HOLSTEAD & REDMOND LIMITED, O.L.S.'s
  - MONUMENT FOUND
  - MONUMENT SET
  - HM HYDRO METER
  - GM GAS METER
  - FF FINISHED FLOOR ELEVATION
  - TFD TOP OF FOUNDATION ELEVATION
  - FH FIRE HYDRANT
  - CB CATCH BASIN
  - MHSAN SANITARY MANHOLE
  - WV WATER VALVE
  - CLF CHAIN LINK FENCE
  - OU OVERHEAD UTILITY CABLE
  - UP UTILITY POLE
  - CO CLEAN OUT
  - P PLAN 33R-17268
  - P1 PLAN 33R-20067
  - WRF WOOD RAIL FENCE
  - PROPOSED BOARD PRIVACY FENCE
  - DECIDUOUS TREE (CALIPERMmm CANOPYmm RADIUS)
  - CONIFEROUS TREE (CALIPERMmm CANOPYmm RADIUS)

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATIONS  
BEARINGS AND DISTANCES SHOWN ON THIS PLAN ARE TAKEN FROM  
A TOPOGRAPHICAL PLAN OF SURVEY COMPLETED BY MTE OLS DATED  
MARCH 11, 2021 - FILE 47445-201.  
**LAND USE SCHEDULE**  
Mun. No. 7966 FALLON DRIVE  
AREA OF SINGLE FAMILY RESIDENTIAL UNITS = 11278.607 sq.m. 1.1279 ha.  
AREA OF COMMON ELEMENTS CONDOMINIUM = 4678.306 sq.m. 0.4678 ha.  
TOTAL AREA OF SITE = 15956.913 sq.m. 1.5957 ha. (3.9430ac.)  
TOTAL NUMBER OF SINGLE FAMILY RESIDENTIAL UNITS = 26  
DENSITY = 16.29 UNITS PER HECTARE  
MUNICIPAL SERVICES AVAILABLE - WATER, STORM AND SANITARY

ZONED RESIDENTIAL	REQUIRED (R1)	PROPOSED SITE SPECIFIC
UNIT AREA (Min.) (sq.m.)	460	390
UNIT FRONTAGE (Min.) (m)	15	12
UNIT COVERAGE (Max.) (sq.m.)	40%	45%
UNIT AREA FRONT YARD SETBACK-GARAGE (Min.) (m)	6	6
UNIT FRONT YARD SETBACK-MAIN BUILDING (Min.) (m)	4.5	4.5
UNIT INTERIOR SIDE YARD SETBACK (Min.) (m)	1.2	1.2
UNIT EXTERIOR SIDE YARD SETBACK (Min.) (m)	3.5	3.0
UNIT REAR YARD SETBACK (Min.) (m)-UNITS 1 TO 12	7	6
UNIT REAR YARD SETBACK (Min.) (m)-UNITS 13 TO 26	7	7
UNIT BUILDING HEIGHT (Max.) (m)	10	10
UNIT FLOOR AREA (Min.) (sq.m.)	90	90
UNIT PARKING SPACES (Min.)	2	2
UNIT DWELLINGS (Max.) PER UNIT	1	1
UNIT LANDSCAPED OPEN SPACE AREA (Min.) (%)		40
UNIT PARKING/DRIVE AREA (Max.) (%)		18
UNIT DRIVE WIDTH (Max.) (m)		6.0
UNIT DEPTH (Min.) (m)		32

SNOW STORAGE SHALL BE MANAGED ON AND OFF SITE.  
UNIT DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES  
ALL GARBAGE TO BE STORED IN GARAGES AND PUT AT CURB SIDE WHEN READY FOR PICKUP.  
ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

A) AS SHOWN ON PLAN	G) AS SHOWN ON PLAN
AS SHOWN ON PLAN	H) MUNICIPAL WATER
AS SHOWN ON KEY PLAN	I) SOIL-MIXED SILT CLAY TILL
SINGLE FAMILY RESIDENTIAL	J) AS SHOWN ON PLAN
AS SHOWN ON PLAN	K) FULL MUNICIPAL SERVICES
AS SHOWN ON PLAN	L) AS SHOWN ON PLAN

**OWNER'S CERTIFICATE**  
I HEREBY AUTHORIZE THE SUBMISSION OF THIS PLAN IN DRAFT FORM.  
1967172 ONTARIO INC.

RANDY MACKAY - PRESIDENT DATE  
I HAVE THE AUTHORITY TO BIND THE CORPORATION


**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED  
AS SHOWN ON THE PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE  
ACCURATELY AND CORRECTLY SHOWN.

SEPT 17, 2021  
DAVID BIANCHI, O.L.S. DATE  
MTE | OLS LTD.

BEARINGS ARE UTM GRID IN NAD83 (ORIGINAL) DERIVED FROM G.P.S. OBSERVATIONS AND THE CAN-NET BASE STATION NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17

POINT ID	NORTHING	EASTING
ORP 1	4785018.304	475384.281
ORP 2	4785252.750	475352.332

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.  
DISTANCES SHOWN ON THIS PLAN ARE GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999569425



MTE ONTARIO LAND SURVEYORS LTD.  
123 ST. GEORGE STREET  
LONDON, ONTARIO, N6A 3A1  
TEL: 519-204-6510

PLOTS ON 24"x36" PAPER AT SCALE 1:400		COORD :
Surveyed By : NR	Checked By : DB	MTE File No : 47445-202
Drawn By : FS/SM	Date : SEPT 17, 2021	File No :



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- 5. Proposed Zoning regulations**
- 6. Vacant Land Condominium**
- 7. Public Outreach**
- 8. Summary and Conclusion**
- 9. Attachments**
  - a. Servicing and Storm Water Management report**
  - b. Geotechnical and Hydrogeological report**
  - c. Archeological report**
  - d. Public consultation brochure**
  - e. Draft Zoning By-law**

## **1.0 Site location and description**

The site is a rectangular parcel of land in the southwest area of Granton. It is 1.6 ha. In size and consists of manicured lawn (now disturbed through ploughing for archeological review), a single detached home. The site slopes gently from west to east. The attached proposed Plan of vacant land condominium (Appendix A). There is a servicing easement along the eastern boundary of the site servicing the drainage needs of the adjacent homes on King St.

The lands will gain access from Fallon Drive via the existing entrance. A site location aerial photograph follows Section 2.

## **2.0 Proposed Development**

From the attached plan, a centre private street is proposed that will include the existing house and add 25 additional lots. The lots or vacant land condominium units will have slightly less frontage than those in adjacent developed areas of Granton (12m versus 15m). The proposed maximum coverage is also propose to be slightly greater than the current R1 Zone (45% versus 40%).

The centre street will ultimately be able to connect to Ann St., when that matures. The current proposal has an emergency vehicle “hammerhead” turnaround. The access onto Fallon Drive has been agreed to include widenings so as to not impede that traffic.

The homes proposed are based on similar that have been built by this developer. Attached are photos of what will typically be constructed. The existing home will be included as a unit in the plan of condominium.



In summary, the proposal will represent a new form of ownership but similar form of housing. The project street will be maintained by the Condo Corporation. The proposed utilization of land is at a different standard than when the homes on King Street were built. Compatibility does not mean sameness but rather a land use form that does not detract from the ability of existing developments to enjoy peaceful coexistence. As will be identified in the following section, The Provincial Policy Statement mandates that we use land in a more efficient manner. The proposed does reflect that policy.

SITE identified as outlined



Source: Middlesex County Interactive mapping

### 3. Provincial Policy Statements 2020

All Planning matters are reviewed against a set of policies mandated by the Planning Act. This report will deal with the Policies in summary fashion. The conclusion is that the proposal conforms fully to Provincial Policy as follows:

#### 1.0 Building Strong Healthy Communities

##### 1.1 Managing and Directing Land Use to Achieve efficient and Resilient Development and Land Use Patterns

The lands proposed for development are within a hamlet, have been identified as residential in the Official Plan and have been zoned for single detached residential use.

## 1.2 Coordination Land Use Compatibility

The proposed development while slightly more intense, is similar in terms of form of housing to the adjacent land uses.

## 1.3 Housing

Many policies mandate municipalities to ensure there is an adequate supply of land that is approved for development. In this case, the proposed development is on lands designated and zoned for residential use. A rezoning is sought to permit the form of development of a vacant land condominium and establish appropriate lot development standards. It is within this set of policies that address intensification and efficient use of land.

## 1.6 Infrastructure and Public Service

As provided for in that attached servicing brief from LDS Consultants, there is adequate service capacity readily available for the proposed development.

## 2.6 Cultural Heritage and Archeology

Consistent with the Provincial Policy Statements, Archeological research is required prior to a planning application being submitted. An

Archeology Assessment is appended which has concluded that there were no archeological

## Planning Act Sec 51 (24)

In considering approval for a Plan of Subdivision or in this case a Condominium, those criteria are addressed as follows:

(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

- (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

The Provincial Policy Statements have been reviewed and this proposal is consistent with those

- (b) whether the proposed subdivision is premature or in the public interest;

The lands are designated as Residential and Zoned for single detached residential homes

- (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

The proposal conforms to both the Middlesex County Official Plan as well as the Lucan-Biddulph Official Plan.

- (d) the suitability of the land for the purposes for which it is to be subdivided;

The lands are relatively flat well drained and according to the Geotechnical studies are capable of supporting the proposed.

- (d) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

- (e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

Fallon Drive will be the principle point of entry at least until Ann St. becomes available at some time in the future. The County has required that Fallon Drive have tapers added to it to ensure the access will not hinder traffic

(f) the dimensions and shapes of the proposed lots;

The lots or Condominium units have slightly less frontage (12m versus 15m) and the smaller units will require a slight increase in coverage from 40% to 45%

(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

There is a 5 m wide servicing easement along the east boundary of the lands proposed for development. This easement does not impede the proposal with the exception of restricting structures to be built above it.

(h) conservation of natural resources and flood control;

The lands previously in Agricultural use, are gently sloping and are well drained.

Stormwater management will be incorporated into the detailed engineering design of the proposed development

(i) the adequacy of utilities and municipal services;

The adequacy of services was addressed at a Pre-consultation meeting. The conclusion is that the services are adequate in terms of accessibility to them and their adequacy.

(j) the adequacy of school sites;

It has not been raised as a matter of concern.

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

There is no proposed land dedication for road and highways although there will be a minor improvement of the traffic flow along Fallon Drive.

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

This has not been raised as a matter of concern.

(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the *City of Toronto Act, 2006*. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c.

The proposed lands are within a site plan control area of the municipality should that be required beyond the development agreement for the vacant land condominium.

## 4. Official Plan(s)

### County of Middlesex Policy excerpts

These policy excerpts are provided for the convenience of the reader as understood by the author as having greatest relevance to this proposed development.

#### **2.3.7 Housing Policies**

*It is the policy of the County to encourage a wide variety of housing by type, size and tenure to meet projected demographic and market requirements of current and future residents of the County. These policies may be elaborated upon within local municipal official plans.*

*The County supports:*

*a) intensification and redevelopment, primarily within Settlement Areas, and in other areas where an appropriate level of physical services is or will be available in the immediately foreseeable future and subject to the policies of Section 2.3.6. In this regard, the County will require that 15 percent of all development occur by way of intensification and redevelopment;*

##### **2.3.7.3 Intensification and Redevelopment**

*The County and local municipalities shall support opportunities to increase the supply of housing through intensification and redevelopment in appropriate locations, taking into account municipal services, transportation and environmental considerations. Housing intensification and redevelopment shall include, but not be limited to:*

- 1. a) the conversion of single detached dwellings, in appropriate locations, into multiple residential units;*
- 2. b) the creation of new residential units on vacant or underdeveloped lands through infilling in Settlement Areas;*

##### **2.3.7.4 Implementation**

*The County shall, within its legislative authority:*

- 3. support increased residential densities, adequate land supply and residential intensification and redevelopment; and*
- 4. support new and innovative planning and servicing standards.*

#### **2.3.8 Settlement Areas**

*The local municipality shall have the primary responsibility for detailed planning policy within the Settlement Areas, and those locally designated hamlets which form part of the Agricultural Area, as shown on Schedule A.*

### **4.3 Local Official Plans**

*To achieve some consistency of approach, the County encourages local municipalities to include general development policies in their local official plan dealing with the following issues:*

- a) the Settlement Area share of the total future overall County growth projection;*
- b) residential, including low, medium and high density residential uses, affordable housing, special needs housing, infilling and intensification;*

#### **4.5.1 Plan of Subdivision**

*County Council shall approve only those plans of subdivision or condominium which comply with the provisions of this Plan and the applicable local official plan.*

*Under conditions of approval attached to plans of subdivision or condominium pursuant to the Planning Act:*

- a) County Council shall require that the applicant(s) enter into appropriate agreements with the County or local municipality which may be registered against the title of the subject lands and which shall include such matters as services, financial requirements, County road facilities, dedication of land for public uses, exclusive of parks and other requirements to implement the provisions of this Plan; and*
- b) The Council of the local municipality may require that the applicant(s) enter into appropriate agreements which shall be registered against the title of the subject lands, and may include such matters as, but not limited to, financial requirements, local roads, drainage, grading and landscaping, sidewalks and dedication of land for public uses and other requirements to implement the provision of this Plan and the local official plan.*

## **Opinion as to Conformity**

The County Official Plan sets the broad policy framework for the County. Middlesex County has the planning obligation to provide overall policy guidance to ensure that growth is managed and directed to urban and other settlement areas. Granton has been identified as a Settlement Area in the Plan. The above policies assist us in understanding the leadership of the County on such matters as Intensification, while leaving the detailed land use policies to the Local Municipality. The Lucan Biddulph Plan must however conform to the County Plan.

No policies of the County Official Plan give cause for concern about the conformity of the current Vacant Land Condominium Plan for 26 units at development standards such as coverage and frontage that are slightly less than subdivision standards.

## **Lucan Biddulph Official Plan excerpts**

These policy excerpts are provided for the convenience of the reader as understood by the author as having greatest relevance to this proposed development.

### **2.2 GRANTON**

#### **2.2.1 GOALS AND OBJECTIVES**

*The following goals and objectives will guide the planning, development, redevelopment and improvement of the Village of Granton:*

- a) To encourage small scale, limited residential development in keeping with its established character and role as a small settlement area capable of accommodating modest growth;*
- b) To ensure that future growth and development is adequately serviced and is within the Municipality's ability to provide the necessary infrastructure;*
- c) To encourage the revitalization of a viable commercial core as the centre of the Village providing basic goods and services and with its own sense of character and identity;*
- d) To improve the physical appearance and amenities of the Village and to foster a strong sense of community.*

## **2.2.4 RESIDENTIAL**

*Residential development in the Village of Granton is its most significant land use. It is predominantly characterized by low-density single unit detached dwellings, located for the most part in areas north of the former railway.*

### **2.2.4.1 Land Use**

*Within areas designated 'Residential' on Schedule "B", the primary use of land shall continue to be for single unit detached dwellings. While residential development has traditionally been in the form of low density single unit detached dwellings, other dwelling types may also be permitted including accessory apartments, semi-detached dwellings, duplex dwellings, converted dwellings, townhouses and similar scale multiple dwelling developments. Secondary uses will also be permitted provided they are compatible with and complementary to residential development. These uses would be generally restricted to home occupations, parks and open space and institutional uses.*

### **2.2.4.3 New Residential Development**

*New residential development will be encouraged within the existing built-up area of the Village, adjacent areas and, in particular, south of the former railway on the west side of Main Street. In the latter instance, cost-efficient development on full municipal services will create a more balanced community relative to the northern half of the Village.*

### **2.2.4.5 Intensification and Redevelopment**

*The Township supports intensification and redevelopment, most notable within Settlement Areas, as well as in areas where the appropriate levels of servicing are or will be available. As a result, the Township requires that 15 percent of development occur by the way of intensification and redevelopment.*

*The Township shall encourage intensification and redevelopment within the Village of Granton on vacant or underutilized sites in order to efficiently utilize designated settlement area land and available municipal services.*

*Residential intensification and redevelopment is subject to the following policies:*

- a) Forms of residential intensification and redevelopment shall only be permitted based on the level of water and wastewater servicing that is available in the Village of Granton.*
- b) Residential intensification and redevelopment may take the form of multi-unit dwellings, dwelling conversion, street infilling, rear yard infilling, and infill subdivisions.*
- c) Residential intensification and redevelopment may only occur to a maximum density which maintains the minimum lot areas permitted in the Zoning By-law, and/or is deemed suitable by the Township to satisfy the proposed water supply and wastewater disposal systems.*
- d) When considering proposals for residential intensification and redevelopment, and in addition to all other applicable development criteria in the Official Plan, the Township will ensure that:*
  - i. For dwelling conversions, the exterior design of the dwelling is consistent with the surrounding area in terms of height, bulk, scale, and layout;*
  - ii. For street infilling, the proposal is consistent with established building line and setbacks of the surrounding area.*
  - iii. For rear yard infilling, the siting of buildings and parking areas must be done in a way which minimizes the impacts on neighbouring rear yards; allows for direct vehicular access provided to a public street with sufficient width to allow efficient vehicular use, on-site snow storage, and access and turn-around by emergency vehicles.*
  - iv. For infill subdivisions, measures shall be considered, to buffer and screen the development from surrounding residential uses.*

*Proposals for residential intensification and redevelopment will not be supported if it is determined that the proposal cannot satisfy the above criteria.*

## **Opinion as to Conformity**

The proposed development is an extension of existing development on lands that are identified as Residential on the Land Use Schedule. The only area of interface with existing development is the easterly boundary of the condominium plan that backs onto lots fronting King St. The King St. Lots historically have developed on septic systems and as a result have significantly deeper lots than what is required by full municipal systems. There is an inherent buffer that is naturally provided by the existing development.

The standards sought are slightly less than the R1 standards for subdivision lots in that they require a coverage standard that is higher than the zoned standard for subdivision lots and a lot frontage also slightly less than historic subdivision standards. This represents a minor intensification as encouraged by the County and local Official Plans. The proposal maintains the single detached residential character predominate in Granton, as an extension to the existing developed area.

It is the authors considered opinion that the proposed development conforms to the intent and spirit of the Lucan Biddulph Official Plan.

## 5. Proposed Zoning Regulations:

The following land use summary provides a comparison to the current R1 Zone standards.

ZONED RESIDENTIAL	REQUIRED (R1)	PROPOSED SITE SPECIFIC
UNIT AREA (Min.) (sq.m.)	460	390
UNIT FRONTAGE (Min.) (m)	15	12
UNIT COVERAGE (Max.) (sq.m.)	40%	45%
UNIT FRONT YARD SETBACK—GARAGE (Min.) (m)	6	6
UNIT FRONT YARD SETBACK—MAIN BUILDING (Min.) (m)		4.5
UNIT INTERIOR SIDE YARD SETBACK (Min.) (m)	1.2	1.2
UNIT EXTERIOR SIDE YARD SETBACK (Min.) (m)	3.5	3.0
UNIT REARYARD SETBACK (Min.) (m)	7	6
UNIT BUILDING HEIGHT (Max.) (m)	10	10
UNIT FLOOR AREA (Min.) (sq.m.)	90	90
UNIT PARKING SPACES (Min.)	2	2
UNIT DWELLINGS (Max.) PER UNIT	1	1
UNIT LANDSCAPED OPEN SPACE AREA (Min.) (%)		40
UNIT PARKING/DRIVE AREA (Max.) (%)		15
UNIT DEPTH (Min.) (m)		32

The Application to amend the Zoning By-law is to create a new R1 zone based on the above which:

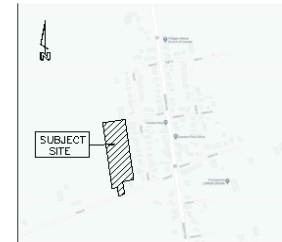
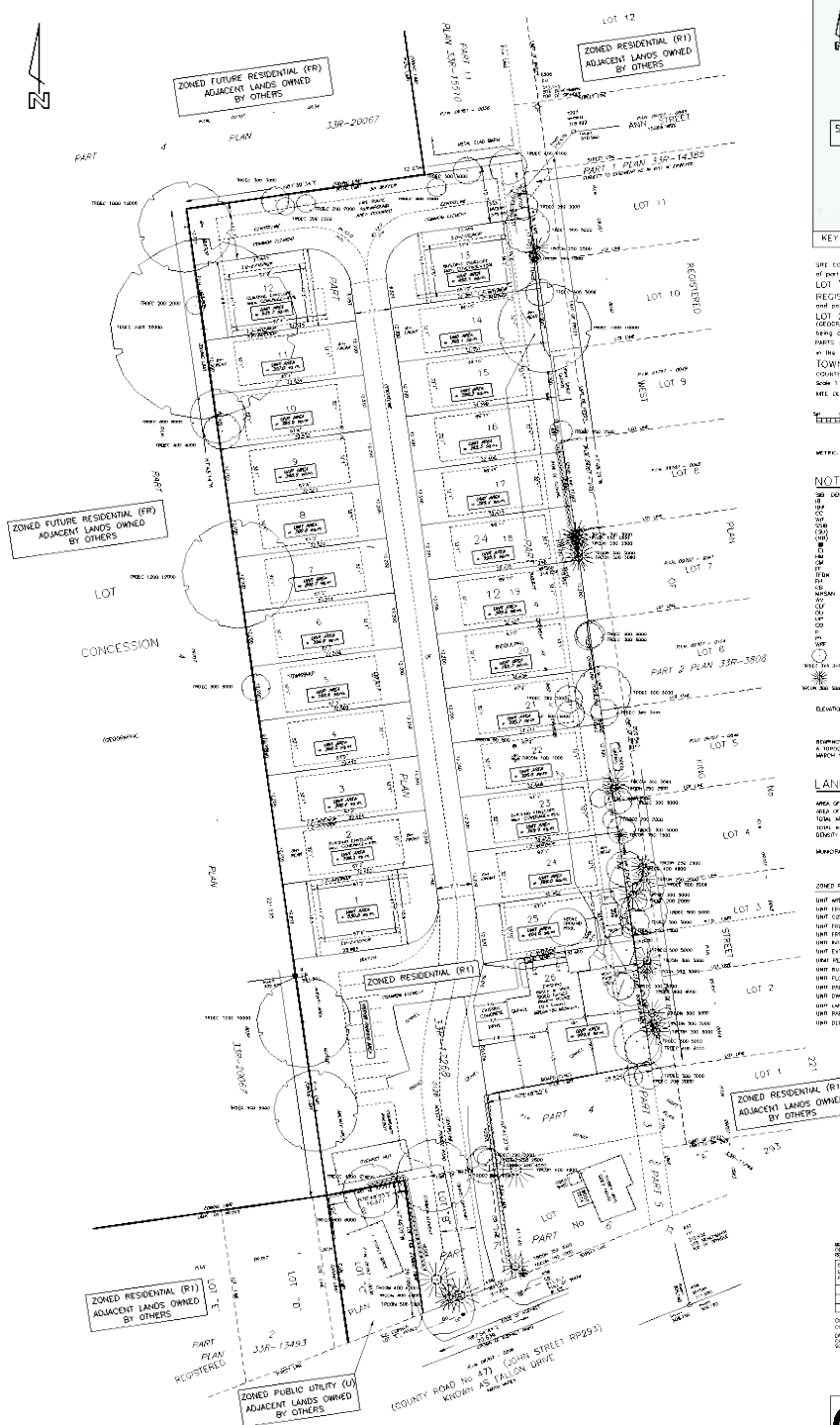
reduces the minimum lot area from 460 sq. m. to 390 sq. m.,  
increases the coverage maximum from 40 % to 45%,  
reduces the lot frontage from 15m to 12m,  
rear yard setback is proposed to be reduced from 7m to 6m, and  
exterior side yard reduction to 3.0m

The above regulation changes allow a “fit” of the development into the land. Absent the fit, it is proposed that there would be a significant waste of land where a centre road would not be possible. The centre road will be the responsibility of the condominium for any and all repair, maintenance and snow removal.

## 6 Vacant Land Condominium

A vacant land condominium represents as relatively new development form as an alternative to a subdivision. The street which is normally the responsibility of the municipality to maintain will be a responsibility of the unit or lot owners. The units themselves operate in a similar fashion to a subdivision in that the home construction will be determined by the owner at the time of construction. The condominium units function like a lot and the planning documents consider them in the same vein.

# Proposed Vacant Land Condominium plan



KEY PLAN NOT TO SCALE

SITE CONCEPT PLAN  
of part of  
LOT "A" and all of LOT "B"  
REGISTERED PLAN N° 293  
and part of  
LOT 24, CONSESSION 12  
(GEOGRAPHIC TOWNSHIP OF BIDDLETON)  
being all of  
PARTS 1, 2 and 7, PLANS 338-17288  
in the  
TOWNSHIP OF LUCAN B  
COUNTY OF MIDDLESEX  
Scale 1 : 400  
MILLER LTD.



METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

## NOTES

- 380 DANCY'S DANCING FISH BARK  
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ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATIONS

BOUNDRIES AND DISTANCES SHOWN ON THIS PLAN ARE TAKEN FROM  
A TOPOGRAPHICAL PLAN OF SURVEY COMPILED BY THE DLS DATED

### LAND USE SCHEDULE

AREA OF SINGLE FAMILY RESIDENTIAL UNITS =  $11370.607 \text{ m}^2$  (0.41 ha)  
AREA OF COMMON ELEMENTS (CORRIDOR) =  $4678.526 \text{ m}^2$  (0.16 ha)  
TOTAL AREA OF SITE =  $16049.133 \text{ m}^2$  (3.957 ha, (3.943000 ac))  
TOTAL NUMBER OF SINGLE FAMILY RESIDENTIAL UNITS = 36  
DENSITY = 10.29 UNITS PER HECTARE

MUNICIPAL SERVICES AVAILABLE - WATER, SEWER AND SANITARY

ZONE RESIDENTIAL	REQUIREMENT (sq.ft)	PROPOSED SIT. AREA
UNIT AREA (sq.ft.) (sq.m.)	450	390
UNIT FLOORING AREA (sq.m.)	15	12
UNIT COVERAGE (sq.m.) (sq.m.)	40	40%
UNIT FLOORING VARIOUS SETBACKS (sq.m.) (sq.m.)	4	4
UNIT FLOORING VARIOUS SETBACKS (sq.m.) (sq.m.)	4	4.5
UNIT FLOORING VARIOUS SETBACKS (sq.m.) (sq.m.)	1.2	1.2
UNIT FLOORING VARIOUS SETBACKS (sq.m.) (sq.m.)	15	15.0
UNIT FLOORING VARIOUS SETBACKS (sq.m.) (sq.m.)	10	10
UNIT FLOORING VARIOUS SETBACKS (sq.m.) (sq.m.)	10	10
UNIT FLOORING VARIOUS SETBACKS (sq.m.) (sq.m.)	90	90
UNIT FLOORING VARIOUS SETBACKS (sq.m.) (sq.m.)	2	2
UNIT FLOORING VARIOUS SETBACKS (sq.m.) (sq.m.)	1	1
UNIT FLOORING VARIOUS SETBACKS (sq.m.) (sq.m.)	10	10
UNIT FLOORING VARIOUS SETBACKS (sq.m.) (sq.m.)	15	15
UNIT FLOORING VARIOUS SETBACKS (sq.m.) (sq.m.)	32	32

REMARKS: ARE UTM GRID IN HANDS (ORIGINAL) DERIVED FROM U.S. OBSERVATIONS AND THE CAN-DET BASE STATION NETWORK AND ARE REFERRED TO THE GENERAL MEXICAN GRID, WEST LONGITUDE, ZONE 17

POINT ID	NORTHING	EASTING
ORP 1	4755015.304	475354.281
ORP 2	4755015.304	475354.281

COORDINATES CAN BE USED TO RE-ESTABLISH CORNERS OF BOUNDARIES SHOWN ON THIS PLAN.

PLOTS ON 24" x 36" AT SCALE 1:400



**WTE ONTARIO LAND SURVEYORS LTD.**  
122 ST. GEORGE STREET  
LONDON, ONTARIO, N6A 5A1  
TEL: 519-204-6510

Case No.:	Case :	
Submitted by : RAR	Inspector's : CG	ACF File No. 47445-200
Report No. : PS/24	Date : APRIL 20, 2021	UP File No. :

## 7. Public Outreach

The Planning Act is founded upon principles of public consultation. While the Condominium and Rezoning applications have municipal responsibility for public participation, the proponent is also required to reach out to the surrounding neighbourhood. To that end, a mailing will be going out to all addresses in Granton to advise of a Zoom meeting scheduled for June 23, at 7pm. The access codes for that meeting are:

*Ric Knutson is inviting you to a scheduled Zoom meeting.*

*Topic: Granton Community Meeting*

*Time: Jun 23, 2021 07:00 PM America/Toronto*

*Join Zoom Meeting*

*<https://us02web.zoom.us/j/83348775515?pwd=TS9mUXBLN1lzUjZGYWJFWGl2dmVUQT09>*

*Meeting ID: 833 4877 5515*

*Passcode: 384955*

*One tap mobile*

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*Dial by your location*

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*+1 312 626 6799 US (Chicago)*

*+1 346 248 7799 US (Houston)*

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*+1 253 215 8782 US (Tacoma)*

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*+1 647 558 0588 Canada*

+1 778 907 2071 Canada  
+1 204 272 7920 Canada  
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Passcode: 384955

Find your local number: <https://us02web.zoom.us/j/kIbabTXer>

## **8. Summary and Conclusions**

The Official Plans give us guidance as to the form and manner of development that may be permitted in any given circumstance. In the case of Granton, the vacant lands fronting on to Fallon Drive are designated for development as Residential. The proposed 26 unit vacant land condominium represents an extension of the current developed area of Granton consistent with the Official Plan. There are 25 new units as well as incorporating the existing newer home into the plan. Reduced standards are applied for to permit this centre road development to proceed.

The development represents a slight intensification of land use compared to the existing community. That community was built over many years and largely on septic systems that required a larger land base. The current plan will be on full municipal services. The reduced standards compared to a subdivision, permit a “fit” of the development onto the current parcel of land in an efficient manner while maintaining the intent of the County and Municipal Planning Documents.

It is the opinion of the author that this plan of condominium as proposed represents good planning, is consistent with the Planning Act, and Provincial Policy Statements as well as conforming to the County and Municipal Official Plans.

## **9 Attachments**

- a. Servicing and Storm Water Management report**
- b. Geotechnical and Hydrogeological report**
- c. Archeological report**
- d. Public consultation brochure**
- e. Draft Zoning By-law**

**From:** [Amy Wilson](#)  
**To:** [Dan FitzGerald](#)  
**Subject:** Vacant Lot Condominium Proposal for Granton  
**Date:** August 22, 2021 6:35:26 PM

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**CAUTION:** This email originated from outside of the Middlesex County email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Hi Dan,

I hope you are well. I am wanting to write in regards to the 26 house condominium proposal that is currently in progress behind my house. I have several concerns in terms of our community with this project if it goes through. I moved to Granton when my son was 1 year old which was 8 years ago. My ex husband's family are all in the area and he grew up in rural Granton as well. The primary reason we moved there is because it is a small rural community for us to raise our kids in. We know many of the residents, I have built great friendships and whenever someone has a significant life event that they are going through we all support them as a community. I love that my kids know so many people and we feel safe here. My concern is that our small town community feel will no longer be here after 26 new homes are put there. I know for a fact that many of the current residents also love Granton for the same reasons. Although I can appreciate that growth is important, I know that people don't move to Granton for a busy urban feel. We moved here to get away from all of that. I also don't feel like the small lot sizes and high density proposal fit with the general ambience and feeling of the town.

My house will directly back onto 3 new houses, which brings concerns for privacy for my family and I, as well as water drainage in my yard. I am concerned that there will be a lot more noise and traffic and potentially pollution as well. My children and I love our town. We love the people in it. We love the general feeling of being able to walk down the streets and know most of the people and feel safe bike riding and walking around the town. We don't need more amenities because we are close to all of them in amazing neighbouring towns.

I want my children to know what it's like to live in a rural community but facing 3 homes within my own back yard will definitely take that feeling away.

I am not a developer by any means and I know that there are many other more logistical reasons that other people are bringing up. For me those are all valid as well but it is more concern about losing the small town feeling that I love and want for my children.

Amy Wilson  
251 King St.

**From:** [Andrea Chisholm](#)  
**To:** [Dan FitzGerald](#); [Marion Cabral](#)  
**Subject:** Proposed condominium development Granton and bylaw amendment  
**Date:** August 24, 2021 3:42:17 PM

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My husband sent in a separate email with his concerns. I just want to touch on a few final concerns. At the meeting I wasn't prepared to ask my questions as I had previously submitted them in writing. I was disappointed I have gotten no feedback or assurances. I will leave you with my final thoughts.

I read through the planner's report in the minutes. He refers to minimum changes and minimum impact. I don't see it given an increase in population of Granton by 25% this development would bring on a small piece of land.

I read in the Township of Lucan Biddulph Official Plan attached to the meeting minutes that "residential intensification and redevelopment may only occur to a maximum density which maintains the minimum lot areas permitted in the zoning bylaw and or is deemed suitable by the township to satisfy the proposed water supply and wastewater disposal systems. "

It was also noted under section 1.1 (c) avoiding development and land use patterns which may cause environmental or public health and safety concerns.

Despite sewers and the agricultural drain we had to partially pay for, we have witnessed no improvement in the water issues on our properties. Water in basements does not support healthy buildings or healthy living. This is my main objection. To be clear, if there were no longer any water issues on the street, I may be opposed to the development because it is too dense and does not fit with the neighborhood character but I would not be vociferously opposed to the amendment to the bylaws because I just see it as exacerbating the water issues in town. If the current system worked, we should have seen an improvement in the storm water issues but we have not.

The second issue is traffic flow and policing. We have raised 4 children in Granton and I'm well aware of the traffic issues. We are grateful for the new speed signs. However, there is still commuter speeding. This dense complex will add upwards of 50 cars and commuters. With limited parking I can see parking being a regular occurrence on Fallon. There are no sidewalks. All of this creates a safety risk foremost to people but also to pets. Many people like to walk or jog along Fallon alone or with pets and this will increase the danger.

From my vantage point this will create a large ecological footprint because of the density and there is little room to mitigate the effects with landscaping. There will be significant garbage. Where is it going to be stored on sight and not attract coyotes and other wild animals that are a danger to children and pets. The trees and tall grass currently on the property are homes for many rabbits and other wildlife. Where will these animals be displaced to?

Finally, there is the privacy issue. Current residents have appropriately used their land up to the property line. With smaller and more lots backing onto these properties, there will be no privacy. These 2 story homes will peer right into our outside living area as another resident has pointed out, and more than just one house but 2 with the smaller lots. Fencing will help but not entirely fix the problem. However, for the record, if this does go ahead we require privacy fencing on the north side of the development that abuts the property with the old Granton arena on it that we own to be paid for by the developer.

I implore you to find a solution that will bring our community back together and address the concerns of your constituents balanced against the interests of one person to make money off the backs of our community. Please to not allow the bylaw amendment!

Sincerely  
Andrea Chisholm

**From:** [Andrea Chisholm](#)  
**To:** [Dan FitzGerald](#); [Marion Cabral](#)  
**Subject:** Proposed development and bylaw amendment Granton  
**Date:** August 24, 2021 3:45:00 PM

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I don't know who has contacted you and some people told me they feared repercussions if they spoke against the development proposal. The community has become quite divided because of this.

There was discussion on a public website so I am forwarding some comments from the website in case these individuals didn't contact you directly. There should be no expectation of privacy since they posted on a public website.

Angelina Kers

Growth is good for our community, our concern is the current waste (Sewer) and water (pressure) system. will it be able to keep up with the growth?

Kim White Cook

Might seem like a stupid comment, but why does the developer not build the amount of houses that that space will fit? Instead of changing all the zoning by laws. Always amazing me how these developers can have zoning laws change but when a farmer wants to sever off a section of their land they are limited to what they can do.

Erica Garrett

Kim White Cook money people = more money

More money = lots of problems

While it would be nice for someone affordable housing in the area. I'm not sure Granton would be an option as the walk score for groceries, entertainment, and more is basically 0.

You need a car so for every unit in this building you will need a parking space.

Adam Sachs

Reducing the rear yards would not only create smaller yards for the new buildings but also give a smaller buffer to the existing houses backing onto the new project. Two full backyards backing onto each other is a good buffer between the backs of houses. One full and one partial backyard is going to congest both properties and give a sense of less space for both home owners. Just a thought.

also very little to zero green space or parking. Where will dogs be walked and holiday cars be parked. My assumption is that dogs will be walked and cars will be parked on king and granton line as overflow. Why not stay in the bylaws and have regular sized lots.

Steve Toews yes they do walk there dogs on those streets, but now we are adding another potential 26 homes with pets to those streets as well, as there is little to no green space on the property where they are being built. We are adding a large percentage of people to our current population with no extra footprint of greenspace and very little extra parking. Do you think it's wrong for detached homes to have more space. The current bylaw supports more space around houses. Why not develop with current standards instead of getting an exception.

Terry Herbert

Steve Toews you may be happy at your rural address but I don't think that those of us in town will be unless our concerns of parking, green space, garbage, drainage, privacy fencing, sidewalks, etc. are addressed. I think the current residents of the village should be heard - after all, we were given the information and opportunity to voice our concerns. I hope everyone who has concerns will send them to Alex Westman or [dfitzgerald@middlesex.ca](mailto:dfitzgerald@middlesex.ca) before Tuesday, August 24.

Sent from my iPhone

**From:** [angelina Kers](#)  
**To:** [Dan FitzGerald](#)  
**Subject:** Granton development  
**Date:** August 15, 2021 8:49:35 AM

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Good morning, was reading the proposal for the new development in Granton behind king street. I like the idea of growth in our small village but my husband and I are concerned about the current waste (Sewer) and water (pressure) system. will it be able to keep up with the growth?

Yours, Henry and angelina Kers.

Sent from my iPhone

**From:** [bforron@quadro.net](mailto:bforron@quadro.net)  
**To:** [Dan FitzGerald](#)  
**Subject:** Granton Residential Development Concern  
**Date:** August 19, 2021 1:32:18 PM

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Good after noon,

I am writing this email in regards to the proposal for the condominium development located on Mike Fletcher's property.

I am not opposed to the development of that land space but have several concerns I would like to share.

Firstly I oppose shrinking the lot size from the current recommended footage both in width and length. The reduced lot size sets a new precedent for future development in Granton. There is no green space designated in this development for children, dog walking and socializing of neighbours. The lack of green space means young children will only have the Granton Park to play in and will have to cross the Granton Line to access it. Our community is already trying to slow the speed of cars with speed signs and have had concerns over the existing crosswalk.

Secondly I have a concern about the increased pedestrian traffic moving along Fallon Dr. to access other areas in Granton. At the present time there are no connecting sidewalks along that stretch of road and in the winter it has large drifts of snow on the side from the snow plows. Children would have to walk along Fallon to report to the bus stop located on the Granton Line or go to the community park on the opposite side of town.

Lastly I am concerned about overflow parking. We do not have overnight parking during inclement weather for snow removal. Will this increase parking at the firehall or park even though we have no parking signs and curfew use in place on these properties. Increased parking on King St. may create a hazard for children accessing properties, people crossing because of the reduced visibility from parked cars and the the grade of the road.

Thank you for considering my concerns.

Bonnie Forron

**From:** [charlotte mccreight](#)  
**To:** [Dan FitzGerald](#)  
**Subject:** New build in Granton  
**Date:** August 19, 2021 9:07:33 AM

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Hi Dan,

I'm writing you in regards to the proposed high density urban condominium project that's up for discussion in Granton. I would like to start by addressing the proposed project title "high density urban condominium" unfortunately that description doesn't align with any of the current conditions in Granton which is my first concern. We are a small rural town with a population of roughly only 500 people, I don't want to be presumptuous but when people move here I truly believe that is the environment they want. I reside on king st. And my my backyard/property will be directly effected by noise, pollution, standing water/flooding basement and the list goes on. Furthermore if we allow this developer to come in and change our current property size guidelines for him to profit more, are we not setting the precedence for other builders to do the same? If he is exempt from the current guidelines why wouldn't other builders be as well? To my understanding those guidelines were put in place for a reason, to ensure our community and it's members maintain the rural conditions we currently have. I'm not opposed to new builds coming to Granton however I feel this proposed plan does not align with our current residential format and is causing a lot of frustration and concern amongst our community members. I appreciate you opening up this discussion for the residence of Granton as we are a tight knit community and this is causing some serious division.

King regards  
Charlotte McCreight

Sent from my iPhone

**From:** [Chris Simons](#)  
**To:** [Dan FitzGerald](#)  
**Subject:** Granton proposed development  
**Date:** August 22, 2021 4:32:35 PM

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hello, my name is Chris Simons i live at 243 King street, in Granton. my lot backs onto the land in the proposed plan and i have strongly objected this plan as has many in the village specifically everyone backing onto the lot as this will have a large impact on our day to day with loss of privacy, the enjoyability and desirability of our properties to name a few. i have alot of concerns and objections to these plans and it seems in all these meetings they mainly get brushed off from all who speak up. one major concern on top of privacy and lifestyle changes this would impose would be storm water shedding. i like many along the area have flooding issues and just spent a large sum correcting the issue. when asked about these issues no definitive answer is given and they concerns are generally shrugged off. along with these concerns is the increase noise and traffic this project will produce. the builds will likely cause property tax increases as well. i could go on with many concerns the community have with this project and the changes it will bring to the community and impact it will have on the property owners in proximity to the lot. i strongly oppose the plan and want to make sure my opinion is heard as well as everyone else who is affected.

hopefully the concerns of the public will be addressed and taken into consideration

chris simons

**From:** [harry foster](#)  
**To:** [Dan FitzGerald](#)  
**Subject:** Proposed Housing Development  
**Date:** August 19, 2021 5:09:16 PM

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Dear sir

first off i am not opposed to new development in our town of Granton, what i am opposed to is the plan to reduce the lot sizes that the developer is proposing cramming 25 house's in a less than 4 acres is not reasonable this is going to cause major problems for the residences of mostly king street ..subjecting us to over flow of vehicles parking on our street & Fallon drive there is no room for green space with this plan as well there isn't even enough space for them to have side walks please consider these implications before approving such a horrible plan it would be more acceptable with less houses on lot sizes that are established already thank you for your time & consideration

Harry Foster  
245 king St. Granton

**From:** [Andrea Lazosky](#)  
**To:** [Marion Cabral](#)  
**Subject:** Fw: Zoning bylaw amendment application  
**Date:** August 24, 2021 12:17:54 PM

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**From:** Andrea Lazosky  
**Sent:** August 24, 2021 12:01 PM  
**To:** dfitzgerald@middlesex.ca <dfitzgerald@middlesex.ca>  
**Subject:** Zoning bylaw amendment application

I am opposed to any zoning bylaw amendment as has been submitted. I feel the proposed draft plan does not conform to the surrounding properties. Further to that, the reduction in lot area, lot frontage, side yard depth, rear yard depth, and increase in lot coverage will only add to the nonconformity of the proposed amendment. In addition, I have concerns regarding other issues that have not been fully addressed including fencing along the entire length of the property including the east and north boundaries. What is the purpose of the common element area on the north side? Does it allow parking if it's designated common area and not fire route? I'm concerned that the common parking area is left gravel. How will parking spots be designated? Also I am concerned about the number of spaces available especially if they are not marked. Will parking be allowed on Fallon Drive when the visitor lot is full? Where will residents park their campers and boats?

Thank you for your time and consideration of my concerns.

Ian Chisholm

**From:** [Lindsay Martens](#)  
**To:** [Dan FitzGerald](#)  
**Subject:** Granton Estates Development  
**Date:** August 20, 2021 2:26:41 PM

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Good Afternoon,

With the pending development on the property on Fallon Drive in Granton, we would also like to express our concerns.

We are not opposed to building and strengthening our Granton Community, and welcome adding additional homes. However, we do have concerns about the properties that are being suggested to develop on this lot.

With the small lot sizes and backyards backing along the king street properties, we are concerned about noise pollution. With these properties there will be almost two properties to each property on King St. With the lack of yard space on the new development, this will increase the amount of noise that travels across. Especially without a privacy fence between properties. I don't feel that an exception should be made for the developer to decrease the allowable lot sizes. If we maintain appropriate lot sizes, and do not allow the builder to reduce these sizes, this will help with noise pollution, as well as the developer including a privacy fence.

We are also worried about the sewer system and where it will fall on the properties of these homes. Last year our sewer backed up into our home. We found that a tree from a neighbouring property had grown into our sewer line. This was just one foot prior to the town sewer line, and was repaired on our expense. In order to fix the line, we had to dig to the sewer line. With these houses, and the size of yards that they will have, it will be difficult to fix any sewer issues along our property lines, and bring equipment in to assist with this. Especially if they build fences between properties, gardens, etc. I also am concerned about the current sewer lines and the ability to function with 25 new homes. We already see sewer trucks at the cut off for these lines, either repairing or pumping out the lines.

With there being zero parking along this new developments street, we are also worried about congestion along King St. With 26 houses, and limited parking overflow, on weekends and holidays when families invite other to their home there may be a lack of available parking spaces. This in turn, will potentially have these visitors parking along Fallon Drive, or on King Street. If overflow starts parking on Fallon, this may cause visibility concerns for those trying to turn left off King Street. There are also no sidewalks listed in this condominium community nor is there a side walk that will safely allow these community members to walk to King st. or where the sidewalk begins on Fallon. This hopefully won't lead to any injuries, but vehicles already speed up past the limit

as soon as they pass King, while on Fallon.

We hope that our concerns are heard, along with the numerous others that have similar concerns. There are already members of the Granton community canvassing and ensuring that everyone is informed of this new development and the risks. I believe a petition is set to go around this weekend. I feel that this development is dividing our community. Many of us are not against a development but are concerned about the number of houses going in, and the request from the developer to reduce lot sizes.

These are all of the major issues we have concerning this development, the minor issues are the increase in property taxes and potential decrease in our personal property values if we were to sell our home. I would also like to ensure the accuracy of our property line, as some of the drawings do not properly depict where we believe our property line is.

If the project is going forward regardless, at the very least we would like to see a privacy fence erected on the condo corporations expense.

Thank you again for our opportunity to have our voice heard.

Lindsay and Justin Martens

**From:** [C. Jordan](#)  
**To:** [Marion Cabral](#); [Dan FitzGerald](#)  
**Subject:** Fwd: Proposed high-density condominium project - Granton  
**Date:** August 25, 2021 9:18:36 AM

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----- Forwarded message -----

**From:** **C. Jordan**  
**Date:** Wed, 25 Aug 2021 at 09:13  
**Subject:** Proposed high-density condominium project - Granton  
**To:** <[dfitzgerald@middlesex.ca](mailto:dfitzgerald@middlesex.ca)>

Good day, Dan.

We hope to provide some input regarding the proposed high-density new 25-unit condominium project that is being tendered for the 3-acre property immediately west of King street, and north of Fallon line in Granton.

The developer contends that new housing developments in Ontario are mandated as high-density to mitigate sprawling, low-density haphazard development pattern of the past 40 years. This has been accepted as being unsustainable, financially and otherwise. It exacerbates many of the problems sprawl has already created—dwindling natural areas and working farms, increasingly longer commutes, debilitating traffic congestion, and harmful smog and water pollution.

While the foregoing may be true in principle, it is a general statement and does not take into account the unique, identifiable characteristics of individual communities where a more nuanced approach is warranted. In this instance, the developer's premise is that a new housing development fulfils a positive need in Granton. As was indicated by Ric Knudson in the June 23 community Zoom meeting; Granton "...lost a fair bit of character as the commercial center has gone away..."; and has "...become a residential community..." as though these were problems in need of fixing. We contend that, given the voracious rate of new housing development in and around the London area, that maintaining Granton - as it is now established - will, in the longer term add unique, and higher overall value that is being lost in many other municipalities - akin to preserving the older, proverbial 'streetfront neighbourhoods' in larger cities which are now highly sought-after places to live.

Urban sprawl can manifest as high, and low-density developments as seen through the lens of 'best fit' with the value proposition of the established community. Efficient use of land is not synonymous with the effective use of land.

Aside from, and in addition to the foregoing argument, we are concerned the following items have not been addressed to the satisfaction of interested residents in Granton:

1. Definitive concerns regarding demonstrated efficacy of existing local facilities to properly manage persistent, net increased load of sanitary wastewater from the new, proposed development.
2. Definitive concerns regarding engineered solutions to properly manage challenges with seasonal stormwater / runoff and its impact on existing properties surrounding the proposed site of the new development.
3. Safety concerns of new, additional vehicular traffic, parking on Fallon, King St, Granton Line that will necessarily accompany the new, proposed development.
4. The new proposed development, if completed, will be managed under private Condominium ownership, which could muddy the waters of accountability with respect to matters of property management, condo occupancy concerns, and effective avenues of complaint resolution by Granton residents. Who is the ultimate authority having jurisdiction over the operation and management of this condominium property?
5. Direct Granton community visibility into, and accountability for funding distribution of any potential capital contribution made to the Lucan-Buddulph municipality by the developer per this proposed development. What would the monetary value of this contribution be, and how would it be dispersed to directly benefit Granton? (This question is not in reference to requisite, separate and distinct development charges.)

Dan, we appreciate your time and consideration in bringing these concerns forward in this process.

Thanks very much.  
Sincerely,

Phillippa Vassell and Chris Jordan

**From:** [Sabina Mulholland](#)  
**To:** [Dan FitzGerald](#)  
**Subject:** High density urban condominium  
**Date:** August 23, 2021 6:45:38 PM

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Good evening Dan,

I am writing to you in regards to the development of the homes that are being proposed to be put in on Fallon Dr. I am a resident that lives on King Street and I am opposed to the idea of the new development. My concerns are that the cost of water and sewer will increase yet again significantly, is the developer going to absorb the cost of the new sewer lines and water that need to be put in place? There will be a significant lack of parking available for these residents, I am a parent and don't wish to have the over flow of parking being put on King St that is already a small street to being with. Let alone my concerns as a parent for my child's safety.

This development is not the best way to expand Granton, all in all we shouldn't be changing and making amendments of the by-laws just to put more money in the developers pocket. At the expense I lose the view I have, which would intentional make my backyard not enjoyable. I also don't need my property taxes to increase.

Regards,

Sabina Mulholland

**From:** [The Rollinson Family](#)  
**To:** [Dan FitzGerald](#)  
**Subject:** New Subdivision  
**Date:** August 19, 2021 12:31:16 PM

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Hello,

I am writing you with some concerns regarding the new subdivision that is proposed to be built in Granton. I live on the corner of King and Fallon at 255 King Street in Granton. My husband Ken and I own our home here. We are very concerned about the layout of the subdivision being proposed, especially because we don't feel the parking for the 25 houses on this 4-acre lot will be even close to adequate. We feel that when the occupants of these houses are having visitors there will be no place for them to park except along Fallon Drive. Imagine the number of cars that will be parked on Fallon Drive especially on holidays like Thanksgiving and Christmas. My husband and I already experience having people parking on the side of our lawn when the Granton Fun Day is on. This is only one day out of the year and so we don't complain. However, if you allow the plan to go through as it is laid out we believe this will turn into an everyday occurrence. I believe it will be a huge issue with many complaints being generated to the township office. It is unfair to us especially to put us in the position of having people potentially constantly parking on the side of our lawn. Also, if this contractor gets these changes passed it will open the door to other contractor's being able to do the same thing and then we are looking at an even bigger problem of parking which will affect many more people in our town.

Thank you for your time.

Cathy and Ken Rollinson

<b>Applicant:</b>	Knutson Development Consultants Inc	<b>Date of Decision:</b>	DRAFT
<b>File No.:</b>	39T-LB-CDM2102	<b>Date of Notice:</b>	DRAFT
<b>Municipality:</b>	Township of Lucan Biddulph	<b>Last Date of Appeal:</b>	DRAFT
<b>Subject Lands:</b>	Part of Lot 24, Concession 12	<b>Lapsing Date:</b>	DRAFT

The conditions and amendments to final plan of approval for registration of this Condominium as provided by the County of Middlesex are as follows:

<b>No.</b>	<b>Conditions</b>
1.	That this approval applies to the draft plan of condominium prepared and signed by David Bianchi, OLS dated May 17, 2021 which shows: <ul style="list-style-type: none"> <li>• Units 1 to 26 for single detached dwellings;</li> <li>• Area for Common Elements in the amount of 0.4678 hectares; and</li> <li>• An existing Easement listed as instrument number ER96758.</li> </ul>
2.	That the Condominium Agreement between the Owner and the Municipality include provision that the "H" holding provision not be removed and the building permits not be issued for the Plan of Condominium until all external infrastructure and services required for the development of the Plan of Condominium are in place including municipal water supply, treatment and conveyance infrastructure and sewage treatment and waste water conveyance infrastructure. For the purpose of these conditions, services being "in place" means that the infrastructure exists and is operational to the satisfaction of the Municipality and that capacity in such infrastructure has been formally allocated by the Municipality for use in connection with the development of the Plan of Condominium.
3.	That the Plan of Condominium shall be developed on full municipal services, including sanitary sewers, municipal water and urban storm water management practices. Prior to final approval of the development, the Municipality shall confirm that full municipal services are 'in place' as described in Condition No. 2.
4.	That prior to final approval, the Approval Authority is to be advised by the Municipality that appropriate zoning is in effect for this proposed condominium.
5.	That the Owner and the Municipality enter into a condominium agreement ("Condominium Agreement") pursuant to Section 51 (26) of the Planning Act to be registered on title of the lands to which it applies prior to the Plan of Condominium being registered. Further that the Condominium Agreement shall include provisions that it will also be registered against the lands to which it applies once the plan of condominium has been registered.
6.	That the Condominium Agreement between the Owner and the Municipality satisfy all requirements of the Municipality related to financial, legal, planning and engineering matters including but not limited to; grading and drainage, planting of trees, landscaping, provision of community mailboxes, fencing, buffering, street lighting, snow storage, private fire hydrants, and turning radius capable of accommodating emergency service vehicles and other amenities, the provision and installation of full municipal water and sanitary services, the installation of underground electrical services, and other matters which may be required by the Municipality respecting the development of the Plan of Condominium, including the payment of Municipal Development Charges in accordance with the Municipality's Development Charge By-Law.
7.	That the Condominium Agreement between the Owner and the Municipality shall require the following, which shall be undertaken at the expense of the Owner: <ol style="list-style-type: none"> <li>a) The intersection that leads in to the development to be constructed with street lights, curb and storm water management controls;</li> <li>b) the installation of a barrier free side walk internally located on the site from the visitor parking area to Fallon Drive;</li> <li>c) an extension of the existing sidewalk from King Street to the private on-site sidewalk along Fallon Drive;</li> </ol>

<b>Applicant:</b>	Knutson Development Consultants Inc	<b>Date of Decision:</b>	DRAFT
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<b>Subject Lands:</b>	Part of Lot 24, Concession 12	<b>Lapsing Date:</b>	DRAFT

- d) An extension to the right turn taper lane along the east side of Granton Line, a minimum of 30 metres past the south limit of Fallon Drive, to the satisfaction of the County Engineer.
8. That the existing sanitary easement registered as instrument number ER96758 in favour of the Municipality shall remain on the lands and that the Owner shall ensure through the Condominium Agreement that access to the easement for maintenance purposes is maintained at all times. The Condominium Agreement shall also include provisions notifying all current and future owners / tenants that no structures are permitted to be placed within the easement, including private fencing internally separating units, and that if structures are placed in the easement they will be removed at the expense of the owners.
9. That, If necessary, that the Owner shall enter into an agreement with Canada Post Corporation for the installation of community mailboxes.
10. The Owner shall enter into an agreement with the appropriate service providers for the installation of underground communication / telecommunication utility services for these lands to enable, at a minimum, the effective delivery of the broadband internet services and communication / telecommunication services for 911 Emergency Services.
11. That the Condominium Agreement shall ensure that the persons who first purchase the subdivided land after the final approval of the plan of condominium are informed, at the time the land is transferred, of all the development charges related to the development, pursuant to Section 59(4) of the Development Charges Act.
12. That the Condominium Agreement shall contain a clause that easements as may be required for access, utility, servicing, or drainage purposes shall be granted to the appropriate authority or agency, at the expense of the Owner.
13. That the Condominium Agreement shall contain a clause which requires, arrangements shall be made to the satisfaction of the Municipality for the relocation of any utilities that may be required as a result of the development of the subject lands, such relocation shall be undertaken at the expense of the Owner.
14. That the Owner convey up to 5% of the land included in this plan to the Municipality for park purposes. Alternatively, the Municipality may require cash-in-lieu of all or a portion of the conveyance.
15. That the Condominium Agreement between the Owner and the Municipality shall include acknowledgement by the Owner of the following requirements of the County of Middlesex Emergency Services Department:
  - a) When building permits are being issued, the unit numbers are to be posted on a sign in/on the exterior of the building unit so it is visible from the curb of the private road allowance until it can be affixed to the building in a permanent fashion in the same location of each unit for emergency responders to find the address they are responding to.
  - b) Fire hydrant locations be approved to standard and meet MFPA 291 Standard, Recommended Practice for Fire Flow Testing and Making of Hydrants, and that the Municipal Fire Chief having jurisdiction is copied for input and approval.
  - c) If there are fire hydrants located inside the development that the fire hydrants be flow tested and that they are marked/colour coded to NFPA 291 Standards, Recommended Practice for Fire Flow Testing and Marking of Hydrants. Annual maintenance of the private fire hydrant(s) is the responsibility of the private land owner(s) as per the Ontario Fire Code Section 6.6.4. Hydrants.
  - d) That the appropriate infrastructure be in place for connecting to 911 call agency prior to occupancy of any structure.

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- e) That the development be given one municipal street address with individual unit numbers. The proposed municipal address is to be submitted to the County of Middlesex Emergency Services Department for approval. The municipal address once approved is to be posted at the entrance to the development when construction starts on the development and to be permanent in nature when the development starts having the living units occupied to ensure that emergency responders are at the correct municipal address.
  - f) That the streets be named and the lots shall be addressed to the satisfaction of the Municipality in consultation with the County of Middlesex.
  - g) That a NO EXIT sign be posted at the entrance to the development so emergency responders are aware that there is no exit at the end of the private road into the development.
  - h) That applicable FIRE ROUTE signs be approved and posted when final occupancy is given. Consultation with the Fire Chief having jurisdiction for input is requested.
16. That the Condominium Agreement between the Owner and the Municipality shall include the following requirements:
- a) A minimum of one (1) tree per vacant land condominium unit, place in the front yard of the property;
  - b) A tree preservation report completed by a qualified OALA or arborist, identifying all species, location, and protection measures for perimeter trees, subject to the approval of the Municipality;
  - c) The construction of a board on board privacy fence, at a minimum height of 1.6 metres, fully within the subject land, abutting the boundary between the subject lands and all neighbouring interior lot lines, to the satisfaction of the Municipality.
17. That prior to final approval, the Owner shall submit for the review and approval of the Upper Thames River Conservation Authority and the Municipality the following:
- a) a final Stormwater Management Plan shall be completed by a qualified professional engineer, to meet the stormwater quantity and quality criteria of the Upper Thames River Conservation Authority. Such plan shall also consider site grading, erosion control measures, Best Practices (BMP's) of the industry, safe and legal drainage outlet, and ownership and provisions for the future maintenance of any drainage facilities;
  - b) a detailed site / lot grading and drainage plans prepared by a qualified professional engineer to meet the requirements of the Upper Thames River Conservation Authority and the Municipality; and,
  - c) a Final Erosion and Sediment control plan be prepared, detailing the means whereby erosion will be controlled on-site and in downstream areas both during and after construction, to be approved by the Upper Thames River Conservation Authority prior to construction.
18. That prior to final approval, the County is to be advised in writing by the Municipality of the Township of Lucan Biddulph, how conditions 1 through 23 have been satisfied.
19. That prior to final approval, the County is to be advised in writing by the Upper Thames River Conservation Authority how condition 17 has been satisfied.

#### **NOTES TO DRAFT APPROVAL**

1. Draft approval for this plan of condominium is for a period of three (3) years from the date of decision. Any request made by the Owner to the Approval Authority to extend the lapsing date must be made 60 days prior to the lapsing date and include a written confirmation from the municipality endorsing the extension.
2. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the approval authority,

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quoting the file number.

3. It is suggested that the applicant be aware of:
  - a) subsection 144 (1) of The Land Titles Act, which requires all new plans be registered in a land titles system;
  - b) subsection 144 (2) - allows certain exceptions.
4. Inauguration, or extension of a piped water supply, a communal sewage system or a storm water management system, is subject to the approval of the Ministry of Environment under Section 52 and Section 53 of the Ontario Water Resources Act.
5. The Ministry of Environment must be advised immediately should waste materials or other contaminants be discovered during the development of this plan of condominium.
6. It is the applicant's responsibility to obtain the necessary permits from the ABCA in accordance with Ontario Regulation 171/06 made pursuant to Section 28 of the Conservation Authorities Act.
7. A copy of the condominium agreement must be provided to the County of Middlesex (Planning Department) prior to final plan approval.
8. If the agency's condition concerns a condition in the condominium agreement, a copy of the agreement should be sent to them. This will expedite clearance of the final plan.
9. When the zoning by-law amendment required in Condition 5 is being prepared, reference to this condominium application file number should be included in the explanatory note. This will expedite the County of Middlesex and other agencies' consideration of the by-law.
10. Clearance is required from the following agencies:
 

Township of Lucan Biddulph | 270 Main Street, Lucan, ON N0M 2J0

Upper Thames River Conservation Authority | 1424 Clarke Rd, London, ON N5V 5B9

County of Middlesex | 399 Ridout Street N, London, ON N6A 2P1
11. All measurements in condominium final plans must be presented in metric units.
12. The final plan approved by the County of Middlesex must include the following paragraph on all copies (3 Mylars and 4 paper) for signature purposes:

*"Approval Authority Certificate*

*Part(s) \_\_\_\_\_ approved and Part(s) \_\_\_\_\_ exempted under Section 9 of the Condominium Act and Section 51 of the Planning Act on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.*

\_\_\_\_\_  
*Director of Planning  
 County of Middlesex"*

13. The final plan must be submitted digitally in AutoCAD (DWG) and Portable Document Format (PDF) with the appropriate citation from the Planning Act used. The AutoCAD (DWG) file must be consistent with the following standards:

<b>Applicant:</b>	Knutson Development Consultants Inc	<b>Date of Decision:</b>	DRAFT
<b>File No.:</b>	39T-LB-CDM2102	<b>Date of Notice:</b>	DRAFT
<b>Municipality:</b>	Township of Lucan Biddulph	<b>Last Date of Appeal:</b>	DRAFT
<b>Subject Lands:</b>	Part of Lot 24, Concession 12	<b>Lapsing Date:</b>	DRAFT

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- Georeferenced to the NAD83 UTM Zone 17N coordinate system.
- All classes of features must be separated into different layers.
- Each layer should be given a descriptive name so that the class of feature it contains is recognizable.

14. The final plan approved by the County of Middlesex must be registered within 30 days or the County may withdraw its approval under Subsection 51(59) of the Planning Act.

Preliminary

**MICHAEL FLETCHER**  
Part of Lot 24, Concession 12

- |         |  |                    |
|---------|--|--------------------|
| “7.3.10 | a) <u>Defined Area</u> ( <i>Granton Estates</i> )                        |                    |
|         | b)     Minimum Lot Area  | 390 m <sup>2</sup> |
|         | c)     Minimum Lot Frontage  | 12.0 m             |
|         | d)     Minimum Exterior Side Yard Width                                  | 3.0 m              |
|         | e)     Minimum Rear Yard Setback   |                    |
|         | i)     7.0 metres for lots backing onto existing lots along King Street; |                    |
|         | ii)    6.0 metres for all other lots.                                    |                    |
|         | f)     Minimum Landscaping Open Space                                    | 40%                |

g) Maximum Lot Coverage

- i) the maximum permissible lot coverage for the main dwelling and any associated accessory buildings, shall be 45%
- ii) the provisions of section 7.2.1 Accessory Buildings and Structures shall still apply.

h) Maximum Driveway Widths

Notwithstanding Section 4.17 i) iv), the maximum driveway width permitted shall be 50 % of the frontage of the lot, to a maximum of 6 metres.

i) Number Of Detached Dwelling Units

Notwithstanding any other provisions of this By-law, multiple single detached dwellings are permitted on a single lot in advance of the registration of a vacant land condominium plan against the land. All other provisions of this zoning category must be adhered to as if the vacant land condominium plan, forming part of the condominium agreement that applies to the land, is registered. This clause shall not apply after the registration of a vacant land condominium plan against the land.

j) Visitor Parking

The site as a whole shall contain a minimum of 10 visitor parking stalls.

3. THAT Section 3.3 to By-law No. 100-2003, as amended, being the Holding Symbol section to the Comprehensive Zoning By-law No. 100-2003 is hereby amended by adding Subsection 3.3.4 "Holding Provision (H-4) re Granton Estates Condominium" as follows:

To ensure the orderly development of the lands, the "H-4" symbol shall not be removed:

- i) until a Condominium Agreement, including but not necessarily limited to the requirement for the development to be connected to a public water supply system and a public sanitary sewer system, has been entered into with the Municipality;
- ii) until all required extensions to municipal services are installed and functional to the satisfaction of the Municipality;

4. THIS By-law comes into force and takes effect upon the day of passing in accordance with the provisions of Section 34 of the Planning Act, R.S.O 1990, c. P.13.

**READ A FIRST TIME AND PASSED, READ A SECOND TIME AND PASSED AND  
READ A THIRD TIME AND PASSED THIS 21<sup>st</sup> DAY OF SEPTEMBER, 2021.**

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK