

EVALUATION REPORT

PLANNING DEPARTMENT

To: Mayor and Members of the Council,
Municipality of North Middlesex

From: Stephanie Poirier, Planner, County of Middlesex

Date: January 18th, 2023

**Re: Application for Plan of Subdivision 39T-NM-2201
Application for Zoning By-law Amendment ZBA1-2023
West Williams Concession 19, Part Lot 7, Plan 562 Lots 53 to 55, West of
West Street & Plan 305, Park Lot 5 & Part 1 of Plan 33R-21265, being Part of
Lot 7, Concession 19
(Geographic Township of West Williams)**

Owner: 2822954 Ontario Inc. c/o Jeff Fung

Agent: Zelinka Priamo Ltd. c/o Katelyn Crowley

Purpose:

The purpose of this report is to provide Council with preliminary information on an Application for a Plan of Subdivision and a Zoning By-law Amendment Application for the subject lands legally described as West Williams Concession 19, Part Lot 7, Plan 562 Lots 53 to 55, West of West Street & Plan 305, Park Lot 5 & Part 1 of Plan 33R-21265, being Part of Lot 7, Concession 19, in Parkhill. A recommendation will be given to Council at a later meeting, after feedback from the public meeting and the agency / ministry circulation has been received and taken into consideration.

The purpose and effect of the draft Plan of Subdivision (File No.: 39T-NM-2201) is to create 108 lots for single detached dwellings, 2 medium density blocks containing approximately 50 street-facing townhouse units, one block for future road connection, one block for stormwater management, and three new public roads. Access is proposed from the extension of Park Street and Duke Street, as well as from Duchess Ave.

The purpose of the Zoning By-law Amendment (File No.: ZBA1-2023) is to change the zoning of the following lots/blocks as shown on the draft plan:

- Lots 1-33 and 78-108 and Block 112 from the 'Future Development (FD) Zone' to the 'Residential Density One Exception (R1-X) Zone' in order to facilitate single detached dwellings with the following site specific zoning standards:
 - Minimum lot frontage of 12.0m, whereas 15.0m is permitted for single detached dwelling units;
 - Minimum lot area of 440.0m², whereas 460.0m² is permitted for single detached dwelling units; and,
 - Maximum gross floor area as a % of lot area of 55%, whereas 40% is permitted for single detached dwelling units.

- Lots 34-77 from the 'Future Development (FD) Zone' to the 'Residential Density One Exception (R1-X) Zone' in order to facilitate single detached dwelling with the following site specific zoning standards:
 - Minimum lot frontage of 9.0m, whereas 15.0m is permitted for single detached dwelling units;
 - Minimum lot area of 365.0m², whereas 460m² is permitted for single detached dwelling units; and,
 - Maximum gross floor area as a % of lot area of 65%, whereas 40% is permitted for single detached dwelling units.
- Block 109 & 110 from the 'Future Development Zone' to the 'Residential Density Two Exception (R2-X) Zone' in order to facilitate 2 medium density blocks for future development of townhomes with the following site specific zoning standards:
 - Minimum lot area of 230m² per dwelling unit, whereas 300m² is permitted per dwelling.
 - Maximum lot coverage for all buildings of 45%, whereas 40% is permitted per dwelling.
 - Maximum gross floor area as a % of lot area of 75% per interior townhouse dwelling, whereas 55% is permitted per dwelling.

The draft plan of subdivision has been attached for information.

In addition to the applications and the proposed draft plan, the submission included the following supporting documents:

- Planning Justification Report, Zelinka Priamo Ltd., dated August 23rd 2022
- Functional Servicing Report, Dillon Consulting, dated July 2022
- Preliminary Stormwater Management Report, Dillon Consulting, dated July 2022
- Traffic Impact Brief, Dillon Consulting, dated July 12th 2022
- Land Use Compatibility Assessment, Dillon Consulting, dated July 2022
- Arborist Report & Tree Preservation Plan, Dillon Consulting, dated April 2022

Background:

The subject lands consist of three parcels of land abutting Duchess Ave, located west of West Park Drive, between Prince Street and Elliot Drive, within the Urban Settlement Area of Parkhill. Cumulatively, the lands are approximately 9.12 ha (22.54 ac) in size, 1.49 ha (3.67 ac) of which were obtained through a lot addition of Consent File B1-2022. The lands are currently vacant of any buildings and structures.

The subject lands are designated 'Residential' within the North Middlesex Official Plan and contain Hazard Lands as per Schedule A and Schedule A1 of the North Middlesex Official Plan. The subject lands are zoned 'Future Development (FD) Zone' within the North Middlesex Zoning By-law. A portion of the lands are regulated by the Ausable Bayfield Conservation Authority.

Policy and Regulation Background:

The Provincial Policy Statement (2020)

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:

Section 1.1.1 of the PPS speaks to 'Healthy Livable and safe communities' and how they can be sustained. Section 1.1.1b) states that *"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."*

"1.1.3.1 Settlement Areas shall be the focus of growth and development."

"1.1.3.2 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."*

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

"1.1.3.7 Planning authorities should establish and implement phasing policies to ensure:

- a) that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and*
- b) the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs."*

"1.4.1 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*
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitable zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans."*

"1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area."

Section 1.6 of the PPS speaks to servicing, where municipal services are the preferred form of servicing. More specifically, section 1.6.6.1a) states *"Planning for sewage and*

water services shall accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:

- a) municipal sewage services and municipal water services”*

Section 1.6.6.7 of the PPS speaks to stormwater management and states that “*planning for stormwater management shall:*

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;*
- b) minimize, or, where possible, prevent increase in contaminant loads;*
- c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;*
- d) migrate risks to human health, safety, property and the environment;*
- e) maximize the extent and function of vegetative and previous surfaces; and*
- f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.”*

County of Middlesex Official Plan

The subject lands are designated as an “Urban Area” within the County of Middlesex Official Plan. The following policies are applicable:

Section 2.3.2 speaks to the growth management hierarchy and consists of the following types of settlement areas: urban areas, community areas, and hamlets in agricultural areas. “*It is the goal of this plan that future development within settlement areas proceed on the basis of full municipal services.*”

The County of Middlesex Official Plan speaks to housing types in section 2.3.7. This section 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.*”

The County of Middlesex Official Plan speaks to settlement areas in section 2.3.8. This section states “*urban areas and community areas shall be the focus for future growth including residential, commercial and industrial development. The growth is anticipated to be serviced by municipal services, unless full services are not available.*”

“2.3.8.1 Urban Areas either provide or demonstrate a strong potential to provide full municipal services. Urban Areas have the highest concentration and intensity of land uses in the County. Urban Areas are the focus for future growth and are expected to accommodate a significant portion of the projected growth over the planning period. New development, other than infilling, shall be fully serviced by municipal or communal water and sewage disposal systems.”

“2.4.5 The County of Middlesex does not fund or maintain sanitary sewer or water systems in the County. The County does however, promote efficient and environmentally responsible development which is supportable on the basis of appropriate types and levels of water supply and sewage disposal. The County encourages new development to proceed on the basis of full municipal services.”

“3.2.2 New development in Settlement Areas is encouraged to proceed by Plan of Subdivision.”

“4.5.1 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.”*

North Middlesex Official Plan

The subject lands are designated “Urban Settlement Area” within the North Middlesex Official Plan. The following policies are applicable:

“4.2 Community Design Policies

The following policies relate to the physical design of communities, and new applications for new development, including plans of subdivision, infill development proposals, and site plans within the Municipality.

- a) Through implementation of this Plan, the Municipality will seek to maintain and improve the physical design characteristics of the Settlement Areas in the context of new and existing development and stress a general high quality of settlement design throughout the Municipality.*
- b) Through the review of development applications, including plans of subdivision, site plans and other development approvals, the Municipality will:*
 - i. Ensure that new development is designed in keeping with the traditional character of the Settlement Areas, in a manner that both preserves the traditional image of the Settlement Areas and enhances the sense of place within the Municipality while maintaining the community image of existing settlement areas;*
 - ii. Promote efficient and cost-effective development patterns that minimize land consumption, optimize energy efficiency, and are pedestrian oriented;*
 - iii. Promote the improvement of the physical character, appearance and safety of streetscapes, civic spaces, parks;*
 - iv. Encourage tree retention wherever possible and appropriate;*
 - v. Strongly encourage design that considers, and wherever possible continues, existing and traditional street patterns and neighbourhood structure; and*
 - vi. Request that proponents submit design guidelines with development applications, establishing how the policies of this Section have been*

considered and addressed. Such guidelines may also be required to address related issues of residential streetscaping, landscaping, setbacks, garage placement, and architectural treatment.

- c) Adequate measures shall be taken to ensure that the permitted uses have no adverse effects on adjacent land uses. Adequate buffer planting shall be provided between any uses where land use conflicts might be expected, and such buffer planting may include provisions for grass strips and appropriate planting of trees and shrubs, berms or fence screening.*
- d) Designs that establish reverse lotting on Municipality roads, or require features such as noise attenuation or privacy fencing, are discouraged. Wherever possible, new residences will be oriented toward streets or parks. Access to County roads will be limited and require the approval of the County of Middlesex.*
- e) This Plan encourages compatibly scaled and designed infill developments within the Central Areas of Ailsa Craig and Parkhill, which enhance the traditional character and economic viability of such centres.*
- f) A high quality of architecture and site design for institutional uses such as schools, churches and libraries is encouraged.*
- g) Streetscaping that reflects the intended character of settlement areas is encouraged. In particular, traditional streetscaping in the Central Areas of Ailsa Craig and Parkhill will be encouraged.*
- h) A high quality of park and open space design is strongly encouraged. The lands for parkland dedication will be carefully selected to facilitate their use as a central focal point to new or existing neighbourhoods. Where possible, uses should front onto parks.”*

“5.1.2 Urban Settlement Areas

The following policies apply to Urban Settlement Areas:

- a) All new proposed development shall be fully serviced by municipal water and municipal sewage disposal systems.*
- b) Urban Settlement Areas shall have the highest concentration and intensity of land uses within the Municipality.*
- c) Urban Settlement Areas shall be the focus of future growth by accommodating a significant portion of the planned growth and development over the horizon of this Plan.*
- f) Where vacant land exists between the existing urban areas and the Urban Settlement Area boundary, development will proceed in a staged and sequential manner. The pattern of roads and orientation of future development shall be in keeping with the existing urban pattern. Access to County roads shall be subject to approval by the County of Middlesex.”*

“5.2.1 Residential Land Use Designation Permitted Uses

The following policies relate to the uses permitted on lands designated Residential Area Land Use Designation on Schedule “A”.

- a) The predominant use of land in the Residential Area Land Use Designation shall be a variety of dwelling types, including single detached dwellings, semi-detached dwellings, duplex dwellings and similar low-profile residential buildings not exceeding two-and-a-half (2.5) storeys in height and two (2) dwelling units per property.*

- b) *While not the predominant use, medium density residential uses shall be permitted including triplex dwellings, fourplex dwellings, row or block townhouse dwellings, converted dwellings containing more than two dwelling units, walk-up apartments and similar medium profile residential buildings not exceeding four (4) storeys in height.*

“5.2.2 Residential Density & Locational Requirements

The appropriate residential density shall be based on the availability of services, compatibility with surrounding uses and locational factors. The following policies relate to residential density requirements.

- a) *The maximum density within a low density residential area or the low density residential portion of a development shall not exceed 25 dwelling units per gross hectare.*
- b) *The maximum density within medium density residential development shall not exceed 40 dwelling units per gross hectare.*
- c) *New medium density residential development shall be subject to site plan control, in accordance with Section 9.6.6 of this Plan.*
- d) *New medium density residential developments and other uses that are similar in terms of profile, shall meet the following criteria:*
 - i. *The density, height and character of the development shall have regard to adjacent uses;*
 - ii. *The height and massing of the buildings at the edge of the medium density residential development shall have regard to the height and massing of the buildings in any adjacent low density residential area and may be subject to additional setbacks, or landscaping to provide an appropriate buffer;*
 - iii. *Subject to approval by the County of Middlesex, the development will be encouraged to have direct access to a County arterial or collector road, where possible and appropriate;*
 - iv. *The water mains and sanitary sewers shall be capable of accommodating the development, or the proponent has committed to extend services at no expense to the Municipality;*
 - v. *The development is adequately serviced by parks and school facilities;*
 - vi. *In developments incorporating walk-up apartments, block townhouse dwellings and medium-profile residential buildings, on-site recreational facilities or amenities such as playground equipment may be required to service the development;*
 - vii. *The development shall be designed and landscaped, and buffering shall be provided to ensure that the visual impact of the development on adjacent uses is minimized; and*
 - viii. *Except for a triplex dwelling, fourplex dwelling or other similar small scale developments, a report on the adequacy of the road network to accommodate the expected traffic flows, and the adequacy of water and sewer services shall be prepared by the proponent and approved by the Municipality, and in the case of lands adjacent to a County Road, the County of Middlesex shall also approve the road network report.”*

“5.2.4 Residential Area Policies

The following policies shall apply to lands designation Residential Area:

- a) *Plans of subdivision shall be the preferred method of residential lot creation.*

- b) *Uses within the Residential Area Land Use Designation shall be required to develop on the basis of full municipal services, including but not necessarily limited to, municipal sewer, water and stormwater services."*

"5.2.5 General Housing Policies

It is the policy of the Municipality that:

- a) *Intensification and redevelopment within the Settlement Areas will be encouraged to provide a greater mix and balance of residential housing types. In its consideration of such opportunities, the Municipality will be guided by municipal service, environmental, and transportation issues. Neighbourhood compatibility will also be considered relative to the physical characteristics and site design of intensification proposals. This will include such matters as building height and massing, lot coverage and parking. The County and the Municipality will require that 15 percent of all development occur by way of intensification and redevelopment."*

"9.6.5 Subdivision Control

The following policies shall apply to plans of subdivision:

- a) *The provisions of the Planning Act relating to subdivision control, including subdivision agreements, shall be used by Council to ensure that the land use designations and policies of this Plan are complied with, and that a high standard of design is maintained in all development.*
- b) *Prior to approval of an application for plan of subdivision approval, the Municipality will confirm the availability of adequate servicing infrastructure and allocation in accordance with Section 8.3, waste collection and disposal services, and roads.*
- c) *Applications for plan of subdivision approval shall be considered premature if appropriate services and servicing capacity is not available. Additionally, Council may consider other criteria as reason to deem an application for plan of subdivision approval to be premature.*
- d) *The review of plans of subdivision will be based in part on the consideration of the general community design policies included in Section 4.2 of this Plan.*
- e) *All lots within a plan of subdivision shall have frontage on a public road maintained on a year round basis, and constructed to an acceptable Municipal standard.*
- f) *Natural heritage features and areas shall be protected and preserved in the design of any plan of subdivision.*
- g) *Plans of subdivision shall be appropriately phased to ensure orderly and staged development.*
- h) *All plans of subdivision shall be subject to a subdivision agreement between the Municipality and the development proponent.*
- i) *Parkland dedication shall be provided pursuant to Section 9.10 of this Plan. Land to be dedicated for park purposes must be acceptable to the Municipality. Under no circumstances shall the Municipality be obligated to accept parkland being offered in a proposed plan of subdivision.*
- j) *The Municipality will consult with the County, Conservation Authority and relevant Provincial ministries in considering an application for approval of a plan of subdivision."*

Public Consultation:

Notice of the application has been circulated to agencies, as well as property owners in accordance to the requirements of the Planning Act.

Agency Comments to Datea) Hydro One

Hydro One indicated no comments or concerns with the proposed subdivision and rezoning at this time.

b) Bell Canada

"The following paragraphs are to be included as a condition of approval:

"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."

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost."

The Owner is advised to contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development."

c) Enbridge Gas

"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) Canada Post

"Thank you for contacting Canada Post regarding plans for a new Subdivision development in Parkhill. Please see Canada Post's feedback regarding the proposal, below.

Service type and location

1. Canada Post will provide mail delivery service to the subdivision through centralized Community Mail Boxes (CMBs).
2. Canada Post will provide mail delivery service to the Apartments through centralized Lock Box Assembly.

3. 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.

Municipal requirements

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this application be approved, please provide notification of the new civic addresses as soon as possible.

Developer timeline and installation

1. 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.

If you have any questions or concerns regarding these conditions, please contact me. I appreciate the opportunity to comment on this project."

e) Thames Valley District School Board

"TVDSB has no comments on the above-noted application at this time."

f) Chief Building Official

"No objection to this developments and no comments at this time."

g) County of Middlesex Emergency Services

"1) That proposed Municipal 911 addressing for this development of townhouses that face Duchess Ave have Duchess Ave 911 Municipal addresses and the proposed 911 Municipal addresses be submitted to the satisfaction of the Municipality of North Middlesex in consultation with the County of Middlesex Emergency Services Dept. for approval and is sequential in existing 911 Municipal numbering for existing Duchess Ave. This shall include temporary and permanent Municipal 911 address signage installation during all stages of construction which shall be required through the townhouse development agreement to ensure emergency responders can identify the Municipal 911 address from the road allowance for each unit. All permanent unit numbering to be located in the same exterior location of all units before occupancy is permitted.

2) That proposed Street "B" be given the existing street name of Park St and that the proposed street "C" be given the existing street name of Duke St.

3) That proposed Municipal 911 addressing for proposed street "B" be submitted to the satisfaction of the Municipality of North Middlesex in consultation with the County of Middlesex Emergency Services Dept. for approval and is sequential in numbering for existing Park St. Once approved this shall include temporary and permanent Municipal 911 address signage installation during all stages of construction which shall be required through the subdivision agreement to ensure emergency responders can identify the Municipal 911 address from the road allowance.

4) That proposed Municipal 911 addressing for proposed street "C" be submitted to the satisfaction of the Municipality of North Middlesex in consultation with the County of

Middlesex Emergency Services Dept. for approval and is sequential in numbering for existing Duke St. Once approved this shall include temporary and permanent Municipal 911 address signage installation during all stages of construction which shall be required through the subdivision agreement to ensure emergency responders can identify the Municipal 911 address from the road allowance.

5) That proposed street "A" be given a proposed street name and be submitted to the Municipality of North Middlesex in consultation with the County of Middlesex Emergency Services Dept. for approval to ensure the street name is not duplicated in any other County Municipalities including the Municipality of North Middlesex.

6) That proposed 911 Municipal addressing for proposed street "A" be submitted to the satisfaction of the Municipality of North Middlesex in consultation with the County of Middlesex Emergency Services Dept. for approval. Once approved this shall include temporary and permanent Municipal 911 address signage installation during all stages of construction which shall be required through the subdivision agreement to ensure emergency responders can identify the Municipal 911 address from the road allowance.

7) That the appropriate infrastructure be in place for connecting to 911 call agency prior to occupancy of any structure.

8) That permanent "no exit" signs be posted and that it is visible and unobstructed at the following locations when nearing completion notifying emergency responders that it is not a through road.

1) street "B" @ street "A" at proposed lot 33 for west bound traffic.

2) Duchess Ave @ street "B" at proposed lot 86 for south bound traffic.

3) street "A" @ street "C" at proposed lot 43 for north bound traffic.

4) Duchess Ave at Duke St (118 Duke St) for north bound traffic unless Duchess Ave connects to existing Prince St.

9) That all of the approved street names once approved be erected (temporary/permanent) at all intersections to Municipal standards when the appropriate infrastructure (roads, curb etc.) is in place so emergency responders can better identify the street location. This is a must before issuing building permits to ensure street identification is in place prior to constructing of dwellings.

10) That proposed municipal 911 addressing on Duchess Ave for all the single detached dwellings of this draft subdivision be submitted to the satisfaction of the Municipality of North Middlesex in consultation with the County of Middlesex Emergency Services Dept. for approval. The proposed 911 Municipal addressing will have to take in to account of it joining up in the future with Elliot Dr. Once approved this shall include temporary and permanent Municipal 911 address signage installation during all stages of construction which shall be required through the subdivision agreement to ensure emergency responders can identify the Municipal 911 address from the road allowance.

11) That the proposed storm water management area /Block 112 be given a proposed 911 Municipal Address and it be submitted to the satisfaction of the Municipality of North Middlesex in consultation with the County of Middlesex Emergency Services Dept. for approval. Once approved this shall include temporary and permanent Municipal 911 address signage installation during all stages of construction which shall be required through the subdivision agreement to ensure emergency responders can identify the Municipal 911 address from the road allowance.”

h) North Middlesex Public Works Department

“Water

1. A functional servicing report (Dillon Consulting, July 2022) was provided which summarizes the design of water supply and distribution for the proposed development. At this time, the Municipality does not have comment or concern with the proposed water servicing. Further review will be completed through the detailed design phase of the project.

Roads

2. A Traffic Impact Brief/Memo (Dillon Consulting, July 12, 2022) was provided. At this time, the Municipality does not have comment or concern with the proposed transportation design. Further review will be completed through the detailed design phase of the project.

Sanitary Sewers and Servicing

3. There is currently limited wastewater treatment capacity at the Parkhill Lagoons. The remaining wastewater treatment capacity is inadequate to serve the full build-out of all of the proposed developments coming forward at this time and in the near future. Therefore, it is expected that each new proposed development will need to be reviewed in detail on a case-by-case basis to confirm whether there is adequate wastewater treatment capacity available to be reserved/allocated. It is noted that wastewater treatment capacity is currently formally allocated through execution of the subdivision agreement. At this time, the Municipality makes no guarantee that wastewater treatment capacity will be available for this development.

4. Further to comment 3 above, it is noted:

- a) That limited/insufficient wastewater treatment capacity exists to accommodate development of the Plan and that the Municipality has no plan nor the financial resources to provide same within the lapse period, or at any time;
- b) that draft plan approval does not imply or include a commitment by the Municipality to provide servicing for the development of the all or any part of the Plan of Subdivision within such lapse period, or at any time;
- c) that draft plan approval does not imply or include any commitment by the Municipality to allocate wastewater treatment capacity to accommodate development of all or any part of the Plan of Subdivision within such lapse period, or at any time; and that registration of all or part of the Plan of Subdivision shall not take place until confirmation has been received by

the County from the Municipality that full municipal servicing is "in place" to accommodate that part or all of the Plan of Subdivision that is proposed for registration;

- d) that, in connection with all financing proposals and commitments and all offers and agreements of purchase and sale made by or to the Owner involving all or any part of the land covered by the Plan of Subdivision that has not been registered, there shall be a written acknowledgement given by the other party or parties of items (a), (b) and (c) above and of receiving a copy of the draft plan conditions which acknowledgement will be produced by the Owner to the Municipality on request.

5. A functional servicing report (Dillon Consulting, July 2022) was provided which summarizes the design of sanitary sewers for the proposed development. Further review of sanitary servicing and treatment capacity of the lagoons will be completed through the detailed design phase of the project.

Stormwater Management and Drainage

6. A functional servicing report (Dillon Consulting, July 2022) and Preliminary Stormwater Management Report (Dillon Consulting, July 2022) were provided which summarize the design of stormwater management for the proposed development. Further review will be completed through the detailed design phase of the project.

7. It is noted that, in addition to the Laurens Drain, a portion of the site is assessed to the Cameron-Gillies Drain. Both drains will require a Section 65 re-assessment per Drainage Act requirements.

8. The stormwater management pond must be sufficiently setback from the Laurens Drain to provide future maintenance access, to the satisfaction of the Municipality's Drainage Superintendent.

9. The Municipality has some questions/concerns related to the proposed underground storage for stormwater. More information will be required regarding details, assumption, record drawings, future maintenance requirements, etc., to be completed through the detailed design phase of the project."

Public Comments

At the time of writing the subject report, the following comments have been received from members of the public.

a) Emily Opthof- 121 Duke Street

"My name is Emily Opthof, and my husband and I reside at 121 Duke Street in Parkhill. We will be unable to attend the Public Meeting regarding the proposed subdivision but have the following written comments/questions for the meeting that were not addressed at the open house:

1. Will this subdivision be affordable housing or simply more single family lots well out of affordable range (600-800s)? Given the current housing market, having more inaccessible housing is irresponsible for the area.

2. Are there alternatives to expanding within Parkhill without so much volume in such a concentrated area?
3. What are plans for traffic calming measures in the area? This proposed subdivision will introduce a likely minimum of 108 vehicles to the area, and the surrounding area is currently occupied by small families and aging adults with little traffic. The nearest intersections are also not 4-way stops and the risk of an accident with so much traffic volume is likely.
4. Will this be a walkable subdivision with sidewalks? At this time, only one side of many side streets have sidewalks - will a crosswalk be introduced, or a stop light?
5. What plans are available for light pollution reduction? The surrounding area is farm land, some livestock, and additional street lamps are likely to impact both these and the surrounding homes.
6. What considerations have been taken for the local postal service? Is it capable of accommodating an additional 108 homes (with more planned per the proposal)? If local delivery is an option, will this be extended to the entirety of the area?
7. Given the increased traffic, will there be advocating for more accessible fuel in the area? There are not 108 minimum new jobs in the Parkhill area, and most of the potential families entering the area will need to travel with access to only 2 gas stations. This subdivision by way of travel is inaccessible to many families who work in the Grand Bend, London, Strathroy and other areas given fuel costs. Can this subdivision be placed in a more central area to avoid this?
8. Who will be funding this development? The individuals of the area should not be responsible for paying for it via taxes, as it is not something our home is personally in favor of. The development and planning company should be 100% responsible for this.
9. What is the impact on hydro, water and gas delivery and costs to the surrounding neighbourhood with this development? Will there be an increase or decrease? An increase in current utility fees is not something that is accessible to this area or its occupants.
10. What are the goals for mosquito reduction given planned stormwater management in the area (if there will be standing water)? This is a current issue for the Parkhill area, and is monitored by our conservation authority very closely to reduce risks to the community.
11. What are the goals for septic planning? This was identified in the open house as unplanned by the development company and will likely stall work for a significant period of time.

I can be reached at this email address: em.opthof@gmail.com. We would like to be notified of the decision following the meeting.”

Public Open House:

Zelinka Priamo Ltd. held a public open house via zoom on December 1st 2022. Fewer than ten members of the public attended the meeting. Questions and concerns raised included but not limited to, construction and phasing of the development, traffic impacts/calming measures and existing road standards, visitor parking, parkland, tree removal, reduced zoning standards and lot size, and infrastructure capacity.

Summary:

A more detailed planning analysis, as well as a recommendation, will be provided at a subsequent Council meeting after comments received from the public and the agency / ministry circulation have been taken into consideration.

Recommendation:

THAT the subject report for Plan of Subdivision 39T-NM-2201 & Zoning By-law Amendment Application ZBA 1-2023 be received for information.